

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

Meeting Minutes - April 25, 2017

1. Call to Order

The Dunstable Master Plan Committee meeting was called to order at 7:00 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
Paul Dalida, Safe Pathways Committee
Leah Basbanes, Conservation Commission
Anne Davis, Historical Commission
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 March 28, 2017

The draft minutes of the March 28, 2017 meeting were distributed and reviewed. Beverly Woods noted that the names of Joe Vlcek and Susan Psaledakis should be included in the attendance list for the previous meeting. Based on a motion made by Walter Alterisio and seconded by Leah Basbanes, the minutes were unanimously approved with the corrections noted.

3. Review of the Economic Development discussion questions

Jay Donovan reviewed the Committee's responses to the Economic Development questions. The Committee discussed the creation of an Economic Development Committee and concluded that such a committee would benefit the Town in the future. The need for establishing a streamlined and clearly understood permitting process was also discussed. Jay Donovan noted that NMCOG could assist the town in creating a permitting guide for residents and businesses, similar to documents that

they have created for other communities under the DLTA program. Tracey Hutton noted that there have been several requests for such a document.

The community's desire for more small-scale, neighborhood style business was discussed, based on the results of the survey. The Committee felt that the Route 113 Overlay should be re-examined and refined, and that the town should support and build upon the agricultural enterprises that presently exist in town, perhaps through participation in regional programs, such as cooperatives. The need for additional water infrastructure and transportation improvements was discussed, including sidewalks. The need to improve some of the town's public buildings and public safety facilities was also addressed.

The Committee discussed renewable energy as means of attracting additional investment. The Green Communities Program administered by the Department of Energy Resources (DOER), and the possibility of providing electric vehicle charging stations through the program, were also discussed.

Jay Donovan provided the Committee with a description of the partnerships that could be created with the Greater Lowell Workforce Development Board, the Career Center and Middlesex Community College. He detailed how such a partnership would benefit town residents who are either unemployed or underemployed, and the benefits that would be provided to Dunstable businesses, such as through employee training.

4. Review draft Cultural and Natural Resources section

Beverly Woods provided an overview of the Cultural and Natural Resources section. Leah Basbanes requested that "glacial features" be added to the first sentence, second paragraph of the Introduction. Karl Huber suggested that the locations of the wellheads be added to the map entitled "Wellhead Protection Area, Floodplain and Aquifers". Carol Bacon asked why the Swallow Cemetery is not on the list of historic cemeteries. Beverly Woods replied that the Cemetery is not on the State's MACRIS inventory, which may mean that it has never been documented, or that the appropriate documentation was never submitted to the State. Anne Davis stated that more information regarding the barns and carriage houses in Dunstable should be included in the chapter. Beverly Woods replied that this information could be incorporated into this section, assuming that the Historical Commission provides the data to NMCOG staff. The desire to complete an inventory of farms was also discussed. Beverly Woods stated that she reached out to the Department of Agricultural Resources and asked that they provide whatever data they may have for

Dunstable. Unfortunately, the State considers the data to be confidential. She then requested that the Committee respond to the discussion questions at the end of the chapter by May 8th. Responses should be sent to Tracey.

5. Adjourn

The next regular Master Plan Committee meeting was scheduled for May 16th. The meeting adjourned at 8:30 pm.