

ANNUAL TOWN MEETING MINUTES

May 11, 2026

A TRUE COPY
ATTEST: Brynn C. Durno

Brynn C. Durno, Town Clerk

RETURN OF THE WARRANT

Pursuant to a warrant signed by Select Board Members Ron Mikol, Leah Basbanes and Kieran Meehan and posted by Constable Steven Tully in five public places as well as attested copies online. We, the inhabitants of the Town of Dunstable whom are qualified to vote in Elections and Town affairs are convening here today at Swallow Union Elementary School on this 11th day of May, A.D. 2026 to act on the following 26 (twenty-six) articles.

There were – *135 – one hundred and thirty-five registered voters* and *-13- thirteen visitors* in attendance.

The following Election Workers checked in voters for the Special Town Meeting:
Mary Dow, Oak Street Anne Fenochetti, Main Street

Moderator Glod opened the Annual Town Meeting at 7:04PM. The assembly was presented flags by the Color Guard of Troop 28 and proceeded to recite the Pledge of Allegiance. Mr. Glod followed with introductions of the Town Administrator, Town Clerk, Assistant Town Clerk as well as the Advisory Board. Rules of order were also explained.

MEETING MINUTES

PRELIMINARY MOTION

Simple Majority required for passage

MOTION: Rafael Glod, Moderator

I move the Moderator allow non-voters or non-residents to speak on issues related to Town Meeting warrant articles where appropriate.

MOTION PASSED BY SIMPLE MAJORITY AS DECLARED BY THE MODERATOR

PRELIMINARY MOTION

Simple Majority required for passage

MOTION: Rafael Glod, Moderator

I move that Town Meeting adopt a rule of this Town Meeting to provide that any motion requiring a 2/3rd's favorable vote, by statute or otherwise, shall be determined and declared by the Moderator and a count shall not be required.

MOTION PASSED BY SIMPLE MAJORITY AS DECLARED BY THE MODERATOR

PRELIMINARY MOTION

Simple Majority required for passage

MOTION: Rafael Glod, Moderator

I move to dispense with the reading of the warrant.

MOTION PASSED BY SIMPLE MAJORITY AS DECLARED BY THE MODERATOR

ARTICLE 1 - Reports:
To hear and act upon the reports of Town Officers, Boards, Committees, Commissioners, and Trustees, or take any action in relation thereto.

Sponsored by the Select Board

> **Motion:** I move that the Town accept the 2025 Annual Town Report as printed as well as the reports from Town Officers, Boards, Commissioners, and Trustees offered at this Town Meeting.
>
> **Requires a Majority Vote**
>
> Speaker: Jason Silva
>
> The **ADVISORY BOARD** has no position on this article and **SELECT BOARD** supports this article.

MOTION PASSED BY MAJORITY AS DECLARED BY THE MODERATOR.

ARTICLE 2 - Unpaid Bills:
Unpaid Bills: To see if the Town will vote to appropriate from Free Cash a sum of money for the purpose of paying unpaid bills of FY2025 or other prior fiscal years, as needed, or take any action in relation thereto.

Sponsored by the Select Board

> **Motion:** I move that the Town transfer the sum of $34.58 from Free Cash to pay the following bills from a prior fiscal year:

Staples: $34.58

Requires a Majority Vote

Speaker: Jason Silva

The **ADVISORY BOARD** and **SELECT BOARD** recommend support of this article.

MOTION PASSED BY MAJORITY AS DECLARED BY THE MODERATOR.

ARTICLE 3 –
Transfer to Water Enterprise Fund: To see if the Town will vote to appropriate or transfer from available funds to the Water Enterprise Fund a sum of money for the purpose of funding operating expenses as deemed necessary by the Board of Water Commissioners for FY2026, or take any action in relation thereto.

Sponsored by the Select Board, Board of Water Commissioners and Advisory Board

Motion: I move that the Town take no action on this article.

Requires a Majority Vote

Speaker: Jason Silva

The **ADVISORY BOARD** and **SELECT BOARD** have no position on this article.

MOTION PASSED BY MAJORITY AS DECLARED BY THE MODERATOR.

ARTICLE 4 –
Transfer to the General Stabilization Fund: To see if the Town will vote to transfer from Free Cash the sum of $50,000 and from the PFAS Settlement Special Revenue Fund the sum of $100,000 to the Town's General Stabilization Fund, pursuant to Massachusetts General Laws Chapter 40, Section 5B, or take any action in relation thereto.

Sponsored by the Select Board and Advisory Board

Motion: I move that the Town transfer the sum of $50,000 from Free Cash and from the PFAS Settlement Special Revenue Fund the sum of $100,000 to the General Stabilization Fund, in accordance with Massachusetts General Laws Chapter 40, Section 5B.

Requires a Majority Vote

Speaker: Jason Silva

The **ADVISORY BOARD** and **SELECT BOARD** recommend support of this article.

MOTION PASSED BY MAJORITY AS DECLARED BY THE MODERATOR.

Article 5 –
Transfer to the Capital Improvement Program Stabilization Fund: To see if the Town will vote to transfer from Free Cash the sum of $50,000 and from the PFAS Settlement Special Revenue Fund the sum of $100,000 to the Town's Capital Improvement Program Stabilization Fund, pursuant to Massachusetts General Laws Chapter 40, Section 5B, or take any action in relation thereto.

Sponsored by the Select Board and Advisory Board

Motion: I move that the Town transfer the sum of $50,000 from Free Cash and from the PFAS Settlement Special Revenue Fund the sum of $100,000 to the Capital Improvement Program Stabilization Fund, in accordance with Massachusetts General Laws Chapter 40, Section 5B.

Requires a Majority Vote

Speaker: Jason Silva

The **ADVISORY BOARD** and **SELECT BOARD** recommend support of this article.

MOTION PASSED BY MAJORITY AS DECLARED BY THE MODERATOR.

ARTICLE 6 –
Operating Budget: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute, or any combination thereof, to fund the various departments, boards, committees, commissions, and other operating expenses of the Town for Fiscal Year 2027, beginning July 1, 2026, or take any action in relation thereto.

