TOWN OF DUNSTABLE

SELECT BOARD

MEETING MATERIALS

NOVEMBER 17, 2026

511 Main Street

Dunstable, MA 01827

NOTICE OF A PUBLIC MEETING POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL30A §18 - 25

TOWN OF DUNSTABLE

511 Main Street Dunstable, MA 01827
(978) 649-4514 dunstable-ma.gov

BOARD/COMMITTEE/COMMISSION:	Select Board
SUBMITTED TO TOWN CLERK:	*November 13, 2026 2:00 pm*
MEETING DATE/TIME:	November 17, 2026 5:30 pm
LOCATION:	Town Hall - Upper Level

Note: All topic placement & times are estimated and may vary tremendously from projections

Topics the Chair Reasonably Anticipates will or could be Discussed	
1.	Meeting Called to Order
2.	Public Comment
3.	Approval of Minutes from November 10, 2026 Select Board Meeting*
4.	5:35pm: Tax Classification Hearing*
5.	Appointments*
6.	Post Closure Eligibility for Water Main Connection Assistance - PFAS Regional Water Main Extension Project*
7.	Ron Mayer - Complaints regarding 1085 and 1095 Main Street
8.	FY28 Budget Update
9.	Bus Stop at Town Common - request from Greater Lowell YMCA and Camp Massapoag*
10.	Liquor License Renewals - Dunstable Country Liquors and Mirabelle Farms
11.	Town Administrator Report
12.	Items Not Reasonably Anticipated by the Chair
13.	Adjournment

***Votes likely to be taken**

(Note: This listing of matters reflects those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.)

Additional Notes: https://teams.microsoft.com/meet/2467688724342546?p=cqpF5lAOVf85pSs6Ed

ITEM #3

MEETING MINUTES



Town of Dunstable
Select Board Meeting Minutes
November 10, 2026 9:00AM

Attendees Included: Chair Ron Mikol, Vice Chair Leah Basbanes Member David Tully, Town Administrator Jason Silva, Executive Assistant Sue Fayne,

Call to Order

Chair Ron Mikol called the meeting to order at 9AM and reviewed the morning's brief agenda.

Approval of Meeting Minutes from October 27, 2026*

On a **motion** by Vice Chair Leah Basbanes and **seconded** by David Tully, it was **voted to approve** the Meeting Minutes from October 27, 2026. **The vote was unanimous.**

Approval of Alcohol Consumption at Dunstable Library for M250 Open House*

The Board discussed a request to allow the consumption of wine at an upcoming open house event at the Dunstable Public Library. Jason Silva explained that because the alcohol would not be sold, a one-day liquor license was not required; however, approval from the Select Board was necessary under the Town's public drinking bylaw. He further noted that liquor liability insurance had been secured for the event.

Maureen Strauss provided an overview of the event, stating that the open house was being held to thank the community for its support of the library's special collections and building improvements, and to celebrate America 250 and Dunstable's role in that history. She noted that wine service would be limited and monitored, that the wine had been donated by Amy and Rob Watson, and that the remainder of the event was being funded through support from the Institute of Museum and Library Services.

On a motion by Vice Chair Basbanes and seconded by David Tully, the Board **voted** in accordance with the public drinking bylaw **to approve** the consumption of alcohol at the public library during its open house event on Thursday, November 12, 2026, from 6:00 p.m. to 8:00 p.m. **The vote was unanimous.**

Adjournment

The meeting adjourned at approximately 9:10 AM

Respectfully Submitted,

Sue Fayne, Executive Assistant

DRAFT

ITEM #4

TAX CLASSIFICATION HEARING

SELECT BOARD
TOWN OF DUNSTABLE
511 MAIN STREET
DUNSTABLE, MA 01827 - 1313
Phone: (978) 649-4514

November 13, 2026

Brynn Durno
Town Clerk
511 Main Street
Dunstable, MA 01827

PUBLIC HEARING
TAX CLASSIFICATION

The Dunstable Select Board will hold a Public Hearing on Tuesday, November 17 at 5:35 pm at the Dunstable Town Hall, 511 Main Street, Dunstable, Massachusetts for the purposes of determining the percentages of the local tax levy to be borne by each class of property for the Fiscal Year 2027. This hearing is in compliance with M.G.L. Chapter 40, Section 56. Members of the public may present verbal or written comments prior to or at the hearing.

Respectfully,

Sue Fayne
Executive Assistant to Select Board

ITEM #6

POST CLOSURE ELIGIBILITY FOR WATER MAIN CONNECTION ASSISTANCE



SELECT BOARD POLICY

Policy Category:	Public
Policy Number:	PUB – 2026-1
Latest Revision Date:	September 28, 2026

POLICY NAME: Post-Closure Eligibility for Water Main Connection Assistance

I. PURPOSE AND SCOPE

The purpose of this Policy is for the Select Board and Groton Water Department to establish a procedure, criteria and eligibility for financial and administrative assistance related to the Regional Water Main Extension Project undertaken to address PFAS contamination of private wells in reference to EEA RTN 2-0021961.

II. POLICY

For a period of five (5) years following the date the contamination site is formally closed out by the Massachusetts Department of Environmental Protection (MDEP), the owner of any property located in and within five hundred (500) feet of the edge of the defined PFAS plume (at the time of site closure) may qualify for the following assistance, provided all conditions below are met and there are remaining funds in the project appropriation to cover the connection costs:

1. The property owner must obtain third-party laboratory testing from a Massachusetts certified laboratory.

2. Testing results must be submitted to the Town of Groton Water Department accompanied by proper Chain of Custody forms.

3. Results must show a detection of PFAS exceeding 4 parts per trillion or the prevailing Federal or State drinking water standards at the time of the testing, whichever is lower.

4. This Policy applies to the eligible property, not to a specific homeowner. A change in ownership during the five-year period does not extinguish eligibility. Any subsequent owner of a qualifying address may apply, so long as that owner meets all testing, submission, and pre-approval requirements then in effect. **Reimbursement and fee waivers are available only once per eligible property.**

SELECT BOARD POLICY

III. QUALIFIED ASSISTANCE

Owners of properties meeting the above criteria will be eligible for:

- Eighty-five percent (85%) reimbursement of the reasonable and necessary costs of a licensed, approved, contractor to perform the work required to connect the property to the public water main;
- Waiver of all fees associated with permitting for the connection;
- Waiver of the Water Department's standard water main connection fee;
- Waiver for the cost of residential and irrigation meter; and
- Waiver for inspection fees.

IV. LIMITATIONS ON ELIGIBLE COSTS AND RESTORATION

Eligible costs are strictly limited to the reasonable and necessary expenses of installing the service connection from the water main to the building foundation (or existing house connection), including excavation, piping, backfill, and restoration of surfaces disturbed solely for the purpose of making the connection. Restoration is limited to returning the disturbed area to its pre-existing condition.

