

TOWN OF DUNSTABLE

Community Preservation Committee Hearing

November 4, 2026

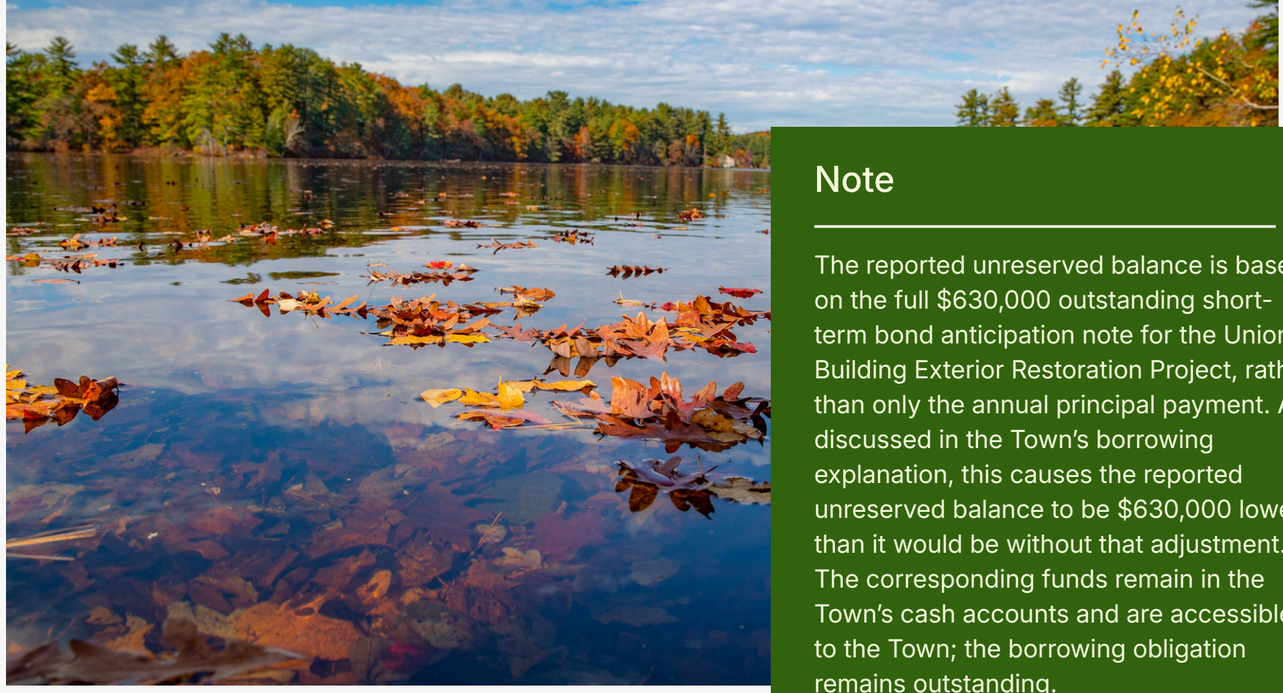
TOWN OF DUNSTABLE

Current CPA Balances

Summary

Total reserves and unreserved balance

Total: $991,362.73



Note

The reported unreserved balance is based on the full $630,000 outstanding short-term bond anticipation note for the Union Building Exterior Restoration Project, rather than only the annual principal payment. As discussed in the Town's borrowing explanation, this causes the reported unreserved balance to be $630,000 lower than it would be without that adjustment. The corresponding funds remain in the Town's cash accounts and are accessible to the Town; the borrowing obligation remains outstanding.

The note is renewed with annual payments for the remaining unpaid balance. The Town's reason for using this financing approach is that it currently costs less than issuing long-term debt with a fixed repayment schedule.

