



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, October 15, 2018**

Approved: November 5, 2018

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

**Scenic Road Hearing – 274 Pond Street – Hung Nguyen**

The hearing opened at 7:30pm. Mr. Nguyen explained that there are stones scattered on his lot in the area where he would like to create an entrance to the property. Since someone might interrupt the rocks as a “stone wall”, he requested a Scenic Road hearing. After talking with Mr. Nguyen and reviewing pictures he provided, members discussed whether the stones were in the right-of-way. No one from the public attended the hearing. George made a motion to close the hearing at 7:35pm. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously. George then made a motion that the Board finds the stones to be outside the jurisdiction of the Planning Board therefore in the opinion of the Board, no permission to move the rocks is required. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously.

Josh took over the meeting as Chair.

**Building Permit – 380 Westford Street – Brian Stanton**

Mr. Stanton came in asking to have a Building Permit signed off. The lot was created back in 2017. Joe made a motion to sign the permit. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Lot 3 Release – 18 Chapman Street – Mark White**

Mr. White asked to speak to the Board about releasing lot 3 on Chapman Street. He provided spreadsheets showing remaining work that needs completing along with costs associated with it. Town Engineer, Pat Flaherty went out to the site and provided the Planning Board with a letter dated September 28, 2018 stating that he recommended release of the lot. Joe made a motion to release Lot 3 – 18 Chapman Street and to sign the building permit. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Informal Discussion – Two Large Scale Solar Projects – Borrego Solar Systems**

Ryan Bailey from Borrego Solar Systems attended along with three members of Borrego/Greenberg Farrow. Mr. Bailey asked to meet with the Board to introduce the two proposed large-scale solar projects planned for Pleasant and Blodgett Streets. The Special Permit hearing for the two projects will be on November 5, 2018.

Blodgett Street: He went over the Blodgett Street project first saying that they are hoping to



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start construction in fall of 2019. Access to the site will be from Tyngsborough. The system will provide 8,287 kW of solar energy with 5 MW of energy storage. Total area of all three parcels is 80 acres with the system occupying 42 acres on two parcels. The solar panels and equipment will all be located in the Town of Dunstable. None of the system will be visible from the street. No buildings will be associated with the project however; two shipping-like containers will house electrical equipment. The majority of the system will be located in the B3 Expanded Commercial district with about 1/3 in the R1 Single-Family residential district. Borrego will not use pesticides or herbicides on the weeds/grass, instead periodic mowing will take place. The project will provide taxes to the town.

Pleasant Street – Borrego is hoping to start this project in the fall of 2019. Access to the site will be through the Goss property on Pleasant Street. The system will provide 12,393.810 kW of solar energy with 5 MW of energy storage. Total area of all four parcels is 202 acres with the system occupying 47 acres on three parcels. The solar panels and equipment will all be located in the Town of Dunstable. None of the system will be visible from the street. There will be two shipping-like containers housing electrical equipment. There will be a 7 foot chain link fence (6” off the ground to allow for wildlife) will be installed around the perimeter of the project. The system will be located entirely in the R1 Single-Family residential district. Mr. Bailey asked about the procedure to request a variance with setbacks between two parcels owned by the same entity.

**Field Change – Bear Hill Estates – Jeff Rider**

Town Engineer Jeff Rider emailed the Planning Board on October 1, 2018 that the developer of Bear Hill Estates had a serious erosion problem along the side of the road in front of lots 7 and 8. To rectify the problem, the developer would like to replace the grass swale with a rip-raped swale. Jeff met one of the Road Commissioners at the site to discuss the proposed solution with him. Mr. Rider then emailed the Planning Board on October 11, 2018 with a formal request to make a field change, replacing the grass line swale in front of lots 7 and 8 with a rip-raped swale. The Board discussed that a rip-raped swale is not ideal but considering consequences of erosion, it would be a reasonable solution. George made a motion to allow for the field change. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Meeting Minutes – September 17, 2018**

Joe made a motion to approve the minutes of the September 17, 2018 meeting, as submitted. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Bills and Payroll**

The Chair signed bills and payroll.

**Chapter 61A Notice of Intent to Sell Land – 116 Thorndike Street - Russell**

Members discussed the September 21, 2018 Notice of Intent to Sell Property for Rosemarie, James A and James L Russell (116 Thorndike Street Map 16, Parcel 40-1). Joe made a



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motion to send a letter to the Board of Selectmen that the Planning Board does not have an opinion on whether the town should or should not exercise their option right. Henry 2<sup>nd</sup> the motion. – Motion passed unanimously.

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

**Building Permit – 54 Hardy Street – Ken Tully**

The Administrative Assistant presented a building permit for 54 Hardy Street for endorsement. The lot had been created back in 1998. She told members that Mr. Tully had a Scenic Road hearing in front of the Board last month. Joan made a motion to sign the permit. Henry 2<sup>nd</sup> the motion. – Motion passed with George Basbanes abstaining from the vote.

George made a motion to close the meeting at 8:48pm. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously. The next meeting of the Planning Board will be held on Monday, November 5, 2018.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Planning Board