

Dunstable Town Center Visioning Project

August 13, 2025



**NORTHERN
MIDDLESEX
COUNCIL OF
GOVERNMENTS**
SERVING THE REGION SINCE 1963

TONIGHT'S AGENDA

- 1 Welcome and Intros
- 2 Town and Regional Priorities
- 3 Existing Conditions
- 4 Opportunities
- 5 Breakout Groups
- 6 Wrap-up and Next Steps



WELCOME & INTRODUCTIONS

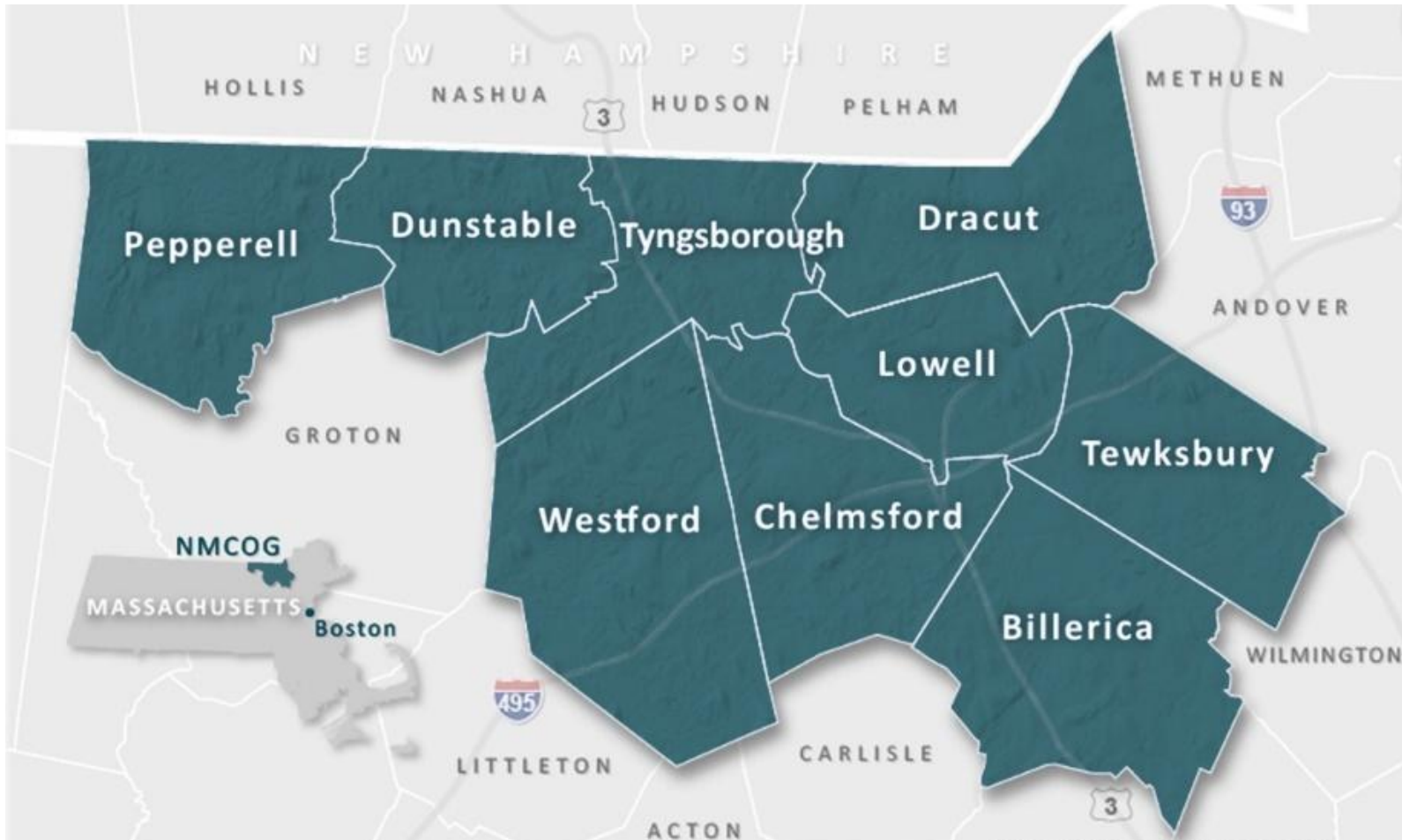
WORKSHOP PURPOSE

Explore goals and recommendations from prior plans, existing conditions, and big ideas from peer communities across New England to begin to articulate a vision for the future of the Route 113 corridor and adjacent land uses.



ABOUT NMCOG

- Regional planning agency for established in 1963
- 18-member policy board with representatives from nine municipalities in Greater Lowell
- Purpose: to increase the municipal capacity, foster regional cooperation and coordination, including providing local and regional planning services to member communities



The NMCOG region includes the City of Lowell and the Towns of Billerica, Chelmsford, Dracut, Dunstable, Pepperell, Tewksbury, Tyngsborough, and Westford.

