



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
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Planning Board Minutes Monday, April 26, 2010

Meeting was called to order by Chair, Judy Larter at 6:30pm.
Members present: Joyce Cail, John Goldthwaite, Brett Rock and George Basbanes
Town Counsel: Richard Larkin
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Public Hearing – Proposed Zoning Amendment for Annual Town Meeting

Proposed amendment to: Section 9. B-2 Service Business District and Section 11. Development Rules and Regulations for All Districts

David Johnson, Gail Brown, Joan Simmons, Kevin Welch and Ted Gaudette, members of the Zoning Committee, were in attendance to answer questions about their proposed zoning amendment, which was a recommendation from the 2003 John Mullin report. David told the Board that the Committee has been reviewing sections of the zoning bylaw and in addition to the proposed amendment; they will be supporting a warrant article to expend CPA funds for obtaining assistance with inclusionary zoning. Agricultural preservation is also under review by the Committee and will be presented at a future Town Meeting.

The proposed amendment will exclude R-1 and R-2 from B-2 Service Business Districts. Currently, R-1 and R-2 are also not allowed in B-3 Expanded Commercial Districts.

Joyce brought up that many cities and towns allow multiple uses in their town districts and feels that it may not be a good idea to exclude R-1 and R-2 from B-2 and B-3 districts. She went on to say that it may be appropriate to have apartment buildings near light industrial or service districts, especially since our B-3 is located near Route 3.

Rich said that he supports separating residential uses from business zones as a general rule, however, blending the uses are good if they are properly thought out (i.e. MUD).

Gail Brown said that she supports the recommendation of the Zoning Committee and feels it's in the best interest of the town. She went on to say that she supports zoning that is clear and is concerned with the infrastructure of the town.

Brett asked what would happen to existing homes if they are located in an area that is changed to B-2. Rich said that existing uses would be protected.

George questioned, and the Zoning Committee generally agreed, that if this proposed amendment passed, it would have the ultimate effect of discouraging B-2 if someone wanted to put it among residential units."



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Brett said that there may be a market to put houses in a B-2 district. He also asked the Committee why this proposal wasn't submitted when we asked the Selectmen for proposed changes back in March. Kevin said that they weren't ready at the time.

Joyce made a motion to close the hearing at 7:26pm. Brett 2nd the motion. – Motion passed.

George made a motion to recommend approval of the proposed bylaw. Brett 2nd the motion. – Motion failed 4-1.

Joyce Cail – no, not in support

George Basbanes – yes, in support

Brett Rock – no, not in support

John Goldthwaite – no, not in support

Judy Larter – no, not in support.

The recommendation to the Selectmen will be that the Planning Board is not in support of the proposed bylaw to: Section 9. B-2 Service Business District and Section 11. Development Rules and Regulations for All Districts.

March Proposed Zoning Bylaw regarding "Frontage"

Rich told the Board that the motion at Town Meeting to the definition of "frontage" will include an exemption of lots that were approved prior to the vote at Annual Town Meeting.

Meeting Minutes – April 5, 2010

Brett made a motion to approve the meeting minutes, as submitted, from the April 5th meeting. Joyce 2nd the motion. – Motion passed.

Reserve Fund Transfer/Bills/Payroll

Joyce made a motion to ratify the signature on the reserve fund transfer of \$362.18 that Judy had previously signed, to pay the current bills (Lowell Sun/certified mail) and sign off on the secretary's payroll. Brett 2nd the motion. – Motion passed.

Planning Board Representative for NMCOG

Will be on the agenda for the next meeting.

Motion was made to close the meeting at 7:30pm. Motion 2nd. - Motion passed. The next scheduled meeting of the Planning Board will be Monday, May 3rd at 7:30pm.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board