



OFFICE OF THE
PLANNING BOARD
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Planning Board Minutes
Monday, December 17, 2018

Approved: January 7, 2019

Chairman Josh Kelly at 7:33pm, called the meeting to order.
Members present: George Basbanes and Joe VLcek
Members absent: Henry Fontaine and Joan Simmons
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Housing Choice Program Presentation – Chris Kluchman

Ms. Kluchman attended the meeting at the request of Joe VLcek to discuss the Housing Choice Program. Also in attendance: Leah Basbanes, Carol Bacon, Ann Davis, Mike Martin and Beverly Woods (NMCOG). Ms. Kluchman went over Massachusetts statistics by explaining that the state as a whole has not produced as many homes as they had in previous years. Housing stock is low, which means higher rent and home prices. That results in a longer commute to work since people cannot afford to live in areas where many of the jobs are located.

Ms. Kluchman said that there are very little rentals and two family homes in Dunstable. In order to address resident's needs, Dunstable updated their Master Plan and Housing Production Plan. What they discovered was that housing for seniors and affordable housing options for younger people are needed.

Ms. Kluchman explained that there are grants available to the town, but we currently do not qualify because of our Growth Limitation Bylaw. This bylaw limits the number of new housing units in town to keep from stressing the town infrastructure and school system. Many in attendance felt that the amount of grant money available to the Town is not worth being a housing choice community.

Meeting Minutes – December 3, 2018

George made a motion to approve the minutes of the December 3, 2018 meeting, as submitted.
Joe 2nd the motion. – Motion passed unanimously.

Bills and Payroll

The Chair signed the two 53G invoices and payroll.

2018 Annual Report

Members reviewed and approved the 2018 Annual Report.

Additional Topics Discussed Not Noted on the Agenda

Joe made a motion to close the meeting at 8:46pm. George 2nd the motion. – Motion passed unanimously. The next meeting of the Planning Board will be held on Monday, January 7, 2019.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant - Dunstable Planning Board