



OFFICE OF THE  
**PLANNING BOARD**  
TOWN HALL, 511 MAIN STREET  
DUNSTABLE, MA 01827-1313  
(978) 649-4514 FAX (978) 649-8893  
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## **Planning Board Minutes Monday, January 3, 2011**

Meeting was called to order by Chair, Joyce Cail at 7:34pm.  
Members present: George Basbanes, Brett Rock and John Goldthwaite  
Member absent: Joan Simmons  
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

### **Meeting Minutes – December 6, 2010**

John made a motion to approve the meeting minutes, as submitted, from the December 6th meeting. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Bills/Payroll**

Two payroll slips were signed.

### **Discussion on Section 11.3.1 of the Zoning Bylaw – 150' diameter circle**

The secretary mentioned that a resident came in to ask if there is a procedure to change the location of the 150' diameter circle on a lot. The Zoning Bylaw states, **“In addition, each lot shall be capable of containing a 150 foot diameter circle within which there is not wetland subject to protection under the Dunstable General Wetlands By-Law or Massachusetts General Law, Chapter 131, Section 40, (the “Wetlands Protection Act”), and within which any principal building shall be located.”** The gentleman is interested in purchasing a lot on Main Street and would like to build the home in an area outside of the 150' circle. The Board discussed that the bylaw states that the principal building shall be located within the circle. The plan is recorded at the Middlesex Registry of Deeds; therefore, they believe that in order for the circle to be relocated, new ANR plan/form/fees must be presented to the Board for approval and then recorded at the Registry.

### **January 17<sup>th</sup> Meeting**

The Board discussed that the next meeting is planned for Monday, January 17<sup>th</sup>, which is a holiday. They would like to cancel the meeting if no agenda items are scheduled by January 12<sup>th</sup>.

### **2010 Annual Report**

The Board reviewed the draft 2010 Annual Report. After discussion, they approved the report for publishing in the Annual Report.



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### **Fiscal Year 2012 Budget**

The Secretary handed out the draft fiscal year 2012 budget for the Board to review. The Board approved the budget with a 3% increase for the Secretary and level funding the expense account.

### **Proposed Zoning Bylaw Changes**

There are changes to the Zoning Bylaw, General Bylaw, and Rules and Regulations for Subdivisions that the Board would like to make. They are:

#### **Rules and Regulations/Fee Schedule**

- a) When an ANR is submitted for Planning Board approval, there is a fee involved, which is deposited into the General Fund. The plan is then reviewed by our Town Engineer with the Town paying for the review out of the Town Engineer Account. The fee that is paid by the applicant generally covers the review. There are times when a plan needs to be resubmitted and reviewed multiple times. These are additional costs to the Town not covered by the application fee. The Board would like to add an additional fee to the schedule for these cases where plans need to be reviewed multiple times.

#### **Zoning Bylaw**

- a) The Board would like to extend the "Growth Rate Limitation" date from May 9, 2011 to May 9, 2021.

#### **General Bylaw**

- a) Scenic Road: add new sections on "Penalties" and "Application & Fees".

The Secretary will work on these proposals for submittal to the Board of Selectmen.

John made a motion to close the meeting at 7:52pm. George 2<sup>nd</sup> the motion. - Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Secretary  
Dunstable Planning Board