Sponsored by the Select Board and Advisory Board

> **Motion:** I move that the Town raise and appropriate the sum of $14,459,959, within the Town's levy limit, transfer the sum of $249,216 from Free Cash, appropriate the sum of $21,204 from the Water Enterprise Fund, and appropriate the sum of $25,000 from Overlay Surplus, to fund the various departments, boards, committees, commissions, and other operating expenses of the Town for Fiscal Year 2027, beginning July 1, 2026, in the sums listed at lines 1 through 71 in the column "Budget FY27" in the printed budget handout made available at this Town Meeting;
>
> And further, I move that the Town appropriate the sum of $211,936 from Water Enterprise revenues to operate the Water Department for Fiscal Year 2027, beginning July 1, 2026, in the amounts listed at lines 72 and 73 in the column "Budget FY27" in the printed budget handout made available at this Town Meeting.
>
> **Requires a Majority Vote**
>
> Speaker: Jason Silva and Jake Lewon
>
> The **ADVISORY BOARD** and **SELECT BOARD** recommend support of this article.

MOTION PASSED BY MAJORITY AS DECLARED BY THE MODERATOR. (BUDGET DOCUMENT CAN BE FOUND AT END OF MINUTES)

	Department/Account	*Adjusted Budget FY26*	*Budget FY27*	*Variance Total*	*Variance Percentage*	*Annual Town Meeting FY27*	*% Change*
	GENERAL GOVERNMENT						
	Town Administrator						
1	SALARIES	226,635	227,140	505	0.22%		
2	EXPENSES	6,280	11,280	5,000	79.62%		
	Total	***232,915***	***238,420***	***5,505***	***2.36%***		
	Select Board						
3	SALARIES	**0**	**0**	**0**			
4	EXPENSES	21,270	18,510	-2,760	-12.98%		
	Total	***21,270***	***18,510***	***-2,760***	***-12.98%***		
	Fincom						
5	***Total***	**40,150**	**30,150**	**-10,000**	**-24.91%**		
	Accountant						
6	SALARIES	28,874	30,115	1,241	4.30%		
7	EXPENSES	61,450	67,950	6,500	10.58%		
	Total	***90,324***	***98,065***	***7,741***	***8.57%***		
	Assessors						
8	SALARIES	48,617	51,004	2,387	4.91%		
9	EXPENSES	16,550	19,650	3,100	18.73%		
	Total	***65,167***	***70,654***	***5,487***	***8.42%***		
	Treasurer						
10	SALARIES	54,670	62,547	7,877	14.41%		
11	EXPENSES	28,840	33,590	4,750	16.47%		
	Total	***83,510***	***96,137***	***12,627***	***15.12%***		
	Town Counsel						
12	***Total***	***32,000***	***30,000***	***-2,000***	***-6.25%***		
	Dog Program						
13	***Total***	***800***	***800***	***0***	***0.00%***		
	Town Clerk						

	Department/Account	*Adjusted Budget FY26*	*Budget FY27*	*Variance Total*	*Variance Percentage*	*Annual Town Meeting FY27*	*% Change*
14	SALARIES	37,235	38,409	1,174	3.15%		
15	EXPENSES	1,900	1,900	0	0.00%		
	Total	***39,135***	***40,309***	***1,174***	***3.00%***		
	Elections						
16	SALARIES	3,000	3,000	0	0.00%		
17	EXPENSES	11,000	8,900	-2,100	-19.09%		
	Total	***14,000***	***11,900***	***-2,100***	***-15.00%***		
	Registrar						
18	***Total***	***850***	***850***	***0***	***0.00%***		
	Conservation						
19	SALARIES	15,831	16,517	686	4.33%		
20	EXPENSES	1,900	1,900	0	0.00%		
	Total	***17,731***	***18,417***	***686***	***3.87%***		
	Planning Board						
21	SALARIES	15,831	16,517	686	4.33%		
22	EXPENSES	1,300	1,250	-50	-3.85%		
	Total	***17,131***	***17,767***	***636***	***3.71%***		
	Zoning Board						
23	SALARIES	0	0	0			
24	EXPENSES	1,500	1,000	-500	-33.33%		
	Total	***1,500***	***1,000***	***-500***	***-33.33%***		
	Town Hall						
25	SALARIES	5,500	5,992	492	8.95%		
26	EXPENSES	51,450	55,530	4,080	7.93%		
	Total	***56,950***	***61,522***	***4,572***	***8.03%***		
	Town Reports						
27	***Total***	***2,325***	***2,000***	***-325***	***-13.98%***		
	Town Engineer						
28	***Total***	***8,000***	***0***	***-8,000***	***-100.00%***		

	Department/Account	*Adjusted Budget FY26*	*Budget FY27*	*Variance Total*	*Variance Percentage*	*Annual Town Meeting FY27*	*% Change*
	TOTAL GENERAL GOVERNMENT	***723,758***	***736,501***	***12,743***	***1.76%***		
	SALARIES	437,043	452,091	15,048	3.44%		
	EXPENSES	286,715	284,410	-2,305	-0.80%		
	PUBLIC SAFETY						
	Police Department						
29	SALARIES	1,067,318	1,100,147	32,829	3.08%		
30	EXPENSES	194,415	205,975	11,560	5.95%		
	Total	***1,261,733***	***1,306,122***	***44,389***	***3.52%***		
	Fire Department						
31	SALARIES	274,963	269,251	-5,712	-2.08%		
32	EXPENSES	130,950	120,050	-10,900	-8.32%		
	Total	***405,913***	***389,301***	***-16,612***	***-4.09%***		
	Inspectors						
33	SALARIES	65,928	65,928	0	0.00%		
34	EXPENSES	2,500	2,000	-500	-20.00%		
	Total	***68,428***	***67,928***	***-500***	***-0.73%***		
	Emergency Management						
35	***Total***	***2,900***	***3,650***	***750***	***25.86%***		
	Tree Warden						
36	***Total***	***24,435***	***17,435***	***-7,000***	***-28.65%***		
	TOTAL PUBLIC SAFETY	***1,763,409***	***1,784,436***	***21,027***	***1.19%***		
	SALARIES	1,408,209	1,435,326	27,117	1.93%		
	EXPENSES	355,200	349,110	-6,090	-1.71%		
	SCHOOLS						
	GDRSD						
37	Operating	8,641,782	9,082,433	440,651	5.10%		
38	Capital	83,607	125,000	41,393	49.51%		

