

LAND USE AND ZONING

INTRODUCTION

The Land Use and Zoning chapter of the Master Plan examines past development trends and current land use patterns within the community. Land use refers to the physical arrangement of a community's residential, commercial, industrial and institutional development, along with its transportation network, infrastructure and vacant land. Examining spatial development patterns, rates of change, and trends can provide insight into how the town evolved under varying social, economic and environmental conditions. Understanding land use change within a community is a key aspect of the overall Master Plan, and forms the basis for discussion regarding the future direction of the Town.

Many individuals confuse land use with zoning. In the 1900s, local governments began to utilize zoning as a means for regulating the amount and location of development. Zoning is simply one tool that local officials may utilize to balance private property rights with the public interest in providing for orderly growth and change. In order to understand how zoning may aid in the accomplishment of community goals, this section of the Master Plan begins with a land use analysis, which considers five aspects of Dunstable's land use pattern:

- What are the features of Dunstable's land use pattern?
- How did this pattern come about?
- What aspects of the town's land use pattern are essential to the character of the town?
- Is the existing land use pattern consistent with community goals?
- What opportunities exist to guide future development in a fashion consistent with the goals of the Master Plan or other established community goals?

BACKGROUND

A community's physical progression can be traced through its land use history. The Town of Dunstable has a well-documented history, typical of other rural communities found throughout New England. Native Americans were the first inhabitants and subsisted off the land by hunting and gathering, fishing and cultivating crops. Once European settlers arrived, the Town's economy expanded to include extraction of natural resources and the production of pine pitch and turpentine, bog iron ore, peat and clay for bricks. Elais Nason's history of Dunstable lists the primary agricultural products grown in 1873 as hay,

various grains, potatoes, vegetables, fruit and forest products.¹ At this point in the town's history, there were ninety active farms and the town's historic map shows many of the roadways that form today's transportation network were already established.

Following World War II, the Town began to feel development pressure due in large part to the emergence of a society dependent on the automobile. The development of the local highway network, particularly U.S. Route 3, brought new economic opportunities to the community's residents, marking the beginning of the town's transformation to a bedroom community. Dunstable has retained much of its rural character over the years and visitors today are still taken with its agricultural landscape and small town feel. However, given its two-acre large lot zoning, the Town's rural character will gradually disappear over time without vigilant efforts to protect open space, modifications to land use policy and the implementation of design guidelines to ensure that future development projects are consistent with the town's goals and aspirations.

POPULATION TRENDS

As can be seen in Table 1.1 below, Dunstable's population grew from 522 to 824 between 1950 and 1960, a growth rate of 57.85%. During the 1960s, the town's population increased from 824 to 1,292, growing at a rate of 56.79%. Although this growth rate seems high, other area communities along Route 3, such as Billerica and Chelmsford, saw their populations double during this same time period. In the 1970s, 1980s and 1990s, population growth slowed somewhat, to 29.33%, 33.81%, and 26.52% respectively. Since 2000, population growth has slowed considerably, as evidenced by the fact that the population increased by approximately 12.37% from 2000 to 2010. Between 1960 and 2010, the population in the region grew by 70% from 169,403 to 286,901 or an average of 14% per decade. In contrast, Dunstable's population increased steadily between 1960 and 2010, from 824 to 3,179 or by 285.8%. With a land area of 16.74 square miles, Dunstable's population density was approximately 190 persons per square mile in 2010.

Table 1.1: Population Trends - 1950 -2010

Year	Population	% Change
1950	522	--
1960	824	57.85
1970	1,292	56.79
1980	1,671	29.33
1990	2,236	33.81
2000	2,829	26.52
2010	3,179	12.37

Source: U.S. Census

¹ 2010-2017 Open Space and Recreation Plan, Town of Dunstable, p. 15

Population projections for the Town of Dunstable, as outlined in Table 1.2 below, reflect a slightly higher future growth rate for the town compared to the region as a whole. Between 2010 and 2020 Dunstable is expected to experience a growth rate of 2.4%. The growth rate is anticipated to increase to 4.3% and 7.5% in the 2020s and 2030s, reaching a total projected population of 3,652 by 2040. The projections indicate that Dunstable's population will only comprise 1.2% of the Greater Lowell region's total population by 2040.

Table 1.2: Actual and Projected Population: 2010 - 2040

Year	Dunstable	Growth Rate	Greater Lowell Region	Regional Growth Rate	Dunstable as a Percent of Region
2010	3,179	12.37%	286,901	2.0%	1.1
2020	3,256	2.4%	291,101	1.5%	1.1
2030	3,397	4.3%	295,370	1.5%	1.2
2040	3,652	7.5%	306,913	3.9%	1.2

Source: 2010 US Census; Projections developed by Mass DOT in consultation with NMCOG

LAND USE TRENDS

The town is a composite of development traditions, many of which pre-date zoning. While local regulations have shaped recent development, it has occurred against the backdrop of development patterns influenced by the history and economy of the community. The input received during the Master Plan visioning sessions has clearly documented strong community support for respecting and preserving the town's historic fabric, landscape and structures. The development of any single tract of land seldom changes the overall character of a community. Over time, however, the development of open land and the corresponding need for support services, slowly changes the overall community character.

Table 1.3 outlines the changes in land use from 1971 to 2014. This data was compiled by the University of Massachusetts Amherst through aerial photo interpretation and by NMCOG GIS through interpretation of recent aerial photography. The 2014 land use data is graphically displayed on Map 1 on page __. This information reflects that amount of land covered by a specific use based on physical attributes and is not parcel specific.

The land use development patterns changed in Dunstable from 1971 to 2014, as the amount of developed land in Dunstable increased by 385% while the undeveloped land decreased by 15% over the past four decades. Within the developed land category, commercial uses increased by 16%, industrial uses increased by 219%, and residential uses increased by 389%. As of 2014, approximately 82% (8,805 acres) of Dunstable's total acreage remained undeveloped.

TABLE 1.3: LAND USE DEVELOPMENT PATTERNS IN DUNSTABLE (1971 - 2005)

Land Use	Acres					Percent Change 1971 - 2014	Percent of Town 2014
	1971	1985	1991	2005	2014		
Developed	398.16	652.33	1,253.59	1,850.79	1,929.50	385	17.97
<i>Commercial</i>	2.77	2.77	0.00	1.79	3.20	16.00	0.03
<i>Industrial</i>	26.80	62.75	189.11	0.00	85.60	219.00	0.80
<i>Residential</i>	368.59	585.81	1,064.48	1,725.27	1,803.20	389.00	16.79
Undeveloped	10,346.39	10,092.22	9,490.96	8,866.62	8,805.6	-15.00	82.03
Total	10,744.55	10,744.55	10,744.55	10,717.41	10,735.10	N/A	N/A

Sources: University of Massachusetts, MacConnell Land Use Data; NMCOG, Regional Strategic Plan for Greater Lowell, Table 13; NMCOG, MassGIS 1951-1999 Land Use data updated using MassGIS 2005 1:5,000 Color Ortho Imagery and Pictometry 2014 orthophotography.

