

Minutes: Selectmen's Meeting: Tuesday, May 22, 2012

Present: Chairman Walter F. Alterisio, Daniel F. Devlin, Clerk and Procurement Officer and Member Kenneth J. Leva

The Meeting was called to order at 7:00PM with all members present. On agenda, take care of past minutes, discuss engineering services, processing the MassWorks application and transferring to Water Dept.

Alan Chaney appeared before the board relative to setting date for STM for Best land proposal. Selectman Leva advised he'd asked Alan to stop in – want to do as early as can, not beyond July 1st where would interfere with vacations, etc. for those who wish to attend. Alan advised it was unfortunate that timing didn't work out for the Annual Town Meeting. Alan will work with Town Counsel for language, need to have everything put together relative to structuring of finances. One of the things that Chairman Alterisio is concerned about with the location of that particular property – is would prefer no exits onto Main Street; good site distance onto Lowell Street. Alan explained the possible future uses for the property. Presentation will provide individuals with the information needed to make an informed decision. Alan reported on meeting this morning with Dana Metzler representing Fincom, Bonnie, Andy Gould. He indicated the financing includes donation of \$25k from DRLT, use of CPA funds, etc., consistent with uses permitted by CPA. Can't put just anything there, town couldn't sell to a developer, etc., could put affordable housing for townspeople, etc. Chairman Alterisio advised that must be careful with that, if say we had state or federal funding must be opened to everyone – can't be restricted to town residents; if state or federal money, list already exists. Alan advised the first thing Dunstable needs is its own housing authority in order to be able to provide housing for our own aging residents.

Discussion continued on the process for town meeting approval for land purchase, options for providing affordable housing, and other items that might come into play. Alan also reported on CPA funding and flexibility that is coming into play.

Chairman Alterisio indicated, in terms of reality, the 11th of June would be 14 days before the 25th; noted probably better to look at scheduling Town Meeting on the 26th, the Tuesday, to allow for proper posting. Alan advised shouldn't be any problem, should be pretty straight forward, Ad-Hoc committee got together this morning went over all the particulars – no survey needed, etc. and Town Counsel is on board. At this point, will need to work out with Town Clerk to make sure it works for her. Discussion continued on the need for affordable housing in town – senior housing, etc.

Minutes: Selectman Leva to approve minutes of 4/17, 2nd & voted, Selectman Devlin to approve minutes of 4/9, 2nd & voted with Selectman Leva abstaining; Selectman Leva to approve minutes of 5/7/12, 2nd Selectman Devlin and voted with all favor; Selectman Leva to approve minutes of 5/14, 2nd Selectman Devlin and voted with all in favor. Secretary will check into minutes of 4/2 to determine whether there's any record of them having been accepted.

Minutes: Selectmen's Meeting: Tuesday, May 22, 2012

Next is to schedule meeting with BORC, Planning, Conservation & Advisory Board relative to engineering services next year. Selectman Leva indicated he thought we should be pursuing all appointment opportunities. Chairman Alterisio reminded all that Town Accountant has been appointed thru September 30th to insure he'd remain on board through the final fiscal year reporting, schedule A. In addition will be looking at all appointments for the next fiscal year – want to make sure that everyone is on board with any possible changes.

Encourage boards to reorganize so can move forward. Another thing that Chairman Alterisio has, picked up at NMCOG the other night, the MassWorks program application, one of which is Dunstable's for the replacement of a line from Pond Street, all the way up to the MUD District. Chairman Alterisio referenced the past approach at developing the MUD District and the complication and extraordinary cost for installing that line which also limited the development of the 40B @217 Pleasant Street by Gorman. Plans are apparently already in place, turn-key ready to go project, this would be an opportunity to put together program for development projects – need Water group to take a look at it and get it moving, if it makes sense or make the decision to not move forward. NMCOG will help them with the application – Town stands opportunity to save itself \$600K.

Chairman Alterisio advised also need to visit with Advisory Board on follow-up on recommendation with audit – Selectman Leva advised he'd spoken with Dana today and he advised that Fincom supported Andy's recommendation. Chairman Alterisio referenced the info provided by Town Accountant and recommendation for Roselli, Clark & Associates. Mr. Gould has worked with them before and was very satisfied – good relationship. Selectman Leva provided motion to approve Roselli, Clark & Associates for auditing services for 2013, 2014 & 2015. Selectman Devlin 2nd and vote was taken with all in favor. Vote contingent upon confirmation from Roselli, Clark & Associates for period of 2013, 2014 & 2015.

Chairman Alterisio another thing come up which has him a little confused – environmental impact study on River Estates – up for comment. Confusion in that are asking for comments but yet saw sign that property is up for auction. Selectman Leva advised that auction was postponed because this study hadn't been submitted... that held it up. Chairman Alterisio would encourage any board who has items to be addressed to do so before NMCOG .. bug in people's ear.... to make sure any comments have been submitted before June 8th.

