

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

Meeting Minutes - October 18, 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
Carol Bacon, Affordable Housing Committee
Susan Psaledakis, Community Preservation Committee
Anne Davis, Historical Commission
Paul Dalida, Safe Pathways Committee
Carl Huber, Water Department
Stephanie Cronin, resident-at-large

Others:

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

2. Approval of minutes of August 16, 2016

The draft minutes of the August 16, 2016 meeting were distributed and reviewed. Based on a motion made by Walter Alterisio and seconded by Carol Bacon, the minutes were unanimously approved.

3. Review Public Visioning Session Results on Land Use, Economic Development, and Housing

A summary of the Visioning Session results was distributed for discussion. Under the land use category, Joe Vlcek stated that it is the opinion of the Planning Board that sidewalks are out of character in Dunstable. Therefore, the Planning Board generally grants a waiver from the sidewalk requirement outlined in the subdivision regulations. Stephanie Cronin noted that some communities, such as Westford, have established a sidewalk fund, whereby developers can provide contributions that may be used to construct sidewalks in appropriate locations. Some members of the audience then spoke to the merits of sidewalks. The Main Street improvement project was discussed,

including the state's requirement that the federally funded project accommodate all users of the transportation network, including pedestrians and bicyclists. Tracey Hutton explained the town's Complete Streets policy and noted that the town's consultant will be evaluating whether sidewalks are appropriate in some locations.

An audience member noted that Carlisle has constructed meandering sidewalks along its roadways. Beverly Woods added that the property owners would need to grant an easement to construct such sidewalks, given that they are largely located on private property and not on town-owned right-of-way. A discussion then ensued regarding the responsibility for maintaining sidewalks.

The Committee then discussed the town's agricultural land uses, noting that there is a need for retail space for agricultural products. Susan Psaledakis stated that she contacted the Massachusetts Department of Agricultural Resources to request data, given that they must inspect livestock and gather certain data as part of that process. However, she was told that the information is confidential. An audience member Alan Cheney noted that Dunstable farmers currently produce milk, beef, cheese, lamb and wool, fruit, corn, squash, lumber, and nursery plants. Possible locations for retailing agricultural products were discussed such as Goss Farm or the McLoon barn, which is now owned by the land trust.

Under the topic of Economic Development, Stephanie Cronin noted the small size of the town center, in terms of a location for community-oriented businesses. Other committee members pointed out that the prior efforts to establish an overlay district defined the Center as extending the entire length of Route 113. Walter Alterisio noted that there were 89 businesses identified along the corridor at that point in time. He added that the Committee needs to pay particular attention to the "threats" identified during the initial visioning session, in terms of having insufficient income to meet town needs. He further stated that a solar farm would potentially generate income for the town.

The possibility of selling town water to generate income was then discussed. Paul Huber stated that the infrastructure is currently not in place to accommodate such an enterprise, and that a company would need to be hired as an operator.

4. Discuss Land Use Technical Paper

Beverly Woods distributed the Land Use Technical paper and briefly reviewed the contents of the paper with the Committee members. She then outlined the process for obtaining feedback and asked that each Committee member respond to the

discussion questions by November 8th, so that the comments can be compiled prior to the November 15th meeting. She added that the comments will not be attributed to any individual member, but will instead be discussed collectively at the next meeting. She added that the deadline for the survey is November 25th, and that the input received will be beneficial to the Committee's work.

5. Adjourn

The meeting was adjourned at 8:31 p.m.