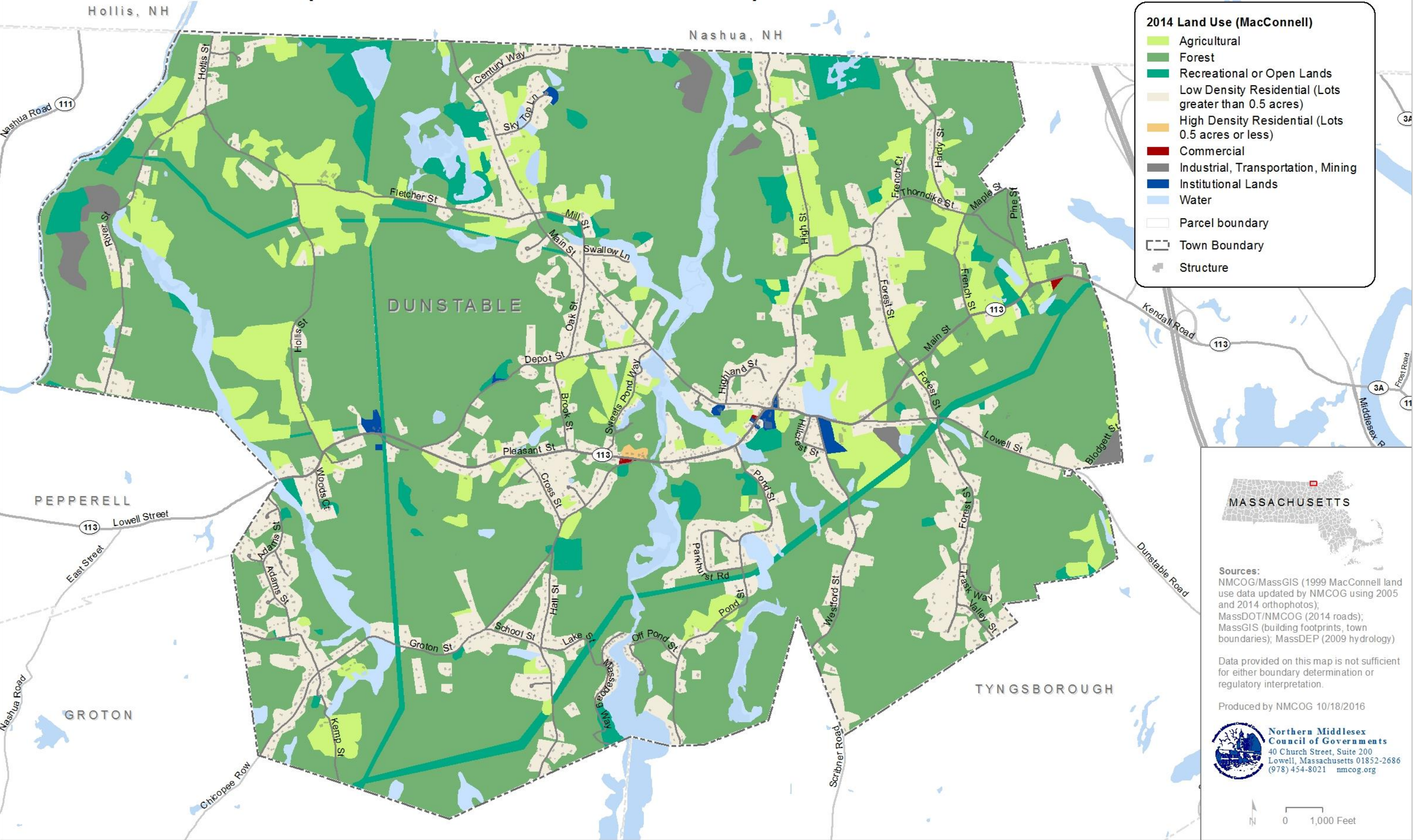
Table Notes:

- Commercial areas are defined by MacConnell land use code 15
- Industrial uses include Mining (5), Industrial (16), Transportation (18), and Waste Disposal (19) MacConnell land use categories
- Residential uses include Multi-family Residential (10), High Density Residential (11), Medium Density Residential (12), and Low Density Residential (13) MacConnell land use categories
- Developed land uses include all Commercial, Industrial, and Residential categories above excluding Mining (5). Developed land uses also include Participation Recreation (7), Spectator Recreation (8), Water-based recreation (9), and Urban Open (17) MacConnell land use categories
- Undeveloped land uses include Crop Land (1), Pasture (2), Forest (3), Non-forested Wetlands (4), Mining (5), Open Land (6), Water (20), and Woody Perennial (21) land use categories

LAND USE CHARACTERISTICS OF EXISTING PARCELS

Land use coverage information provided through the University of Massachusetts' MacConnell data differs significantly from parcel-based land use statistics derived from tax assessor records. Since land use coverage information maps account for a community's entire geography, they include features such as open water and roadways. In contrast, tax assessor parcel maps represent land in recorded plans used to determine the appraised value of property. Given the different characteristics of these two data sources, it is not possible to directly compare one with the other, but both sources provide important insight into the development patterns within town and show similar trends. Table 1.4 on the following page provides parcel-based land use statistics from the tax assessor's database for FY 2016. These land uses are also graphically displayed on Map 2 on page ____.

Dunstable Land Use (2014 MacConnell Classification)



Dunstable Land Use per Assessor's Parcels

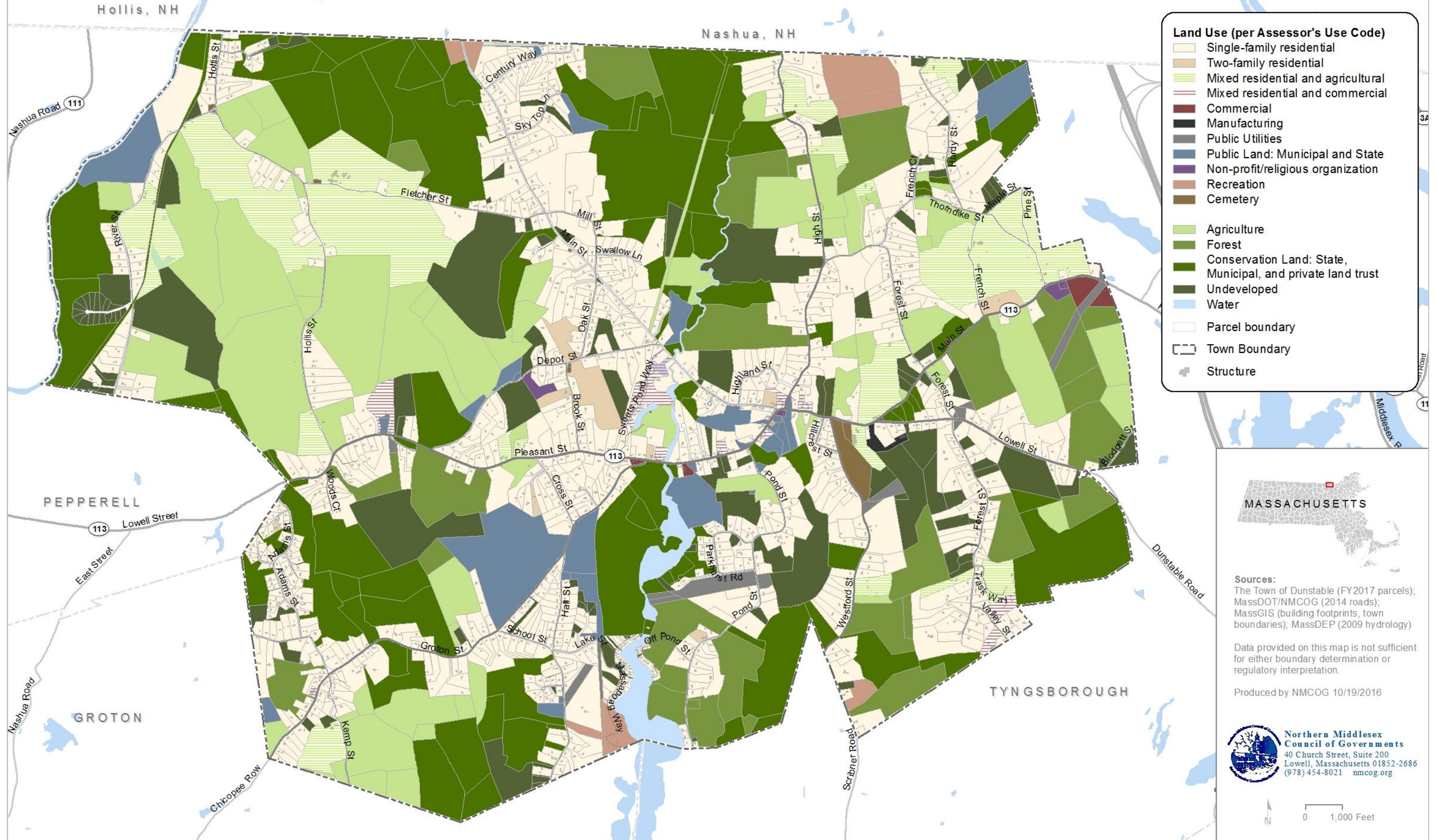


Table 1.4 - Current Uses of Land in Dunstable (2016)

Land Use	No. of Parcels	Total Acres	% of Land Area
Single-family residential	1,058	3,068.38	29.58
Two-family residential	9	59.01	0.57
Mixed residential and commercial	12	69.50	0.67
Mixed residential and agricultural	22	867.11	8.36
Commercial	4	21.22	0.20
Manufacturing	1	6.32	0.06
Public Utilities	16	67.07	0.65
Public Land: Municipal and State	36	368.07	3.55
Non-profit/religious organization	4	14.46	0.14
Recreation	8	115.29	1.11
Agriculture	62	1,533.60	14.78
Cemetery	7	28.23	0.27
Forest	27	965.62	9.31
Conservation Land: State, Municipal and private land trust	94	2,214.36	21.35
Undeveloped	129	974.45	9.39
Total	1,490	10,373.69	100.00

Source: Dunstable Assessor's Parcel Land Use Codes, 2016

RESIDENTIAL LAND USES

As shown in Table 1.4 above, 39.18 % of the town's land is used for residential purposes, with 29.58% being utilized for single-family residences. An overwhelming majority of the homes in Dunstable are detached single-family residences, with less than 1% of the community's acreage occupied by two-family homes. There are no formal apartment buildings or condominium complexes within Dunstable.