	Department/Account	*Adjusted Budget FY26*	*Budget FY27*	*Variance Total*	*Variance Percentage*	*Annual Town Meeting FY27*	*% Change*
39	Debt	36,424	33,945	-2,479	-6.81%		
	GLRVTS						
40	Operating	168,133	258,756	90,623	53.90%		
41	Debt	29,941	30,090	149	0.50%		
	TOTAL SCHOOLS	***8,959,887***	***9,530,224***	***570,337***	***6.37%***		
	PUBLIC WORKS						
	Highway Department						
42	SALARIES	342,496	349,330	6,834	2.00%		
43	EXPENSES	230,868	224,151	-6,717	-2.91%		
	Total	***573,364***	***573,481***	***117***	***0.02%***		
	Snow Removal						
44	SALARIES	56,175	56,175	0	0.00%		
45	EXPENSES	229,710	229,710	0	0.00%		
	Total	***285,885***	***285,885***	***0***	***0.00%***		
	Street Lights						
46	***Total***	***11,000***	***8,125***	***-2,875***	***-26.14%***		
	Transfer Station						
47	SALARIES	0	0	0			
48	EXPENSES	22,500	16,500	-6,000	-26.67%		
	Total	***22,500***	***16,500***	***-6,000***	***-26.67%***		
	Cemetery						
49	SALARIES	15,000	17,000	2,000	13.33%		
50	EXPENSES	10,600	11,100	500	4.72%		
	Total	***25,600***	***28,100***	***2,500***	***9.77%***		
	TOTAL PUBLIC WORKS	***918,349***	***912,091***	***-6,258***	***-0.68%***		
	SALARIES	413,671	422,505	8,834	2.14%		
	EXPENSES	504,678	489,586	-15,092	-2.99%		

	Department/Account	*Adjusted Budget FY26*	*Budget FY27*	*Variance Total*	*Variance Percentage*	*Annual Town Meeting FY27*	*% Change*
	HUMAN SERVICES						
	Board of Health						
51	SALARIES	15,011	15,931	920	6.13%		
52	EXPENSES	24,172	27,255	3,083	12.75%		
	Total	***39,183***	***43,186***	***4,003***	***10.22%***		
	Council on Aging						
53	SALARIES	9,754	12,736	2,982	30.57%		
54	EXPENSES	8,000	6,800	-1,200	-15.00%		
	Total	***17,754***	***19,536***	***1,782***	***10.04%***		
	Veterans Affairs						
55	SALARIES	6,286	6,411	125	1.99%		
56	EXPENSES	13,700	8,800	-4,900	-35.77%		
	Total	***19,986***	***15,211***	***-4,775***	***-23.89%***		
	TOTAL HUMAN SERVICES	***76,923***	***77,933***	***1,010***	***1.31%***		
	SALARIES	31,051	35,078	4,027	12.97%		
	EXPENSES	45,872	42,855	-3,017	-6.58%		
	LIBRARY, PARKS & RECREATION						
	Library Operations						
57	SALARIES	119,388	125,632	6,244	5.23%		
58	EXPENSES	71,447	72,777	1,330	1.86%		
	Total	***190,835***	***198,409***	***7,574***	***3.97%***		
	Library Consortium						
59	***Total***	***14,100***	***16,929***	***2,829***	***20.06%***		
	Technical Expenses						
60	***Total***	***40,046***	***49,000***	***8,954***	***22.36%***		
	Recreation Department						
61	SALARIES		4,872	4,872			
62	EXPENSES	11,400	6,828	-4,572	-40.11%		

	Department/Account	Adjusted Budget FY26	Budget FY27	Variance Total	Variance Percentage	Annual Town Meeting FY27	% Change
	Total	***11,400***	***11,700***	***300***	***2.63%***		
	Parks Department						
63	***Total***	***62,500***	***63,000***	***500***	***0.80%***		
	Memorial Day Committee						
64	***Total***	***1,000***	***1,000***	***0***	***0.00%***		
	TOTAL LIBRARY & RECREATION	***319,881***	***340,038***	***20,157***	***6.30%***		
	SALARIES	119,388	130,504	11,116	9.31%		
	EXPENSES	200,493	209,534	9,041	4.51%		
	DEBT & INTEREST						
	Long Term Principal						
65	***Total***	69,610	205,347	135,737	195.00%		
	Long Term Interest						
66	***Total***	31,878	28,462	-3,416	-10.72%		
	Temporary Loan Interest						
67	***Total***	3,774	3,774	0	0.00%		
	TOTAL DEBT & INTEREST	***105,262***	***237,583***	***132,321***	***125.71%***		
	INSURANCE & ASSESSMENTS						
	County Retirement						
68	***Total***	479,749	584,765	105,016	21.89%		
	Group Health Insurance						
69	***Total***	402,828	375,000	-27,828	-6.91%		
	FICA Medicare Town Share						
70	***Total***	37,638	37,638	0	0.00%		
	Bldg./Vehicle Liab. Ins/Workers Compensation, Etc						

	Department/Account	*Adjusted Budget FY26*	*Budget FY27*	*Variance Total*	*Variance Percentage*	*Annual Town Meeting FY27*	*% Change*
71	***Total***	153,000	154,000	1,000	0.65%		
	TOTAL INSURANCE & ASSESSMENTS	***1,073,215***	***1,151,403***	***78,188***	***7.29%***		
	Total Budget	***13,940,684***	***14,770,208***	***829,524***	***5.95%***		
	Municipal Salaries	2,409,362	2,475,503	66,142	2.75%		
	Municipal Operations	1,392,958	1,375,495	-17,463	-1.25%		
	Insurance & Assessments	1,073,215	1,151,403	78,188	7.29%		
	Municipal Operations - TOTAL	4,875,535	5,002,401	126,867	2.60%		
	Municipal Debt & Interest	105,262	237,583	132,321	125.71%		
	Town Operations & Debt - TOTAL	4,980,797	5,239,984	259,187	5.20%		
	Schools - Operations	8,893,522	9,466,189	572,667	6.44%		
	Schools - Debt & Interest	66,365	64,035	-2,330	-3.51%		
	Schools Operations & Debt - TOTAL	8,959,887	9,530,224	570,337	6.37%		
	Total Budget for the Fiscal Year	13,940,684	14,770,208	829,524	5.95%		

		Adjusted Budget FY26	*Budget FY27*	*Variance Total*	*Variance Percentage*	*Annual Town Meeting FY27*	*% Change*
	WATER ENTERPRISE						
	Water Department						
72	SALARIES	12,433	12,671	238	1.91%		
73	EXPENSES	198,608	199,265	657	0.33%		
	Total	***211,041***	***211,936***	***895***	***0.42%***		

ARTICLE 7 –
Revolving Fund Expenditure Limits: To see if the Town will vote pursuant to Massachusetts General Laws Chapter 44, Section 53E½, to set the annual expenditure limits for Fiscal Year 2027 for all revolving funds established by the General Bylaws, as follows, or take any action in relation thereto:

Cemetery	$10,000
Recreation	$15,000
COA Transport	$3,500
Permit Application Fees	$5,000
Approval Not Required Plans	$15,000
Transfer Station	$250,000

Sponsored by the Select Board and Advisory Board

Motion: I move that the Town approve Article 7 as set forth in the warrant for this Town Meeting.

