Town of Dunstable Board of Selectmen
Meeting Minutes

Tuesday, May 7, 2024

In attendance: Chairman Ron Mikol, Vice Chair Leah Basbanes, Selectman Kieran Meehan, Town Administrator Jason Silva, Exec. Assistant Sue Fayne

The meeting was called to order at 8:35 am by Chairman Mikol.

Chairman Mikol explained that they were going to take the agenda out of order as posted, and they will start with Executive Session after Public Comment, and then come back from Executive Session to continue with the agenda.

Public Comment

Joan Simmons wanted to express that she was disappointed that the 41 Lowell St. project is on the agenda for a vote during a morning meeting instead of a normal 5pm meeting. Selectman Meehan explained that he was unavailable to meet this evening, so they chose this morning time. Mrs. Simmons stated that she is unable to stay for the meeting because of the time of day. There were no other public comments.

On a **motion** from Selectman Meehan and **seconded** by Vice Chair Basbanes, it was **VOTED to adjourn** into ***Executive Session*** pursuant to M.G.L Chapter 30A, §21(a), Clause 6 to consider the purchase, exchange, lease, or value of real property at 41 Lowell Street, as doing so in open session may have a detrimental effect on the negotiating position of the public body. Votes may be taken, and if they are, votes will be released at a time deemed appropriate by the Board of Selectmen. The Board will reconvene in regular session at the conclusion of the Executive Session. **The vote was unanimous.**

Returned from Executive Session at 10:17am

Approval of Meeting Minutes from April 9, 2024*

On a **motion** by Selectman Meehan and **seconded** by Vice Chair Basbanes, it was **voted to APPROVE** the meeting minutes from April 9, 2024 as submitted. **The vote was unanimous.**

Middle School Naming – Marion Stoddart*

Vice Chair Basbanes shared that Becky Pine, Groton Selectboard Member, had reached out regarding the naming of the Middle School after Groton Environmentalist Marion Stoddart. Moving to Groton in 1962 living ¾ of a mile from the Nashua River, Stoddart made the clean-up of the Nashua River her life's goal. The decision falls with the GDRSD School Committee; the Groton Select Board is planning to send a letter of support to the School Committee.

On a **motion** by Selectman Meehan and **seconded** by Vice Chair Basbanes, it was **voted to approve** sending a letter of support from the Dunstable Board of Selectmen to name the GDRSD Middle School after Marion Stoddart. **The vote was unanimous.**

2024 Annual Town Meeting Warrant Articles*

TA Silva walked the Board of Selectmen through each of the articles briefly, so they could identify for the Town Meeting Warrant, which articles they choose to recommend.
The Board of Selectmen will be supporting Articles 2, 4--19. Article 3, Transfer to Water Enterprise Fund needs no action.

Consideration of 41 Lowell St. LIP Proposal*

The Board of Selectmen has provided TA Silva some modifications they would like added to the proposed Land Development Agreement (LDA). TA Silva will update the LDA and after the BOS has reviewed the updates, will provide it to Brattle Development. The Board agreed that they would like to sign the LDA contingent upon the updates provided and yet to be received by Brattle Development.

On a motion by Selectman Meehan and seconded by Vice Chair Basbanes, it was **VOTED to** approve submitting a Local Initiative Program (LIP) application to the Executive Office of Housing and Livable Communities jointly with Brattle Development, LLC for an affordable housing development on property located at 41 Lowell Street, as described in the amended Land Development Agreement, and further approve submitting a letter of support for the project, and authorize the Chair of the Board to sign both the LIP application and letter of support on behalf of the Board, and approve a Land Development Agreement, as amended, with Brattle Development LLC, subject to the review and approval of Town Counsel.

Topics Not Reasonably Anticipated by the Chair

There were no additional topics at this time.

On a motion by Selectman Meehan and seconded by Vice Chair Basbanes, it was voted to adjourn the meeting. The vote was unanimous, and the meeting was adjourned at 10:45 am.

Respectfully Submitted,

Sue Fayne
Executive Assistant to the Town Administrator
and Board of Selectmen