



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
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(978) 649-4514 FAX (978) 649-8893
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**Planning Board Minutes
Monday, March 16, 2015**

Approved: April 6, 2015

Meeting was called to order by Chair, Joan Simmons at 7:30pm.
Members present: George Basbanes, Brett Rock, Joshua Kelly and Joe VLcek
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Release of Old Subdivision Approved Under NRLC – River Street

Attorney Melissa Robbins asked that this be postponed until the April 6th meeting.

Building Permits – Lots 7, 8 and 9 – Alexander Way – Al Patenaude

Mr. Patenaude came before the Board seeking signatures on three building permits for Alexander Way. The Secretary brought up that the Fire Chief had stopped by earlier in the day and asked that the Board be informed that no one was to drive over the installed cistern, as is currently done with construction trucks. He also wants to make sure that it is documented that the area where the fire trucks will pull off the road needs to be larger because the installer did not have the correct plans when they installed the tank. The Chief is also requesting that the cistern be filled with water prior to the start of house construction. The Secretary will contact Gerry Welch to let him know.

Meeting Minutes of March 2, 2015

George made a motion to approve, as submitted, the minutes of the March 2nd meeting. Joe 2nd the motion. – Motion passed with Josh abstaining from the vote.

Review and Sign Bills/Payroll

The Secretary's payroll was signed.

Reply to MGL Chapter 40, Section 54A Response Sheet – Alexander Way

The Planning Board received information regarding a public hearing on the right of way for the former railroad line that runs through part of the Alexander Estates project. MassDOT requested the Board's comments on whether the former railroad property should be preserved for present or future transportation-related uses. George made a motion to check option 3 on the form stating that the Board did not object to the issuance of building permits but that (as provided by Town Counsel) the former rail road line is to be deeded to the Town as open space. Joe 2nd the motion. – Motion passed unanimously.



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Sign Approved Rules and Regulations for Subdivisions

The hearing on changes to the Rules and Regulations for Subdivisions was held March 2nd. The Board formally signed the approved document to be filed at the Registry of Deeds.

Discussion on Proposed Zoning Bylaw Changes

Madonna came to the meeting to discuss changes to the Zoning Bylaw. She said that four sections are now being proposed after Inclusionary Zoning was removed from the list. During the review, the Board asked that the amount limiting **five acres** for a solar farm be removed from Section 25.9.1. Joan also mentioned when the Attorney General's office originally approved the solar bylaw; they suggested a change to section 25.52. Madonna will incorporate those changes into the latest revision. Madonna told members that she is not including a Medical Marijuana Bylaw for this Annual Town Meeting. This will be addressed at a future one.

Additional Topics Discussed Not Noted on the Agenda

George made a motion to close the meeting at 8:52pm. Joe 2nd the motion.–Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board