



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

Approved: March 4, 2013

## **Planning Board Minutes Monday, February 4, 2013**

Meeting was called to order by Chairman, Brett Rock at 7:31pm.

Members present: Joe Vlcek, George Basbanes, Joan Simmons and Willard J. Goldthwaite Jr.

Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

### **Meeting Minutes of January 7, 2013**

George made a motion to approve, as written, the minutes of the January 7<sup>th</sup> meeting. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Review and/or Sign Invoices**

None

### **Review and/or Sign Payroll**

The Secretary's payroll slip was signed.

### **February 18<sup>th</sup> - Holiday**

The Secretary reminded members that the February 18<sup>th</sup> meeting falls on a holiday. Members decided to cancel the meeting if there are no agenda items scheduled for that week.

### **Large-Scale Ground-Mounted Solar Photovoltaic Facilities**

The draft bylaw changes forwarded by Attorney Larkin were handed out to members for review. The Board agreed with the changes/additions suggested. Members then had a lengthy discussion on the minimum lot size for large-scale solar facilities and the required setbacks. After the discussion, the following was decided:

- a. Accept all suggestions from Attorney Larkin
- b. Add requirement of a vegetative buffer to hide the view of the facility/solar panels from streets and/or residential homes
- c. The Planning Board will be the Special Permit Authority
- d. Minimum lot size will be 20 acres.
- e. No parcels of land will be "by right"
- f. Business/Expanded Commercial zones (B-3) – 50 foot setbacks
- g. Conservation, Recreation and Residential – 200 foot setbacks



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**Additional Topics Discussed Not Noted on the Agenda**

Motion made to close the meeting at 8:30pm. Motion 2<sup>nd</sup>. Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Secretary  
Dunstable Planning Board

APPROVED