There are several parcels within the community which the Tax Assessor classifies as mixed residential and commercial, or mixed residential and agricultural. Collectively, these parcels comprise about 936 acres, or nine (9) percent of town's land area, and many of these parcels are quite large.

COMMERCIAL LAND USES

Commercial land uses make up only 0.2% of the total land use area in town, according to the assessor's database. These uses can be found on four parcels comprising twenty-one (21) acres.

INDUSTRIAL LAND USES

There is only one parcel presently used for manufacturing, according to the Assessor's database. This parcel is located at 396 Main Street and is just over six (6) acres in size.



FIGURE 1-396 MAIN STREET

PUBLIC UTILITIES

Less than one percent (67 acres) of the land within Dunstable is utilized for public utilities. These parcels primarily include electric transmission line rights-of-way, electricity regulating substations, and a telephone relay tower.

PUBLIC LANDS

There are thirty-six (36) publicly-owned parcels within Dunstable, comprising 368 acres, or 3.55% of the town's land area. The majority of this land, 296 acres or 80.4%, is owned by the Commonwealth of Massachusetts, while the Town owns the remaining seventy-two (72) acres. The state-owned land includes the Nashua River Trail right-of-way.

NON-PROFIT AND RELIGIOUS LAND USES

The Town of Dunstable has traditional institutional land uses consisting of non-profit and religious properties, which occupy 14.46 acres of the town's tax parcel acreage, or less than 1% of the land area. These properties are comprised of four parcels owned by the Tyngsborough-Dunstable Historical Society and the Congregational Church.

RECREATION LANDS

Approximately one hundred fifteen (115) acres is classified as recreation land, or just over one (1) percent of the Town's total land area. These properties consist of a nature study area, a golf course and Camp Massapoag.



FIGURE 2-CAMP MASSAPOAG

AGRICULTURAL LAND

Dunstable has retained much of its agricultural landscape and in 2016 the Assessor classified sixty-two parcels, comprising 1,533 acres, as being agricultural in use. This represents nearly fifteen (15) percent of the town's land area. These lands support livestock, dairy farming, orchards, Christmas tree production, woodlots, pastures, and fields for producing vegetables and other crops.



CEMETERIES

There are seven lots comprising 28.23 acres that are utilized for burial plots. These cemeteries include the Dunstable Central Burial Ground, the Meetinghouse Hill Cemetery, and the Blood Cemetery.

FORESTS

Just over nine (9) percent of the land area in Dunstable is classified as forest by the Tax Assessor. This forested land encompasses twenty-seven (28) parcels and totals over 965 acres. These properties include the 133-acre George Price Town Forest and the 35-acre Gage Town Forest.

CONSERVATION LAND

There are ninety-four (94) parcels classified as conservation land in the Assessor's database. These properties comprise a total of 2,214 acres, or just over twenty-one (21) percent of the town's land area. The parcels are owned by the Town, the State and the local land trust. Many parcels are quite significant in size, such as the 133-acre Robins Farm property and the 38-acre Horse Hill property. The Open Space section of this document provides more detailed information on the town's open space resource areas.

UNDEVELOPED LAND

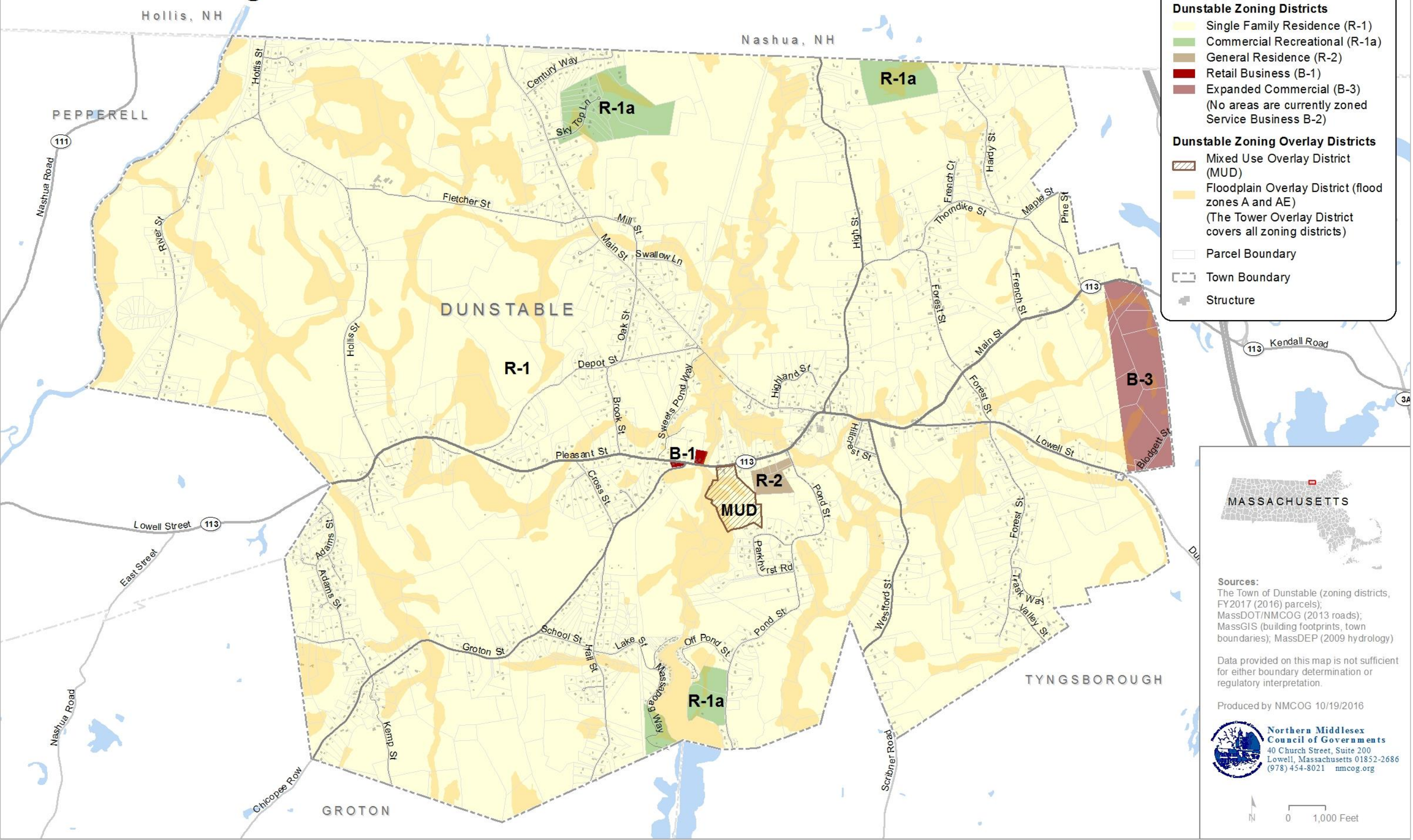
The Town's Assessor database classifies 129 parcels as "undeveloped". These parcels comprise 974 acres and include land that is developable, potentially developable, or undevelopable. According to the database, 231 acres (38 parcels) of the 974 acres are undevelopable, while 36.75 acres (11 parcels) are considered potentially developable. The remaining parcels (706.25 acres) are considered to be developable primarily for residential purposes.

ZONING OVERVIEW

Dunstable regulates development through zoning, subdivision control, board of health regulations, and wetlands regulations. Zoning is the most important of these regulatory tools given its capacity to guide the development of vacant land. Dunstable adopted its first zoning bylaw in May 1947, and approved the first update to the bylaw in 1973. Over twenty-five amendments to the bylaw have been approved by the Attorney General since the 1970s.

