

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

Meeting Minutes - February 27, 2018

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:

Carol Bacon, Affordable Housing Committee
Leah Basbanes, Conservation Commission
Paul Dalida, Safe Pathways Committee
Anne Davis, Historical Commission
Karl Huber, Water Commissioners
Mike Martin, Road Commissioners
Joe Vlcek, Planning Board

Others:

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

Absences:

Walter Alterisio, Board of Selectmen
Stephanie Cronin, At-large member
Susan Psaledakis, Community Preservation Committee
Kathy Sniezek, At Large Designee

2. Approval of the Minutes of January 27, 2018

The draft minutes of the January 27, 2018 meeting were distributed and reviewed. Based on a motion made by Carol Bacon and seconded by Karl Huber, the minutes were approved.

3. Recommendations for the Open Space and Recreation Chapter

Beverly Woods reviewed the Open Space and Recreation Chapter with the Committee. Leah Basbanes commented that the words “aquifer recharge” should be added to page 1 under the Ecological Benefits bullet. Karl Huber suggested that the word

“water” be changed to “light” at the end of second line on page 2, given that water is addressed in the first bullet. The Committee concurred with his suggestion. The Committee determined that the following goal should be added to this chapter: “Educate residents on the value and importance of open space”.

Joe Vlcek suggested changing the words “his or her” to “their”. Following a lengthy discussion, it was determined that “his or her” should be changed to “the landowner’s” in the fourth line from the bottom of page 7. Leah Basbanes stated that parcels 21-23-3, 16-63-2, and 21-23-2 should be removed from the list of 61B parcels shown on page 14.

On page 16, second paragraph, fourth line, the Committee determined that the word “popular” should be changed to “enjoyed”, given the actual level of ice fishing that takes place on Lower Massapoag Pond. The words “within Dunstable” should also be added to the end of the last sentence shown in the draft. In addition, the following sentence should be added to the end of the paragraph: “The boat launch and access is located in Tyngsborough.”

The fourth paragraph on page 16 incorrectly references the Dunstable Youth Athletic Association. This reference and other subsequent references in the document should be revised. It was also noted that the Fire Cracker Road Race has not been held recently.

Carol Bacon noted that the youth sports programs outlined on page 17 references basketball twice. Beverly Woods stated that one of the bullets should be changed to baseball.

On page 18, the fifth bullet from the top should indicate that the Parks Commission is responsible for maintaining the town fields. At the top of page 18, the Swallow Union Playground should be added to the list of CPA funded projects.

On page 20, the last sentence of the second paragraph should be revised to read: “Many areas of prime farmland lack even the temporary protection of Chapter 61A.

Paul Dalida outlined some of the work of Safe Pathways, noting the two paths located on land north of the former salt shed off Groton Street. It was also pointed out that benches and bike racks may be installed across from Town Hall to complement the Route 113 improvement project.

3. Draft Housing Chapter

The Draft Housing Chapter was distributed for review. Jay Donovan provided an overview of the chapter's contents and noted that some of the data is being updated. He also provided information on the State's new Housing Choice Program. He noted that Dunstable's eligibility for this program is under review by the Department of Housing and Community Development (DHCD). Communities with a housing moratorium are ineligible, but NMCOG staff are uncertain as to whether DHCD will consider Dunstable's building permit cap to be a form of a moratorium.

Jay asked the Committee to review the Housing Chapter and to provide any comments at the March meeting.

4. Adjourn

The next regular Master Plan Committee meeting was scheduled for March 27, 2018. The meeting adjourned at 8:30 pm.