The following are **not** eligible for reimbursement:

- Upgrades, aesthetic improvements, or betterments of any kind.
- Work that could have been avoided by selecting a more direct or standard connection route.
- Costs arising from decisions to pursue an unnecessarily complex or destructive path (for example, routing under a retaining wall, foundation, or other major structure when a simpler or more cost-effective alternative exists).
- Replacement or reconstruction of structures, landscaping, hardscape, or features beyond the minimum required to restore the area directly disturbed by the approved connection method.
- Internal plumbing or other upgrades not directly related to the connection to the water system such as replacement fixtures or interior redesign.

SELECT BOARD POLICY

V. PRE-APPROVAL REQUIREMENTS

Prior to any work commencing, the property owner must submit to the Water Department the following:

- A detailed scope of work and proposed connection route;
- At least three written contractor estimates;
- Supporting documentation (site plan or sketch showing the proposed path); and
- Documentation showing the work meets the minimum design standards for private water connections of the Groton Water Department.

The Water Department will review the submission and approve only the least-cost, reasonable method of connection. Reimbursement will be capped at 85% of the pre-approved estimate (or the actual cost, whichever is lower). Work performed without prior written approval, or that deviates from the approved scope, is not eligible for reimbursement.

VI. POLICY INTENT

This policy is intended to provide continued protection and equitable access to public water for properties potentially impacted by the plume after formal site closure, while protecting public funds from unnecessary or inflated costs. Reimbursement will only occur after the work is completed and all permits have been received from the Building Department.

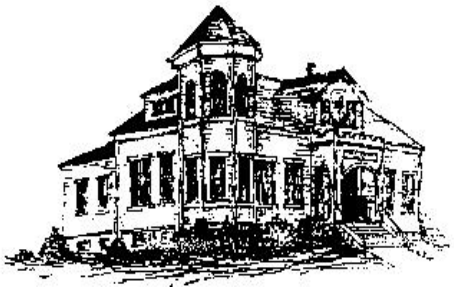
The Groton Select Board and Groton Water Department reserves the right to conduct a cross-connection survey of the property to ensure there are no illegal connections to the water system.

ITEM #7

RON MAYER - COMPLAINTS



OFFICE OF THE
TOWN ADMINISTRATOR
TOWN OF DUNSTABLE
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
(978) 649-4514 X224 FAX (978) 649-4371
e-mail: jsilva@dunstable-ma.gov



To: Members of the Select Board
From: Jason Silva, Town Administrator
Date: October 29, 2026
Re: Review of Resident Complaint and Junk and Unregistered Vehicle Bylaw as it relates to 1085 and 1095 Main Street

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At the Select Board's request, I reviewed the most recent complaint received from Ron and Maureen Mayer concerning 1085 and 1095 Main Street. This memorandum presents my observations, analysis, and recommendations under the Town's Junk and Unregistered Motor Vehicle Bylaw. The Board ultimately retains responsibility for determining whether there is reason to believe a violation exists and, following any required hearing, for making the final decision. This review does not address compliance with zoning, building, health, or other requirements.

My analysis below is based on my observations, feedback from the Police Chief, Fire Chief, Health Agent, and Building Inspector, and my understanding of the bylaw, but does not include a legal review by Town Counsel.

The specific complaints submitted by Mr. and Mrs. Mayer are listed below:

1085 Main Street - corner house next door

1. *Area by shed and back yard. There is a large collection of bicycles and various other debris in the yard that have been there for months. Please have them removed from the property*

2. *Area by Dumpster. There are piles of construction materials and various other debris adjacent to the dumpster. Please cleanup/remove from the property. This is also a residential zoned area. I see dumpsters often for periods of time for construction projects, but their dumpster has been there since ownership of this property (a permanent fixture) Can this be removed and replaced with 2 or 3 trash cans like everyone else in the neighborhood has?*

3. *Yard fence. It is mostly knocked down. Please ask that it be either repaired or removed.*

1095 Main Street - adjacent home

I cannot quite figure out what is being done with this property, but it looks like the family may possibly be trying to build a rental motel village on this property in a residential neighborhood. There is one lit shed, one large ADU like structure and a large Country Kitchen Trailer from an old Country Kitchen Trailer truck that looks pretty terrible. That certainly sounds like an unregistered Motor Vehicle or vehicle parts that is prohibited per the town bylaw. Please get this removed from the property.

The Mayers' have asked the Town to "*please ask for listed items to be removed from properties - not relocated or put in woods.*" The bylaw, however, allows remedies that include proper enclosure as well as removal. The appropriate remedy, if any, would depend on the Board's findings following a hearing, if one is deemed necessary.

1085 Main Street - corner house next door

Complaint: *Area by shed and back yard. There is a large collection of bicycles and various other debris in the yard that have been there for months. Please have them removed from the property*

Relevant language contained in the bylaw:

Section 1. The open display or open storage of junk shall be prohibited in all sections of the Town, junk being defined as worn-out, castoff, or discarded articles and materials which are ready for destruction or have been stored for salvage or conversion to some other use, excepting only in any solid waste disposal or transfer station facility duly and lawfully authorized and dedicated to the proper disposition of such materials.

There appear to be two piles of bicycles near the shed in the backyard, with a toolbox from a pickup truck leaning against one pile. These items may constitute junk if they meet Section 1's definition: worn-out, castoff, or discarded articles and materials that are ready for destruction or have been stored for salvage or conversion to another use.



Bicycles

Complaint: *Area by Dumpster. There are piles of construction materials and various other debris adjacent to the dumpster. Please cleanup/remove from the property. This is also a residential zoned area. I see dumpsters often for periods of time for construction*

projects, but their dumpster has been there since ownership of this property (a permanent fixture) Can this be removed and replaced with 2 or 3 trash cans like everyone else in the neighborhood has?

Relevant language contained in the bylaw:

Section 1. The open display or open storage of junk shall be prohibited in all sections of the Town, junk being defined as worn-out, castoff, or discarded articles and materials which are ready for destruction or have been stored for salvage or conversion to some other use, excepting only in any solid waste disposal or transfer station facility duly and lawfully authorized and dedicated to the proper disposition of such materials.

Several trash barrels and wood pallets appear to be located next to the dumpster. These or "construction" materials are not automatically junk, but an intended future use does not automatically exclude them from Section 1, which includes materials stored for salvage or conversion to another use. The presence of a dumpster is not a violation of this bylaw. Questions about dumpster placement or use are outside of this review.



Dumpster and area surrounding dumpster

Complaint: *Yard fence. It is mostly knocked down. Please ask that it be either repaired or removed.*

The bylaw contains no fence maintenance requirement. A damaged or leaning fence does not establish a violation.



Fence on property

1095 Main Street - adjacent home

Complaint: *I cannot quite figure out what is being done with this property, but it looks like the family may possibly be trying to build a rental motel village on this property in a residential neighborhood. There is one lit shed, one large ADU like structure and a large Country Kitchen Trailer from an old Country Kitchen Trailer truck that looks pretty terrible. That certainly sounds like an unregistered Motor Vehicle or vehicle parts that is prohibited per the town bylaw. Please get this removed from the property.*

Relevant language contained in the bylaw:

Section 3. Unregistered motor vehicles which are unfit for use, permanently disabled or have been dismantled, or are otherwise inoperative, shall not be stored, parked or placed upon any land in the Town unless the same shall be within a building or in an area unexposed to the view of the public and abutters or in an area properly approved for the keeping of same by licensed junk dealers and/ or automobile dealers. Any vehicle qualified to be registered as an Antique Motor Car, as defined in Massachusetts General Laws, Chapter 90, Section 1, shall be exempt from this bylaw.

