

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

Meeting Minutes - December 19, 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
Stephanie Cronin, At-large member
Anne Davis, Historical Commission
Karl Huber, Water Commissioners
Mike Martin, Road Commissioners
Susan Psaledakis, Community Preservation Committee
Kathy Sniezek, At Large Designee
Joe Vlcek, Planning Board

Others:

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

Absences:

Paul Dalida, Safe Pathways Committee

2. Approval of the Minutes of November 21, 2017

The draft minutes of the November 21, 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. Review Recommendations for the Cultural and Natural Resources Chapter

Beverly Woods reviewed the Cultural and Natural Resources Chapter with the Committee. Anne Davis commented that “agrarian heritage fields” should be added to the list of landscape features on page 1. It was also suggested that the reference to the Horse Track parcel be changed to 91 River Street. Carol Bacon pointed out that

there is one paragraph that appears in two sections of the chapter. To eliminate this duplication, the last paragraph on page 4 will be deleted. Carol also suggested that the map on page 9 be revised to show the location of dams, and that the narrative on the page discussing the dams include a reference to the map. A typo was noted on page 28 in that Town Hall was constructed in 1907 not 1908.

Anne Davis suggested that the word “many” be changed to “most” in the second sentence of the second paragraph on page 29, and the word “late” be deleted from the last sentence on page 30. It was also pointed out that the Benjamin French granary should be deleted from the list of historic buildings on page 31 as it is no longer standing. On page 31, the address for the Lake Massapoag Ticket Booth should be changed from Lake Street to Pond Street, and all references to “River Road” should be changed to “River Street”. On page 36, the Committee decided to add the following sentence to end the first full paragraph: “One is included in the Center District at 107 Pleasant Street”.

In discussing the Issues and Opportunities section of the chapter, it was determined that the word “conventional” should be added to the last line on page 46, to provide clarity, and that the word “cluster” should be replaced with “residential” in the first line on page 47. The Committee also determined that language should be added to this section to make it clear that modifications to the Open Space Development bylaw will still maintain the same density that would otherwise be allowed under a conventional subdivision plan.

Susan Psaledakis suggested that the second paragraph on page 48 precede the paragraph that starts at the bottom of page 47. She also suggested that the last sentence in the third paragraph of page 48 be revised to read: “A preservation restriction is required whenever CPA funds are used to rehabilitate or restore historic properties, regardless of property ownership”. The Committee also agreed to insert the words “both public and” prior to the words “private property” at the bottom of page 48.

In discussing the recommendations, the third bullet under historic preservation was revised to read: “The Master Plan Committee feels that the expenditure of CPA funds should be encouraged for historic preservation projects on both public and private property, based on qualifying criteria. A Preservation Restriction is required when CPA funds are awarded for rehabilitation or restoration of an historic property, in order to protect the Town’s investment.”

The Committee also agreed to add the following recommendations:

- That the town adopt a steep slope bylaw;

- A program should be developed to promote open space; and
- A study be undertaken to examine the feasibility of burying overhead utility wires in the town center.

3. Draft Economic Development Chapter

The Draft Economic Development Chapter was distributed for review. Jay Donovan provided an overview of the chapter's contents and noted that the Committee will need to make some decisions regarding the town's future strategy for economic growth at the January meeting.

4. Adjourn

The next regular Master Plan Committee meeting was scheduled for January 16, 2018. The meeting adjourned at 8:30 pm.