

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

**Meeting Minutes - November 15, 2016**

**1. Call to Order**

The Dunstable Master Plan Committee meeting was called to order at 7:05 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  
Karl Huber, Water Department  
Stephanie Cronin, resident-at-large  
Kathy Sniezek, resident-at-large

**Others:**

Tracey Hutton, Town Administrator  
Beverly Woods, NMCOG

**2. Approval of minutes of October 18, 2016**

The draft minutes of the October 18, 2016 meeting were distributed and reviewed. Based on a motion made by Walter Alterisio and seconded by Karl Huber, the minutes were unanimously approved.

**3. Responses to Land Use Questions**

Beverly Woods distributed a handout containing the discussion questions relative to land use and zoning along with the responses received from the Committee members. The Committee then discussed question pertaining to the inclusion of affordable housing within the town's Open Space Development Bylaw. After much discussion, the consensus of the Committee was that the Open Space Development bylaw should include a requirement for a percentage of affordable housing that is appropriate for Dunstable, in order to meet the needs of the town's residents.

In discussing Question 2, Carol Bacon outlined the approach that the Affordable Housing Committee utilized in identifying eleven parcels as possible candidate locations for future affordable housing units. Audience member Alan Cheney provided an overview of the ownership of several of the parcels, particularly noting that the Dumont property is being explored as a possible location for a new public safety building. Karl Huber added that the water line in this area will be upgraded from a 6” line to a 12” line as part of the Route 113 roadway improvement project. The consensus of the Committee was to concur with the Affordable Housing Committee in its position that the zoning classification for the eleven parcels should be further examined in order to assess whether zoning changes to allow multi-family housing are appropriate for these particular parcels.

The Committee then discussed Question 3 and concluded that the Open Space Development bylaw should be revisited, in order to provide additional clarity relative to project density. The Committee also concluded that the Open Space Development bylaw should be applied to tracts of land smaller than 14 acres. The overall consensus of the Committee indicated that a minimum tract size of five acres may be appropriate.

The Committee discussed Question 4 which focused on the Senior Residential Multi-family District bylaw. Following a lengthy conversation on the deed restriction options for affordable units, project density, and protection of dedicated open space, the Committee determined that the Planning Board should revisit this bylaw with a focus on the level of protection for dedicated open space and project density requirements. It was the consensus of the Committee that the deed restriction for affordable unity should be in perpetuity.

In discussing Question 5, the Committee consensus was that the Community Housing Bylaw should be incorporated into the Zoning Bylaw rather than the General Bylaw.

The Committee then discussed Question 6 concerning the 1999 Master Plan recommendation to maintain low density residential zoning by requiring a two-acre minimum lot size. It was the consensus of the Committee that there may be some limited locations in town where a slightly higher density should be allowed that is consistent with existing development patterns. Any potential rezoning would serve as a means of addressing non-conforming lots in certain neighborhoods. The Committee recommended that the Planning Board compile data on existing non-conforming neighborhoods in order to evaluate the most appropriate approach to addressing this issue.

#### **4. Discuss Transportation Technical Paper**

Beverly Woods stated that she spoke with the Town Administrator regarding the schedule for the town's Complete Streets project and recommended that the Complete Streets findings be incorporated into the Master Plan. Therefore, the draft transportation technical paper will be delivered once the Complete Streets materials are made available. She added that the next Master Plan Committee meeting will focus on discussing the remaining land use and zoning questions (#7-#15) and the results of the survey.

#### **5. Adjourn**

The meeting was adjourned at 8:35 p.m.