Dunstable's zoning framework includes six (6) conventional use districts and three (3) overlay districts (see Map 3). A use district is a geographic area delineated on a zoning map and designated for specific land uses. An overlay district, also delineated on a zoning

Dunstable Zoning Districts



map, may encourage or limit certain uses within one or more districts, depending on the purposes of the overlay. In Dunstable, for example, the Commercial Telecommunications Towers Overlay District, known as the Tower Overlay District, is designed to regulate telecommunications towers in areas coincident with the Commercial Recreation, General Residence, Single Family Residential, Retail Business, Service Business and Expanded Commercial districts.

Each zoning district has dimensional and use requirements, and many uses require a special permit, i.e., an approval granted at the discretion of the Zoning Board of Appeals, Board of Selectmen or the Planning Board. The Planning Board exercises control over activities and uses that require site plan review. Table 1.5 identifies each zoning district and describes its allowed uses.

Table 1.5 - Current Zoning Districts and Allowed Uses

Land Use Category	Zoning District	Allowed Uses
Residential	Single-family Residence (R-1)	<ul style="list-style-type: none"> • Single-family with no more than one dwelling unit per lot. • Rooming or boarding house for no more than 3 lodgers • Museums and libraries owned by the Town or a non-profit controlled by the Town • Parks, playgrounds, conservation and water supply areas, and land operated for public enjoyment by a public or quasi-public agency. • Certain agricultural and horticultural uses • Private non-commercial radio towers, windmills, or similar structures less than 100 feet in height • Customary home occupations with permit from the Building Inspector • Professional office • Studio or workshop for a trade or artisan • Daycare • By special permit: use of land or structure by a public utility, country club or golf course, commercial greenhouse on a residential premise or on parcels less than five acres, keeping of poultry on parcels over five acres, maintenance of dog kennels or stables for hire, a museum or library not owned or controlled by the Town, use of a dwelling or portion of a building for the sale of merchandise, stock or commodities not created on site.
	General Residence (R-2)	<ul style="list-style-type: none"> • Any use permitted in the R-1 district • Two-family dwelling, providing there is only one residential structure per lot • Nursing or convalescent home • Multi-family housing for the elderly or old-age housing • By special permit, large scale ground-mounted solar photovoltaic facilities

Table 1.5 (cont'd)- Current Zoning Districts and Allowed Uses

Land Use Category	Zoning District	Allowed Uses
Commercial/Retail	Commercial Recreational (R1-a)	<ul style="list-style-type: none"> Any use permitted in an R-1 district By special permit, recreational uses that do not generate offensive noise, odor, pollution or traffic congestion
	Retail Business District (B-1)	<ul style="list-style-type: none"> Any use permitted in an R-1 or R-2 district Retail store with sales conducted within a building Barber shop, beauty shop, laundry and dry cleaning service, shoe repair, or similar retail establishment Business office, professional office or bank Post office Craft workshop, including retail sales of products produced on premises Restaurant By special permit-offices for contractors and tradesmen, and large-scale ground-mounted solar photovoltaic facilities
	Service Business District (B-2)	<ul style="list-style-type: none"> Any use permitted within the R-1, R-2 or B-1 districts By special permit: service station or repair shop for motor vehicles or appliances, auto body repair shop, sale and rental of light equipment, offices for general building maintenance, landscaping , or electrical contractors or similar building trades contractors, and large-scale ground-mounted solar photovoltaic facilities.
	Expanded Commercial District (B-3)	<ul style="list-style-type: none"> By special permit: research laboratories with incidental processing or pilot manufacturing, office buildings, light manufacturing enterprises , and large-scale ground-mounted solar photovoltaic facilities
Mixed-Use	Mixed Use District (MUD)	<ul style="list-style-type: none"> Planned Unit Development allowing for two-family dwellings, townhouses, multifamily dwellings, business uses permitted in the B-1 district, a senior center, and affordable housing for the elderly

Source: Town of Dunstable Zoning Bylaw

Table 1.6 depicts the acreage for each zoning district within Dunstable. Approximately 97% of the town is zoned for residential use, with over 96% of the town zoned specifically for single-family residences. Commercial zoning districts (R1-a, B-1, B-2, and B-3) cover 3.35% of the community, while mixed-use is allowed on 0.36% of the town's land area.

Table 1.6 - Zoning District Classifications

Zoning District	Acres	Percentage
Single-family Residence (R-1)	10,344.44	96.48
General Residence (R-2)	18.01	0.17
Commercial Recreational (R1-a)	199.93	1.86
Retail Business District (B-1)	4.95	0.05
Service Business District (B-2)	0	n/a
Expanded Commercial District (B-3)	153.99	1.44
Total	10,721.32	100
Mixed Use Overlay District (MUD)	38.42	0.36

Source: Northern Middlesex Council of Governments

RESIDENTIAL ZONING

Dunstable is predominately zoned for residential development. As a result, the town's residential zoning regulations will significantly impact its overall land use pattern at build-out. According to the Dunstable Zoning bylaw, the residential zoning districts include Single Family Residence (R-1) and General Residence (R-2). Dunstable also has a Commercial Recreational (R-1a) district which allows any use permitted in the R-1 district. In addition, there is a Retail Business District (B-1) and a Service Business District (B-2), both of which allow any use regulated in an R-1 or R-2 district.

The Single Family Residence (R-1) District allows for one dwelling unit per lot, or a rooming or boarding house for not more than three lodgers. In order to increase the availability of moderately priced housing for the young, elderly, people of low and moderate income, and dependent relatives of town residents, accessory dwelling units may be allowed by special permit of the Zoning Board of Appeals. The minimum lot size in the R-1 district is 87,120 square feet.

Dunstable's Open Space Development regulation allows an owner of a tract of land situated in the R-1 district to seek a Special Permit that provides an exemption from the lot area and frontage, side yard and width requirements of the bylaw. The tract of land must be at least fourteen acres in area, and the total number of building lots must be no more than the number of lots that would be allowed under a conventional development plan. At least 35% of the land must be retained as open space conveyed to the Town, a non-profit, or a

homeowners association for conservation purposes. The bylaw requires that all dwelling units be in detached buildings, with no more than one dwelling unit per building.

For the purpose of providing a variety of housing opportunities for residents who are 55 years and older, landowners in the R-1 district may seek a Special Permit from the Planning Board for Senior Residential Multifamily Development (SRMD), exempting the developer from lot area and frontage, yard and width of lot requirements. The number of dwelling units allowed can be no greater than the number of building lots that would otherwise be allowed on the tract, multiplied by $1\frac{1}{4}$, and rounded to the next higher integer. An SRMD project may consist of any combination of single family or multifamily residential structures. A multifamily structure must not contain more than five units. All dwelling units within multiple unit buildings must have a minimum floor area of 780 square feet, and no dwelling unit may contain more than three bedrooms. No SRMD project may have more than 10% of the total number of dwelling units with three bedrooms. Each dwelling unit must have at least one person fifty-five years of age or older who is both an owner and a resident. An exception to this requirement is only allowed in the event where a senior resident is deceased and there is no surviving senior resident, and the unit is owned and occupied by the deceased senior resident's surviving spouse.

As part of the site plan approval, a minimum of five percent of the total number of dwelling units must have an affordability restriction of at least thirty years in one or more of the following ways:

- The units shall be affordable to persons or families qualifying as low income;
- The units shall be affordable to persons or families qualifying as moderate income; and
- The units shall be affordable to persons or families qualifying as median income.

The bylaw encourages the applicant to seek designation through the DHCD Subsidized Housing Inventory (SHI) for the affordable units by working with a public agency, non-profit, limited dividend organization, or other suitable entity. The Planning Board may award a 10% density bonus to increase the number of dwelling units. All dwelling units awarded as a density bonus must be limited to no more than two bedrooms.

The General Residence District (R-2) allows single family, two-family and limited types of multifamily development. Two-family dwellings are allowed as long as there is only one residential structure per lot. Multifamily housing for the elderly under a state or federal law or program is allowed, or any other multifamily use mandated by law. The minimum lot size in the R-2 zone is 87,120 square feet, plus 20,000 square feet a second or third unit, plus 15,000 square feet for each additional unit.

While the Retail Business District (B-1) is intended to provide for retail and other consumer oriented businesses, any use permitted in an R-1 or R-2 district is also allowed in the B-1 district. Similarly, the Service Business District (B-2) is intended for commercial uses providing goods and services but also allows for any use permitted in the R-1 or R-2 districts.