TOWN & REGIONAL PRIORITIES

Town Stated Priorities

Master Plan

- Preserving trees, stone walls, agricultural fields, historic architecture
- Strengthen and maintain Town Center

Housing Production Plan

- Meet housing needs while strengthening Town Center and retaining its design, farms, and open space
- Increase Subsidized Housing Inventory

Open Space and Recreation Plan

- Connect open space and recreation lands through trails and pathways

Regional Priorities

Greater Lowell Stronger Together


- Improve placemaking, safety, and policy to support local businesses
- Establish a Town Center Trail Loop
- Apply Complete Streets designs to Route 113 (Main St, Pleasant St)


Greater Lowell Vision Zero


- Bicycle and pedestrian accommodations


EXISTING CONDITIONS


Dunstable Town Center - Project Area

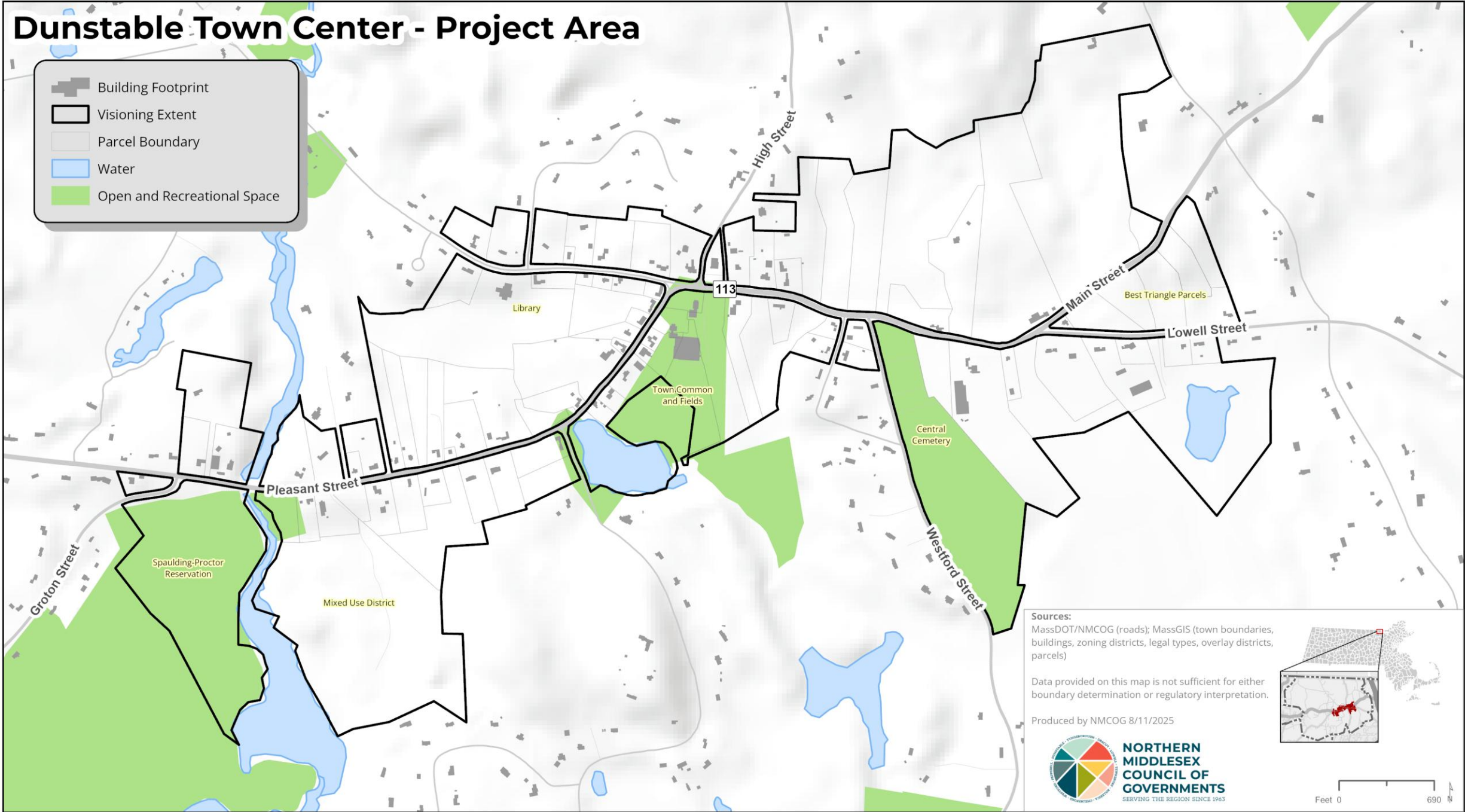
 Building Footprint

 Visioning Extent

 Parcel Boundary

 Water

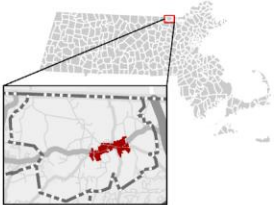
 Open and Recreational Space




Sources:
MassDOT/NMCOG (roads); MassGIS (town boundaries, buildings, zoning districts, legal types, overlay districts, parcels)


Data provided on this map is not sufficient for either boundary determination or regulatory interpretation.