Based on observations, the Country Kitchen trailer appears to have no wheels or engine and is being used for storage. Its classification as a motor vehicle under Section 3 remains a question for determination as it is essentially being used as a storage container.

Questions concerning a rental use, an accessory dwelling unit, or the legality of the structures under zoning or building requirements are outside this review.

History of Complaints

The Town is in receipt of numerous complaints from the Mayers about these properties. The list below is not a comprehensive list of complaints and correspondence received by all departments, but it includes documented complaints received by the Select Board's Office.

Number	Date	Activity / Correspondence	Subject
1	12/19/25	Email received	Dumpster collection-related correspondence
2	12/29/25	Records request	Request for fire investigation results regarding 1095 Main Street
3	1/9/26	Email received	Concerns regarding shed, electrical work/permit, and/or construction activities
4	1/15/26	Photographs received	Daytime photographs of backyard area
5	2/12/26	Email received	Concerns regarding ADU at 1095 Main Street

6	2/12/26	Visit to Town Hall	Inquiry regarding ADU at 1095 Main Street
7	2/14/26	Town response email	Response to email regarding ADU concerns
8	2/19/26	Photographs received	Photos alleging unpermitted digging activities at 1085 and 1095 Main Street
9	4/19/26	Email received	Property abatement request and ADU concerns at 1095 Main Street
10	4/22/26	Email received	Request regarding permit records/date information
11	4/22/26	Town Hall visit	Resident visit regarding permit application for 1095 Main Street
12	4/22/26	Follow-up email	Follow-up correspondence regarding prior inquiry
13	4/26/26	Email response	Response to correspondence addressing concern
14	4/30/26	Email to Select Board	Correspondence regarding all complaints associated with the properties
15	5/4/26	Complaint received	Dumpster pickup/removal complaint
16	5/5/26	Email received	Notification that dumpster had been collected/removed
17	6/9/26	Follow-up email	Additional correspondence; notification air conditioner was now in shed
18	6/9/26	Select Board Meeting	Resident concerns discussed
19	9/9/26	Complaint received	Concerns regarding dumpster
20	9/11/26	Correspondence received	Thanking town for resolving issue
21	10/8/26	Select Board Meeting	Resident concerns discussed
22	10/27/26	Meeting held	Meeting with Town Administrator regarding ongoing concerns
23	10/27/26	Select Board Meeting	Resident concerns discussed

Considerations

My recommendation is based on the conditions observed, the scope of this bylaw, and the practical benefit of the available responses.

The dumpster's presence and the condition of an existing fence do not establish violations under this bylaw. Questions concerning possible residential or rental uses are outside this review. These concerns do not fall within the scope of the bylaw. The bicycles and miscellaneous materials near the shed and dumpster present questions under Section 1, while the trailer's classification as a vehicle remains undetermined.

According to the bylaw, the Select Board must determine whether there is reason to believe a violation exists. Section 4(a) provides that, if it makes that determination, it must schedule a hearing before the Board. I hope my review and recommendation will assist the Board but do not replace the Board's determination based on the language of the bylaw.

The feedback received by Town officials did not identify significant public health, safety, environmental, or welfare concerns. The majority of Town officials did not believe that any potential issues on the property rise to the level of requiring a hearing before the Board. These facts and findings may support a measured response but do not establish compliance. Limited staff capacity and funding may inform the Town's response, as it often does, but they do not eliminate the hearing requirement contained in Section 4(a). Voluntary cleanup may offer a reasonable way to address the possible violations.

According to the bylaw, a hearing is required if the Board determines there is reason to believe a violation exists. If the Board determines a hearing is needed, Section 4(b) requires notice by regular first-class mail to the complainant, the complainee or complainees, and direct abutters identified according to the most recent assessors maps. Notices must be deposited in the mail at least ten days before the hearing. Following the hearing, the Board must make a final decision based on its findings and the matters presented. Section 4(c) permits removal, proper enclosure, compliance with the bylaw, or another lawful and justified remedy. Section 3 requires an applicable vehicle stored outside a building to be unexposed to the view of both the public and abutters unless another exception applies. Section 4 also authorizes police removal following noncompliance within five days of receipt of an order, or within the timeframe specified in the order. Sections 5 and 6 provide for a $100 fine for each offense, with each continuing day a separate offense, and identify the Police Department as the enforcing authority for noncriminal disposition. Any entry, removal, or additional legal action should be coordinated with Town Counsel.

Recommendations

Based on my observations, inspections conducted by the Fire Chief, Police Chief, and Health Agent, and feedback from the Building Inspector, I recommend continued monitoring of the properties and an effort to obtain voluntary cleanup or enclosure of the bicycles and miscellaneous materials near the shed and dumpster. I do not recommend that the Board direct removal of the dumpster, repair or removal of the standing fence, or removal of the trailer. The dumpster and fence complaints do not establish violations under this bylaw, and the trailer's classification requires clarification before any action is taken place.

This recommendation does not mean that every observed condition complies with the bylaw. The accumulation of bicycles and materials near the shed and dumpster may fall within Section 1, depending on their condition and use. I recommend continuing to work with the property owners to voluntarily remove or properly enclose any materials that may meet the definition of junk. Given the absence of identified significant health or safety concerns and the overall magnitude of the issues, I believe this a proportionate approach.

I submit this recommendation for the Board's consideration, with the understanding that the determination under Section 4(a) is the Board's to make. If the Board finds reason to believe a violation exists, it should proceed with the required hearing and notice, even if it also supports voluntary resolution. Following the hearing, the Board may select a remedy supported by its findings, including proper enclosure rather than removal. If the Board finds no reason to believe a violation exists, it should document its reasons, and continued monitoring would be appropriate.