The Mixed Use District bylaw was established to encourage the development of affordable housing, including rental and ownership units. The district allows for “Planned Unit Development for Mixed Uses”, including single and multifamily dwellings by Special Permit from the Planning Board. The bylaw allows two-family dwellings, townhouses, multifamily dwellings, and over-55 housing, providing the minimum area allocated for dwelling units is 5,000 square feet, and that the minimum land area for the development is ten acres. Minimum setback, rear and side yard requirements are applied only to the periphery of the Planned Unit Development. Dwellings must comprise 75% of the floor area of the development, with the balance used for business use. Individual commercial areas cannot exceed 1,500 square feet.

Table 1.7 identifies the permitted residential uses by zoning district. Single-family development is permitted by right in all residential districts, except the MUD district where a Special Permit from the Planning Board is needed. Two-family dwellings are only permitted by right in the R-1, B-1 and B-2 districts, and by Special Permit in the MUD district. The only multifamily housing allowed by right in Dunstable is senior housing, which can be located in the R-2, B-1 and B-2 districts. Multifamily housing in the MUD, R-1 and R-1 districts requires a special permit from the Planning Board. It should be noted that only the MUD district provides for multifamily housing that is not age restricted. Dwelling units above the first floor (that are not accessory units) are only allowed by Special Permit from the Planning Board in the MUD district. Assisted living facilities are allowed by right in the R-2, B-1, and B-2 districts. Boarding houses are allowed in every district except the MUD district, while trailers or mobile homes are not allowed in any district.

Table 1.7: Permitted Residential Uses by Zoning District

Residential Use	Zoning District					
	Single Family (R-1)	General Residence (R-2)	Commercial Recreational (R1-a)	Retail Business (B-1)	Service Business (B-2)	Mixed Use Development (MUD)
Single Family Dwelling	Y	Y	Y	Y	Y	PB
Two- Family Dwellings	N	Y	N	Y	Y	PB
Multifamily Dwellings	PB (senior only)	Y (seniors only)	PB (senior only)	Y (senior only)	Y (senior only)	PB
Accessory Dwelling Units	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA
Dwelling unit(s) above first floor	N	N	N	N	N	PB
Boarding House	Y	Y	Y	Y	Y	N
Assisted living facility	N	Y	N	Y	Y	N
Trailer or mobile home park	N	N	N	N	N	N

Source: Dunstable Zoning Bylaw, May 2015

Within the R-1, R-1a, R-2, B-1, and B-2 districts residential development requires a minimum of 200 feet of frontage, and front yard, side yard and rear yard setbacks of thirty (30) feet, as shown in Table 1.8 below.

Table 1.8: Dimensional and Density Requirements for Residential Subdivisions

	Zoning District					
	Single Family (R-1)	General Residence (R-2)	Commercial Recreational (R1-a)	Retail Business (B-1)	Service Business (B-2)	Mixed Use Development (MUD)
Minimum Lot Area	87,120 sf	87,120 sf	87,120 sf	87,120 sf	87,120 sf	10 acres
Minimum Frontage (ft)	200	200	200	200	200	0
Minimum Front Yard (ft)	30	30	30	30	30	30*
Minimum Side Yard (ft)	30	30	30	30	30	30*
Minimum Rear Yard (ft)	30	30	30	30	30	30*

*APPLIED ONLY TO THE PERIPHERY

Source: Dunstable Zoning Bylaw, May 2015

In May 2015, the Town added a provision to its Zoning Bylaw to allow the Zoning Board of Appeals to grant a special permit for accessory dwelling units. No more than one accessory dwelling per lot is allowed and an accessory dwelling unit cannot exceed 35% of the gross living area of the existing or expanded principal structure or 1,200 square feet, whichever is greater, and the accessory unit may not have more than two bedrooms. The accessory dwelling unit may be located in the principal structure or in a detached accessory structure. The owner must certify that one of the two dwelling units is owner occupied, and that the lot and both dwellings are owned by the owner. The lot area must be 87,120 square feet or ten times the total ground floor area of the structure or structures on the lot, and comply with the dimensional requirements of the R-1 district.

COMMERCIAL AND BUSINESS ZONING

There are four commercial zoning districts in the town's Zoning Bylaw: Commercial Recreational (R1-a), Retail Business (B-1), Service Business (B-2) and Expanded Commercial (B-3). These districts are shown on the town's Zoning Map found on page ___, with the exception of the B-2 district. Although the B-2 district is discussed and described within the Zoning Bylaw, the Town has not designated an area for this use and it is not shown on the zoning map.

Table 1.9 below outlines the dimensional requirements for commercially zoned districts within Dunstable.

Table 1.9: Dimensional and Density Requirements for Commercial Development

	Zoning District			
	Commercial Recreational (R1-a)	Retail Business (B-1)	Service Business (B-2)	Expanded Commercial (B-3)
Minimum Lot Area	Prescribed by the Planning Board	43,560 sf	B-1 uses: 43,560 sf B-2 uses: Prescribed by the Planning Board	B-1 uses: 43,560 sf; B-2 uses: Prescribed by the Planning Board; and B-3: 100,000 sf
Minimum Frontage	200 feet	B-1 uses: 150 feet	B-1 uses: 150 B-2 uses: Prescribed by the Planning Board	B-1 uses: 150 B-2 uses: Prescribed by the Planning Board B-3 uses: Per site plan
Minimum Front Yard (ft)	----	----	---	Per site plan

Table 1.9: Dimensional and Density Requirements for Commercial Development

	Zoning District			
	Commercial Recreational (R1-a)	Retail Business (B-1)	Service Business (B-2)	Expanded Commercial (B-3)
Minimum Side Yard (ft)	----	----	---	Per site plan
Minimum Rear Yard (ft)	----	----	---	Per site plan
Maximum Building height (ft)	36 feet	30 feet	30 feet	30 feet

Source: Dunstable Zoning Bylaw

Commercial Recreational (R-1a)

Uses allowed within the Commercial Recreational District (R-1a) include any use permitted in the R-1 District. Through a Special Permit from the Board of Selectmen, recreational pursuits occurring outdoors are also allowed. Ancillary uses, such as the rental of recreational equipment for same day use on site, as well as the sale of related items, are permitted. Large-scale ground-mounted solar photovoltaic facilities are allowed through a Special Permit from the Planning Board.

Retail Business District (B-1)

The B-1 Retail Business District is intended for retail shopping and other consumer needs and services. There are only two parcels zoned for this purpose which comprise about five acres in total. In addition to retail shops and personal services, business offices, professional offices, restaurants and banks are allowed within the B-1 district with site plan approval. Any use allowed in the R-1 and R-2 districts is also allowed in the B-1 district by right.

There are some uses allowed by Special Permit from the Planning Board, including offices for contractors and tradesmen and large-scale ground-mounted Solar Photovoltaic facilities.

Business Service District (B-2)

The B-2 Service Business District is intended for commercial uses that provide goods and services for Dunstable residents. While this District is discussed in the Town's Zoning Bylaw, there are no parcels identified on the Zoning map that carry this designation. Any use permitted with the R-1, R-2 or B-1 districts is allowed within the B-2 district.

With a Special Permit from the Planning Board, the following additional uses are allowed:

- Service station or repair shop for motor vehicles, appliances, and other light equipment;

- Auto body repair;
- Sale and rental of light equipment;
- Offices for general building contractors, building maintenance contractors, landscaping contractors, electrical contractors, and similar building trades contractors ; and
- Large-scale ground-mounted Solar Photovoltaic Facilities.

Section 9.3.2 of the Zoning Bylaw states that “development regulations as to area, frontage, setbacks, parking, etc., shall be as prescribed by the board in consideration of the uses, operations and facilities proposed and incorporated on the site plan”. The Planning Board may allow more than one use on a lot or in a building, assuming they are compatible.

Expanded Commercial District (B-3)

The B-3 Expanded Commercial District is intended for limited types of research laboratories, office buildings and selected entrepreneurial uses, as well as business uses permitted in the B-1 and B-2 Districts, excluding residential uses, dumps, refuse disposal facilities, transfer stations, offal and rendering plants, junkyards and other incidental uses.

Under a Special Permit from the Planning Board and with site plan approval, research laboratories with incidental processing or pilot manufacturing, office buildings, light manufacturing, and large-scale ground-mounted Solar Photovoltaic Facilities are allowed.