Produced by NMCOG 8/11/2025





Dunstable Town Center - Zoning


 Building Footprint

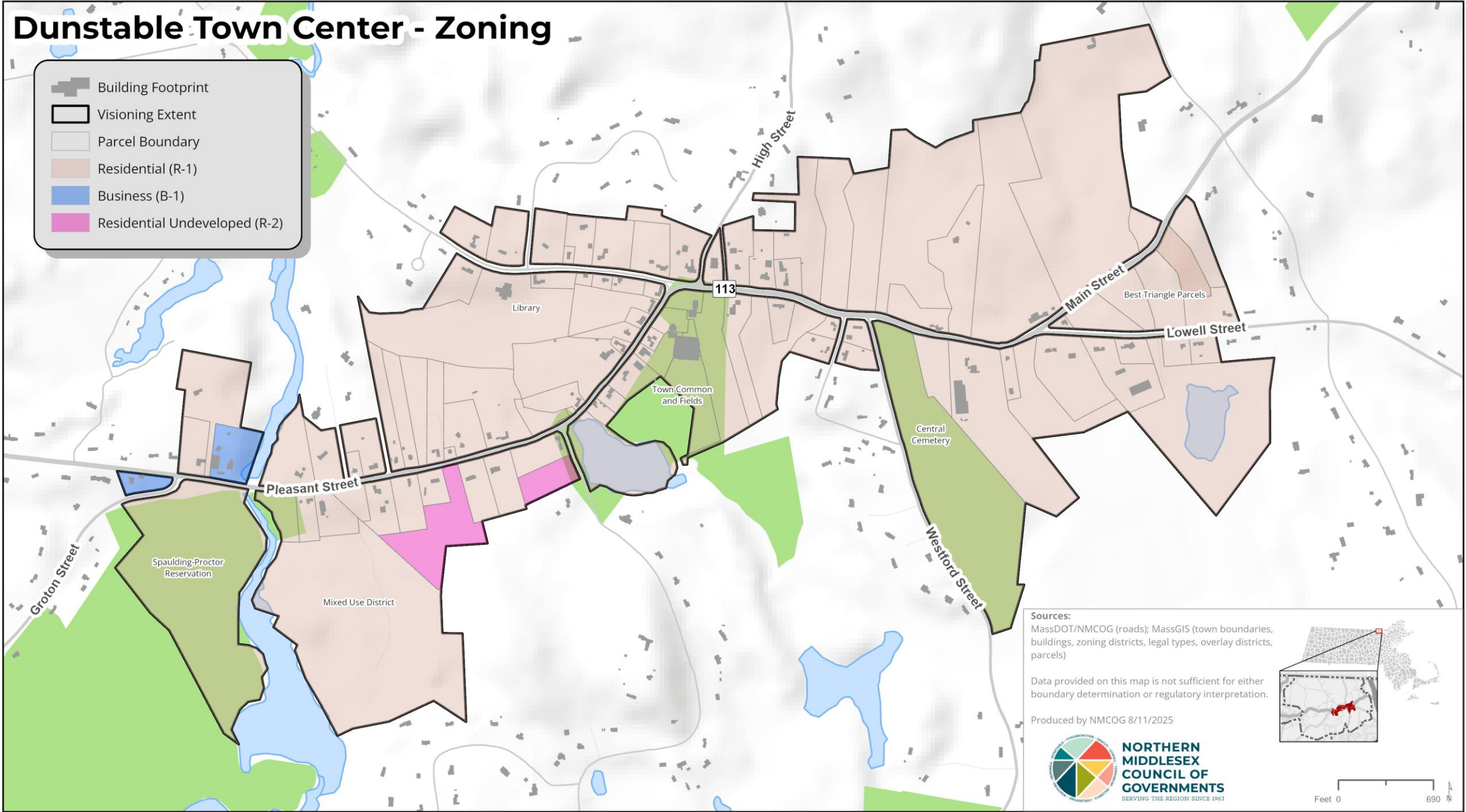
 Visioning Extent

 Parcel Boundary

 Residential (R-1)

 Business (B-1)

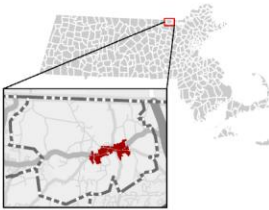
 Residential Undeveloped (R-2)