ITEM #8

FY28 BUDGET UPDATE

Department/Account		Budget FY25	Adjusted Budget FY26	Budget FY27	Budget FY28 Dept. Request
GENERAL GOVERNMENT					
Town Administrator					
Administrator Salary		135,700	178,700	176,950	185,612
Assistant Administrator Salary		46,996	47,935	50,190	52,727
Communication					
Office Supplies		400	400	400	400
Dues & Subscriptions		880	880	880	880
Training & Meetings		2,500	5,000	0	5,000
TA Travel Reimbursement				10,000	10,000
	SALARIES	182,696	226,635	227,140	238,339
	EXPENSES	3,780	6,280	11,280	16,280
Total		***186,476***	***232,915***	***238,420***	***254,619***
Select Board					
Salaries					
Energy					
Professional and Tech		330	330	330	330
Special Legal		6,000	6,000	4,000	4,500
Communication		1,200	7,940	7,000	7,500
Office Supplies Expense		300	300	300	300
In-State Travel		100	100	100	100
Dues and Membership		1,500	1,800	1,980	2,060
No. Midd. Council of Govt		4,800	4,800	4,800	4,992
	SALARIES	**0**	**0**	**0**	**0**
	EXPENSES	14,230	21,270	18,510	19,782
Total		***14,230***	***21,270***	***18,510***	***19,782***
Fincom					
Dues and Memberships		150	150	150	150
Reserve Account		30,000	30,000	30,000	30,000
Salary Reserve			10,000		
Total		**30,150**	**40,150**	**30,150**	**30,150**
Accountant					
Accountant Salary					
Assistant Accountant Salary		28,311	28,874	30,115	31,637
Accountant Services		36,000	36,000	42,000	43,260
Annual Audit		16,000	18,000	18,500	19,000
Professional Tech		6,000	6,000	6,000	6,000
Office Supplies		750	500	500	500
In-State Travel		850	850	850	850
Dues and Membership		100	100	100	100
	SALARIES	28,311	28,874	30,115	31,637
	EXPENSES	59,700	61,450	67,950	69,710
Total		***88,011***	***90,324***	***98,065***	***101,347***
Assessors					
Salaries					
Principle Assessor Salary		34,991	35,693	37,133	37,879
Associate Assessor Salary		12,628	12,924	13,871	14,149
Professional and Technical		8,000	7,000	7,000	13,600
Consultant Commercial Revaluation		9,000	8,000	6,000	6,000
Outsource Commercial; Recert				6,000	
Communication		125	0	0	
Office Supplies		900	900	500	500
In-State Travel		500	500	100	100
Dues and Memberships		150	150	50	50
	SALARIES	**47,619**	**48,617**	**51,004**	**52,028**
	EXPENSES	18,675	16,550	19,650	20,250
Total		***66,294***	***65,167***	***70,654***	***72,278***
Treasurer					
Treasurer-Collector		30,999	54,670	62,547	64,366
Treasurer/Collector Certification					
Professional and Technical		18,700	19,000	22,000	29,000
Communication		6,500	6,500	8,250	9,500
Office Supplies		2,050	2,000	2,000	1,750
In-State Travel		600	600	600	300
Dues and Memberships		250	250	250	200
Other Bank Charges		490	490	490	500
Tax Title					
	SALARIES	30,999	54,670	62,547	64,366
	EXPENSES	28,590	28,840	33,590	41,250
Total		***59,589***	***83,510***	***96,137***	***105,616***
Town Counsel					

	Professional and Technical	***32,000***	***32,000***	***30,000***	***32,000***
Dog Program					
	Communication	200	200	200	200
	Other Supplies	600	600	600	600
	Total	***800***	***800***	***800***	***800***
Town Clerk					
	Salary				
	Town Clerk	20,839	21,256	21,679	22,331
	Assistant Clerk	15,665	15,979	16,730	17,576
	Temp Wages				
	Certification				
	Professional and Technical	700	700	700	1,000
	Communication	300	100	300	50
	Office Supplies	500	500	300	300
	In-State Travel	300	300	300	300
	Dues and Memberships	300	300	300	250
	SALARIES	36,504	37,235	38,409	39,907
	EXPENSES	2,100	1,900	1,900	1,900
	Total	***38,604***	***39,135***	***40,309***	***41,807***
Elections					
	Wages	3,000	3,000	3,000	3,100
	Repairs and Maintenance	500	900	1,100	1,100
	Professional and Tech	3,250	8,000	5,700	5,750
	Communication	3,000	1,000	1,000	1,000
	Other Supplies	1,500	1,100	1,100	1,100
	SALARIES	3,000	3,000	3,000	3,100
	EXPENSES	8,250	11,000	8,900	8,950
	Total	***11,250***	***14,000***	***11,900***	***12,050***
Registrar					
	Salary	***850***	***850***	***850***	***850***
Conservation					
	Clerical Wages	14,616	15,831	16,517	17,355
	Professional and Technical	280	280	280	280
	Communication	175	75	75	75
	Office Supplies	225	225	225	225
	Other Supplies	300	300	300	300
	In-State Travel	70	70	70	70
	Dues and Memberships	800	800	800	800
	Other Expenses	150	150	150	150
	SALARIES	14,616	15,831	16,517	17,355
	EXPENSES	2,000	1,900	1,900	1,900
	Total	***16,616***	***17,731***	***18,417***	***19,255***
Planning Board					
	Clerical Wage	14,616	15,831	16,517	17,355
	Professional and Tech	950	950	950	950
	Communication	225	125	100	100
	Office Supplies	225	225	200	200
	SALARIES	14,616	15,831	16,517	17,355
	EXPENSES	1,400	1,300	1,250	1,250
	Total	***16,016***	***17,131***	***17,767***	***18,605***
Zoning Board					
	Wages				1,200
	Professional & Technical	1,000	1,000	500	500
	Office Supplies	500	500	500	500
	SALARIES	0	0	0	1,200
	EXPENSES	1,500	1,500	1,000	1,000
	Total	***1,500***	***1,500***	***1,000***	***2,200***
Town Hall					
	Janitor/Recycler Wages	5,394	5,500	5,992	6,296
	Hall Energy	15,000	15,000	16,000	18,500
	Non- Energy Utilities	8,500	8,500	8,500	9,500
	Repairs and Maint.	9,420	9,420	10,500	10,500
	Property Related Services	9,000	10,000	12,000	14,000
	Professional and Tech	1,000	1,000	1,000	1,000
	Communication	5,000	5,000	5,000	5,000
	Office Supplies	2,000	2,000	2,000	2,000
	Bldg Repair & Maintenance Supplies			0	0
	Custodial Housekeeping Supplies	530	530	530	530
	SALARIES	5,394	5,500	5,992	6,296
	EXPENSES	50,450	51,450	55,530	61,030
	Total	***55,844***	***56,950***	***61,522***	***67,326***
Town Reports					
	Communication	325	325		

