



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, April 6, 2015**

Approved: April 13, 2015

Meeting was called to order by Chair, Joan Simmons at 7:32pm.  
Members present: George Basbanes, Joshua Kelly and Joe VLcek  
Member absent: Brett Rock  
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

**Special Permit Hearing continuation –368 Pond Street –Keeney –backland lot**

The Secretary received a note from the applicant's representative requesting a continuation to the May 4<sup>th</sup> meeting. George made a motion to continue the hearing to Monday, May 4<sup>th</sup> at 7:30pm. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Release of Old Subdivision Approved under NRLC – River Street**

Counsel for the owner of Chapman Street (River's Edge Estates) requested that the old subdivision approved under Nashua River Land Corporation be released by the Planning Board. The Secretary told members that she received an e-mail from Town Counsel stating that the owner will need to go through the rescission process under Section 81W in order to lease the old subdivision.

**Meeting Minutes of March 16, 2015**

Josh made a motion to approve, with corrections, the minutes of the March 16th meeting. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Review and Sign Bills/Payroll**

One invoice for the Groton Herald and the Secretary's payroll were signed.

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

**Conservation Restriction – Main Street - Miller Property**

Alan Chaney addressed the Board regarding the proposed article to purchase a Conservation Restriction (CR) on 2 lots located on Main Street under the ownership of the Tim and Debbie Miller. Alan told members that the Conservation Commission will apply for state self-help funding to cover 60% of the purchase price as well as using Conservation timber money, fundraising and approximately \$65,000 from the Community Preservation Act (CPA) account. Town Meeting approval will be subject to the self-help funding. Alan stated that the appraisal showed \$310,000 for two lots,



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\$33,000 for the agricultural rights and \$277,000 for the development rights. Joe made a motion that the Planning Board supports the Miller article and expenditure of CPA funds at the Annual Town Meeting on May 11<sup>th</sup>. Josh 2<sup>nd</sup> the motion. – Motion passed unanimously.

**McLoon – Chapter 61A – First Right of Refusal - Thorndike/Maple Streets**

The Planning Board received a "Notice of Intent to sell for other use pursuant to Massachusetts General Laws, C. 61A, Sec. 14" package from Attorney Mark J. Coltin on 9.1330 acres of land owned by Ronald H. McLoon. These three lots are on Thorndike and Maple Streets. The Board asked the Secretary to send notice to the Board of Selectmen that they have "no opinion" on this matter.

**Solar Farm on George's Landfill – Towns of Tyngsboro and Dunstable**

Joan reported that both she and Brett attended the meeting with a representative of the Solar Company that plans on using the George's landfill for a solar farm. There are approximately 9 acres located in Dunstable. They will be filing a Special Permit application in the near future.

**Medical Marijuana Bylaw**

Joan expressed her frustration that a medical marijuana bylaw would not be ready for Annual Town Meeting this spring. She said the Town needs guidelines and plans on working on regulations to present at the next Annual or Special Town Meeting.

George made a motion to close the meeting at 8:22pm. Joe 2<sup>nd</sup> the motion.–Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Secretary  
Dunstable Planning Board