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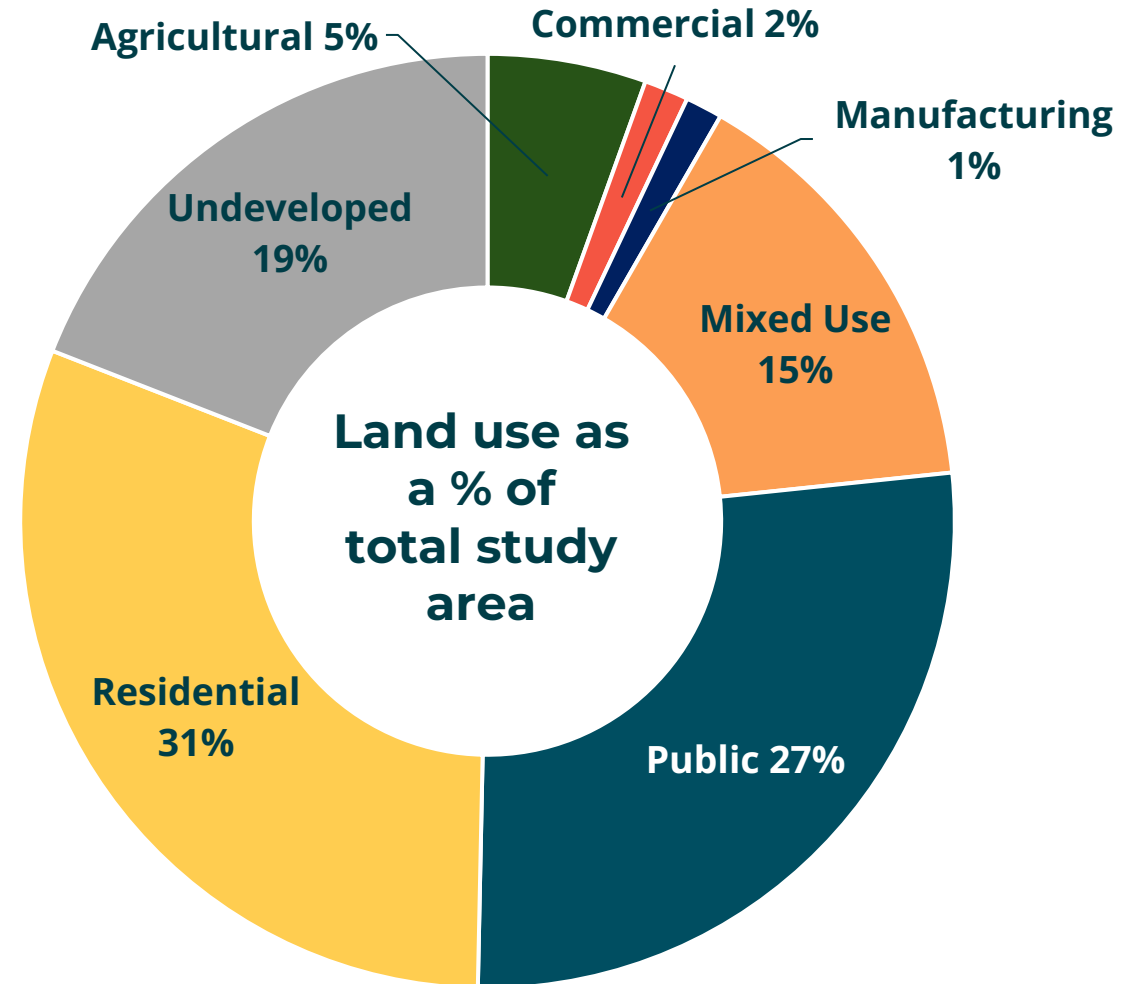
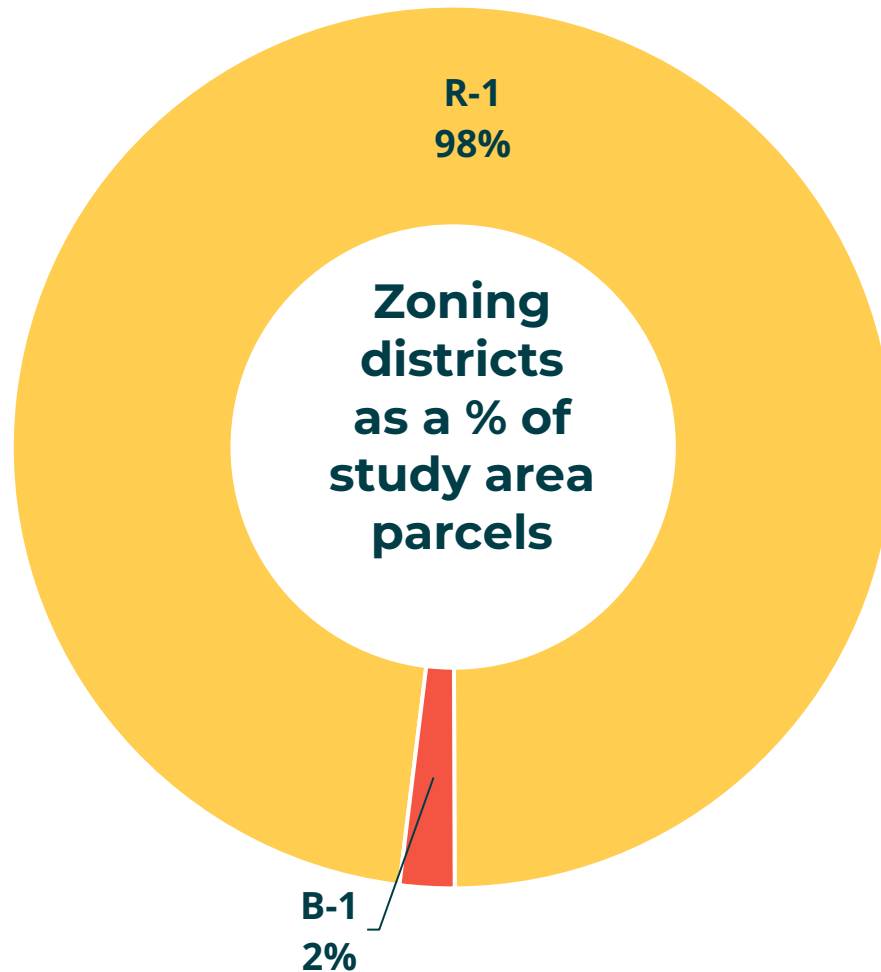
Produced by NMCOG 8/11/2025




