Master Plan Implementation Committee
Town Hall, Dunstable MA.
2/12/2025 5:30 PM

Meeting called to order at 5:30PM.

Present: Joe Vicek, Kathy Sniezek, Cristina Andriole, Mike Martin, Cathy Irzyk, Jason Silva, Leo Tometich, Kieran Meehan.

BUSINESS:

MEETING MINUTES: The meeting minutes of 1/15/2025 were reviewed. A motion by Joe and seconded by Jason to accept the minutes as written was made and the vote was unanimous.

Master Plan Recommendations – Discussion:
There was an extended conversation about overall zoning, transportation, and walkability and bikability of the Town. There were also discussions about specific projects that either have happened or are in progress in Town such as the specialty wine and beer shop on Pleasant Street and the new barn constructed on Main Street. The desire of one property owner to locate a car dealership on Pleasant Street was also discussed and debated. It was noted that the current zoning bylaw does not allow this use.

Discuss NMCOG Technial Assistance Grant:
The purpose of the grant is to conduct a Route 113 Land Use Study in order to guide future zoning and land use. We anticipate the contract and scope of work to be finalized soon. Discussion by this committee included suggestions of expanding the overlay, reviewing land use on the full length of Route 113 despite current use or ownership, and considering changes consistent with the Town Center Overlay and Master Plan recommendations.

Update on Town Center Trail Loop Project:
The Town recently held a meeting with residents and abutters of the emergency access way between High and Highland Street to discuss the Town Center Trail Loop project. NMCOG is currently assisting with stakeholder outreach and feasibility work. The Town has also submitted a MassTrails Grant application for $80,00 to advance design of the project to 25%. There was also a discussion about the difference between 25% and 100% design plans.

Community Preservation Act Funding:
It was also briefly mentioned that members should review Master Plan recommendations and determine if they would like to seek Community Preservation Act funding to implement them, if they fit within the purpose of the CPA – affordable housing, open space and recreation, and historic preservation. The plan is to discuss this further at the next meeting of the committee.

There being no further business the meeting adjourned at 6:25PM The next meeting is scheduled for 3-12-2025 at 5:30 PM at the Town Hall.

Recorded by Catherine Irzyk