	Other Services	2,700	2,000	2,000	2,000
	Total	***3,025***	***2,325***	***2,000***	***2,000***
Town Engineer					
	Engineering Services	10,000	8,000	0	5,000
	Total	***10,000***	***8,000***	***0***	***5,000***
	TOTAL GENERAL GOVERNMENT	***631,255***	***723,758***	***736,501***	***785,685***
	SALARIES	364,605	437,043	452,091	472,433
	EXPENSES	266,650	286,715	284,410	313,252
		631,255	723,758	736,501	785,685
		0	0	0	0
PUBLIC SAFETY					
Police Department					
	Chief Salary	136,595	139,292	143,471	147,643
	Wages	910,819	928,026	956,676	982,523
	Energy	12,000	12,000	12,360	16,445
	Maint and Repair Service	3,000	3,000	3,100	12,600
	Cruiser Repairs and Maint.	10,000	10,000	10,000	12,160
	Radio Repair & Maintain Service	15,450	15,450	15,450	15,759
	Property Related Services	7,000	7,000	7,000	7,140
	Professional & Tech (Training)	14,000	14,000	14,000	11,690
	Tuition Reimbursement	2,700	2,700	2,700	2,754
	Police Radio Communication/School Resource Officer	41,765	51,765	61,765	75,000
	Communication (Phone)	4,000	4,000	4,000	4,080
	Lockup	2,500	2,500	2,500	2,050
	Office Supplies	3,500	3,500	3,500	3,570
	Cruiser Supplies	29,000	29,000	29,000	35,540
	Other Supplies	24,000	26,000	26,700	27,234
	Dues and Memberships	13,500	13,500	13,900	14,831
	SALARIES	1,047,414	1,067,318	1,100,147	1,130,166
	EXPENSES	182,415	194,415	205,975	240,853
	Total	***1,229,829***	***1,261,733***	***1,306,122***	***1,371,019***
Fire Department					
	Chief Salary	62,667	73,000	73,410	74,878.00
	Wages Full Time (2) - New Line Item	106,080	106,080	108,202	110,907.00
	Overtime	7,283			
	Weekend 8-4 Scheduled Coverage (in station)				
	Call Wages for Vacation/Holiday/Sick Coverage				
	Call-In Wages	81,874	82,511	77,639	79,192.00
	Wages, training	13,109	13,371	10,000	10,200.00
	Station Coverage				
	Energy	6,000	6,000	7,000	8,000.00
	Water	3,000	3,000	3,000	3,000.00
	Repairs and Maint Expense	15,000	16,500	16,500	19,500.00
	Professional & Tech Services	2,000	27,000	2,000	2,000.00
	Computer Repairs & Software Licenses	4,400	4,400	4,400	4,400.00
	Communications	12,000	24,000	34,000	48,500.00
	Office Supplies	1,500	1,500	1,500	0.00
	Building Repairs and Maint	6,000	6,000	6,000	6,000.00
	Vehicular Supplies	11,000	11,000	11,000	12,000.00
	Firefighting Supplies	6,000	6,000	7,000	10,000.00
	Custodial	750	750	950	1,150.00
	Training	1,000	1,000	1,000	1,000.00
	EMS Equipment & Supplies	6,000	6,000	6,900	7,900.00
	Uniforms	500	500	500	500.00
	Dues and Memberships	2,300	2,300	2,300	2,300.00
	Personal Protective Equipment & Supp.	1,500	1,500	2,500	3,500.00
	Rehab supplies				
	Fire Department Equipment Replacement	12,000	12,000	12,000	12,000.00
	Annual Testing	0			
	Medical for new Hires	1,500	1,500	1,500	1,500.00
	SALARIES	271,013	274,963	269,251	275,177
	EXPENSES	92,450	130,950	120,050	143,250
	Total	***363,463***	***405,913***	***389,301***	***418,427***
Inspectors					
	Building Inspector Salary	27,380	27,928	27,928	28,487
	Building Inspector Part-time Wages	5,000	5,000	5,000	5,000
	Gas Inspector Salary	4,000	5,000	5,000	5,100
	Plumbing Inspector Salary	4,000	5,000	5,000	5,100
	Electrical Inspector Salary	12,000	12,000	12,000	12,240
	Dog Officer Salary	11,000	11,000	11,000	11,220
	Building Inspector Expense	1,500	1,500	1,000	1,000
	Dog Officer Expense	2,000	1,000	1,000	1,000
	SALARIES	63,380	65,928	65,928	67,147
	EXPENSES	3,500	2,500	2,000	2,000

	Total	***66,880***	***68,428***	***67,928***	***69,147***
Emergency Management					
	Communications	1,500	1,500	3,150	3,250
	Other Supplies	250	250	0	0
	New Equipment	1,000	1,000	500	500
	In-State Travel	150	150	0	0
	Total	***2,900***	***2,900***	***3,650***	***3,750***
Tree Warden					
	Other Property Service	22,000	22,000	15,000	22,000
	Police Details	2,200	2,200	2,200	3,200
	Public Works Supplies	85	85	85	85
	Dues and Memberships	150	150	150	150
	Total	***24,435***	***24,435***	***17,435***	***25,435***
		1,687,507	1,763,409	1,784,436	1,887,778
	TOTAL PUBLIC SAFETY	***1,687,507***	***1,763,409***	***1,784,436***	***1,887,778***
	SALARIES	1,381,807	1,408,209	1,435,326	1,472,490
	EXPENSES	305,700	355,200	349,110	415,288
		0	0	0	0
SCHOOLS					
GDRSD	*(GDRSD Operating + Capital)*	*8,177,586*	*8,761,813*	*9,241,378*	*10,358,517*
	Operating	**7,962,157**	**8,641,782**	**9,082,433**	**10,199,572**
	Capital	86,733	83,607	125,000	125,000
	Debt	128,696	36,424	33,945	33,945
GLRVTS	*(Operating and Debt)*				
	Operating	149,536	168,133	258,756	275,000
		29,030	29,941	30,090	29,392
	TOTAL SCHOOLS	***8,356,152***	***8,959,887***	***9,530,224***	***10,662,909***
		8,356,152	***8,959,887***	***9,530,224***	***10,662,909***
PUBLIC WORKS					
Highway Department					
	Salary	295,944	306,071	318,494	326,146
	Part-Time Wages	6,500	6,500		
	Clerical Wages	21,035	21,765	22,676	28,909
	Overtime	8,000	8,160	8,160	8,323
	Clothing	3,600	3,600	3,600	3,600
	Energy	7,174	7,317	7,500	7,725
	Repairs and Maint Service	49,000	55,000	60,000	60,000
	Paving Service	45,500	45,500	30,000	152,600
	Brush, Signs, Line Paint	30,000	30,000	30,000	32,000
	Repairs and Maintain Building	10,000	10,000	10,000	10,000
	Leases and Rentals	10,000	15,000	19,000	19,000
	Mach. Professional and Tech	3,200	3,200	3,200	3,200
	Communication	3,000	3,000	3,000	3,000
	Supplies	900	900	500	500
	Machinery Vehicular Supplies	37,500	37,500	37,500	40,000
	Machinery Public Works Supplies	8,973	9,151	9,151	9,151
	Basin Cleaning and Sweeping - MS4	10,000	10,200	10,200	10,200
	Dues and Memberships	500	500	500	55
	SALARIES	331,479	342,496	349,330	363,378
	EXPENSES	219,347	230,868	224,151	351,031
	Total	***550,826***	***573,364***	***573,481***	***714,409***
Snow Removal					
	Wages	56,175	56,175	56,175	106,000
	Repair and Maintenance Services	5,583	5,583	5,583	5,583
	Plowing Outside Plow Companies	25,583	25,583	25,583	75,000
	Professional and Technical				1,795
	Vehicular Supplies	6,090	6,090	6,090	8,000
	Supplies Sand & Salt	192,454	192,454	192,454	195,000
	SALARIES	56,175	56,175	56,175	106,000
	EXPENSES	229,710	229,710	229,710	285,378
	Total	***285,885***	***285,885***	***285,885***	***391,378***
Street Lights					
	Energy	***11,000***	***11,000***	***8,125***	***8,500***
Transfer Station					
	Wages				
	Landfill Expense	15,000	15,000	15,000	15,300

