



OFFICE OF THE  
**PLANNING BOARD**  
TOWN HALL, 511 MAIN STREET  
DUNSTABLE, MA 01827-1313  
(978) 649-4514 FAX (978) 649-8893  
planning@dunstable-ma.gov

**Planning Board Minutes  
Monday, March 21, 2022**

Approved: April 4, 2022

Chair Joe VLcek at 6:31pm, called the meeting to order.  
Members present: George Basbanes, Jim Wilkie and Joan Simmons  
Member absent: Jeff Pallis

**Approval of Meeting Minutes of March 7, 2022**

George made a motion to approve the meeting minutes of the March 7 meeting, as submitted.  
Joan 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Bills/Payroll**

Bills-none. Jim made a motion to sign payroll. Joan 2<sup>nd</sup> the motion. Motion passed unanimously.

**Review of Site Plan Package for Completeness—87 Pleasant St.—Ground-Mounted Solar**

The Board reviewed the application requirements for a site plan. Jim made a motion to accept the Site Plan package, per recommendation of the Administrative Assistant. George 2<sup>nd</sup> the motion. – Motion passed unanimously. The package went to the Town Engineer for review. A hearing will be set up for Monday, May 2 at 6:40pm.

**Approve Building Permits – 148, 166, 172 & 178 Westford Street – Gateway Homes**

The Administrative Assistant presented the building permits for signature, for the ANR lots on Westford Street. The developer filed the ANR and Special Permit at the Registry of Deeds. Jim made a motion to sign the permits. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Discussion on ANR Procedures**

The Administrative Assistant reviewed the procedures for Approval Not Required plans with the Board.

**Discussion on Scenic Road Procedures**

The Board went through the reason and procedure for a Scenic Road hearing.

**Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting**

**Phone Call Regarding a Stonewall - Electrician**

The Administrative Assistant told members that she received a call from Derek Murphy, an electrician from Pepperell, about running utilities under a stonewall in Dunstable. Mr. Murphy plans to meet with National Grid, and at the suggestion of the Building Inspector, he called the



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office to see if he could do the work without pulling a permit. Members agreed that Mr. Murphy did not need to apply for a permit; however, if he is to remove stones or they fall off the wall, he must put them back when the job is finished.

George made a motion to close the meeting at 7:42pm. Jim 2<sup>nd</sup> the motion. – Motion passed unanimously. The next scheduled meeting is Monday, April 4, 2022 at 6:30pm.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Planning Board