Requires a Majority Vote

Speaker: Jason Silva

The **ADVISORY BOARD** and **SELECT BOARD** recommend support of this article.

MOTION PASSED BY MAJORITY AS DECLARED BY THE MODERATOR.

Article 8 –
Capital Improvements for Municipal Departments: To see if the Town will vote to raise and appropriate a sum of money for remodeling, reconstructing, and making repairs to existing Town buildings, infrastructure, and the purchase of necessary equipment, including all incidental and related costs, or take any action in relation thereto.

Sponsored by the Select Board

Motion: I move that the Town transfer the sum of $75,000 from Free Cash to fund capital projects and purchases including, but not limited to, the following capital projects and purchases:

New police cruiser

Vehicle Extrication Equipment

including all incidental and related costs.

Requires a Majority Vote

Speaker: Jason Silva

The **ADVISORY BOARD** and **SELECT BOARD** recommend support of this article.

MOTION PASSED BY MAJORITY AS DECLARED BY THE MODERATOR.

ARTICLE 9 –
Library HVAC Improvements for FY2026: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute, or any combination thereof, a sum of money for the replacement of the HVAC system at the Dunstable Public Library to be expended in Fiscal Year FY2026, including all incidental and related costs, or take any action in relation thereto.

Sponsored by the Select Board

Motion: I move that the Town transfer the sum of $45,000 from Free Cash to fund the replacement of HVAC System Equipment at the Dunstable Public Library, including all incidental and related costs.

Requires a Majority Vote

Speaker: Jason Silva, Maureen Strauss, Amy Watson

The **ADVISORY BOARD** and **SELECT BOARD** recommend support of this article.

MOTION PASSED BY MAJORITY AS DECLARED BY THE MODERATOR.

ARTICLE 10 –
Water System Infrastructure Improvements: To see if the Town will vote to transfer from Water Retained Earnings a sum of money for design, repair, replacement, construction, and

installation of various water infrastructure and associated work, including all incidental and related costs, or take any action in relation thereto.

Sponsored by the Select Board and Board of Water Commissioners

> **Motion:** I move that the Town transfer from Water Enterprise Retained Earnings the sum of $25,000 for design, repair, replacement, construction, and installation of various water infrastructure and associated work, including all incidental and related costs.
>
> **Requires a Majority Vote**
>
> Speaker: John O'Brien and Jason Silva
>
> The **ADVISORY BOARD** and **SELECT BOARD** recommend support of this article.

MOTION PASSED BY MAJORITY AS DECLARED BY THE MODERATOR.

ARTICLE 11 –
Transfer from Free Cash for Snow and Ice Deficit: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute, or any combination thereof, a sum of money to the Snow and Ice account to cover the Fiscal Year 2026 snow and ice deficit, or take any action in relation thereto.

Sponsored by the Select Board and Advisory Board

> **Motion:** I move that the Town transfer the sum of $50,000 from Free Cash to the Snow and Ice account to cover the FY2026 snow and ice deficit, including all incidental and related costs.
>
> **Requires a Majority Vote**
>
> Speakers: Jason Silva
>
> The **ADVISORY BOARD** and **SELECT BOARD** recommend support of this article.

MOTION PASSED BY MAJORITY AS DECLARED BY THE MODERATOR.

ARTICLE 12 –
Community Preservation Committee Recommendations: To see what transfers or other actions the Town may vote with respect to any recommended action of the Community Preservation Committee, or take any action in relation thereto.

Sponsored by the Select Board and Community Preservation Committee

Motion: I move that the Town appropriate from the Community Preservation revenue the following sums for the following purposes:

Principle payment of Ferrari Farm Note: $75,000

Interest on Ferrari Farm Note: $1,575
Principle payment of Union Building Note: $70,000
Interest on Union Building Note: $24,131.61
Administrative Expense: $22,861
Historic Reserve: $45,722
Community Housing Reserve: $45,722
Open Space Reserve: $45,722
Balance to Undesignated: $297,195

Requires a Majority Vote

Speaker: Jason Silva and Joan Simmons

The **ADVISORY BOARD** and **SELECT BOARD** recommend support of this article.

MOTION PASSED BY MAJORITY AS DECLARED BY THE MODERATOR.

ARTICLE 13 –
Central Cemetery Fence Rehabilitation: To see if the Town will vote to transfer from available funds, including CPA funds, a sum of money for the rehabilitation of the Central Cemetery fence, including all incidental and related costs, based upon the recommendation of the Community Preservation Committee, or take any action in relation thereto.

Sponsored by the Community Preservation Committee

Motion: I move that the Town appropriate the sum of $60,000 from CPA Historic Reserve Funds for the purpose of restoring and rehabilitating the Central Cemetery historic fence, including all incidental and related costs.

Requires a Majority Vote

Speakers: Sue Psaledakis, Joan Simmons, and Jason Silva

The **ADVISORY BOARD** and **SELECT BOARD** recommend support of this article.

MOTION PASSED BY MAJORITY AS DECLARED BY THE MODERATOR.

ARTICLE 14 –

Rideout Cemetery Stone Wall Repairs: To see if the Town will vote to transfer from available funds, including CPA funds, a sum of money for the repair of the stone wall at the Rideout Cemetery, including all incidental and related costs, based upon the recommendation of the Community Preservation Committee, or take any action in relation thereto.

Sponsored by the Community Preservation Committee

Motion: I move that the Town appropriate the sum of $9,500 from CPA Historic Reserve Funds for the purpose of restoring and repairing the historic stone wall at the Rideout Cemetery on Fletcher Street, including all incidental and related costs.

Requires a Majority Vote

Speakers: Sue Psaledakis, Joan Simmons, and Jason Silva

The **ADVISORY BOARD** and **SELECT BOARD** recommend support of this article.