Chairman Alterisio noted request from Board of Health for \$1500 transfer from recycling account to wages account to cover hourly wage increase due to newly hired employees. Motion was made, 2nd and voted to approve transfer. Chairman Alterisio signed pertinent transfer request.

Notice on passing of Dr. Joseph Allard – pretty active man and very involved with Town of Dunstable, will be missed.

Results of Town Elections submitted by Town Clerk vacancies – Commissioners to Expend Trust Funds – 3 years, Commissioners to expend Parkhurst Free Lecture Fund – 3 year and Commissioner to Expend Proctor and Parkhurst Trust

Minutes: Selectmen's Meeting: Tuesday, May 22, 2012

funds – 5 year term, Water Commissioner – 3 year term and Parks Commission – 3 year term.

Request from Summer Concert Series for banner over 113 by June 13th, one week prior to beginning of concerts until August 15th, the conclusion of concert series. Board approved after motion by Selectman Leva, 2nd Selectman Devlin and affirmative unanimous vote.

Nashoba Valley Pedalers annual request for water stop on Town Common on 8th of September – portable toilet inconspicuously placed at rear of parking lot by playing field. 9AM-2PM Board approved use on 9/8 after motion by Selectman Leva, 2nd by Selectman Devlin and affirmative unanimous vote.

The board endorsed the amended permit fee schedule to reflect the most recent amendments to the electrical permit fees and the HVAC permit fees recently adopted.

Board discussed the appointment request received earlier from Police Chief Downes; motion to accept recommendation for permanent police officers, Chief Downes, Lieutenant Dow, Sergeant Darrell Gilmore – and reserves per Chief's request.

Chairman Alterisio noted question relative to reserves, with one of them being a Selectman in another town, might also need to receive recommendation.

The Board then conducted their Election of Officers to reorganize; Selectman Leva provided motion to open nominations, 2nd by Selectman Devlin. Chairman Alterisio then nominated Ken as Chair, Dan as Procurement officer, nominations closed after 2nd and vote. Vote taken with the following results: as Chairman Kenneth J. Leva, Daniel J. Devlin as Procurement Officer and Walter F. Alterisio winning the position of Clerk by default.

Members of the board extended their thanks for each member's contribution throughout the previous year and discussed some of the achievements throughout the past year.

Chairman Devlin noted he'd like to stay pretty much where we've moved forward but has a couple of things he'd like to focus on, one being vacancies on some of the boards– Affordable Housing Board needs to be in place; in addition are a number of boards responsible for funding that need to be in place.

Selectman Alterisio referenced election complete, basically as of last night, advising he'd received call today from GDRSD Superintendent – apparently acting on budget tonight and no representatives from Dunstable available for this evening. While there was a qualified write-in, must be accepted and individual qualified.

Ken would like to continue what we had moving forward last year – set up priorities for the upcoming year, be they new initiatives or re-visiting previous goals from past year. Want to continue to move forward. Selectman Devlin

Minutes: Selectmen's Meeting: Tuesday, May 22, 2012

would like to look at the bylaws to determine whether there are any items that might prohibit initiatives from moving forward. Walter reported on the endangered species assessment that needed to be completed before MUD project could proceed – other issue was the conveyance of the property rights – price kicked around in conversation – need to step back and ask some real question as to whether the Town is brokering the property as real estate or an investment in the town – struggled as to whether should be looking at price or concessions as to how much it would cost to put together.

Ken suggested can appraise as just how it sits or potential value. Walter advised problem was that accepted proposal was from a none profit group and were having problem with determining whether developing the parcel would be possible if the value was cost prohibitive. Discussion continued on the possibilities and possible plans for moving forward with the development of that parcel. Walter referenced what he believed was a new wrinkle thrown into the mix which might cause some complications – he'll research further.

Board agreed to move forward with Governance Committee's recommendations. Board also noted previous interest in cell service – not enough interest from the cell companies. Walter advised may not be interest for profit, might there be interest to construct to provide service. Discussion continued into the service – and board noted that the service seems to be improving whether it's because of equipment upgrades in the close proximity.

Set up meeting with other boards – relative to engineering and other professional services – invite at least the chairs – look into options; Mail review – noted information from MMA re: Chapter 70 school aid; Selectman Devlin has sent an e-mail off to the Senator requesting support.

Walter advised a session with Sheriff at last NMCOG meeting – brining everyone up to speed on what's happening in that office, initiative to regionalize lockup – in this particular area probably looking at room for 20 but compiling data to determine appropriate.

Chairman Leva thanked everyone for interest & support of initiatives.

Treasurer's warrants were reviewed and signed and the meeting adjourned at 8:25PM after appropriate motion and vote.

Respectfully submitted,

Danice N. Palumbo,
Board Secretary