	Curbside trash pickup				
	Professional and Technical	5,500	6,000	0	0
	Other Services	2,000			
	Other Supply		1,500	1,500	1,500
	Rentals and Leases				
SALARIES		0	0	0	0
EXPENSES		22,500	22,500	16,500	16,800
Total		***22,500***	***22,500***	***16,500***	***16,800***
Cemetery					
	Wages	15,000	15,000	17,000	17,000
	Non-Energy Utilities(Water)	3,000	3,000	3,000	3,000
	Repairs and Maint Services	3,000	3,000	3,500	3,500
	Other Property Related Services	1,000	1,000	1,000	2,500
	Build and Equip Repair Supplies	1,000	1,000	1,000	1,000
	Grounds keeping Supplies	1,500	1,500	1,500	1,500
	Other Supplies	1,100	1,100	1,100	1,100
SALARIES		15,000	15,000	17,000	17,000
EXPENSES		10,600	10,600	11,100	12,600
Total		***25,600***	***25,600***	***28,100***	***29,600***
		895,811	918,349	912,091	1,160,687
TOTAL PUBLIC WORKS		***895,811***	***918,349***	***912,091***	***1,160,687***
SALARIES		402,654	413,671	422,505	486,378
EXPENSES		493,157	504,678	489,586	674,309
HUMAN SERVICES					
Board of Health					
	Board of Health Wages	14,717	15,011	15,931	15,931
	Nashoba Bd of Health Assm	12,049	13,254	17,231	18,265
	Rentals and Leases	1,700	1,700	1,000	1,000
	Communications	400	400	400	500
	Supplies	400	400	400	500
	Dues and Memberships	400	400	400	400
	Town Nurse Assessment	5,471	6,018	7,824	8,293
	Mental Health	2,000	2,000	0	0
	TADS				
SALARIES		14,717	15,011	15,931	15,931
EXPENSES		22,420	24,172	27,255	28,958
Total		***37,137***	***39,183***	***43,186***	***44,889***
Council on Aging					
	Council On Aging Wages	9,557	9,754	12,736	13,890
	Council on Aging Bus	3,000	3,500	2,000	2,000
	Council on Aging Office Supplies	250	250	550	550
	COA Food and Service	2,500	3,000	3,000	3,000
	Council on Aging In-St Travel	750	750	750	750
	COA Dues and Memberships	500	500	500	500
SALARIES		9,557	9,754	12,736	13,890
EXPENSES		7,000	8,000	6,800	6,800
Total		***16,557***	***17,754***	***19,536***	***20,690***
Veterans Affairs					
	Veterans Agent Salary	6,162	6,286	6,411	6,540
	Expenses	4,472	3,700	3,800	3,800
	Veterans Benefits	15,000	10,000	5,000	5,150
SALARIES		6,162	6,286	6,411	6,540
EXPENSES		19,472	13,700	8,800	8,950
Total		***25,634***	***19,986***	***15,211***	***15,490***
		79,328	76,923	77,933	81,069
TOTAL HUMAN SERVICES		***79,328***	***76,923***	***77,933***	***81,069***
SALARIES		30,436	31,051	35,078	36,361
EXPENSES		48,892	45,872	42,855	44,708
LIBRARY, PARKS & RECREATION					
Library Operations					
	Salaries and Wages	116,664	119,388	125,632	130,122
	Energy	18,517	18,980	19,455	19,942
	Non-Energy Utilities	2,213	2,268	2,325	2,384
	Repairs and Maint	4,000	4,100	4,203	4,446
	Other Pro Related Serv	2,685	2,752	2,821	4,100
	Professional & Technical Services				
	Communication	300	308	316	480

	Office Supplies	1,300	1,333	1,366	1,400
	Other Supplies	39,169	41,706	42,291	43,349
	SALARIES	116,664	119,388	125,632	130,122
	EXPENSES	68,184	71,447	72,777	76,101
	Total	***184,848***	***190,835***	***198,409***	***206,223***
Library Consortium					
	M.V.L. Consortium Dues	***13,500***	***14,100***	***16,929***	***17,352***
Technical Expenses					
	Email Services	3,919	3,919	4,000	4,000
	Web Domain Fee	400	400	500	500
	Firewall	400	400	500	
	Web Hosting	2,620	2,620	2,600	4,240
	Technician Services	24,835	24,835	36,000	45,000
	Inspections Tablets	672	672	600	
	Desktop Replacements	1,500	1,500	1,500	1,500
	Cybersecurity				
	Zoom				
	Misc/Unanticipated	2,200	2,200	300	500
	Online Maps/App Geo		2,500	3,000	3,500
	Professional & Technical Services				
	Other Supplies	1,000	1,000		
	Total	***37,546***	***40,046***	***49,000***	***59,240***
Recreation Department					
	Salaries and Wages			4,872	5,120
	Rec. Other Purchased Service	11,400	11,400	6,828	6,965
	Total	***11,400***	***11,400***	***11,700***	***12,085***
Parks Department					
	Energy Expense	2,500	2,500	2,500	2,500
	Other Property Related Services	51,000	51,000	40,000	41,000
	Other Purchased Services	9,000	9,000	20,500	20,500
	Total	***62,500***	***62,500***	***63,000***	***64,000***
Memorial Day Committee					
	Expenses	***700***	***1,000***	***1,000***	***1,000***
		310,494	319,881	340,038	359,900
	TOTAL LIBRARY & RECREATION	***310,494***	***319,881***	***340,038***	***359,900***
	SALARIES	116,664	119,388	130,504	135,242
	EXPENSES	193,830	200,493	209,534	224,658
DEBT & INTEREST					
Long Term Principal					
	Long Term Principal	137,878	69,610	205,347	206,114
Long Term Interest					
	Long Term Interest	37,975	31,878	28,462	27,703
Temporary Loan Interest					
	Temporary Loan Interest	3,774	3,774	3,774	3,774
	TOTAL DEBT & INTEREST	**179,627**	**105,262**	**237,583**	**237,591**
INSURANCE & ASSESSMENTS					
County Retirement					
	County Retirement System	386,855	479,749	584,765	535,854
Group Health Insurance - 914					
	Group Health Insurance	394,929	402,828	375,000	420,000
Unemployment Account					
	Unemployment				
FICA Town Share					
	Medicare Town Share	37,638	37,638	37,638	38,391
Bldg./Vehicle Liab. Ins/Workers Compensation, Etc					
	Bldg./Vehicle Liab. Ins.	148,152	153,000	154,000	158,620

TOTAL INSURANCE & ASSESSMENTS	967,574	1,073,215	1,151,403	1,152,865
Total Budget	**13,107,748**	**13,940,684**	**14,770,208**	**16,328,484**
	13,107,748	13,940,684	14,770,208	16,328,484
Municipal Salaries	2,296,166	2,409,362	2,475,503	2,602,904
Municipal Operations	1,308,229	1,392,958	1,375,495	1,672,215
Insurance & Assessments	967,574	1,073,215	1,151,403	1,152,865
Municipal Operations - TOTAL	4,571,969	4,875,535	5,002,401	5,427,984
Municipal Debt & Interest	179,627	105,262	237,583	237,591
Town Operations & Debt - TOTAL	4,751,596	4,980,797	5,239,984	5,665,575
Schools - Operations	8,198,426	8,893,522	9,466,189	10,599,572
Schools - Debt & Interest	157,726	66,365	64,035	63,337
Schools Operations & Debt - TOTAL	8,356,152	8,959,887	9,530,224	10,662,909
Total Budget for the Fiscal Year	13,107,748	13,940,684	14,770,208	16,328,484
Check				
Municipal Salaries		4.93%	2.75%	5.15%
Municipal Operations		6.48%	-1.25%	21.57%
Insurance & Assessments		10.92%	7.29%	0.13%
Municipal Operations - TOTAL		6.64%	2.60%	8.51%
Municipal Debt & Interest		-41.40%	125.71%	0.00%
Town Operations & Debt - TOTAL		4.82%	5.20%	8.12%
Schools - Operations		8.48%	6.44%	11.97%
Schools - Debt & Interest		-57.92%	-3.51%	-1.09%
Schools Operations & Debt - TOTAL		7.23%	6.37%	11.89%
Total Budget for the Fiscal Year		6.35%	5.95%	10.55%