MOTION PASSED BY MAJORITY AS DECLARED BY THE MODERATOR.

ARTICLE 15 –

Community Preservation Act Fund Balance Transfers: To see if the Town will vote to transfer remaining unexpended balances from prior appropriations made from Community Preservation Act funds for completed or inactive projects back to the appropriate Community Preservation Fund reserve accounts or to the Unreserved Fund balance, or take any action in relation thereto.

Sponsored by the Community Preservation Committee

Motion: I move that the Town transfer the following unexpended balances from completed or inactive Community Preservation Act projects to the appropriate Community Preservation Fund reserve accounts:

- $260.00 from 3 Historic District Signs (May 13, 2019) to the Historic Reserve
- $4,016.00 from Dugout Roof – Larter Field (May 13, 2019) to the Undesignated Reserve and Open Space/Recreation Reserve, proportionally as originally appropriated
- $273.00 from Complete Repairs Painting – Town Hall (July 30, 2020) to the Historic Reserve
- $3,000.00 from Preservation of Historic Well (July 31, 2020) to the Historic Reserve
- $15,239.00 from High School Stadium (May 15, 2021) to the Undesignated Reserve
- $590.00 from Renovations to Larter Field (May 8, 2023) to the Open Space/Recreation Reserve
- $379.00 from Drew Boardwalk Project Design Services (May 22, 2023) to the Undesignated Reserve
- $3,008.75 from Tennis & Pickleball Courts at Larter Field (May 12, 2025) to the Undesignated Reserve

for a total transfer of $26,765.75.

Requires a Majority Vote

Speakers: Jason Silva and Joan Simmons

The **ADVISORY BOARD** and **SELECT BOARD** recommend support of this article.

MOTION PASSED BY MAJORITY AS DECLARED BY THE MODERATOR.

Article 16 –
Chapter 90 Funds: To see if the Town will vote to appropriate any sums of money received by the Town under provisions of Massachusetts General Laws Chapter 90 for the purposes authorized by Chapter 90, or take any action in relation thereto.

Sponsored by the Select Board

Motion: I move that the Town appropriate any sums of money received by the Town under provisions of Massachusetts General Laws Chapter 90 for the purposes authorized by Chapter 90.

Requires a Majority Vote

Speaker: Jason Silva

The **ADVISORY BOARD** and **SELECT BOARD** recommend support of this article.

MOTION PASSED BY MAJORITY AS DECLARED BY THE MODERATOR.

Article 17 –
Accessory Dwelling Unit Amendments to the Town's Zoning Bylaw: To see if the Town will vote to amend the Zoning Bylaw to regulate accessory dwelling units in compliance with state law as follows, or take any action in relation thereto:

1. Delete Section 6.2.1, Accessory Dwelling Units, in its entirety.

2. Amend Section 11.1, Dimensional Requirements, by deleting "** Accessory buildings: 20 ft" and replacing the text with "** Non-dwelling accessory structures (e.g.: sheds, pools, garages & livestock coops, pens, barns): 30 ft side and rear yard setback."

3. Amend the Chart in Section 11.1, Dimensional Requirements, by changing the R-1 Maximum Height of Buildings by deleting "9.84 m" and replacing the text with "10.97 m" and further amend the chart by deleting "B-1: see Section 9.3.2" in the B-3 minimum frontage cell and replacing the text with "B-2: see Section 9.3.2."

4. Insert a new Section 11.5.1, Accessory Dwelling Units, as follows:

11.5.1 Accessory Dwelling Units:

11.5.1.1 Purpose and Intent

- To increase the availability of moderately priced housing for all without substantially altering the appearance of the Town, Protected Use Accessory Dwelling Units (ADU) may be allowed according to Massachusetts Law and as outlined below.
- To comply with Massachusetts General Laws Chapter 40A, Section 3 and 760 CMR 71:00.
- To provide for the permitting of Protected Use ADUs in single-family Zoning Districts via a public process with notification to abutters and a public hearing before the Planning Board.

- To acknowledge the Planning Board's limited jurisdiction under Site Plan Review as pertains to Protected Use ADUs. Existing building permit application requirements will govern administrative submissions once the Planning Board has granted site plan approval.

11.5.1.2 Procedures

A plot plan, prepared by a Registered Land Surveyor, of the existing dwelling unit and proposed Protected Use Accessory Dwelling Unit shall be submitted with a building permit application, showing the location of the building on the lot, proposed Protected Use Accessory Dwelling Unit, location of any septic system, well and delineate parking.

11.5.1.3 Definitions

11.5.1.3.1 Protected Use Accessory Dwelling Unit.

A self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same Lot as a Principal Dwelling, subject to otherwise applicable dimensional and parking requirements, that:

a) Maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the Principal Dwelling sufficient to meet the requirements of the state Building Code for safe egress;
b) Is not larger in Floor Area than 1/2 the Floor Area of the Principal Dwelling or no more than 900 square feet, whichever is smaller

11.5.1.3.2 Gross Floor Area

The sum of the areas of all stories of the building of compliant ceiling height pursuant to state Building Codes, including basements, lofts, and intermediate floored tiers, measured from the interior faces of exterior walls or from the centerline of walls separating buildings or dwelling units but excluding crawl spaces, garage parking areas, attics, enclosed porches and similar spaces. Where there are multiple Principal Dwellings on the Lot, the GFA of the largest Principal Dwelling shall be used for determining the maximum size of a Protected Use ADU.

11.5.1.4 Applicability

There may not be more than one Protected Use ADU per Lot.

11.5.1.5 Procedural Requirements for Protected Use ADUs.

a) A Site Plan Review application shall be filed with the Planning Board pursuant to the Planning Board's Rules and Regulations and filing requirements.
b) The Planning Board shall publish a legal notice, notify abutters, and hold a public hearing for the Site Plan Review application for a Protected Use ADU as set forth in Massachusetts General Laws Chapter 40A, Section 11.

c) A Protected Use ADUs, must be in conformity with the State Building Code, Title 5, the Dunstable Wetlands Bylaw, historic requirements, scenic road requirements and any other applicable local bylaws and regulations.
d) A detached Protected Use ADU must be fully located behind the front of the principal dwelling unit.

