



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, August 7, 2017**

Approved: August 21, 2017

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

### **Meeting Minutes – July 17, 2017**

Joe made a motion to approve the July 17<sup>th</sup> meeting minutes as submitted. George 2<sup>nd</sup> the motion. – Motion passed with Josh abstaining from the vote.

### **Review/Sign Bills and Payroll**

Monthly bills and payroll were signed.

### **Bear Hill Estates Subdivision Update**

The July invoice for Bear Hill prompted the Board to ask how subdivision site visits are initiated; a call from the developer or the Town Engineer just goes out? The Administrative Assistant said that at the pre-conference meeting the Town Engineer handed out a list of expected site visits. The developer should contact the appropriate parties, including the Town Engineer when a site visit is needed. The Board then inquired if the Town Engineer bills the developer from the time he leaves his office until the time he returns. The Admin will contact Jeff Rider and get back to members.

### **Recreational Marijuana Bylaw Update**

The Administrative Assistant handed out articles on State of Massachusetts changes to the recreational marijuana law.

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

### **Proposed Town Center Overlay District and Site Plan Changes**

Eric asked the Board to briefly discuss the draft changes to the Zoning Bylaw and Site Plan Rules and Regulations that the Board of Selectmen (BOS) are proposing. The Selectmen will be holding two meetings in August to discuss the proposed town center overlay district. Eric stated that he has some concerns and wondered why and how this bylaw was drafted. The Administrative Assistant said that changes to the Zoning Bylaw can be initiated by a Board of Selectmen, a Board of Appeals, by an individual owning



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land to be affected by change or adoption, by request of registered voters of a town pursuant to section ten of chapter thirty-nine, by ten registered voters in a city, by a Planning Board, by a regional planning agency or by other methods provided by municipal charter. After the Selectmen hand the changes to the Planning Board, we hold a hearing and at then make a recommendation of passage or not at Town Meeting. Eric was advised to attend the Selectmen meeting(s) to ask questions and state his concerns.

Joe made a motion to close the meeting at 8:15pm. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Planning Board