



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, March 20, 2017

Approved: April 3, 2017

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

Building Permits – Lots 1,2,3 Maple Street & Lot 3 River Street – Ken Tully

Mrs. Tully called prior to the meeting to cancel the appointment.

Meeting Minutes – March 6, 2017

Josh made a motion to approve the meeting minutes, as submitted, from the March 6, 2017 meeting. Joan 2nd the motion. – Motion passed unanimously.

Review/Sign Bills and Payroll

No bills were submitted. Payroll was signed.

Hearing on Proposed Zoning Bylaw Changes

Brett opened the hearing at 7:40pm. Resident Kieran Meehan was in attendance. Proposed additions and changes were discussed:

- 1) Adding new Section 28: ***Temporary Moratorium on Recreational Marijuana Establishments*** – The Board discussed the draft bylaw written by Town Counsel which had been reviewed at a previous meeting. Members decided to change the date in section 28.3 stating the bylaw “shall be in effect through June 30, 2018” to “shall be in effect through December 31, 2018”.
- 2) Adding new Section 27: ***Community Housing*** – Currently a General Bylaw, this bylaw will require community housing units or payments into an Affordable Housing Trust Fund for new residential developments.
- 3) Making changes to the following sections:
 - a) **6.7. R-1 Single Family Residence District**, technical correction of parking location for bed and breakfast establishments;
 - b) **6.8. R-1 Single Family Residence District**, use regulations for solar energy systems;



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- c) **6a. R-1a Commercial Recreational District**, use regulations for solar energy systems;
- d) **7. R-2 General Residence District**, use regulations for solar energy systems;
- e) **8. B-1 Retail Business District**, use regulations for solar energy systems;
- f) **9. B-2 Service Business District**, use regulations for solar energy systems;
- g) **10. B-3 Expanded Commercial District**, use regulations for solar energy systems;
- h) **11. Accessory Buildings**, technical correction regarding location of buildings and structures; ***After further discussion, the Board decided to remove the change to this section.*** Explanation: In Section 20.23, "structure" includes fences. Adding the word "structure" to Section 11.5 would not allow fences to be located closer to the street line than principal buildings. This is not something the Board wants to regulate.
- i) **20. Definitions**, various definitions pertaining to solar energy systems;
- j) **25. Large-Scale Ground-Mounted Solar Photovoltaic Facilities**, various amendments to regulate the use and dimensions of small, medium and large roof-mounted and ground-mounted solar energy systems.

After the discussion, Josh made a motion to close the hearing on the proposed Zoning Bylaw additions and changes. Joe 2nd the motion. – Motion passed unanimously. Vote: Joan-yes to close the hearing, Joe-yes to close the hearing, Josh-yes to close the hearing and Brett-yes to close the hearing.

Joan then made a motion to recommend passage of Section 28 Temporary Moratorium on Recreational Marijuana Establishments, with the change of date from June 30, 2018 to December 31, 2018. Joe 2nd the motion. – Motion passed unanimously. Vote: Joan-yes to recommend passage, Joe-yes to recommend passage, Josh-yes to recommend passage, Brett-yes to recommend passage.

Joe made a motion to recommend passage of Section 27 Community Housing. Josh 2nd the motion. – Motion passed unanimously. Vote: Joan-yes to recommend passage, Joe-yes to recommend passage, Josh-yes to recommend passage, Brett-yes to recommend passage.



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Josh made a motion to recommend passage for changes to the following sections: 6.7. R-1 Single Family Residence District, technical correction of parking location for bed and breakfast establishments, 6.8. R-1 Single Family Residence District, use regulations for solar energy systems, 6a. R-1a Commercial Recreational District, use regulations for solar energy systems, 7. R-2 General Residence District, use regulations for solar energy systems, 8. B-1 Retail Business District, use regulations for solar energy systems, 9. B-2 Service Business District, use regulations for solar energy systems, 10. B-3 Expanded Commercial District, use regulations for solar energy systems, 20. Definitions, various definitions pertaining to solar energy systems, and 25. Large-Scale Ground-Mounted Solar Photovoltaic Facilities, various amendments to regulate the use and dimensions of small, medium and large roof-mounted and ground-mounted solar energy systems. Joe 2nd the motion. – Motion passed unanimously. Vote: Joan-yes to recommend passage, Joe-yes to recommend passage, Josh-yes to recommend passage and Brett-yes to recommend passage.

Hearing on Proposed Changes to the Rules and Regulations for Subdivisions, Site Plan Review Application and Fee Schedule

Brett opened the hearing on changes to the Rules and Regulations for Subdivisions and Fee Schedule, and the addition of a Site Plan Review Application. Mike Martin, Peter Gove and Kieran Meehan were in attendance.

- 1) Application for Site Plan Review – The Board reviewed the draft application for Site Plan review.
- 2) Fee Schedule – The Board reviewed the amended fee schedule that added Site Plan Review fees.
- 3) Rules and Regulations Governing the Subdivision of Land – Changes suggested by the Board of Road Commissioners were reviewed at a prior meeting.

After the discussion, Joan made a motion to close the hearing. Joe 2nd the motion. – Motion passed unanimously.

Joe then made a motion to accept the new site plan review application. Josh 2nd the motion. – Motion passed unanimously.



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Josh made a motion to accept the revised fee schedule to include site plan fees. Joe 2nd the motion. – Motion passed unanimously.

Joan made a motion to accept the changes to the Rules and Regulations Governing the Subdivision of Land as suggested. Joe 2nd the motion. – Motion passed unanimously.

Additional Topics Discussed Not Noted on the Agenda

Motion made, 2nd and passed unanimously to close the meeting at 8:55pm.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Planning Board