	Budget FY25	Budget FY26	Budget FY27	Budget FY28 *Dept Request*
REVENUE				
Prior Year Levy Limit	11,095,321	11,520,861	12,446,428	13,018,770
2 1/2 % Allowed Increase	277,383	288,022	311,161	324,440
New & Amended Growth	148,157	156,704	261,182	140,000
Prop 2 1/2 Override		480,841		
Levy Limit	11,520,861	12,446,428	13,018,770	13,483,210
Excluded Debt	315,217	167,853	297,844	297,852
Capital Expenditure Exclusion				
Maximum Allowable Levy	11,836,078	12,614,281	13,316,614	13,781,062
Cherry Sheet Receipts (State Aid)	384,676	403,671	414,527	436,640
Local Receipts	750,000	800,000	850,000	850,000
Transfer Stabilization				
Free Cash for Operating Expenses	358,724	105,117	124,216	125,000
Free Cash for Town Articles		220,000	220,000	220,000
Free Cash for GDRSD Capital		83,607	125,000	125,000
Community Preservation	460,000	460,000	460,000	460,000
Transfer from Water Enterprise			21,204	21,204
Transfer from Trash Revolving			8,477	8,477
Transfer from CPA Administrative			9,182	9,182
Other Revenue				
Water Enterprise	210,755	211,041	216,317	222,807
Overlay Surplus (Abatements)		25,000	25,000	25,000
Est. Receipts & Other Rev.	2,164,155	2,308,436	2,473,923	2,503,309
Total Available Revenue	14,000,233	14,922,717	15,790,537	16,284,371
Trash Revolving Account	144,000	144,000	184,000	184,000
Total Amount to be Appropriated	**14,144,233**	**15,066,717**	**15,974,537**	**16,468,371**
	Budget FY25	**Budget FY26**	**Budget FY27**	**Budget FY28 *Dept Requests***
EXPENSES				
General Government	631,255	723,758	736,501	785,685
Public Safety	1,687,507	1,763,409	1,784,436	1,887,778
Schools	8,356,152	8,959,887	9,530,224	10,662,909
Public Works	895,811	918,349	912,091	1,160,687
Human Services	79,328	76,923	77,933	81,069
Library & Recreation	310,494	319,881	340,038	359,900

Town Debt Service	179,627	105,262	237,583	237,591
Insurance & Assessments	967,574	1,073,215	1,151,403	1,152,865
Total Town Budget	13,107,748	13,940,684	14,770,208	16,328,484
Total Town Operating	4,571,969	4,875,535	5,002,401	5,427,984
Total School Operating	8,356,152	8,959,887	9,530,224	10,662,909
Total Debt(Town)	179,627	105,262	237,583	237,591
Overlay - Abatements/Exemptions	30,000	40,000	-	20,000
Cherry Sheet Charges	2,656	2,685	2,829	2,886
Water Enterprise	210,755	211,041	216,317	222,807
Curbside Trash Pickup Expenses	144,000	144,000	184,000	184,000
Town Warrant Articles Only	119,344	220,000	220,000	220,000
Other				
Community Preservation	460,000	460,000	460,000	460,000
Total Expenses	**14,074,503**	**15,018,410**	**15,853,354**	**17,438,176**
				(969,805)

ITEM #9

CAMP MASSAPOAG SUMMER BUS STOP

From: Sue Fayne
To: Jason Silva
Subject: FW: [External] Bus stop in Dunstable
Date: Thursday, November 5, 2026 5:41:59 PM
Attachments: image001.png
image002.png

-

Sue Fayne

Town of Dunstable

P: (978) 649-4514 x224

W: https://dunstable-ma.gov

From: Randle Cassady <rcassady@lowellymca.org>
Sent: Thursday, November 5, 2026 5:03 PM
To: Sue Fayne <sfayne@dunstable-ma.gov>
Subject: Re: [External] Bus stop in Dunstable

We work with NRT who provide school busses and drivers. Families from the near area that don't want to drive to camp would meet a school bus at the parking lot in front of the gazebo at like 8:15. The bus would probably only be there for abut 5 minutes as it will have done a pickup before then and be headed to camp next.

Randle

From: Sue Fayne <sfayne@dunstable-ma.gov>
Sent: Thursday, November 5, 2026 1:03 PM
To: Randle Cassady <rcassady@lowellymca.org>
Subject: RE: Bus stop in Dunstable

Hi Randle,

What type of bus stop are you looking to add? That will help me guide you in the right direction.
Thanks!-Sue

-

Sue Fayne

Town of Dunstable

P: (978) 649-4514 x224

W: https://dunstable-ma.gov

From: Randle Cassady <rcassady@lowellymca.org>

Sent: Thursday, November 5, 2026 12:42 PM
To: Sue Fayne <sfayne@dunstable-ma.gov>
Subject: [External] Bus stop in Dunstable

Hey Sue,
I hope you are having a lovely , though oddly weird fall. We are looking at adding a bus stop near the gazebo across from town hall. Who would I need to speak with to facilitate that?

Thanks,
Randle

Randle Cassady, Sr. Program Director

YMCA Camp Massapoag + Tewksbury Y Rec Center

Making Memories • Forging Friendships • Outdoor Adventures

Greater Lowell Family YMCA

978-454-7825, ext. 831

Camp Massapoag's Mission: At Camp we use caring, honesty, inclusion, respect, and responsibility to inspire confidence, creativity, and compassion in all people.

Book time to meet with me

ITEM #10

LIQUOR LICENSE RENEWALS

RETAIL LIQUOR LICENSE RENEWAL APPLICATION GUIDELINES

Without exception, all annual alcoholic beverages **licensees** are required to renew their alcoholic beverages license by **November 30th** of each year.

All retail license renewal applications must be signed by an authorized corporate officer, individual or partner and filed with the Local Licensing Authority between November 1st and November 30th. Licensees who are in the process of transferring their licenses are required to file the renewal application until the transfer has occurred and they are no longer the licensee of record.

Licensees are responsible for correcting any differences between their files and the ABCC license file on the renewal application in red ink. An LLA Certification Form / Form 43 verifying these changes have been ABCC approved must be attached to the license renewal application in order to change the official ABCC license file. Please mail those corrections along with the renewal packet to the ABCC.