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EXISTING CONDITIONS


Zoning and Land Use




Dunstable Town Center - Zoning Overlay


 Building Footprint


 Visioning Extent


 Parcel Boundary

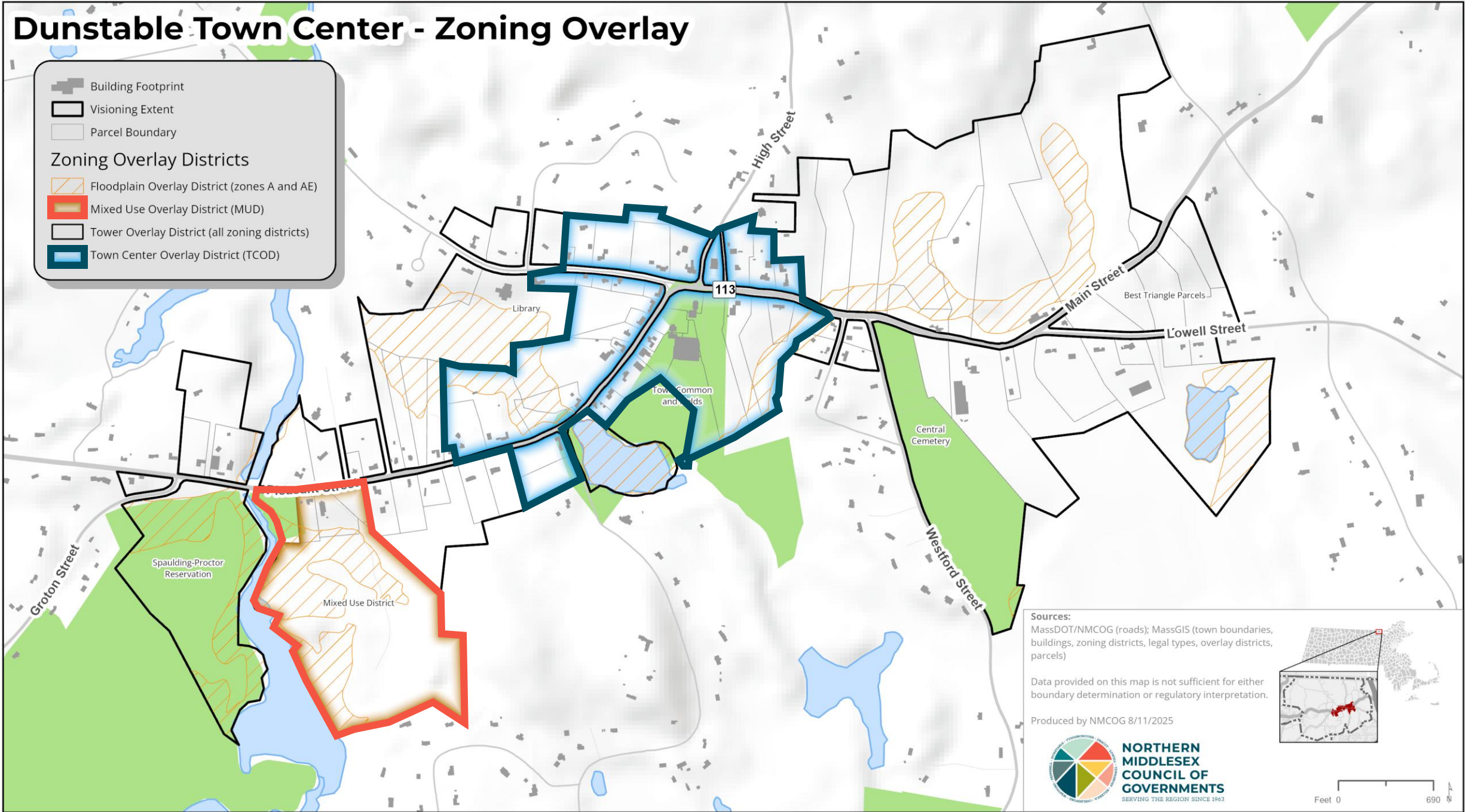
Zoning Overlay Districts

 Floodplain Overlay District (zones A and AE)

 Mixed Use Overlay District (MUD)

 Tower Overlay District (all zoning districts)

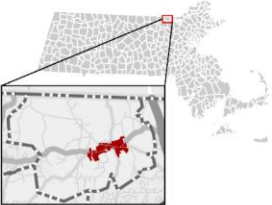
 Town Center Overlay District (TCOD)



Sources:
MassDOT/NMCOG (roads); MassGIS (town boundaries, buildings, zoning districts, legal types, overlay districts, parcels)

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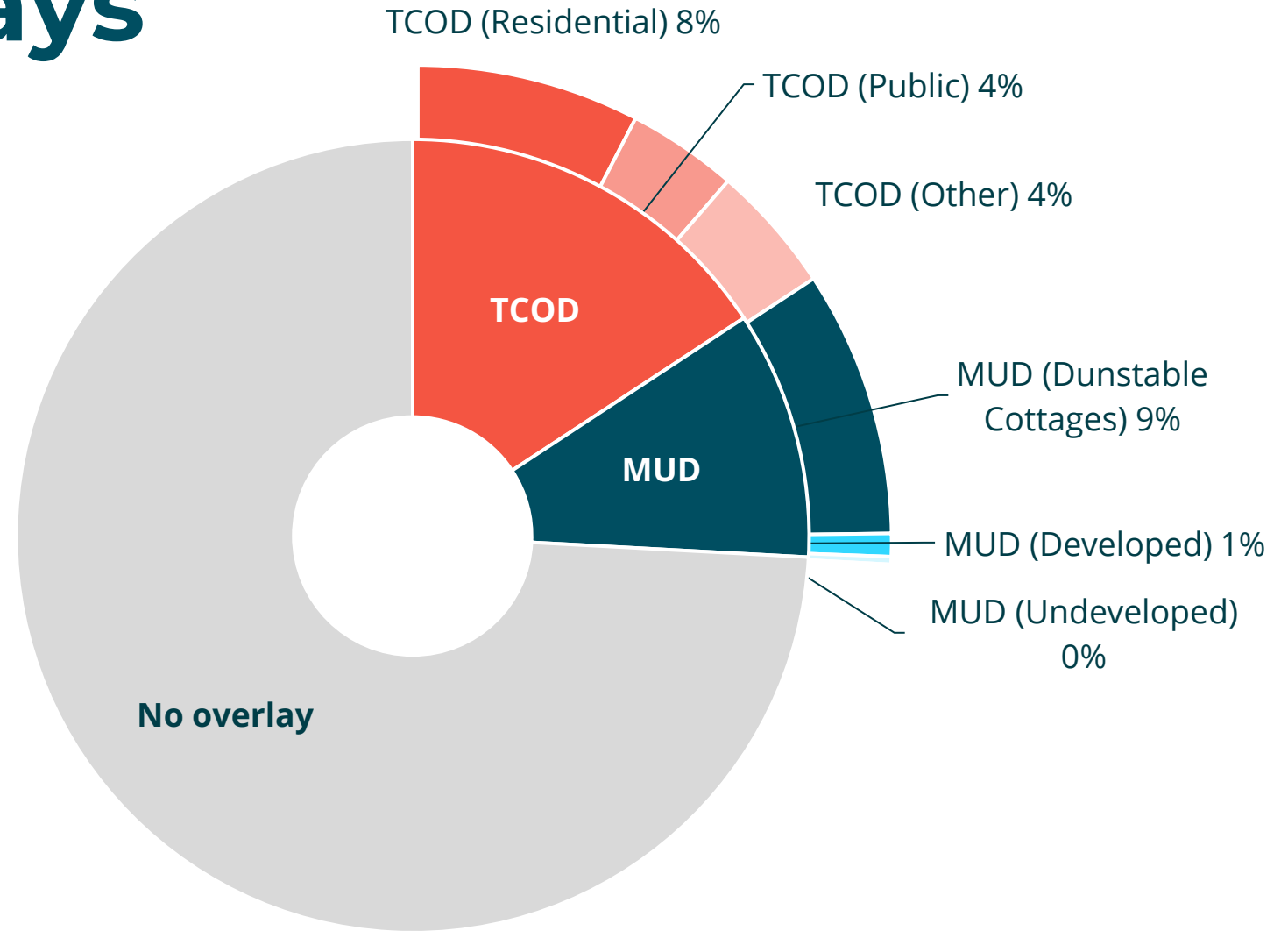


