



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, April 4, 2011

Meeting was called to order by Chair, Joyce Cail at 7:30pm.
Members present: Joan Simmons, John Goldthwaite and George Basbanes
Member absent: Brett Rock
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Meeting Minutes – March 21, 2011

John made a motion to approve the minutes, as submitted, from the March 21st meeting. George 2nd the motion. – Motion passed unanimously.

Review and Sign Bills/Payroll

No bills were presented. One payroll slip was signed for the Secretary.

Project Letter - UNH Graduate Student Jessica Veysey

The Board received a letter from Jessica Veysey (UNH graduate student) regarding research she is involved in as part of a doctoral program. She will be conducting a comparative analysis of municipal wetland protection programs in Massachusetts and New Hampshire. She would like to use Dunstable as a case study and has already met and received approval from the Conservation Commission. She wrote to the Planning Board to request the same, i.e. access to our minutes/records and interview member(s). The Board discussed the letter and then voted unanimously to allow Ms. Veysey access to their files as well as allow her to interview one or two members in the fall/winter.

Alan Chaney – Beagle Club Article for Annual Town Meeting

Alan approached the Commission to let members know about, and gather support for, an article that will be presented at the Annual Town Meeting. Alan said that 6 acres near the Landfill on Depot Street was purchased by the Town from the Lowell Beagle Club in 1988. Of the 6 acres, 3 are wetlands (part of Hawk Swamp) while the remaining 3 acres are dry. Fish and Game is interested in purchasing the property from the Town for \$22,000. The property will be dedicated open space with a small parking area and restored boardwalk. The Selectmen are presenting a warrant article at Annual Town Meeting which will allow them to sell the property. After the discussion, George made a motion to support the article at Annual Town Meeting. John 2nd the motion. – Motion passed unanimously.

7:45pm - Hearing on Proposed Zoning Amendments for Annual Town Meeting

In attendance: no interested parties attended the hearing
Handouts were available for members as well as the public.



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- (b) **Rotor:** The blades and hub of the wind energy conversion device that rotates during energy conversion device operation.
- (c) **Small Scale Wind Energy Conversion Device:** A wind energy conversion device that may be free-standing or mounted on a structure not exceeding 65 feet in height.
- (d) **Special Permit Granting Authority (SPGA):** The Planning Board
- (e) **Large Scale Wind Energy Conversion Device:** A wind energy conversion device that exceeds 65 feet in height.
- (f) **Wind Energy Conversion Device:** A device that converts kinetic energy of the wind into electrical power. A wind energy conversion device typically consists of a rotor, nacelle and supporting tower.
- (g) **Wind Energy Conversion Facility:** All equipment, machinery and structures utilized in connection with the conversion of wind to electricity. This includes, but is not limited to, all transmission, storage, collection and supply equipment, substations, transformers, site access, service roads and machinery associated with the use. A wind energy conversion facility may consist of one or more wind energy conversion devices.
- (h) **Wind Energy Conversion Device Height:** The distance measured from the natural grade to the highest point on the device during operation.
- (i) **Windmill:** A device, usually associated with agriculture, that converts kinetic energy of the wind into mechanical power, not electrical power. A windmill is not a wind energy conversion device per these definitions.
- (j) **Wind Monitoring or Meteorological (“test” or “met”) Tower:** A tower, whose period in existence shall not be greater than 18 months, used for supporting anemometer, wind vane, and other equipment to assess the wind resource at a predetermined height above the ground, erected as part of a wind-energy conversion feasibility process.”

And further, in conjunction therewith, to amend **Section 24. Wind Energy Conversion Devices**, by deleting the list of definitions appearing at the end of said section, and by adding the following subsection at the end of the existing text:



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“D. Definitions. See Section 20.22 of this bylaw.”

George moved to recommend passage of the above amendment. John 2nd the motion.

– Motion passed 4-0

Joyce Cail – yes

George Basbanes – yes

Willard (John) Goldthwaite, Jr. – yes

Joan Simmons - yes

Article 4 as listed on the Town Clerk Public Hearing Notice (revised) - dated March 7, 2011 – by adding a new section: “Inclusionary Zoning”

This article was withdrawn by the Selectmen and will be submitted as a General Bylaw of the Town of Dunstable. Planning Board can not make a recommendation to the Selectmen for passage as a Zoning Bylaw article or General Bylaw article due to the fact that nothing was submitted to the Board.

Motion was made a motion to close the hearing at 7:52pm. Motion was 2nd. – Motion passed unanimously.

Joyce Cail – yes

George Basbanes – yes

Willard (John) Goldthwaite, Jr. – yes

Joan Simmons - yes

Karl Huber – Water Department – Warrant Article

Karl attended the meeting to inform members about an opportunity to look into the feasibility of providing, by sale, water to the Town of Tyngsborough. The Water Board is supporting an article that will be presented at the Annual Town Meeting (ATM) on May 9, 2011. This article asks the town to recommend that the Board of Water Commissioners examine any and all aspects of providing water to the Town of Tyngsborough and to report at a future town meeting. Karl explained that the Tyngsborough Water Department is in need of an additional water source, while the Dunstable Water Department is in need of additional funding for needed upgrades and repairs. Karl told members that no commitment has been made by either side, and he was addressing some of the Boards/Commissions before ATM to open the lines of communication and to gather support for the article. Karl said that he attended the Tyngsborough Water meeting on March 1st, the Dunstable Board of Selectmen meeting on March 14th and the Dunstable Conservation Commission meeting on March 28th. Karl explained that with all the changes with the State (compliance issues), the Water Department’s revenue has not been keeping up with the financial burden of running a municipal water department. Funding for this project could potentially come from the Town of Tyngsborough or grants from the State. George said that if this was to happen,



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he would like to see Tyngsborough become just another customer. There was concern about losing control once you allow another town to hook into the water system. Karl said that the Dunstable Water Department does not want to lose control so that is one of the points that need to be investigated. George made a motion to recommend passage of the Water Department article to examine the feasibility of providing by sale, water to the Town of Tyngsborough. John 2nd the motion. – Motion passed unanimously. Karl told members that if they have any concerns or questions that they would like addressed as this process goes forward, to please contact the Secretary. Joan asked Karl about the High School's water issues. Karl said that he has been in touch with the new Superintendent and will continue to update him on what the Dunstable Water Department can provide the school.

George made a motion to close the meeting at 8:26pm. John 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board