

**Master Plan Committee
TOWN OF DUNSTABLE
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313**

Meeting Minutes - August 16, 2016

1. Call to Order

The Dunstable Master Plan Committee meeting was called to order at 7:00 p.m. by Mr. Vlcek. The following were in attendance:

Master Plan Committee Members:

Walter Alterisio, Board of Selectmen
Joseph Vlcek, Planning Board
Leah Basbanes, Conservation Commission
Carol Bacon, Affordable Housing Committee
Susan Psaledakis, Community Preservation Committee
Anne Davis, Historical Commission
Mike Martin, Roads Commission
Paul Dalida, Safe Pathways Committee
Kathy Sniezek, resident at-large

Others:

Tracey Hutton, Town Administrator
Jay Donovan, NMCOG
Beverly Woods, NMCOG

2. Approval of minutes of July 19, 2016

The draft minutes of the July 19, 2016 meeting were distributed and reviewed. Beverly Woods noted that Tracey Hutton was inadvertently omitted from the list of attendees. Susan Psaledakis identified an additional correction under Item 3, and indicated that Ed Kennedy should read Bob Kennedy. Based on a motion made by Leah Basbanes and seconded by Susan Psaledakis, the minutes were unanimously approved with the noted corrections.

3. Review of Draft Master Plan Goals

The Master Plan Committee reviewed the revised goals, which reflected the changes outlined at the July meeting. Anne Davis suggested that the third goal under the Open Space and Recreation category be revised to add the words “and enhance” following the word “protect”. In addition, Leah Basbanes recommended that “forest” be added following the word “farmland”, so that the goal reads: “Continue to

institute policies and practices that protect and enhance water resources, wildlife habitat, farmland, forest and scenic landscapes”. The Committee concurred with both suggestions.

Walter Alterisio suggested that the reference to the MUD district be removed from the second goal under Economic Development. The Committee agreed to modify the goal to read: “Identify appropriate development opportunities that will attract private investment to appropriately zoned districts”. Considerable discussion ensued regarding the purpose of the B-3 zoning district and past initiatives to create a Town Center Overlay district. Walter Alterisio noted that the Master Plan Committee needs to identify the types of businesses that are appropriate for Dunstable and identify appropriate locations for such establishments.

Anne Davis suggested that the order of the Cultural Resource goals be reversed, and that the first goal read: “Preserve, maintain and continue to document Dunstable’s legacy of historic farmsteads, buildings and landmarks.” The Committee concurred with this suggestion.

After some discussion regarding traffic issues and the desire to maintain scenic road designations, the Committee agreed to reword the second goal under Transportation to read: “Continue to preserve scenic roads as a means of protecting rural character.” The Committee also decided to modify the fourth goal under Transportation to read: “Work with NMCOG and MassDOT to study potential traffic calming measures along Route 113 within the Town Center and in neighborhoods.”

4. Review of Draft Vision Statement revisions

Beverly Woods reviewed the revised draft vision statement. She noted that the following statement was added based on feedback received at the July meeting: **“The Town has improved and developed its municipal water infrastructure”**. No additional changes to the statement were made by the Committee.

5. Review of draft survey document revisions

Beverly Woods reviewed the revisions made to the draft survey based on the input provided at the July meeting. Based on Committee feedback, the following additional revisions were identified:

- “Check all that apply” will be added to Question 4;
- The first row under Transportation will now read: “Traffic flow in the Town Center”;

- An additional row will be added under Transportation that reads: “Traffic flow in other areas of town”;
- The next to last option under Question 7 will now read: “create a Senior/Community Center”; and
- Information will added to the end of the survey indicating where the surveys are to be returned.

6. Schedule Public Input Session regarding Land Use, Economic Development, and Housing

The second public input session was scheduled for Tuesday, September 20th from 7:00 p.m. to 9:00 p.m. in the Upstairs Meeting Room at Town Hall. The session will focus on land use, economic development and housing. NMCOG staff will develop a flyer to advertise the session.

7. Adjourn

The meeting was adjourned at 8:30 p.m.