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EXISTING CONDITIONS


Zoning Overlays


Land use within the study
area overlay districts
(TCOD and MUD)




Dunstable Town Center - Historic District

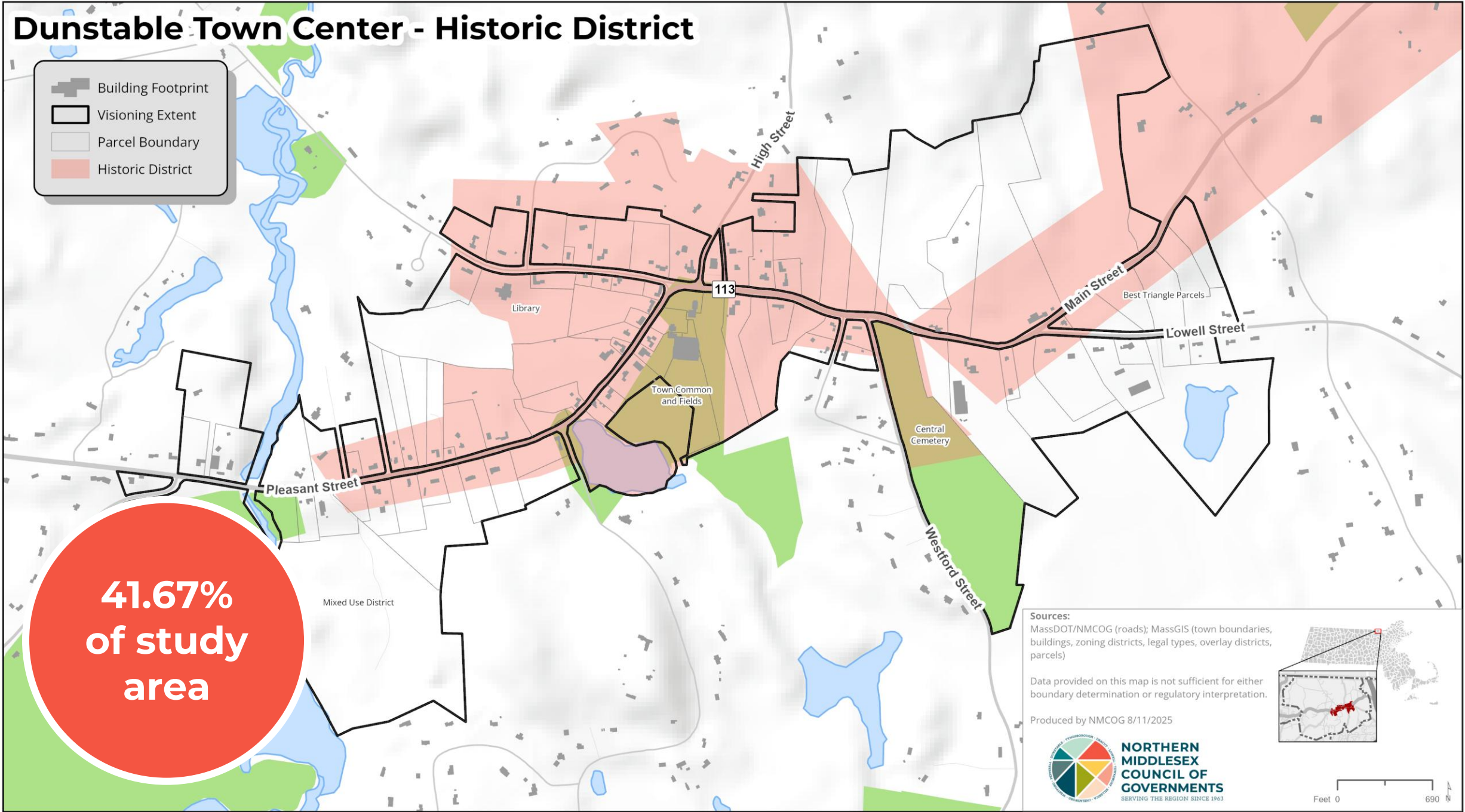
 Building Footprint

 Visioning Extent

 Parcel Boundary

 Historic District

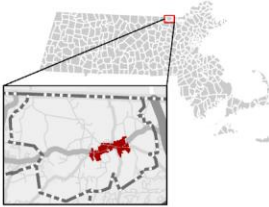
41.67%
of study
area



Sources:
MassDOT/NMCOG (roads); MassGIS (town boundaries, buildings, zoning districts, legal types, overlay districts, parcels)

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EXISTING AMENITIES

COMMERCIAL

- Farmhouse Café
- Wickham & Willoughby
- Wine & Cheese Shop
- Rose of Sharon
- West Auto Repair
- Dunkin' Donuts / Irving gas station

CIVIC SPACES

- Union School Building
- Swallow Union School
- Town Hall
- Dunstable Free Library

WHAT'S HAPPENING NOW?

- MCO Dunstable Cottages
- Town Center Community Path Feasibility Study
