



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 17, 2018

Approved: October 15, 2018

Chairman Josh Kelly at 7:30pm, called the meeting to order.

Members present: George Basbanes, Joe VLcek, Joan Simmons and Henry Fontaine

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

Scenic Road Hearing – 54 Hardy Street – Ken Tully

Josh opened the hearing at 7:30pm. George, an abutter to the property, recused himself from the discussion. Mr. Tully told members that he would like to open the stone wall eighteen (18) feet in order to construct a driveway for a new home. In addition, he would like to remove two (2) Maple trees that are in the way of the proposed entrance. Tree Warden Mike Martin attended the meeting and told members that he approves of the removal of trees. Joe closed the hearing at 7:36pm. Henry 2nd the motion. – Motion passed with George abstaining from the vote. Joe then moved to grant the request to open the stone wall eighteen (18) feet and remove two (2) Maple trees with the following conditions: 1) the stones removed must be used in the rebuilding of the wall along both sides of the driveway or along the road in front of the property. 2) Only natural fieldstones shall be used. 3) No additional living trees greater than 5 inches in width may be cut or removed without the approval of the Tree Warden. 4) Work shall be completed within 18 months from the date of the permit. 5) The Planning Board requests that the applicant send a photo of the completed project to the Planning Board.

Henry 2nd the motion. – Motion passed with George abstaining from the vote.

Marijuana Cultivation Questions – Robert Parkin

Mr. Parkin attended the meeting on behalf of his daughter Sarah to discuss a proposed marijuana cultivation facility on Pleasant Street. Mr. Parkin said that his daughter is proposing an enclosed building with no windows, built in a hillside, with a concrete foundation and wood frame. The building will be out of site from the road. The walls and floor will be reflective, plants aeroponically grown with LED lighting. The proposed facility will be approximately 6,000 square feet with 5,000 square feet of canopy. The building will be secure with surveillance cameras and silent alarms. A licensed facility will take the product to a processing plant. Mr. Parkin said that his daughter would follow all rules in the town's Zoning Bylaw when applying for a Special Permit. He also said that if the market becomes inundated with cultivators, she would switch to high-end vegetables. After the discussion, all members expressed support for the business plan presented tonight.

Meeting Minutes – September 5, 2018

Joe made a motion to approve the minutes of the September 5, 2018 meeting, as submitted. George 2nd the motion. – Motion passed unanimously.



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

Bills and Payroll

None

Vote to Accept the Final Draft of the Master Plan

Joe explained that the Master Plan Committee has been meeting for two years in order to bring a draft Master Plan to the Board for review. Members of the Planning Board attended a meeting held last week to go over the draft plan. At that meeting, minor changes were made to the document. The plan before the Board tonight is the most current draft. The Planning Board must accept the plan in order for it to go to the Annual Town Meeting for acceptance by the Town. Joe moved to accept the draft Master Plan document dated July 2018. George 2nd the motion. – Motion passed unanimously.

Additional Topics Discussed Not Noted on the Agenda

Monday, October 1, 2018 Meeting

The Administrative Assistant told members that she would be out of the office on Monday, October 1. The Board decided to cancel that meeting. The next meeting of the Planning Board will be on Monday, October 15, 2018.

Joe made a motion to close the meeting at 8:25pm. George 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Planning Board