As outlined in the Zoning Bylaw, regulations as the area, frontage, setbacks, etc, are prescribed by the Planning Board. The maximum building height allowed is 36 feet and the minimum area of a tract to be developed is 100,000 square feet. No building may occupy an area greater than 25% of the lot area, and the parking lot may not cover more than 25% of the lot area.

OVERLAY DISTRICTS

Dunstable has three (3) zoning overlay districts: the Commercial Telecommunication Towers District, the Mixed Use District and the Floodplain District. The districts are discussed in greater detail below.

Commercial Telecommunication Towers Overlay District

The Commercial Telecommunication Towers Overlay District is coincident with the Commercial Recreation (R-1a), General Residence (R-2), Single-family Residential (R-1), Retail Business (B-1), Service Business (B-2), and Expanded Commercial (B-3) districts. The bylaw was developed to minimize the adverse impacts of wireless communication

facilities, and satellite dishes and antennae. The intent of the regulation is to minimize the overall number and height of these facilities to reflect what is truly essential, through a Special Permit from the Planning Board. New facilities are only considered if the applicant demonstrates that previously approved facilities cannot accommodate the proposed users.

Only free-standing monopoles with associated antenna and/or panels are allowed. Lattice style towers are prohibited unless the Planning Board determines that a monopole is not suitable for the location. Monopoles must be located at least 500 feet from the nearest residential structure, unless waived by the owner(s) of the residential structure. The telecommunication facility must comply with all applicable regulations administered by the Federal Aviation Administration (FAA), Federal Communication Commission (FCC), the Massachusetts Aeronautics Commission (MAC), and the Massachusetts Department of Public Health (MDPH).

The bylaw contains design requirements for a fall zone and for sufficient property line setbacks, and establishes a maximum monopole height of 120 feet. Monopoles cannot be located on a building unless the Planning Board determines that such a location is in the best interest of the Town. However, applicants are encouraged to locate antennas inside suitable existing buildings to minimize visual impact to the area.

Satellite dishes and antennas must be attached to a structure in a manner that screens them from abutting street. Freestanding antennas or dishes must be situated so as to minimize visibility from abutting streets and residences.

Mixed Use District

In 2004, Dunstable Town Meeting approved the Mixed Use District bylaw to encourage the development of affordable housing, including rental and ownership units, as discussed above under the Residential Zoning discussion. The district allows for “Planned Unit Development for Mixed Uses”, including single and multifamily dwellings by Special Permit from the Planning Board. The bylaw allows two-family dwellings, townhouses, multifamily dwellings, and over-55 housing, providing the minimum area allocated for dwelling units is 5,000 square feet, and that the minimum land area for the development is ten acres, subject to a reduction of up to 20% for project with an affordable housing component.

The MUD district also allows business uses permitted in the B-1 district, and a Senior Center. There are no frontage requirements within the PUD, and setback, rear and side yard requirements only apply to the periphery of the PUD. Residential units must comprise at least 75% of the floor area.

Floodplain District

In 2010, Dunstable adopted the Floodplain District as an overlay that applies to all zoning districts. The floodplain district includes all flood hazard areas designated as Zone A or Zone AE, as shown on the Zoning Map on page _____. All development in the district must comply with DEP Wetlands Protection Laws, sections of the State Building Code that address flood hazard areas, Title V, and the Dunstable Wetlands Protection Bylaw. No building or structure can be located within the 100-year floodplain, unless placement of fill is allowed by Special Permit of the Planning Board. A condition of the Special Permit requires that a professional engineer demonstrate that such filling will not result in any increase in flooding during a one hundred year storm event.

If any part of a subdivision proposal involving a roadway is within the Floodplain District, it must be designed to ensure that all utilities and facilities are located and constructed to minimize or eliminate flood damage. All proposed water and sewer facilities located in the Floodplain District must be reviewed by the Board of Health. New or replacement water systems must be designed to minimize or eliminate the infiltration of flood waters into the system. New or replacement sanitary sewage systems must be designed to minimize or eliminate infiltration of flood waters into the system, as well as discharges from the systems into flood waters.

REGULATIONS FOR RENEWABLE ENERGY

Dunstable has established a Wind Energy Conversion Device Bylaw to regulate the construction and operation of wind energy conversion facilities. The bylaw provides setback requirements for meteorological towers that are consistent with the zoning district in which they are located and establishes a fall zone of 1.5 times the height of the tower from the nearest property line. Meteorological towers must be removed within eighteen months of construction. The same setback and fall zone requirements are established for small scale wind energy conversion devices. Small-scale wind energy conversion devices cannot exceed 65 feet in height, and no more than two such devices can be located on any parcel. The bylaw also sets forth requirements for color, finish, and signage. Such devices must also comply with DEP noise regulations.

Large-scale wind energy conversion devices are subject to a Special Permit from the Planning Board. For projects proposed on conservation land, the installation must be reviewed and approved by the Conservation Commission. The height of a large-scale wind energy conversion facility is to be proposed by the applicant and determined by the Planning Board, based on a finding that the height of the facility meets the intent of the bylaw. Large-scale wind energy devices must be set back from the nearest property line and roadway by a distance equal to the height of the conversion device plus 25 feet. Design

standards are set forth for color, finish, lighting, signage, connections to the grid, and appurtenance structures. Safety and environmental standards are outlined for access, shadow/flicker and noise. When a large-scale wind energy conversion device is decommissioned or abandoned, it must be removed within 150 days and the site must be restored to its previous condition.

Dunstable has also established a bylaw for Large-Scale Ground-Mounted Solar Photovoltaic Facilities, which provides standards for the placement, design, construction, operation, monitoring, modification and removal of such facilities. The minimum lot size required for an installation is two acres. In the B-1, B-2 or B-3 districts, a 50-foot front side and rear yard setback is required, provided the facility will be at least 200 feet from any abutting recreational or residential district. In any residential, conservation or recreational district, 200-foot front, side and rear yard setbacks are required. The height of all structures comprising the facility cannot exceed 20 feet. The bylaw also establishes design standards relative to signs, utility connections, and glare. Emergency service requirements and installation requirements are also outlined. When a large-scale ground-mounted solar photovoltaic facility is decommissioned or abandoned, it must be removed within 150 days and the site must be restored.

INCLUSIONARY ZONING

In 2011, voters approved Article 33 at the Annual Town Meeting establishing the Community Housing Bylaw, as part of the town's General Bylaws. The purpose of the bylaw is to promote and encourage the creation of housing "that more people can afford, especially people who live and work in the Town of Dunstable". The bylaw is to be applied to the issuance of certificates of occupancy for the creation of six (6) or more residential units, including phased or segmented projects. The bylaw applies to new construction and modifications to existing residential buildings. One of the first six units in a project must be "community housing". Community housing is defined as "housing for an eligible household for which, in perpetuity, the maximum sale/resale price or the maximum rent shall be as set forth in the Local Initiative Program (LIP) Guidelines."

For projects smaller than six (6) units, or in the case of a project greater than six (6) units where a fractional number of units has been rounded down, the developer is required to make a payment in lieu to the Affordable Housing Trust Fund, according to a formula outlined in the bylaw.

Because this bylaw is not incorporated into the Town's Zoning Bylaw, its legality has been called into question. Under the General Bylaw, the Board of Selectmen or a designee is charged with the administration of the Community Housing program and the monitoring of the long-term affordability of the units created under the program.

DEVELOPMENT STANDARDS

Dunstable has adopted development standards or requirements that govern site design, parking and loading, environmental standards, landscaping, and signage. The Site Plan review process and the development standards are outlined in the following narrative.

Site Plan Review

The Massachusetts Zoning Act does not specifically authorize site plan review, but the courts have upheld it as valid exercise of zoning authority, and most communities have some type of site plan review procedure. Site plan review is a vital component of the planning process because it creates a mechanism for reviewing development plans for projects that are likely to have a noticeable impact on the surrounding land uses, natural resources and traffic. Site plan review also provides a mechanism for placing reasonable conditions on projects prior to the issuance of a building permit. However, it does not create authority to disapprove uses permitted by right. Unlike a subdivision plan or special permit, an approved site plan does not “grandfather” any zoning rights. Site plan approval lapses after two years from the approval date, if substantial use has not commenced, except for good cause.