11.5.1.6 Use and Dimensional Regulations

a) The Protected Use ADU may be attached to or detached from the Principal Dwelling. The Principal Dwelling may be altered to include a Protected Use ADU. The Protected Use ADU may be located within the Principal Dwelling or within an accessory structure on the Lot.
b) The Protected Use ADU shall consist of a complete, independent living facility for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
c) The Protected Use ADU must maintain a separate entrance, either directly from the outside or through an entry hall or corridor shared with the Principal Dwelling sufficient to meet the requirements of the State Building Code for safe egress.
d) The Protected Use ADU shall not be larger in Gross Floor Area than 50% of the Gross Floor Area of the Principal Dwelling or 900 square feet, whichever is smaller.
e) The Protected Use ADU shall comply with the setbacks, lot size, lot coverage and all other applicable dimensional requirements.
f) There shall be at least one (1) dedicated off-street parking space for the Protected Use ADU, if all portions of the Lot are located outside of a 0.5 mile radius of a transit station as defined in 760 CMR 71.00.
g) Neither the Principal Dwelling nor the Protected Use ADU is required to be owner-occupied.
h) A Protected Use ADU may not be used as a short-term Rental, as defined in Massachusetts General Laws Chapter 64G, Section 1.
i) The Protected Use ADU and the Principal Dwelling to which it is accessory shall remain under the same ownership to preserve the principal/accessory relationship.

11.5.1.7 Design Standards

a) Any new separate outside entrance serving a Protected Use ADU shall be located on the side or in the rear of the building so the entrances are as remote as possible from one another.
b) The required parking space and any additional parking spaces for the Protected Use ADU shall be constructed of a material consistent with the existing driveway and shall have vehicular access to the driveway. A separate driveway opening for the Protected Use ADU shall not be allowed.
c) The exterior appearance of a Protected Use ADU must be of a residential structure.

11.5.1.8 Administration and Enforcement

a) The Zoning Enforcement Officer shall have authority to enforce Site Plan Approvals for Protected Use ADUs.

b) The Planning Board shall adopt reasonable Rules and Regulations for Site Plan reviews for Protected Use ADUs, for the administration of this section of the bylaw and governing the submission of applications for Site Plan Review hereunder.

Sponsored by the Planning Board

Motion: I move that the Town amend the Town of Dunstable Zoning Bylaw as set forth under Article 17 of the warrant for this Town Meeting.

Requires a Majority Vote

Speakers: Joe Vlcek

The **ADVISORY BOARD** and **SELECT BOARD** recommend support of this article.

The **Planning Board** recommends support of this article.

MOTION PASSED BY MAJORITY VOTE AS DECLARED BY THE MODERATOR.

ARTICLE 18 –

Amendment to Section 29, Subsection 29.5.2 (Community Housing Administration) of the Town's Zoning Bylaws: To see if the Town will vote to amend Section 29.5.2 of the Town's Zoning Bylaw by deleting the words "certificate of occupancy" and replacing them with "building permit" as follows (language to be inserted is shown underlined and language to be deleted is shown in strikethrough):

29.5.2 Prior to issuance of the ~~certificate of occupancy~~ building permit for the first market rate dwelling unit within a Residential Subdivision Project with any affordable units the applicant shall submit to the Select Board ~~of Selectmen~~ or the designee, for review and approval, the following documents [Amended ATM 5/15/21]:

1. A housing plan showing the location, square footage, unit types, number and types of rooms, and location of all units (designating the Community Housing units) and number of Community Housing Units. Also to be included are elevations, floor plans, outline specifications for the market-rate and the Community Housing units (demonstrating comparability between Community Housing and market-rate units);
2. A proposed deed rider or rental restrictions, monitoring services agreement, regulatory agreement (if required by LIP), condominium documents (or outline of the affordability requirements), and marketing plan (including the tenant selection plan) and any other materials requested by the Select Board ~~of Selectmen~~ or the designee.
3. If a condominium is proposed, the condominium documents shall meet the following requirements:
    a. Percentage (beneficial) interests shall be based on the sales price of the Community Housing units at the time of the recording of the master deed;

b. All votes shall be one unit – one vote except where the condominium statute requires percentage/beneficial interest votes. See G.L. c.183, S. 10;
c. There shall be no amendments to the Community Housing provisions;
d. In the event of condemnation or casualty or purchase by other than an Eligible Household (i.e. such a household cannot be located) – excess proceeds above maximum sale or resale price shall to be donated to the Town's Affordable Housing Trust Fund established pursuant to G.L. c. 44, s. 55C.

or take any action in relation thereto.

Sponsored by the Select Board

Motion: I move that the Town take no action on this article.

Required Majority Vote

Speakers: Jason Silva

The **ADVISORY BOARD** and **SELECT BOARD** have no position on this article.

The **PLANNING BOARD** has no position on this article.

MOTION PASSED BY MAJORITY AS DECLARED BY THE MODERATOR.

ARTICLE 19 –
Amendment to the Personnel Bylaw of the Town's General Bylaws: To see if the Town will vote to amend the Personnel Bylaw of the Town's General Bylaws by amending the language as follows (language to be inserted is shown underlined and language to be deleted is shown in strikethrough):

Section 3.1 Delegation of Responsibilities
3.1 Select Board ~~of Selectmen~~: The Select Board ~~of Selectmen~~ shall be responsible for the overall administration of the Personnel Bylaw and the personnel policies. ~~The Board of Selectmen shall appoint a Personnel Board.~~ The Select Board ~~of Selectmen~~ shall appoint the Personnel Administrator and may delegate administration of this bylaw to the Personnel Administrator.

~~Section 3.2 Personnel Board:~~
~~3.2.1 Composition: The Personnel Board shall consist of five (5) members appointed by the Board of Selectmen. One (1) member shall be appointed for a term of one (1) year, two (2) members for terms of two (2) years, and two (2) members for terms of three (3) years. All subsequent appointments shall be made for three (3) years and vacancies shall be filled by the Board of Selectmen for the unexpired term. No member of the Personnel Board shall be an~~

~~employee under the jurisdiction of the Town, or an appointed or elected official of the Town. Like all Town employees and board/ committee members, the Personnel Board is subject to and shall abide by the provisions of the Conflict of Interest Law, MGL, Chapter 268A. Members shall serve without compensation.~~

~~3.2.2 Organization:~~
~~The Personnel Board shall annually elect a Chairperson from its membership who shall preside over meetings and serve as the Personnel Board's spokesperson. The Board shall select a clerk from its membership who shall be responsible for recording minutes of committee meetings, in accordance with the Open Meeting Law, Massachusetts General Laws Chapter 30A, Section 22. A majority of the Board shall constitute a quorum for the transaction of business. Action by a majority of those Board members present shall be binding.~~

