



OFFICE OF THE
Advisory Board
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October 6, 2014

Present: Ron Mikol, Harold Simmons, Dana Metzler, Kevin Welch, Pam Crocker, Christine Muir

The meeting opened at 7 p.m.

Prior Meeting Minutes

The board unanimously approved the minutes of September 15, 2014.

Special Town Meeting Warrant

The Advisory board considered and voted on recommendations for the articles of the special town meeting warrant.

We voted unanimously to support article 1 and pay for it from free cash.

We voted unanimously to support article 2. There is no financial component to this article.

We voted unanimously to support article 3 and fund it with money in the health insurance line item.

We voted unanimously to support article 4 to pay the transportation costs for the Essex Agricultural school student. We expect 90% reimbursement from the state.

We deferred voting on articles 6 and 7 until we know the actual, or expected, costs of the salt shed and the Main Street engineering.

We will wait until town meeting to give a recommendation on article 8, the demolition of property at 160 Pleasant Street, because we want to know whether there is asbestos and how that will affect the cost.

We voted to not recommend passing article 9 at this time. The Board of Selectmen have not yet made a recommendation on this article.

We voted unanimously to support article 10 for upgrading the fire alarm systems and installing panic buttons in town buildings. We will fund from free cash.

We voted unanimously to support article 11, the study and plans for a sidewalk or pathway from the town center to the library. This can be paid for with free cash.

We voted unanimously to support article 12 and to fund from fee cash.

We voted unanimously to support article 13, which uses money from the Water Department's budget and has no financial impact on the town.

We voted unanimously to support article 14, which has no impact on the town budget.

We voted unanimously to take no action on article 15.

We voted unanimously to support article 16, related to defining in-law apartments in zoning bylaws. There is no financial impact.

We voted 5-1 to support the planning board bylaw changes outlined in article 17.

We voted unanimously to not recommend supporting article 18, a non-binding resolution to oppose fracked gas pipelines through town. Our vote was influenced by the wording of the article, which opposed all fracked gas pipelines and not just the one specifically under consideration throughout the state at this time. There are two gas pipelines that run through Dunstable now and we do not know if they carry fracked gas. We cannot oppose something that already exists (or potentially exists) and we think the article should have been worded more specifically.

Public Hearing

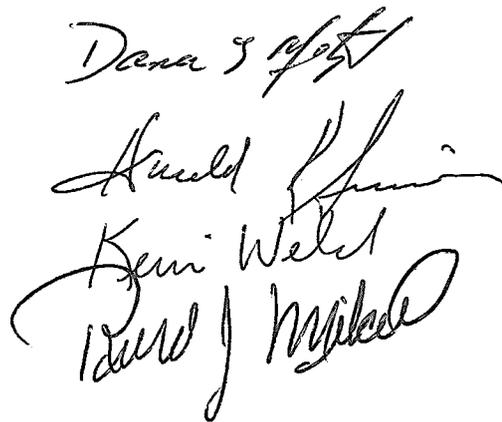
We reviewed the above votes in a formal public hearing that began just after 8 p.m. Residents Harold and Lorraine West were in attendance and questions why the property at 160 Pleasant Street is to be demolished instead of sold and used as part of Mixed Use District (MUD). The MUD area is already defined as the acreage behind 160 Pleasant Street and adjacent to the post office. The property at 160 Pleasant Street is the only access point to the MUD so the town must retain ownership to provide access for future development.

The Wests also questioned the placement of the highway salt shed, as there are wetlands behind the site under consideration, the current highway garage site. The Conservation Commission thinks the shed can be placed in either site, Groton Street or Highway garage, and protect the land around it.

The public hearing adjourned at 8:55 p.m.

The Advisory Board meeting adjourned at 8:56 p.m.

We adjourned at 8:10 p.m.



Dana S. [unclear]
Harold [unclear]
Lorraine West
David J. [unclear]