- Applications to MassTrails, HousingWorks for trails and Complete Streets
- Union Building restoration
- Larter Field visioning
- What else should we know about?



MCO Cottage Rentals; Union School Building

OPPORTUNITIES & GEOGRAPHY


GEOGRAPHIC CONSIDERATIONS

- National Register Historic District
- Town-owned properties
 - Town Hall
 - Cemetery
 - Best Triangle Parcels (behind Animal Clinic)
 - Town Common and Fields
 - Union School & Swallow Union
- Woodward's Mill Pond Dam
- Abundant recreational and conservation land amenities*


*for activation, not development





Dunstable Town Center - Town-Owned Parcels


 Building Footprint

 Visioning Extent

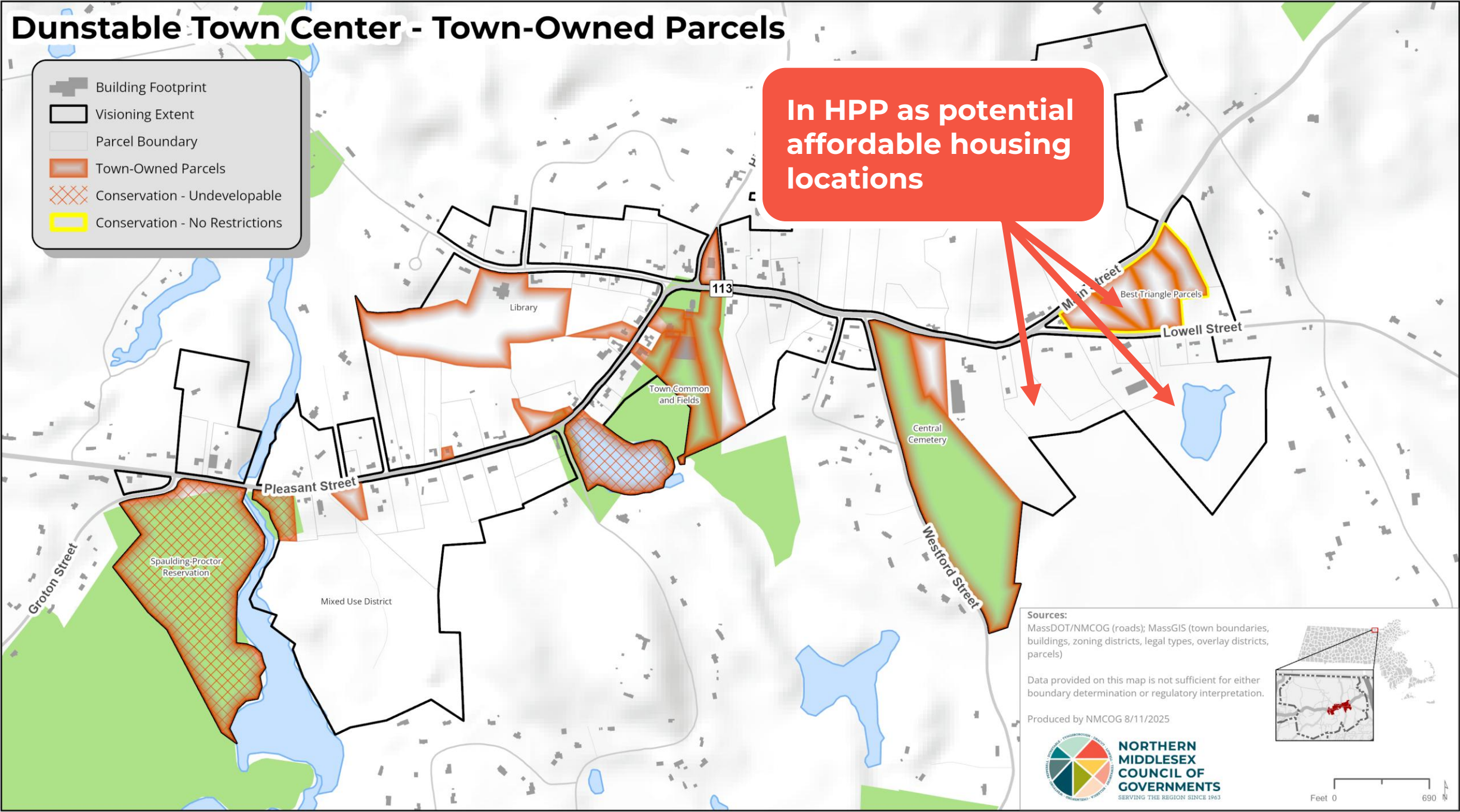
 Parcel Boundary

 Town-Owned Parcels

 Conservation - Undevelopable

 Conservation - No Restrictions

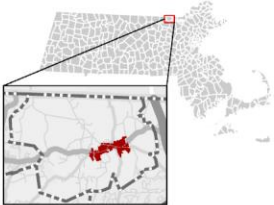
In HPP as potential
affordable housing
locations



