

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

Meeting Minutes - October 17, 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 Present:

Walter Alterisio, Board of Selectmen
Carol Bacon, Affordable Housing Committee
Leah Basbanes, Conservation Commission
Anne Davis, Historical Commission
Susan Psaledakis, Community Preservation Committee
Joe Vlcek, Planning Board

Others:

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

Absences:

Stephanie Cronin, At-large member
Paul Dalida, Safe Pathways Committee
Karl Huber, Water Commission
Kathy Sniezek, At Large Designee

2. Approval of the Minutes of September 19, 2017

The draft minutes of the September 19, 2017 meeting were distributed and reviewed. Based on a motion made by Walter Alterisio and seconded by Leah Basbanes, the minutes were unanimously approved.

3. Facilities and Services Technical Paper

Beverly Woods reviewed the draft Facilities and Services Technical Paper. Walter Alterisio noted that the police department staffing now consists of three sergeants rather than lieutenants, and that the Fire Chief is now a fulltime position. A discussion then ensued as to the duties of the highway department and Road

Commissioners. Susan Psaledakis stated that the Community Room at the Library should be accessible for meetings and activities as needed, including during times when the Library is closed to patrons. Following completion of the technical paper review, Beverly asked that the Committee members submit their responses to the discussion questions at least one week before the next meeting.

3. Recommendations for the Land Use and Zoning Chapter

Carol Bacon noted that Table 1.5 should be revised to indicate that accessory apartments are allowed in the R-1 district. She added that the first full paragraph on page 16 should also be modified to indicate that two-family and limited multifamily housing is allowed in an accessory building in the R-2 district.

In discussing the Inclusionary Zoning article, the Committee agreed to eliminate the last paragraph on page 23, as well as the last sentence in the first paragraph on page 24. In the Issues and Opportunities section on page 29, the Committee requested that the first paragraph be reworded to eliminate references to newcomers and long-time residents.

The Committee agreed to add the following items to the recommendations section of the Chapter:

- Rework the Growth Management Bylaw to provide additional clarity;
- Increase the amount of required Open Space in the Open Space Development bylaw, from 35% to 50%; and
- Require Open Space Development for all future subdivision projects over a certain number of acres/lots.

4. Adjourn

The next regular Master Plan Committee meeting was scheduled for November 21, 2017. The meeting adjourned at 8:45 pm.