Dunstable requires a site plan for nearly all development projects. In approving or disapproving a site plan, the following is considered: landscaping, scale, open space, circulation, drainage, utilities, signs, screening, loading areas, and overall compliance with the standards set forth in the Zoning Bylaw.

Landscaping

Landscaping plans are an important component of the overall development plan and are required by most communities as part of the Site Plan Review process. Dunstable’s Site Plan requirements are outlined in Section 14 of the Zoning Bylaw. While preservation of landscape is stated as a requirement within the bylaw, the language simply reads that tree and soil removal is to be minimized and that grade changes must be harmonious with the neighborhood and the surrounding developed area. There are no specific landscaping requirements for development projects outlined in the Zoning Bylaw.

Dunstable’s Subdivision regulations require that every effort be made to preserve existing trees on the street right-of-way and on the lots to be sold. The developer must plant at least six (6) suitable shade trees on every lot of a variety chosen by the Planning Board. These trees must be at least 12 feet in height, and four trees must be planted on lots at least ten (10) feet from the exterior line of the street right-of-way. Two trees must be planted between the curb and the sidewalk for each 200 feet of lot frontage.

Parking and Loading

Zoning bylaws normally set minimum parking and loading standards for various land uses. In the case of residential uses, Dunstable's Zoning Bylaw requires one parking space for each dwelling unit, plus sufficient parking space to permit off-street parking either by employees or visitors. In places of public assembly, one parking space is required for every three seats. Schools are required to provide one parking space for each classroom, plus one space for every two employees or staff members other than teachers, and, where an auditorium is provided, one space is required for every three seats. Hotels, motels and lodging houses are required to provide one parking space for each guest room and loading space for all delivery and sanitary collection vehicles.

Service establishments and retail businesses are required to provide parking and loading accommodations based on the physical size of the establishment, whereby one parking space must be provided for every 140 square feet or a fraction thereof of gross floor area, including basement storage area. The requirements for projects located in the B-3 district are largely driven by the number of employees. One parking space is required for each person employed on the largest shift, plus one space for each company-owned vehicle, plus spaces for customers' vehicles, as appropriate. Loading space for all delivery and shipping trucks must also be provided.

Signage and Outdoor Lighting

Signage and outdoor lighting is usually the most restrictive and exhaustive section of a zoning bylaw, given the need to accommodate and provide uniformity for each zoning district. Dunstable's Zoning Bylaw does not appear to set any outdoor lighting standards.

Section 13 of the Zoning Bylaw addresses sign requirements within specific zoning districts. In residential districts, where a use other than a dwelling has been permitted, where an accessory use or home occupation has been allowed, or where a property is being offered for sale or lease, two (2) signs, each not over 24 inches by 35 inches, are allowed. Historic signs denoting the identity of the occupants or the name of the premises are also allowed, as is a sign indicating the street number, in compliance with the Building Numbers Bylaw.

In a business district, exterior signs are allowed as long as they pertain to the business conducted on the premises. A sign displayed on the wall of a building must not exceed 20 square feet or extend beyond the building lines. One sign is allowed for each separate and distinct establishment on any premises, or for each 200 linear feet of lot frontage on the principal street, provided that each sign does not exceed 20 square feet in area.

Moving signs are prohibited in all districts and no exterior signs can be illuminated, except by reflected white light emanating from a source external to the sign. The source of light

must be steady, and it must be shielded from direct view at normal eye level from streets and adjacent premises.

Temporary signs can be employed to provide notice of special or community events, or the local occasional sales of goods of non-recurring nature (such as yard sales). Sign for special events can be displayed no earlier than 21 days prior to the event and must be removed within 5 days of the event.

Banners over public ways must be approved by the Board of Selectmen and must comply with the procedures established by the Board of Road Commissioners. Signs pertaining to public elections are allowed, but can be erected no earlier than 60 days prior to the election. Such signs must be removed within five days following the election.

GROWTH MANAGEMENT

To encourage sustainable development and address potential development impacts to public services, the Town has adopted Section 11.6 of the Zoning Bylaw which requires subdivision phasing. This regulation applies to all subdivisions of more than ten lots, but does not apply to “Approval Not Required” (ANR) plans. No more than ten (10) lots or 20% of the total number of lots, whichever is greater, within a subdivision may be constructed within any twelve month period, commencing on the date of final subdivision approval.

In addition, Section 11.8 of the Zoning Bylaw states that the rate of development should not exceed the Town’s ability to provide necessary schools, roads, police, fire protection, water and other municipal services. The rate of development limitation is applied to all building permits for construction of new dwellings. This section of the bylaw sunsets on May 9, 2021, unless extended by Town Meeting. Under the bylaw no more than forty-eight (48) building permits for dwelling units can be issued in any 24-month period. No more than 24 permits in any 24-month period may be issued for ANR lots. No applicant can be issued more than seven (7) building permits for new dwelling units in any twelve-month period, regardless of whether the permits pertain to subdivision lots, ANR lots, or any other lots. No more than five (5) building permits per year can be issued in any one subdivision for new dwelling units, regardless of the identity of the applicant.

Within Section 11.8, exemptions are provided for dwelling units created under any statute or statutory program for the purpose of fostering low or moderate income housing. Exemptions are also provided for any lot that has an area one hundred percent over the required minimum, or any lot created as an Open Space Development, where the open space is at least one hundred percent over the required minimum.

PUBLIC INPUT

The first Master Plan Visioning Session was held at Dunstable Town Hall on June 23, 2016. During the session, public input was generated through the use of a Strength, Weaknesses, Opportunities and Threats (SWOT) analysis exercise. The following responses relative to land use were received:

Strengths	Rural character
	Working farms
	Small town feel
	Open space
	Agricultural lands
	Historic barns, homes and roadways
	Local commerce and business
	Lovely town center
Weaknesses	Lack of diversified revenue base/lack of large tax base
	Lack of community gathering places
	Lack of senior housing
	Lack of a thriving downtown
	Lack of retail/commercial establishments
	Lack of cell phone coverage
	Lack of protection for historic buildings
	Lack of affordable housing
	Lack of sidewalks/streetlights or too many streetlights
	Being a dry community

Opportunities	Attract businesses
	Renewable energy
	Age 55 and over housing
	Revisit Town Center Plan/overlay district for the Town Center
	Farm-to-table restaurant
	Liquor licenses for bed and breakfasts
	Use/develop the lake
	More farms
	Use Route 113 for economic development
	Farmers market
	Community Supported Agriculture (CSA)
	Urgent care facility
Threats	Insufficient income to support town needs/lack of revenue
	Failure to preserve town character
	Loss of farms
	Unplanned growth
	Overdevelopment
	Increased traffic
	Uncontrolled 40B development
	Viability of the town center
	Expansion of Route 113
	Lack of community feel

On September 20, 2016 a second Visioning Session was held to gather input on land use, housing and economic development. A series of questions were posed to participants and their responses are summarized below:

QUESTIONS AND RESPONSES FOR LAND USE AND ZONING

1. What revisions to the Town's land use regulations, policies and procedures will be needed to ensure that the rural character is preserved?

- Town Center at risk of losing rural look
 - Town Center District should keep rural character while allowing for business use
 - Commercial uses must follow design guidelines regarding architecture and design in order to keep rural look.
 - Grant funding for historic preservation may be available
 - Dunstable has a "non-monitored" historic district within the Town Center and has adopted a demolition delay bylaw. Protects structures from state and federally initiated projects
 - Keep business activity in the Center but require that barns and buildings keep the same facade.

2. Can you identify modifications to the town's zoning regulations that would allow for small business enterprises that are compatible with community character? Is the Town's B-3 zone appropriately located? Are office and high tech uses still appropriate for the B-3 zone? Should specific locations be identified for the B-1 and B-2 districts?

- Good business zoning area is close to Route 3, keeps traffic out of town
- Can't compete with low cost real estate in Nashua (in terms of attracting high tech businesses)
- Agricultural-type businesses in the center of town would be successful
- New Hampshire workers are commuting further into Massachusetts due to real estate costs and higher wages.
- Keep the existing B-3 district and see what businesses the town may be able to attract. Can't compete with Nashua for retail opportunities.
- The B-3 zoning district is located on private property and the Town cannot do anything to attract business to that location.
- The Tyngsborough side of the B-3 district has been successful in attracting business development.

3. What can be done to strengthen and enhance the Town Center as the civic and cultural heart of the community? Should mixed use be allowed within the Town Center?

