

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

**Meeting Minutes - December 13, 2016**

**1. Call to Order**

The Dunstable Master Plan Committee meeting was called to order at 7:05 p.m. by Mr. Alterisio. The following were in attendance:

**Master Plan Committee Members:**

Walter Alterisio, Board of Selectmen  
Carol Bacon, Affordable Housing Committee  
Susan Psaledakis, Community Preservation Committee  
Anne Davis, Historical Commission  
Karl Huber, Water Department  
Mike Martin, Road Commission  
Kathy Sniezek, resident-at-large  
Paul Dalida, Safe Pathways Committee

**Others:**

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

**2. Approval of minutes of November 15, 2016**

The draft minutes of the November 15, 2016 meeting were distributed and reviewed. Carol Bacon noted a typo on page 2 where the word “unity” should read “units”. Based on a motion made by Susan Psaledakis and seconded by Carol Bacon, the minutes were unanimously approved as corrected.

**3. Complete discussion of the Land Use Questions**

Beverly Woods distributed an updated handout containing additional responses to the discussion questions relative to land use and zoning, as received from the Committee. The Committee began their discussion with Question 7 regarding commercial and business development in the area between the Town Center and the Post Office, as recommended in the 1999 Master Plan. The consensus of the Committee was that the concept of a Town Center Overlay Bylaw should be revisited. Wally Alterisio noted that establishing an Overlay District in this area would help legitimize existing

businesses, and that such allowed uses should be subject to a special permit. He added that there are 63 business already established along Route 113.

In discussing Question 8 regarding the B-3 zone, the Committee concluded that the uses allowed within the B-3 district should be re-examined by the Planning Board. The Committee felt that the B-3 district would be an appropriate place to allow multi-family housing, in order to assist the town in meeting the affordable housing production goals as established in the DHCD-approved Housing Production Plan.

The Committee then discussed Question 9 regarding whether a B-2 zoning district should be established on the town's zoning map. The Committee concluded that the B-2 district should be removed from the town's zoning bylaw and the B-2 uses should be incorporated into those allowed within the B-3 district.

The Committee discussed Question 10 and concluded, as in Question 7, that the Town Center Overlay District and Bylaw should be revisited by the Planning Board.

In discussing Question 11, the Committee consensus was that the Town should establish design guidelines and standards that provide more detailed requirements relative to outdoor lighting, signage, landscaping and architecture, as a means of protecting and preserving its rural character.

Under Question 12, the Committee determined that additional performance standards should be created to ensure that future development projects respect the desires of the community. In addition, the Committee also recommended that peer review consultants be utilized to review development proposals, and that a process be created whereby the peer review consultant services are funded by the project proponent.

In discussing Question 13, the Committee concluded that the Town should support agricultural enterprises to the fullest extent possible. This includes allowing farm retail sales, co-ops, food processing and establishments similar to Blood Farm in Groton.

Under Question 14, the Committee concluded that the zoning bylaw should be amended to better promote and support art and artisan related establishments, such as studio space, galleries, and museums.

In discussing Question 15, as to whether there are certain locations in town where mixed use development should be allowed, the Committee recommended waiting to see the results of the RFP for the MUD district.

#### **4. Presentation of the Survey Results**

Beverly Woods distributed a summary of the survey results noting that 300 responses were received. She added that approximately one-third of the respondents have lived in town for more than twenty years, and that two-thirds have resided in town for over ten years. The overall results of the survey were briefly discussed, noting that the input received is quite extensive. Beverly stated that she will provide a more concise summary for the next meeting on January 17<sup>th</sup>.

#### **5. Adjourn**

The meeting was adjourned at 8:40 p.m.