

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

**Meeting Minutes - March 28, 2017**

**1. Call to Order**

The Dunstable Master Plan Committee meeting was called to order at 7:03 p.m. with Joe Vlcek serving as chair. The following were in attendance:

**Master Plan Committee Members:**

Walter Alterisio, Board of Selectmen  
Carol Bacon, Affordable Housing Committee  
Karl Huber, Water Department  
Mike Martin, Road Commission  
Paul Dalida, Safe Pathways Committee  
Leah Basbanes, Conservation Commission  
Kathy Sniezek, resident-at-large  
Joe Vlcek, Planning Board  
Susan Psaledakis, Community Preservation Committee

**Others:**

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

**2. Approval of minutes of February 28, 2017**

The draft minutes of the February 28, 2017 meeting were distributed and reviewed. Paul Dalida noted that the minutes should have identified that his name was incorrectly omitted from the attendance list for the previous meeting . The minutes were unanimously approved with the correction noted by Mr. Dalida.

**3. Review of Visioning Session III**

Beverly Woods summarized the results of the Visioning Session held last week relative to Open Space, Recreation, Natural Resources and Cultural Resources. She noted that the strengths identified at the session largely mirror the input received through the survey, with historic resources, open space and rural character scoring high. Under weaknesses, residents felt that the antiquated water system, lack of protection of historic resources, and lack of pedestrian and bicycle amenities were primary

concerns. Residents identified a number of opportunities including building upon the town's agricultural assets by encouraging related businesses, such as a farm-to-table restaurant. Adaptive reuse of historic barns and buildings also scored high along with community growth and a desire to establish trail connections and safe pathways. The most serious threats identified included the lack of a full-time fire department, uninformed voters, and budget constraints due to Proposition 2 ½.

A discussion then ensued regarding growth management, the municipal water system, and the need to strengthen the sense of community within Dunstable.

#### **4. Review of responses to Economic Development section**

Due to time constraints, this agenda item was deferred until the April meeting.

#### **5. Review of responses to Transportation section**

The Committee reviewed the response to the transportation discussion questions and concluded that some level of traffic calming, such as rumble strips, colored textured asphalt or raised sidewalks might be appropriate, especially within the Town Center and in the vicinity of Woods Court and Larter Field. Flashing speed signs might also reduce vehicle travel speeds in these areas. The Committee also felt that the area on River Street near the Nashua River Trail should be examined as a potential location for additional trail parking. The Committee concluded that a snow removal bylaw should be considered in the future, once the town's sidewalk system becomes more extensive.

The Committee discussed the parking requirements within the town's zoning bylaw and concluded that this aspect of the bylaw should be re-examined and modified to meet current day needs and standards. The Committee also decided that the town's subdivision and zoning regulations should be modified to better reflect the town's desires relative to roadway width, historical roadside features, maintenance of rural character, and pedestrian and bicycle transportation.

Financing options for sidewalks were discussed, with the Committee concluding that a multi-faceted approach will be needed that includes state grant programs, such as Complete Streets, Chapter 90, private developer contributions, and municipal funds. The Committee also determined that developers should be required to provide streetscape amenities, such as benches, street trees, and pedestrian scale lighting as part of the approval process.

The need to connect the trail network was discussed with some Committee members expressing their concern regarding the ability to prevent inappropriate use of off-road

motorized vehicles. The Committee did not endorse the addition of “share the road” signs due to concerns over visual clutter/pollution.

There was discussion about the need to establish a formal road acceptance process, improve speed enforcement, and create a map of town trails with parking locations.

## **6. Adjourn**

The next regular Master Plan Committee meeting was scheduled for April 25<sup>th</sup>. The meeting adjourned at 8:40 pm.