



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, June 4, 2018**

Approved: June 18, 2018

Chairman Josh Kelly at 7:30pm, called the meeting to order.
Members present: Joan Simmons, Joe VLcek and Henry Fontaine
Member absent: George Basbanes
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

ANR & Building Permit – 362 Forest Street – John Koyutis

Jeff Hannaford's office dropped off a request for a continuance until the June 18 meeting. Joe made a motion to grant the continuance. Joan 2nd the motion. – Motion passed unanimously.

Meeting Minutes – May 21, 2018

Joe made a motion to approve the minutes of the May 21, 2018 meeting as submitted. Henry 2nd the motion. – Motion passed unanimously.

Bills and Payroll

Josh signed the bills and payroll.

Release of 53G Account Funds

389 Forest Street – Special Permit 53G Account - Bertrand

Joe made a motion to return the remaining 53G money to the applicant. Joan 2nd the motion. – Motion passed unanimously.

489/493 Forest Street – Special Permit 53G Account - Bertrand

Joe made a motion to return the remaining 53G money to the applicant. Joan 2nd the motion. – Motion passed unanimously.

Alexander Way – Definitive Subdivision 53G & Maintenance Bond – Carolina Properties

Motion was made and then retracted to return the 53G and bond funds to Carolina Properties. Members discussed that due to the degradation of Lake Street, they would like to review with Town Counsel if the funds can be used to make repairs to the road. This will be added to the June 18 agenda.

Adult Entertainment Zoning

At the May 21 meeting, members discussed whether the Town could ban types of businesses such as Adult Entertainment. Town Counsel said, *"We cannot explicitly prohibit adult entertainment in all zoning districts, based upon a long line of First Amendment cases. However, we can restrict adult entertainment to a single district, so long as the restriction is not an effective ban (e.g., no eligible properties). This would be advisable – without an adult entertainment bylaw, such a use may commence*



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

operations in any commercial zone.” The Board decided that the only zone that would make sense for this type of business would be the B3 Commercial district. Resident Gail Brown said that she was curious when she saw the agenda item and stated that she has concerns about Dunstable’s reputation. The Board asked that Attorney Falk draft a Zoning Bylaw allowing such businesses only in the B3 district.

Additional Topics Discussed Not Noted on the Agenda

Joan Simmons Report

Joan stated that she attended the Board of Selectmen meeting last week and asked them to take another look at the Town Center District Overlay. She would like to see the bylaw placed on the fall Town Meeting warrant. Members agreed that the more work needs to be done on the presentation.

Members felt that the “Special Act to Allow On-Premises Liquor Licenses in Town” should also be brought back in front of voters.

Motion made, 2nd and passed unanimously to close the meeting at 8:16pm.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Planning Board