~~3.2.3 Powers and Duties: The Personnel Board is authorized to prepare personnel policies for the Selectmen's consideration and ratification, which policies shall apply to those Town positions that are subject to this bylaw. The Personnel Board is further authorized to make interpretations and resolve questions of policy relating to wages, salaries and other benefits and their related procedures, subject to the approval of the Board of Selectmen. The Personnel Board shall prepare policies and procedures for the Selectmen' s consideration and ratification that it deems necessary for the administration of the Personnel Bylaw and any personnel policies adopted pursuant thereto. Subject to the Selectmen's consideration and approval, the Personnel Board, with the assistance of the Personnel Administrator, shall classify all compensated positions in the employ of the Town, both part-time and full-time, except employees covered by individual employment contracts issued through the Board of Selectmen, employees covered by collective bargaining agreements, elected officials, and those employees under the jurisdiction of the School Committee.~~

Section 3.3.1.6
3.3.1.6 Evaluate periodically the effectiveness of the Town's personnel system and recommend any changes to the ~~Personnel Board~~ Select Board.

~~Section 5. Adoption and Amendment of Personnel Policies~~
~~The Board of Selectmen shall promulgate personnel policies defining the rights, benefits and obligations of employees subject to this bylaw upon recommendation of the Personnel Board. Policies shall be adopted or amended as follows:~~

~~5.1 Preparation of Policies: The Personnel Board shall prepare policies or amendments to policies for consideration and approval by the Board of Selectmen. Any member of the Board of Selectmen, Personnel Board, Personnel Administrator, a department head, or any three employees may suggest policies to be considered for preparation by the Personnel Board. The Personnel Board need not consider any proposal already considered in the preceding twelve months. Any person proposing a new or amended policy shall provide the substance and the reason for the proposed policy to the Personnel Board in writing. The Personnel Board shall consider any proposed policies or amendments at its next regular meeting. Any proposed~~

~~policies or amendments shall be posted at least five (5) days prior to the meeting in prominent work locations, and a copy shall be submitted to the Board of Selectmen.~~

~~5.2 Process: The Personnel Board shall present the proposed policy(ies) or amendment(s), the purpose of the proposal, and the implication of any proposed change at a public meeting. Any person may attend the meeting, speak and present information. Within twenty (20) business days after such meeting, the Personnel Board may vote to recommend that the Board of Selectmen adopt the policies (with or without modifications), reject the policies, or indicate that further study is necessary.~~

~~5.3 Recommended Policies: The Personnel Board shall transmit its recommendations in writing to the Board of Selectmen within twenty (20) business days of any vote on proposed personnel policies or amendments. The recommendations from the Personnel Board shall contain the text of the proposed policy or amended policy, an explanation of the Policy, and the potential implications of the Policy. The Board of Selectmen shall consider recommendations of the Personnel Board and may adopt, reject, revise, or return recommendations for further action to the Personnel Board. The Board of Selectmen need only act on proposed policies recommended by the Personnel Board for adoption. Policies shall become effective upon approval of the Board of Selectmen, unless some other date is specified in the policy or rules.~~

Section 5. Adoption and Amendment of Personnel Policies
The Select Board shall prepare, consider, adopt, amend, and promulgate personnel policies defining the rights, benefits and obligations of employees subject to this bylaw.

Proposed personnel policies or amendments may be submitted in writing to the Select Board by any member of the Select Board, the Personnel Administrator, a department head, or any three employees. The Select Board need not consider any proposal already considered in the preceding twelve months. Any person proposing a new or amended policy shall provide the substance and the reason for the proposed policy to the Select Board in writing.

The Select Board shall consider any proposed policies or amendments within 30 days of receipt. Within twenty (20) business days after such meeting, the Select Board may vote to adopt the policies (with or without modifications), reject the policies, or indicate that further study is necessary.

Personnel policies shall become effective upon approval by the Select Board unless another effective date is specified.

or take any action in relation thereto.

Sponsored by the Select Board

> **Motion:** I move that the Town amend the Personnel Bylaw of the Town of Dunstable General Bylaws as set forth under Article 19 of the warrant for this Town Meeting.

Required Majority Vote

Speakers: Jason Silva

The **ADVISORY BOARD** and **SELECT BOARD** recommend support of this article.

MOTION PASSED BY MAJORITY AS DECLARED BY THE MODERATOR.

ARTICLE 20 –
Amendment to the Departmental Revolving Fund Bylaw of the Town's General Bylaws: To see if the Town will vote to amend the Departmental Revolving Fund Bylaw, Section 5: Authorized Revolving Funds, of the General Bylaws by amending the Revolving Funds Table to add a new revolving fund, as follows:

Add the following row to the Revolving Funds Table:

A.	B.	C.	D.	E.	F.	G.
Revolving Fund	Department, Board, Committee, Agency or Officer Authorized to Spend from Fund	Fees, Charges or Other Receipts Credited to Fund	Program or Activity Expenses Payable From Fund	Restrictions or Conditions on Expenses Payable From Fund	Other Requirements/ Reports	Fiscal Years
COA Programming	Council on Aging	Funded through fund raising efforts and receipts from senior programs such as exercise classes, lunches, and arts, crafts, and other program offerings.	Senior programs such as exercise classes, lunches, and arts, crafts, and other program offerings.	None, other than as set forth in this Bylaw and by Town Meeting vote.	None, other than as set forth in this Bylaw and by Town Meeting vote.	Fiscal Year 2027 and all subsequent years.

or take any action in relation thereto.

Sponsored by the Select Board

Motion: I move that the Town vote to amend the Departmental Revolving Fund Bylaw to establish a Council on Aging Programming Revolving Fund as set forth under Article 20 of the warrant for this Town Meeting, and set the annual expenditure limit for said fund in Fiscal Year 2027 at $10,000.

Required Majority Vote

Speakers: Jason Silva

The **ADVISORY BOARD** and **SELECT BOARD** recommend support of this article.

MOTION PASSED BY MAJORITY AS DECLARED BY THE MODERATOR.

