



OFFICE OF THE  
**PLANNING BOARD**  
TOWN HALL, 511 MAIN STREET  
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**Planning Board Minutes**  
**Monday, March 19, 2018**

Approved: April 2, 2018

Vice Chair Joan Simmons at 7:32pm, called the meeting to order.  
Members present: George Basbanes, Eric McKenzie and Joe VLcek  
Member absent: Chairman Josh Kelly  
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

**Proposed Recreational Marijuana Bylaw – Town Administrator Tracey Hutton**

Joe mentioned that he was going to amend the March 5 meeting minutes to clarify what he said at the meeting, which was "if anyone expressed any interest in allowing other types of marijuana businesses (other than what the Planning Board proposes), that should be presented to the public for a vote. Rachael Mead, DARE officer for the Groton-Dunstable Regional School system attended the meeting. She was asked for her opinion on the impact that medical marijuana has had on the schools. She said she has seen a drastic increase in drug use. Officer Mead expressed concern about retail sales; however, members said they were not in support of that option.

Members explained that since Dunstable is a "yes" town the Planning Board has an obligation to its residents to present a bylaw that will protect the town from activities that may not be in the best interest of the Town (ex: retail sales may bring additional traffic flow). The majority of the Board feels that cultivation of marijuana in enclosed facilities is something that they support as long as an applicant has an approved Special Permit from the Planning Board. Eric questioned whether residents really understood what they were voting for by passing the question. He also said that other towns have passed "no marijuana facilities of any kind" in their town despite also being "yes" towns. Someone asked about creating articles for Town Meeting. It was explained that the Board of Selectmen, Planning Board or ten registered voters of the Town could put forth an article. Eric suggested an additional article be placed on the warrant stating that "no marijuana facilities of any kind be allowed in Dunstable". Joe, George and Joan did not agree. Discussion then centered around what would happen if the proposed bylaw banning retail sales but allowing other types of facilities did not pass at Town Meeting. The Board said that it was important that residents realize that that would leave the Town open to any type of facility.

**Alexander Estates (Way) – Road Acceptance**

The Administrative Assistant told members that the Board of Road Commissioners requested a report from the Planning Board on whether they should hold a hearing for road acceptance of Alexander Way. The one outstanding issue with Lot 11 was



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resolved. The owner of the lot signed the easement deed and filed it at the Registry of Deeds in Lowell. The Administrative Assistant talked with Jeff Rider who said that he would work on any outstanding issues with the Road Commissioners and that the road was constructed in accordance with the approved subdivision plans. Joe made a motion that the Planning Board recommend that the Board of Road Commissioners schedule a Public Hearing to layout the road and that according to the Town Engineer Jeff Rider, Alexander Estates was constructed in accordance with the approved subdivision plans. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Meeting Minutes – March 5, 2018**

Joe made a motion to approve the minutes of the March 5, 2018 meeting with the following revision: *"If anyone expresses any interest in allowing any other types of businesses, we should only present that for a public vote as a separate warrant and separate ballot question from what the Planning Board proposes."* Eric 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Bills and Payroll**

No invoices to sign. The Administrative Assistant's payroll was signed.

### **Building Permits – 33, 40, 46, 67, 71 and 73 Chapman Street**

The Administrative Assistant explained that they released the permits presented tonight for building on May 15, 2017. Joe may a motion to sign the Building Permits. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **April 16 Meeting - Holiday**

The Administrative Assistant brought up that Patriots Day falls on the date of the April 16 meeting. The Board decided to hold their 2 April meeting on Tuesday, April 17.

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

#### **Proposed Town Center Overlay District**

The Town Administrator handed out the proposed Town Center Overlay District Bylaw for the Board to review. This will be discussed at the next meeting prior to the April 17 hearing.

Joe made a motion to close the meeting at 9:22pm. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann - Administrative Assistant - Dunstable Planning Board