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PEER COMMUNITIES WOODSTOCK, VT

Pop. 3,005



Teagle's Landing, an award-winning pocket park in the center of town

Shops and the historic Town Crier



<https://www.workingoetravel.com/single-post/woodstock-vermont-things-to-do>



Historic buildings and modern roadway striping/paving

Woodstock, Winnie on Google Maps



https://en.tripadvisor.com.hk/ShowUserReviews-g60897-d105559-r578604352-Woodstock_Town_Crier-Woodstock_Vermont.html



<https://www.sociallifeproject.org/conservation-historic-preservation-and-placemaking-in-woodstock-vermont/>

PEER COMMUNITIES GROTON, MA

Pop. 11,315, neighbor to Dunstable



Cows and crosswalks (Gibbet Hill and downtown)



<https://destinationgroton.com/explore-groton-ma/>

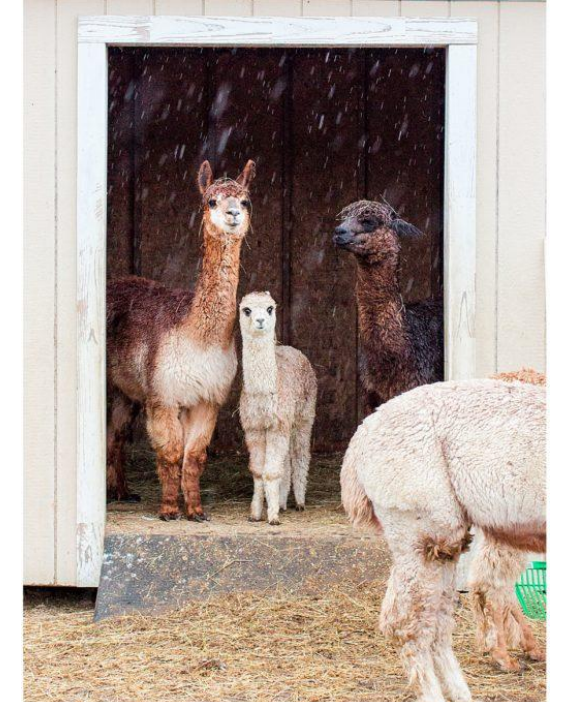


Shops, markets, and the Groton Inn

Luina Greine Farm, family run alpaca farm and shop



Actively maintained trail network



PEER COMMUNITIES

KENT, CT

Pop. 3,019, home to 1 stoplight



The Kent Land Trust maintains and promotes 10 different trails



Four galleries, several shops, and indoor/outdoor dining



<https://plannedwanderings.com/the-real-life-stars-hollow-kent/>

Commercial activation of the public realm



<https://www.ctinsider.com/connecticutmagazine/explorer/article/kent-ct-shopping-dining-activities-18552584.php>

Adaptive reuse of old barns for commercial space

Questions?

FACILITATED BREAKOUT GROUPS



S.O.A.R. ANALYSIS

- S** **STRENGTHS** – Where are we now? What can we build on?
- O** **OPPORTUNITIES** – Where can we make changes?
- A** **ASPIRATIONS** – What do we want Dunstable to feel like?
- R** **RESULTS** – Which opportunities have the most potential?

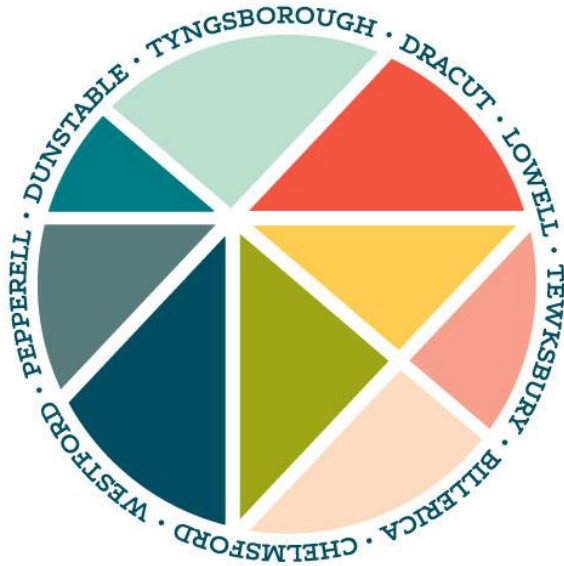
REPORT OUT & WRAP-UP

NEXT STEPS

Survey	Fall Walk-shop	October UPWP Project
Public visioning survey, modeled after this workshop, to be released next week.	NMCOG will schedule a walk-shop through the project area to assess existing conditions and get additional participant input	Oct 2025 – Mar 2026 <ul style="list-style-type: none">Examining existing multimodal conditionsDevelop recommendations to improve safety and performance of the corridor



Main St / Route 113



NORTHERN MIDDLESEX COUNCIL OF GOVERNMENTS

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