Open Space	Historic	Housing	Unreserved
$126,428.50	$227,584.50	$470,626.90	$166,722.83

TOWN OF DUNSTABLE

Expenditures and carryforwards

Allocated: $641,977.28

Expended: $157,274.35

14 projects + administration and debt

7 of 14 projects complete

Balance

$484,702.93

Account description	Allocated	Debits	Ending
CPA administrative expense	22,861.00	2,250.00	20,611.00
Library records digitization	37,923.14	4,113.43	33,809.71
Town Center Trail Loop feasibility study	15,999.99	0	15,999.99
Open Space and Recreation Plan update	7,499.99	0	7,499.99
Design improvements to Larter Field	2,011.16	0	2,011.16
Master Plan for Larter Field	14,550.66	4,675.00	9,875.66
Repairs to Woodwards Mill Dam	21,111.50	471	20,640.50
Union School Building restoration	88,860.60	0	88,860.60
Town Hall chimney and roof repairs	13,090.00	0	13,090.00
Replace Town Hall chimney	25,000.00	0	25,000.00
Town Hall HVAC improvements	4,249.98	0	4,249.98
Swallow Union School upgrades	99,280.65	69,189.92	30,090.73
Drews Landing boardwalk construction	46,332.00	0	46,332.00
Baseball field rehabilitation	3,000.00	0	3,000.00
Central Cemetery fence	60,000.00	0	60,000.00
Rideout Cemetery stone wall	9,500.00	0	9,500.00
CPA principal on long term debt	145,000.00	75,000.00	70,000.00
CPA interest on long term debt	25,706.61	1,575.00	24,131.61
Total	**641,977.28**	**157,274.35**	**484,702.93**

TOWN OF DUNSTABLE

Revenues & Expenditures

FY21 - FY25

$2,782,543
Receipts

$1,979,347
Expenditures

$1,122,805
State Funds

$1,659,738
Local Funds
and investment income

Note: FY25 expenditures include the entire $700,000 spent on the Union Building Restoration project using borrowed funds

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Overview

CPA Projects 2007 - 2026



74

CPA-project funding allocations

62

Completed

8

In progress

4

Cancelled

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CPA Projects 2023 - 2026

	Total	Complete	In Progress
2026	2	0	2
2025	11	8	3
2024	9	7	2
2023	9	8	1
Total	31	23	8

Funding Years

2026

Central Cemetery Fence
Rideout Cemetery Wall

2025

Dunstable Public Library Special Collections HVAC
Dunstable Special Collections Digitization
Town Hall Elevator Chimney Replacement (and 2024)
Town Hall HVAC Replacement
Woodward's Mill Dam Renovation Work
Groton Dunstable Youth Baseball Field
Larter Field Assessment
Master Plan Larter Field
Swallow Union Playground Improvements
Tennis Court Relocate to Larter Field (and 2024, 2023)
Weed Control for Lake Massapoag (and 2024, 2023)

2024

Union Building Exterior Restoration
Completion of Well Work at Larter Field (and 2023)
Dunstable Town Center Trail Loop
Kennedy Conservation Restriction
Dunstable Open Space and Recreation Plan

2023

Phase II Assessment of Woodward's Mill Dam
Union School Rehabilitation and Reuse Planning
Drew Landing Public Boardwalk
Larter Field Sheds Renovation
Morgan's Pond
MCO Cottage Rentals Dunstable

TOWN OF DUNSTABLE

Projects In-Progress

Town Center Trail Loop

Project feasibility and concept design work moving forward.

Replace Town Hall Chimney

Costs exceed appropriated funds. Need to determine path forward.

Central Cemetery

Contract signed. Work to begin.

Rideout Stone Wall

Cemetery actively working on project.

Drew Landing Boardwalk

Stalled. Need to secure grant funding to advance.

Library Records Digitization

Moving forward as scheduled.

Larter Field Assessment

Design complete. Procurement is next step.

Note: Prior slides show 8 projects in progress because Town Hall Chimney project was funded in both 2024 and 2025

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Thank you

Questions or comments

