



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, September 5, 2018

Approved: September 17, 2018

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

Meeting Minutes – August 20, 2018

George made a motion to approve the minutes of the August 20, 2018 meeting, as submitted.
Joe 2nd the motion. – Motion passed unanimously.

Bills and Payroll

Joan signed invoices for P.M. Flaherty (Chapman St.) and office supplies as well as the Administrative Assistant's payroll.

Joe mentioned that the end of Chapman Street (near the cul-de-sac) should be swept of soil/debris once construction has been completed.

Adult Entertainment Bylaw Draft

Members reviewed the draft bylaw and made the following changes:

a. Special Permit Requirements; Eligibility

1. Under "e" remove "*Measurements of distances shall be from the lot line to any of the uses described herein.*"
2. Under "m" after "exceed" add "*a footprint of*" and change "*3,000*" to "*5,000*".
3. Under "p" after "conditions", add "*, including parking,*"

b. Expiration of a Special Permit

1. Remove "*, provided that a written request is made to the Planning Board at least 90 days prior to the expiration and based upon the public safety factors applied at the time that the original special permit was granted.*"
2. After "two-year periods thereafter" add "*as a matter of right, and can be cancelled for cause.*"

The Board asked the Administrative Assistant to send the draft bylaw to Town Counsel for review.

Additional Topics Discussed Not Noted on the Agenda

104 Main Street Property - Cover

Discussed at the previous Planning Board meeting, Joan mentioned that although she is possibly in favor of extending the B3 line further into the property, she does not want to see the



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house along Main Street in B3. She feels that the residence and gardens should remain in residential due to the parcel being on the "gateway to Dunstable".

George made a motion to close the meeting at 8:33pm. Joe 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Planning Board