All on-premises M.G.L. c. 138, §12 licensees must provide proof of the required liquor liability insurance and a copy of the required Fire Safety Inspection Certificate to the Local Licensing Authorities. Please **do not** forward the Fire Safety Certificates, Insurance Certificates, or License Certificates to the ABCC. You should keep these forms for your records.

Please **mail** the completed below form, all completed renewal certificate forms, and any corrective forms to the ABCC no later than February 6th with no staples included.

ABCC
c/o Licensing Department
95 Fourth Street, Suite 3
Chelsea, MA 02150

Any renewal application not signed and filed by November 30th will be treated as a NEW License.

If a renewal application becomes a new license for failure to meet the November 30th signing deadline, it will be subject to all the procedures set forth under Chapter 138, §15A.

Any questions regarding the above guidelines should be directed to
Ryan Melville at ext 718.

Ralph Sacramone, Executive Director

THE COMMONWEALTH OF MASSACHUSETTS

ALCOHOLIC BEVERAGES CONTROL COMMISSION

95 Fourth Street, Suite 3

Chelsea, MA 02150-2358

Retail License Renewal

Renewal For (Year) 2027

License Number	90619-PK-0298	Municipality	DUNSTABLE
License Name	DUNSTABLE LIQUOR LLC	License Class	ANNUAL
DBA	Dunstable Country Liquors	License Type	PACKAGE STORE
Premises Address	238 PLEASANT STREET	License Category	ALL ALCOHOL
Manager Name	AMI PARIHK		

I hereby certify and under penalties of perjury that:

1. **I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;**
2. **The renewed license is of the same class, type and category as listed above;**
3. **The licensee has complied with all laws of the Commonwealth relating to taxes; and**
4. **The premises are now open for business (if not, explain below).**

Signature of Authorized Party

Date

Printed Name of Signer

Title

Email Address

Please sign this form only in the month of November and return to your Local Licensing Authority.

Additional Information / Corrections

THE COMMONWEALTH OF MASSACHUSETTS

ALCOHOLIC BEVERAGES CONTROL COMMISSION

95 Fourth Street, Suite 3

Chelsea, MA 02150-2358

Retail License Renewal

Renewal For (Year) 2027

License Number	91023-PK-0298	Municipality	DUNSTABLE
License Name	MIRABELLE FARM LLC	License Class	ANNUAL
DBA	MIRABELLE FARM	License Type	PACKAGE STORE
Premises Address	11 PLEASANT STREET	License Category	ALL ALCOHOL
Manager Name	AMANDA SHANNON		

I hereby certify and under penalties of perjury that:

1. **I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;**
2. **The renewed license is of the same class, type and category as listed above;**
3. **The licensee has complied with all laws of the Commonwealth relating to taxes; and**
4. **The premises are now open for business (if not, explain below).**

Signature of Authorized Party

Date

Printed Name of Signer

Title

Email Address

Please sign this form only in the month of November and return to your Local Licensing Authority.

Additional Information / Corrections

RENEWAL CERTIFICATION 2026

CITY/TOWN: DUNSTABLE

A. LICENSEES WHO FAILED TO RENEW FOR 2026:

LICENSE #:	LICENSEE CORPORATE NAME AND ADDRESS:

B. LICENSEES DISAPPROVED BY THE CITY/TOWN FOR 2026:

LICENSE #:	LICENSEE CORPORATE NAME AND ADDRESS:

We hereby certify that the premises described in 2026 renewal applications for the above mentioned municipality are now occupied, used, or controlled by the licensee and will be on January 1, 2026. The renewal applications have been approved by the Local Licensing Authorities and forwarded to the ABCC.

The Local Licensing Authorities

A. LICENSEES WHO FAILED TO RENEW FOR 2026:

LICENSE #:	LICENSEE CORPORATE NAME AND ADDRESS:

B. LICENSEES DISAPPROVED BY THE CITY/TOWN FOR 2026:

LICENSE #:	LICENSEE CORPORATE NAME AND ADDRESS:

ITEM #11

TOWN ADMINISTRATOR REPORT

Town Administrator's Report
November 17, 2026

Union Building Update
Keen Independent Research is assisting the Town on finalizing the re-use of the Union Building and developing a business plan to ensure long-term success and financial sustainability. They have planned a trip to Dunstable on Thursday, December 3 and Friday, December 4. During their visit, they are planning on meeting with stakeholders and learning more about the Town. They are meeting with the Town Center Working Group and Union Building Rehabilitation Committee Thursday, and several non-profits in the region on Friday.

Community Preservation Committee Hearing
The Community Preservation Committee held its annual hearing on November 4 where they reviewed prior projects funded, projects in-progress, available funding, and possible upcoming project need.

FY28 Operating Budget
I continue work to refine FY28 budget numbers. As you know, the Town has certified new growth for FY27 in the amount of approximately $260,000, which is more than the $140,000 included in the Town's FY27 budget plan. This amount will carry over in FY28 and improve our financial position.

The Town of Groton is proposing a balanced budget with a $875,000 increase for the Groton Dunstable Regional School District without an override. For Dunstable, I have a placeholder corresponding increase of $275,000. With this increase, Dunstable currently has a budget surplus of approximately $150,000.

In addition, I have started modeling certain budget investments based on the 2-levels of operating override requests – level-service and investment levels. I have shared the details in a separate email. If you have any questions or concerns, please let me know.

2026 Resident Survey
I have drafted the 2026 resident survey which looks a lot like prior years' surveys. I removed several questions and also added 3 questions regarding the Town's planned override requests. I am hoping to public the survey for residents to complete this week.

New Website
The new Town website is up and running! Great job to Sue Fayne for leading this project and making it happen. There are still things we're updating, links we are fixing, and information we're adding as we go so if you see anything that you think needs a second review, don't hesitate to let us know.

Central Cemetery Fence
The paint and repair work on the Central Cemetery fence has begun. The contract calls for a completion date of November 30, 2026 as long as the weather cooperates. If needed, we have a contract clause that allows for an extension at the mutual agreement of the parties. Thus far, the project is making good progress.

First Aid and CPR Training
The Dunstable Fire Department is offering First Aid and CPR Training on Saturday, November 21, from 8 AM to 12 PM in the Dunstable Public Library Community Room. Thanks to the Fire Department for providing an opportunity for residents to learn essential first aid and CPR skills that can help them respond confidently in an emergency at home, at work, or in the community.

Public Library Open House
Great job to Library staff and the Library Board of Trustees for organizing a very successful Open House to thank the community and show residents the results of their support. Great turnout and great work being done!

ZBA Staff Support
Carol Rock is now providing staff support to the Zoning Board of Appeals, adding to her portfolio of land use boards/committees she provides support.

Town Center/Town Center Trail Loop
We have a meeting planned with Nitsch Engineering at the end of this month to review a draft feasibility report based on the work to-date. Once completed, we will provide a presentation to the Select Board and seek feedback/direction on how to proceed.

MIIA 2-Year Guarantee Proposal
MIIA has offered the Town a rate change of 0% for FY28 and up to 2.5% for FY29 due to their program success and our favorable loss history. This offer is for our property, liability, and workers compensation coverage. The offer is contingent on maintaining a favorable loss ratio for all lines of coverage below 60% through FY29.