



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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**Planning Board Minutes
Monday, April 13, 2015**

Approved: May 4, 2015

Meeting was called to order by Chair, Joan Simmons at 6:00pm.
Members present: George Basbanes, Joshua Kelly, Brett Rock and Joe VLcek
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Meeting Minutes of April 6, 2015

George made a motion to approve, as submitted, the minutes of the April 6th meeting.
Joe 2nd the motion. – Motion passed unanimously.

6p.m. -Public Hearing –Proposed Zoning Changes for Annual Town Meeting

In attendance: Attorney Rich Larkin, Selectman Dan Devlin, Selectman Walter Alterisio, Madonna McKenzie and resident Bob Nelson. Joan opened the hearing at 6:01p.m.
The Secretary read the hearing notice published in the Groton Herald on March 27th and April 3rd. Handouts were available at the door for those interested in reviewing the proposed changes to the Zoning Bylaw.

Proposed changes are summarized below.

Section 6. R-1 Single Family Residence District.

Delete entire Section 6.2(g)

Add in its place new Section 6.2.1 Accessory Dwelling Units

Section 6.3 in first sentence delete "**(a) through (g)**" and add in its place "**and 6.2.1**"

Note: Accessory dwelling units will not count towards the Town's affordable housing numbers. Brett stated that he does not support this article as there are too many uncertainties with what it will allow.

After the discussion, Joe made a motion to recommend passage as drafted. George 2nd the motion. – Motion passed 4-1 with Brett Rock opposing.

Section 6.7.5 Design Requirements

Delete entire Section 6.7.5(K)

Re-Letter: (L) to (K), (M) to (L), (N) to (M) and (O) to (N)

Section 6.7.11 Minimum Special Requirements:

Delete entire Section 6.7.11(j)



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Re-Letter: (k) to (j), (l) to (k), (m) to (l) and (n) to (m)

Joe made a motion to recommend passage as drafted. George 2nd the motion. – Motion passed unanimously.

Section 25. Large-Scale Ground-Mounted Solar Photovoltaic Facilities

In Section 25.5.2 delete “**National Electrical Code**” and replace with “**Massachusetts Electrical Code**”

In Section 25.9.1 delete “**twenty acres**” and replace with “**two acres**”

Brett said that he opposes the change to two acres stating that he would like to see it a larger number.

George made a motion to recommend passage as drafted. Joe 2nd the motion. – Motion passed 4-1 with Brett Rock opposed.

Section 14. Site Plans

In Section 14.1 delete %**architect or**+

Add at the end of the paragraph, %**See Section 15.1 Earth Removal**+

In Section 14.2 at beginning of paragraph add, %**The provisions of this section shall govern the content of the site plan, unless the authority has adopted their own rules and regulations governing the submittal of site plans.**+

In Section 14.5(c) at the end of the paragraph add, %**Permanent bounds showing property lines shall be installed.**+

In Section 14.5 (e) at the end of the paragraph add, %**To avoid confusion, Planning Board reserves the right to approve/disapprove street names.**+

Brett made a motion to recommend passage as drafted. George 2nd the motion. – Motion passed unanimously.

Section 15. General Regulations

In Section 15.1.4(a) delete %**removal is less than five thousand (5,000) cubic yards and is, in the case of a subdivision, in compliance with the requirements of a subdivision**+and replace with %**volume proposed for removal does not exceed the**



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minimum practical removal required to accomplish the construction, development, or improvement in accordance with the”

In Section 15.1.4(d) delete **%No permit shall authorize the removal of more than five thousand (5,000) cubic yards of earth from any parcel in any year.+** Replace it with **%No permit shall authorize the removal on any parcel in any year more than the aggregate minimum cubic yards, determined by the Board of Selectmen, necessary to complete the specific project before them.+**

In Section 15.1.5 add:

- (o) **suitable road gradients;**
- (p) **treatment of site during operations to reduce dust and mud.**

In Section 15.1.9

Delete **%except as provided in Section 15.1.2 (d),”**

Replace **%n+with %N+**

There was a lot of discussion on this article with the outcome being that changes need to be made and that it would be reworked for an upcoming Town Meeting.

Joe made a motion to recommend to the Board of Selectmen that “no action” be taken with the changes in Section 15 and that the BOS remove this from the warrant. Josh 2nd the motion. – Motion passed unanimously.

George made a motion to close the hearing at 7:10pm. Joe 2nd the motion. – Motion passed unanimously.

Meeting Minutes of April 6, 2015

George made a motion to approve, as submitted, the minutes of the April 6th meeting. Joe 2nd the motion. – Motion passed unanimously.

Additional Topics Discussed Not Noted on the Agenda

George made a motion to close the meeting at 7:20pm. Brett 2nd the motion. – Motion passed unanimously.
Respectfully submitted,

Cheryl A. Mann – Secretary Dunstable Planning Board