



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: November 4, 2013

Planning Board Minutes Monday, October 7, 2013

Meeting was called to order by Chairman, Willard (John) Goldthwaite Jr. at 7:30pm.
Members present: George Basbanes, Brett Rock, Joan Simmons and Joe Vlcek
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

ANR – 408 Westford Street – Flanagan

Jeff Hannaford attended the meeting on behalf of Mr. & Mrs. Flanagan. He explained that the Flanagan's own 11 acres on Westford Street and would like to subdivide out a conventional 2 acre lot. Jeff Rider reviewed the application materials and said, "*Based on our review, it appears that the plan meets all of the requirements for endorsement by the Board that approval under the Subdivision Control Law is not required.*" George made a motion to sign the ANR. Joe 2nd the motion. – Motion passed unanimously.
Plan information: Plan of Land – 408 Westford Street by Norse Design Services – dated September 30, 2013 – Job No. 5429 – Plan No. A-113.

Meeting Minutes of September 16, 2013

Brett made a motion to approve, as written, the minutes of the September 16th meeting. Joe 2nd the motion. – Motion passed unanimously.

Review and/or Sign Bills

Brett made a motion to sign off on three Cuoco & Cormier invoices for Riverview Estates (53G account). George 2nd the motion. – Motion passed unanimously.

Review and/or Sign Payroll

Brett made a motion to sign off on the secretary's payroll. Joe 2nd the motion. – Motion passed unanimously.

Affordable Housing Discussion

The Board discussed Attorney Larkin's e-mail on the question of Affordable Housing and whether or not you can require a builder to put affordable housing units in a development. The Town of Dunstable has a Community Housing General Bylaw. The State of Massachusetts currently regulates land use development through Zoning Bylaws. Rich believes that bylaws like the one we currently have requiring developers to build a certain amount of affordable housing units per development have failed in court. What towns *can* do he said is to offer alternate development schemes that are



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available through the Special Permit process. An example of this is the "Open Space Development" where a builder can request that their land be exempted from lot area, frontage, yard and width requirements and in return, the builder gives at least 35% of the land to the town or others listed in the bylaw. This way, if a developer doesn't want to put in affordable units, he can go the conventional route.

Additional Topics Discussed Not Noted on the Agenda

Fire Chief Brian Rich

Chief Rich attended the meeting to discuss an on-going problem with residents on Forest Street. Residents on the hill side of Forest Street have been calling their section of road, "Forest Hill Street". This is confusing to delivery trucks, emergency vehicles, etc. The Chief will work with the Board of Selectmen to address how this should be handled in the future.

Selectman Walter Alterisio – Temporary Marijuana Moratorium

Selectman Alterisio stopped by the meeting to discuss the "Medical Marijuana Moratorium" that the Planning Board sent to the Board of Selectmen on September 17th. Mr. Alterisio asked that the Board reconsider adding this article to the Special Town Meeting which will be held on Tuesday, November 12th. Mr. Alterisio said that he doesn't see this type of facility coming to Dunstable. He said that because we are an agricultural community, he was more concerned with regulating the growing of marijuana. Selectman Alterisio stated "cost to the town" and "public fear" for reasons why the article shouldn't go to Town Meeting. The Board will add this to the agenda for the next meeting.

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

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board