- Country store/rural type businesses would make it a unique town center, along with a Bed & Breakfast.
- The community could purchase land and open a business like Fern's in Carlisle.

- Construct sidewalks in the Town Center
- Town Common land should be utilized for additional activities that bring people to the town center.
- Craft beer brewery/October festival would attract people; alcohol licenses could be restricted to certain establishments only;
 - Dunstable is currently a dry town--change regulations so it's no longer a dry town but with restrictions.
- A tea or coffee house would be successful. (Need a place for the mothers' group to meet.)
- Town is looking at the construction of a public safety building in the Town Center, which could include additional parking for events in the town center.
- Restaurant that could serve adult beverages.
- Look at Town Center as a location for agriculturally supported businesses such as a farmer's market or bakery
- Establish an overlay district along Route 113 allowing commercial type uses by special permit
- An art gallery and traditional artisan type establishments should be allowed to create an unique "New England" brand for the town

4. Are revisions or modifications needed for the existing MUD district?

- MUD District- finalizing plan for 40 units of affordable housing
- Limited mixed use is allowed in the MUD District presently.
- MUD district allows B-1 uses
- Any more than two stories and Town fire department will need to purchase a ladder truck (at a cost of \$700,000)
- Municipal water system currently is not sufficient to accommodate sprinkler systems for commercial developments or large housing complexes
- Housing Committee does not envision mixed use as part of proposed project that is now being considered for the MUD district. Senior housing residents will not want mixed use.
- Original mixed-use proposal was for a business on the first floor with residential use above. Assumed residence would be occupied by the business owner. Renting housing was not considered when the MUD bylaw was crafted.

5. Can you identify specific locations that would be suitable for future development? Would any changes need to be made to the zoning bylaws to manage such future growth in order to ensure that the impacts are mitigated and community character is preserved?

- People don't know what is currently allowed in residential areas. Many home businesses currently exist in residential areas
- B-3 Parcel should be further studied to better understand future opportunities.

6. Should the town revise the density requirements for residential zoning to allow slightly higher density as a means of retaining available open space?

- Town cluster zoning does not specify lot size/density.
- Refine the cluster bylaw so developers understand what is acceptable in terms of density and minimum lot size for residences. This would also help the Planning Board.

7. The Town currently has a Wind Energy bylaw and a Solar Bylaw. Are changes to these bylaws in order to encourage the increased use of renewable energy?

- The Town's solar bylaw was updated last year.
- The Town is looking at small and medium scale free-standing solar, but state restrictions prohibit meaningful regulation of these uses.

8. What can the Town do to help support its agricultural enterprises and preserve its agrarian landscape? Should uses that are supportive of agricultural production, such as a farm-to-table restaurant or food processing facility, be allowed?

- Encourage farm-to-table restaurants.
- What can Dunstable do to protect dairy farmers?
 - Start a town committee to look at farmers' issues and needs. {There is an Agricultural Commission that could take on this task}
 - Establish a partnership with Cabot.
 - Promote a buy-local campaign
 - Educate residents regarding the right to farm bylaw.
 - Establish a central place, year round store or co-op that sells local products
 - Promote Chapter 61 A and B tax programs
 - Work with the Grange
 - Encourage community supported agriculture (CSA)
- Recognize the benefits of managed forests
- The number of farms in town is increasing. The town should inventory all of the agricultural lands and enterprises within town

QUESTIONS AND RESPONSES FOR HOUSING

1. How can the Affordable Housing Committee and Town move forward to develop affordable housing opportunities? Which priority development sites should be focused upon and what funding sources should be utilized? Should funds from the Community Preservation Act (CPA) be utilized to encourage the development of affordable housing?

- State funding does not fix the problem. Keep it local if you want it to stay local.
- Dunstable does not have any state-recognized affordable housing, leaving the town vulnerable to 40Bs.
- The Town's inclusionary bylaw is part of the General Bylaw, not part of the zoning bylaw. This issue needs to be addressed due to the legal implications.

- It is in the Town's best interest to be able to control the development of 40B housing, therefore the town should proactively create affordable housing to address resident's needs in a manner most appropriate for Dunstable, rather than leaving the developers in control.

5. What infrastructure improvements will be needed to accommodate housing production in town (water, public transit, etc.)?

- Currently the Town's water infrastructure can't handle any increase significant in demand (The town now has 104 connections with the infrastructure to allow for only 120 connections).

QUESTIONS AND RESPONSES FOR ECONOMIC DEVELOPMENT

1. What should the town do to retain and attract businesses? What specific types of businesses should be targeted?

- Stay away from chain-type businesses.
- Model town center after Groton.
- Develop a business that is local and unique to the area.
- Cap building height for businesses at 2 floors.
- Keep New England character.
- Consider architectural restrictions on the Historic District.
- Promote the Town as an artisan community.
- Utilize Dunstable's location and rural character to create a small town (Norman Rockwell-type) ambiance and brand that attracts people from the area.
- Promote the Town as an artist community, like Lowell did with the mills and artist studio space and lofts.
- Create a place for artists and artisanal workers.
 - Utilize the vacant barn on the McLoon property
 - Town could look into options for economically utilizing open space, such as an Eco-Adventure park, zip line, cross-country ski center

DISCUSSION QUESTIONS

1. The Dunstable Housing Production Plan recommends adding the inclusion of affordable housing to the town's Open Space Development Bylaw. Is this something that the Master Plan Committee supports?
2. The Housing Production Plan also recommends that the zoning be examined for 11 private and publicly held parcels that have been identified as potentially appropriate for affordable housing (see attached map for parcel locations). The HPP suggests that housing options, other than single-family, be created at these sites. Is this something that the Master Plan Committee views as appropriate?
3. Should the Open Space Development bylaw provide additional specificity on density? Should the bylaw be applied to tracts smaller than 14 acres?
4. The Senior Residential Multi-family District limits the number of dwelling units to no more than would be allowed under a conventional subdivision times $1 \frac{1}{4}$. Given that these units will be occupied by seniors, is there a sound rationale for requiring a larger lot, or is the intent to create additional open space? There is no requirement that any open space created under the bylaw be protected. Should there be? The deed restriction for affordability under this section of the zoning bylaw is set at 30 years; should this be changed to perpetuity? Should the bylaw require (rather than encourage) that the affordable units be eligible for inclusion in DHCD's subsidized housing inventory (SHI)?
5. Should the Community Housing Bylaw contained within the Town's General Bylaws be modified as a traditional inclusionary bylaw and incorporated into the Zoning Bylaw, in order to address legal concerns and foster the production of affordable housing units?
6. The 1999 Master Plan recommended that the Town maintain its low density residential zoning by requiring a minimum lot size of two acres? Is this a policy that should be maintained or are there certain sections of town where a slightly higher density may be appropriate?
7. The 1999 Master Plan recommended that additional areas be made available for commercial/business development that meets the needs of residents, suggesting that the area located between the Center and the Post Office might be appropriate for such uses. Should this area be rezoned to allow for small-scale neighborhood style businesses? Are there other areas of town where similar uses should be allowed?

8. The 1999 Master Plan also recommended that the B-3 zone be utilized for up to 3.3 million square feet of office/R&D type development. Is this still appropriate or should the town modify the zoning for this area? If so, should less intensive business uses be allowed and is mixed-use appropriate in this location? Is this location or any other location in town appropriate for multi-family housing?
9. Should an area be designated for the B-2 zoning district? If so, where should this zone be located? If not, should the B-2 district be removed from the Zoning Bylaw?
10. Should the town reconsider establishing a Town Center Overlay District? If so, what types of use should be allowed in the Town Center?
11. Should the Town create design guidelines and standards that provide more detailed requirements relative to outdoor lighting, signage, landscaping and architecture, as a means of protecting and preserving its rural character?
12. Should the Town add more specificity to its zoning bylaw in terms of allowed uses? Should additional performance standards be established to ensure that future development projects respect the desires of the community?
13. Should the town establish additional policies and programs to support and promote agricultural enterprises? This could include allowing farm retail sales in residential districts, allowing farm co-ops and food processing facilities by right, and hosting events such as harvest fairs and farmers markets.
14. Should the zoning bylaw be amended to encourage art and artisan related establishments, such as studio space, galleries, and museums?
15. Presently, the Affordable Housing Committee does not envision mixed-use development within the MUD district. Are there other locations in town where mixed-use development should be allowed or encouraged?

Potential Housing Sites by Zoning District

