



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 6, 2018

Approved: August 20, 2018

Vice Chair Joan Simmons at 7:34pm, called the meeting to order.

Members present: George Basbanes, Joe VLcek, Henry Fontaine and Josh Kelly

Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

ANR & Building Permit – 362 Forest Street – John J. Koyutis

Jeff Hannaford emailed over a request to withdraw the ANR application. The Board accepted the letter. The Administrative Assistant will notify the Town Clerk of the withdrawal.

Josh Kelly arrived and took over as Chairman.

Discussion and Vote on Draft Master Plan

Carol Bacon attended for the discussion on the Master Plan. Joe, who is a member of the Master Plan Committee, asked members to read the “Introduction” and the “Implementation Timeframes and Responsibilities” sections of the plan. Joe went on to say that, there would be a meeting on Tuesday, September 11 at 7pm to discuss changes to the document. He asked that members of the Planning Board attend that meeting. Once all changes have been completed, the Planning Board will vote to accept the document. After accepted, a new committee will work with the various departments to insure that they are moving towards completing their lists in a timely manner.

Meeting Minutes – July 16, 2018

George made a motion to approve the minutes of the July 16, 2018 meeting, as submitted. Joe 2nd the motion. – Motion passed unanimously.

Bills and Payroll

Josh signed the one invoice for P.M. Flaherty and the Administrative Assistant’s payroll.

Chapman Street Permission to Extend Trench

Members reviewed and discussed the minor change request from Mark White (Bentley Building Corporation). Pat Flaherty forwarded a letter dated July 20, 2018 recommending the Board approve the change. Joe made the following motion *“Based on Town Engineer Pat Flaherty’s recommendation, the Board approves the request to extend a stone drainage trench 80’ across the front of a portion of Lot 14, to end just beyond the Lot 14 driveway”*. Henry 2nd the motion. – Motion passed unanimously.

Adult Entertainment Bylaw Draft

The Board discussed changes to the Adult Entertainment Bylaw draft. Once the Administrative



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Assistant makes the modifications; she will forward the revised draft review.

Additional Topics Discussed Not Noted on the Agenda

Additional Zoning Changes

The Board discussed additional changes they would like to see made to the Zoning Bylaw. They will work on this in time for the Annual Town Meeting in the spring. One change they discussed is with the allowed number of employees that businesses can have in the R1 district.

Joe made a motion to close the meeting at 8:22pm. George 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Planning Board