



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
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Planning Board Minutes Monday, May 7, 2012

Meeting was called to order by Vice Chairman, Brett Rock at 7:34pm.
Members present: Joe Vlcek, Willard J. Goldthwaite, Jr. and Joan Simmons
Member absent: George Basbanes
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Meeting Minutes – April 17, 2012

Will vote to accept minutes at the next meeting.

Review and Sign Bills

None

Review and/or Sign Payroll

One payroll slip was signed for week ending 5/5/12.

205/207 Pleasant Street – Matt Raymond – Question on Site Plan Review

Mr. Raymond contacted the Planning Board to inquire about site plan review for his Pleasant Street property which is in the B-1 Retail Business District (Section 8 of the Town of Dunstable Zoning Bylaw). His plan is to rent office space at either 205 or 207 Pleasant Street to an attorney, which is an allowable use; however Section 8.3.2 states that a site plan is required. Mr. Raymond attended the meeting to ask the Board to waive site plan review. Mr. Raymond operates his business out of the property which was approved, by the Planning Board, through the Special Permit process (8.2) in 2011. A final site plan was submitted in February of 2012. No new buildings will be constructed, nor will the proposed use cause a significant impact to the property. Town Counsel was contacted, and in his view, although the Planning Board is within its right to require site plan review, they may waive the requirement in this situation if they decide it is not warranted. After the discussion, Joe made a motion to waive the requirement for a site plan as long as the proposed use is permitted under Section 8. B-1 Retail Business District. John 2nd the motion. – Motion passed unanimously. ***The following document was introduced at the meeting: e-mail of questions and answers pertaining to use of property. – in Special Permit file for 205-215 Pleasant Street***

ANR Review Costs

The Secretary handed out a summary of what towns in our area charge for ANR



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applications. After discussion, the Board asked for additional information. Members asked the Secretary to contact the Groton Planning Board to see what they have been charged for ANR review in the previous year. They would also like to know what Jeff Rider will charge for an interior lot line ANR review. This will be put on the agenda for the next meeting. *The following document was introduced at the meeting: summary of ANR fees from other towns – in Rules and Regulations Fee Schedule file*

Additional Topics Discussed Not Noted on the Agenda

Main Street - Best Property

Joan asked if the Board is interested taking a vote to support (or not support) the purchase of the Best property on Main Street. Members decided that they have not been given the additional information needed in order to vote tonight.

Joe made a motion to close the meeting at 8:30pm. Joan 2nd the motion. Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board