

2014 Report of the Planning Board

Chapter 41, Section 70 of the General Laws of Massachusetts allows towns having a population of less than 10,000 people to create a Planning Board which shall make careful studies of the resources, possibilities and needs of the town, particularly with respect to conditions injurious to the public health or otherwise in and about rented dwellings, and make plans for the development of the municipality, with special reference to proper housing of its inhabitants.

The Planning Board would like to remind residents that many of the roads in Dunstable have been designated as scenic roads. According to M.G.L. Chapter 40, Section 15C, after a road has been designated as a scenic road any repair, maintenance, reconstruction, or paving work done with respect thereto shall not involve or include the cutting or removal of trees, or the tearing down or destruction of stone walls, or portions thereof, except with the prior written consent of the Planning Board. If you have any questions, please call the office (978) 649-4514 x230.

The Dunstable Planning Board meets regularly at 7:30pm on the first and third Mondays of each month, or as required. The public is welcome at these meetings. There are five board members. Three board members are required to conduct regular business.

George Basbanes agreed to stay on as the Planning Board representative on the Community Preservation Committee. The Planning Board Secretary attended a seminar in Burlington on how to Hold a Perfect Public Hearing. Joe Vlcek agreed to be the Planning Board representative on the Stormwater Committee.

The Board held a hearing on the following additions/changes to the Town of Dunstable's Zoning Bylaw:

Uses Permitted by Special Permit of the Board of Appeals: additions shown in **{bold}**:

Section 6.2(g)ii The apartment shall have its own separate entrance from the outside **{and be no larger than 35% of the floor area of the main residence, or 1200 square feet, whichever is larger.}**

Section 6.2(g)iii The apartment shall have its own kitchen facilities and its own interior toilet facilities **{and have no more than two bedrooms.}**

Uses Permitted by Special Permit of the Planning Board: deletions are shown by ~~strike through~~. Additions are shown in **{bold}**:

6.7.3(B) ~~be~~ not less than ~~{fifty (50) acres}~~ **{five (5) acres.}**

Two subdivisions were approved in 2014; Alexander Estates (Alexander Way) is an eleven lot open space development, River Edge Estates (Chapman Street) is an eighteen lot open space development.

The Planning Board notes the following activities during 2014:

Plans not requiring subdivision approval	5	Building Permits signed	6
Definitive Hearings/continuations		6 Zoning Hearings	1
Scenic Road Hearings/continuations	1	Fee Schedule Hearing	0
Preliminary Meetings/continuations	0	Subdivision Approvals	2
Special Permit Hearings/continuations	10		

Respectfully Submitted,

Joan Simmons, Chair
Joseph Vlcek, Vice Chairman
Joshua Kelly, Member at large

George Basbanes, Clerk
Brett Rock - Member at large
Cheryl Mann, Office Secretary