



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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Approved: April 16, 2013

## **Planning Board Minutes Monday, March 18, 2013**

Meeting was called to order by Chairman, Brett Rock at 7:33pm.

Members present: George Basbanes, Brett Rock, Joe VLcek, Joan Simmons and Willard J. Goldthwaite Jr.

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

### **Meeting Minutes of March 4, 2013**

Joe VLcek made a motion to approve, as written, the minutes of the March 4<sup>h</sup> meeting. Joan Simmons 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Review and/or Sign Bills/Invoices** - None

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

The Secretary's payroll slip had been signed by Willard J. Goldthwaite Jr. prior to the meeting.

### **Hearing on Proposed Zoning Bylaw Changes – 7:34pm**

Attendance was taken.

#### **Growth Limitation Bylaw Changes**

- ⤴ Brett read a summary of the bylaw
- ⤴ Brett described the date as currently written of Monday May 9<sup>th</sup> 2021 is not correct, since Monday is May 10<sup>th</sup> in 2021. We are just changing the date to reflect the calendar.
- ⤴ We also discussed the Growth Limitation Bylaw and how the growth moratorium could potentially be misinterpreted.
- ⤴ Brett asked if anyone had any comments.
- ⤴ Joan read the motion, *"I move that we amend the Zoning Bylaw of the Town of Dunstable by changing the date upon which the present Growth Rate Limitation expires by modifying the "lapse" date in subsection 11.8.1 from Monday, May 9, 2021, to Monday, May 10, 2021."*

Joe 2<sup>nd</sup> the motion. – Motion passed unanimously.

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

The draft bylaw changes forwarded by Attorney Larkin were handed out to members for review.



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- ⤴ A question was presented of what towns in the area currently have photovoltaic.
- ⤴ What items the board altered from the Massachusetts Guidelines we used as our basis.
- ⤴ Joe asked to confirm that in Section 25 the paragraph regarding a fence was stricken.
- ⤴ A question came from Dannielle Mucciarone, regarding where we acquired the basis for the Bylaw.
- ⤴ Joan read the motion, *"I move that we amend the Zoning Bylaw of the Town of Dunstable by authorizing Solar Photovoltaic Facilities in certain zoning districts by inserting the necessary authorizing language in selected Sections, adding Section 25, and by incorporating in the present Section 20, the definitions appearing following the full text of Section 25; action under this article shall involve three distinct operative sections, [A], [B] and [C]."* The motion was 2<sup>nd</sup> by George. Motion passed unanimously.
- ⤴ Brett closed the hearing at 7:55pm

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

Motion made by Joe to close the meeting at 8:08pm. Motion 2<sup>nd</sup> by Brett. The motion passed unanimously.

Respectfully submitted,  
Joseph VLcek  
Member at Large