



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, May 19, 2014**

Approved: June 2, 2014

Meeting was called to order by Chairman, Willard (John) Goldthwaite Jr. at 7:28pm.
Members present: Joe VLcek, Joan Simmons and George Basbanes
Member absent: Brett Rock
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Building Permit – 1054 Main Street – Ken Tully

Ken came to the meeting seeking a signature on a building permit for 1054 Main Street. The backland lot is a buildable lot due to a previously approved Special Permit. Joe made a motion to sign the Building Permit. George 2nd the motion. – Motion passed unanimously.

Building Permit – 23 Robbins Farm Road – Ken Tully

Ken presented a building permit for a signature for 23 Robbins Farm Road. This lot is part of the Robbins Farm subdivision. George made a motion to sign the Building Permit. Joe 2nd the motion. – Motion passed unanimously.

Meeting Minutes of May 5, 2014

George made a motion to approve the minutes of the May 5th meeting. Joan 2nd the motion. – Motion passed unanimously.

Bills

An invoice for Cuoco and Cormier (Alexander Estates) was signed as well as a slip for certified mail.

Payroll

none

Affordable Housing Discussion – Carol Bacon

Carol Bacon, a member of the Affordable Housing Committee asked to speak to the Board regarding proposed changes to the "Accessory Apartments" and "Residential Senior Multifamily Development" sections of the Zoning Bylaw. She explained that these changes will help the Committee in achieving their goal of providing reasonably priced housing in Dunstable.



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The Committee proposes the following two changes:

Section 6.2(g) "Accessory Apartments"

ii. add - ...and be no larger than 35% of the floor area of the main residence, or 1200 square feet, whichever is larger.

iii. add – ...and have no more than 2 bedrooms.

viii. add – ...or, the apartment may be converted to an affordable housing rental unit with a deed restriction to that effect.

Section 6.7.3.(B) Residential Senior Multifamily Development

From the current...not less than fifty (50) acres to ...not less than five (5) acres.

The Board discussed issues and options such as accessory apartments going from family members to affordable and then back to family, the deed restrictions, why the committee is suggesting five acres for senior multifamily developments, etc. After the discussion, the Board told Ms. Bacon that they will work with the committee to get the suggested changes onto the next Town Meeting.

Additional Topics Discussed Not Noted on the Agenda

None

George made a motion to close the meeting at 8:08pm. Joe 2nd the motion.–Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board