



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, May 2, 2022**

Approved: May 16, 2022

Chair Joe VLcek at 6:30pm, called the meeting to order.  
Members present: George Basbanes, Joan Simmons and Jeff Pallis  
Member absent: Jim Wilkie

**Approval of Meeting Minutes of April 4, 2022**

George made a motion to approve the meeting minutes of the April 4 meeting, as submitted. Jeff 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Bills/Payroll**

No bills. Jeff made a motion to sign payroll. Joan 2<sup>nd</sup> the motion. Motion passed unanimously.

**Site Plan Review Hearing – 87 Pleasant Street – Kesler – ground-mounted solar**

Stefan McPhee and Katherine Diamond from Boston Solar attended the hearing. A small 12.18 kW DC photovoltaic ground-mounted solar array is proposed. The system will be two arrays of 14 modules each. They will use helical piles, which do not require excavation, so there will be very little disturbance of the soil. A 300-foot long trench for the conduit will run from the arrays to the main house. The installation of two arrays of 14 modules each will minimize the visual impact on the neighboring properties. The Town Engineer, David Langlais reviewed the application materials and in a letter, dated May 2, 2022, made thirteen comments. Katherine addressed most of the comments prior to tonight's meeting. Members discussed the requested waivers. The Administrative Assistant read comments from the Conservation Commission (all work must be outside of the 100' buffer zone to the wetlands) and the Board of Health (no solar shall go over the septic or reserve). The Board asked the Administrative Assistant to check with the Board of Health to assure that none of the array panels will be located over the septic or reserve areas. No additional questions asked. George made a motion to approve the waivers (listed below). Jeff 2<sup>nd</sup> the motion. – Motion passed unanimously. Jeff made a motion to close the hearing at 7:04pm. George 2<sup>nd</sup> the motion. – Motion passed unanimously. George made a motion to approve the Site Plan pending the Town Engineer's approval of the information submitted today. Jeff 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Requested and approved waivers:**

**Article 3.03 & 4.01 – Drainage Calculations and Plans** - The installation of this ground-mounted solar system will have very little impact on the site's grading and natural drainage. The only excavation will be a 300-ft long trench, which after inspection, will be filled-in and seeded.

**Article 3.04, 4.03, & 4.04 – Plans (Landscaping, Lighting)** - Due to the secluded location of the array and the fact that it is screened by the trees between properties, a specific landscaping plan



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is not necessary. There will be no outdoor lighting installed for this project.

Article 3.05 & 4.02 – Traffic Impact and Parking Plans – The installation of the solar project will be at a single-family residence. No additional traffic is expected. No additional parking needed.

Article 3.07 – Miscellaneous (Variances and Special Permits) – Project does not warrant listing variances and special permits from neighboring parcels.

Plans Approved: Array Stringing, PV-1.02, PV-3.1, PV-3.2 the Boston Solar Company for Jeffrey Kesler, Site Plan – Dated February 18, 2022

Boston Solar sheets 1 of 3 for Kesler Residence by Solar Foundations USA, - James C. Douglas Civil Engineer – dated January 21, 2022

**Special Permit Hearing continuation –493 Main St. –Piscatelli –Town Center District**

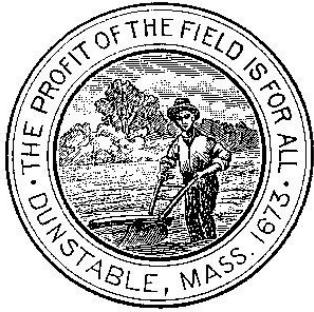
Note: At the April 11 site visit, the board and members of the public were able to assess the condition of the barn.

Mr. Piscatelli passed out new plans tonight showing changes to the original drawing of the building. Ann Davis, Chair of the Historical Commission, told Mr. Piscatelli that he should have forwarded his plans well ahead of the meeting, and that she could not possibly review them tonight. She also said that she entered the structure (with permission from the applicant) during the site visit with Uwe Tobies, an expert in old barns and restoration. Mr. Tobies said the 18<sup>th</sup> century barn's beams are white oak and chestnut (used for strength and hardness) and are in good shape. He said the roof, flooring and sheathing are not repairable. Ann feels that there has been no effort to save the building, which is on the Historical Register and listed in the Massachusetts Cultural Resource Information System (MACRIS). She said she would be more likely to support the project if the applicant would preserve more of the structure. She also reminded the applicant that the Historical Commission might utilize the Demolition Bylaw.

Joe said that his memory of the site visit with Mr. Tobies was that there might be materials within the barn to save, but repairing the barn would be cost prohibitive.

Alan Chaney said the intent of the bylaw is to preserve barns and allow people the flexibility to maintain their structures; however, this would be a truly expensive endeavor. He suggested that the owner demolish the barn but try to preserve the beams and sell them to someone who will use them to build another barn. That way the owner can deal with a hazardous situation before something happens. Joan agreed saying that the Board would have a hard time making someone restore the barn due to the extravagant cost.

Carol Bacon felt that nothing in the plans presented tonight resembles a barn. The Board asked the Historical Commission to work with Mr. Piscatelli and his architect on an acceptable building design. Mr. Piscatelli reminded everyone that the building must be within the Building Code.



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The Board moved on to the topic of the commercial space. Mr. Piscatelli said that the commercial space would be 2,000 square feet, which requires 16 parking spaces. With that large of a space, Mr. Piscatelli would need to find a renter prior to starting the building so their needs could be incorporated into the design. There was discussion on whether 2,000 square feet of retail space is right for the center of Town. Some felt it made more sense to utilize a smaller square footage area with the remainder used as parking, storage or even part residential. The Planning Board would like Attorney Falk's opinion on 22.C.3 that says "*Conversion of existing buildings to incorporate a multi-family arrangement on upper floors of commercial buildings, with the number of such dwelling units being limited to two provided that the first floor must be commercial.*" Some felt it was up to interpretation because it does not say the entire first floor must be commercial.

Mr. Piscatelli requested a continuation of his hearing. Motion was made, 2<sup>nd</sup>, and passed unanimously to grant the continuation until Monday, June 6 at 7:00pm.

**Discussion on Special Permit Procedures**

Will be placed on an upcoming agenda.

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

**End of Fiscal Year Purchases**

The Interim Town Administrator sent a letter regarding the end of the fiscal year and capital expenditures or service contracts exceeding \$2,500. The Board does not anticipate having any.

**Mobile Food Truck Regulations**

The Board of Health agent brought up to the Administrative Assistant that some towns are adopting mobile food truck regulations. The Board asked for examples. This will be placed on an upcoming agenda.

George made a motion to close the meeting at 8:48pm. Jeff 2<sup>nd</sup> the motion. – Motion passed unanimously. The next scheduled meeting is Monday, May 16, 2022 at 6:30pm.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Planning Board