Article 21 –
Zoning Bylaw Amendment for 174 Pleasant Street: To see if the Town will vote to amend the Zoning Bylaw and the Zoning Map of the Town of Dunstable by rezoning Lot 0 Block 50 on Assessors Map 12 (174 Pleasant Street) from R-1 Single Family Residential to B-1 Retail Business, as shown on the proposed map entitled "B1 – Retail Business District" dated April 10, 2026, to be incorporated into Section 2 of the Dunstable Zoning Bylaw, such map on file and available for inspection at the Dunstable Town Hall, Planning Board Office, or take any action in relation thereto.

Sponsored by the Select Board

> **Motion:** I move that the Town vote to amend the Zoning Bylaw and Zoning Map by rezoning 174 Pleasant Street from R-1 Single Family Residential to B-1 Retail Business, as set forth under Article 21 of the warrant for this Town Meeting.
>
> **Requires 2/3rds Majority Vote**
>
> Speakers: Jason Silva
>
> The **ADVISORY BOARD** and **SELECT BOARD** recommend support of this article.
>
> The **PLANNING BOARD** recommends support of this article.

MOTION PASSED BY 2/3rds VOTE AS DECLARED BY THE MODERATOR.

ARTICLE 22 –
Adoption of Local Option Meals Tax: To see if the Town will vote to accept the provisions of Massachusetts General Laws Chapter 64L, Section 2(a), to establish a local meals excise tax in the amount of 0.75%, to be effective July 1, 2026, or take any action in relation thereto.

Sponsored by the Economic Development Committee

> **Motion:** I move that the Town accept the provisions of Massachusetts General Laws Chapter 64L, Section 2(a) to establish a local meals excise tax of .75%, to be effective July 1, 2026.

Required Majority Vote

Speakers: Annika Selinger

The **ADVISORY BOARD** recommends support of this article and **SELECT BOARD** have no position on this article.

MOTION PASSED BY MAJORITY AS DECLARED BY THE MODERATOR.

ARTICLE 23 –
Zoning Bylaw Amendment for Cold Storage Warehouses: To see if the Town will vote to amend Section 10.2 of the Town's Zoning Bylaw by adding the following as a new subsection (e):

(e) Cold Storage Warehouse. A specialized storage facility equipped with temperature-controlled environments. Its primary function is to store temperature-sensitive products, often perishable goods like pharmaceutical products, ensuring their quality, and proper air temperature. Product storage is often for extended periods of time and is generally delivered to final consumers instead of distributors.

or take any action in relation thereto.

Sponsored by the Economic Development Committee

Motion: I move that the Town amend the Town of Dunstable Zoning Bylaw to allow Cold Storage Warehouse uses by Special Permit as set forth under Article 23 of the warrant for this Town Meeting.

Requires 2/3rds Majority Vote

Speakers: Jeff Rosen

The **ADVISORY BOARD** recommends support of this article and **SELECT BOARD** have no position on this article.

The **PLANNING BOARD** recommends support of this article.

MOTION PASSED BY 2/3rds VOTE AS DECLARED BY THE MODERATOR.

ARTICLE 24 –
Zoning Bylaw Amendments for Brewery Uses: To see if the Town will vote to amend Section 9.3 of the Town's Zoning Bylaw by adding the following as new subsections (e), (f), and (g), or take any action in relation thereto:

(e) Craft Brewery – A brewery, microbrewery, or nanobrewery licensed under the relevant state and federal statutes that produces and packages malt (beer), wine, mead, or hard cider beverages for wholesale distribution, retail, and on-premises sales. Production is limited to 15,000 barrels (a barrel being equivalent to thirty-one (31) gallons) annually. Samples no greater than 4 fluid ounces may be served on premise.

(f) Craft Brewery & Taproom – A permitted Craft Brewery that may operate a taproom to sell, for on-site consumption, only malt (beer), wine, mead, or hard cider beverages produced by the brewery or produced for the brewery and sold under the brewery brand name (sales of any alcoholic beverages is prohibited). Merchandise and non-beverage retail items may also be sold. Food service may be required as a condition of taproom operation. May include other uses such as a restaurant, including outdoor service or dining if otherwise permitted in the zoning district.

(g) Craft Distillery – A small, independently owned facility licensed under the relevant state and federal statutes to produce alcoholic beverages that are bottled for wholesale or retail distribution. Sample no greater than 1.5 fluid ounces may be served. A tasting room can be established as an accessory use. Food service may be required as a condition of tasting room operation. May include other uses such as a restaurant, including outdoor service or dining if otherwise permitted in the zoning district.

Sponsored by the Economic Development Committee

Motion: I move that the Town amend the Town of Dunstable Zoning Bylaw to allow Craft Breweries, Craft Breweries and Taprooms, and Craft Distilleries by Special Permit as set forth under Article 24 of the warrant for this Town Meeting.

Require 2/3rds Majority Vote

Speakers: Jeff Rosen

The **ADVISORY BOARD** recommends support of this article and **SELECT BOARD** have no position on this article.

The **PLANNING BOARD** recommends support of this article.

MOTION FAILED BY 2/3rds VOTE – YAY 89, NAY 45.

ARTICLE 25 –

Adoption of Excise Tax on Marijuana Retail Sales: To see if the Town will vote to accept the provisions of Massachusetts General Laws Chapter 64N, Section 3, to establish a local option excise tax on the retail sales of marijuana and marijuana products for adult use at a rate of 3%, effective as of July 1, 2026, or take any action in relation thereto.

Sponsored by the Economic Development Committee

> **Motion:** I move that the Town vote to accept the provisions of Massachusetts General Laws Chapter 64N, Section 3, to establish a local option excise tax on the retail sales of marijuana and marijuana products for adult use at a rate of 3%, effective as of July 1, 2026.
>
> **Required Majority Vote**
>
> Speakers: Jeff Rosen
>
> The **ADVISORY BOARD** recommends support of this article and **SELECT BOARD** have no position on this article.

MOTION PASSED BY MAJORITY VOTE AS DECLARED BY THE MODERATOR.

ARTICLE 26 –

Zoning Bylaw Amendment to Allow Marijuana Retail Establishments: To see if the Town will vote to amend Section 30.D(4) of the Town's Zoning Bylaw by deleting the section entirely and replacing it as follows (language to be inserted is shown underlined and language to be deleted is shown in strikethrough):

> ~~(4) Marijuana Retailers and Other Type of Licensed Marijuana-Related Businesses shall be prohibited in all Zoning Districts; provided however, that this subsection D(4) shall not take effect until approved by the voters of Dunstable through a ballot question.~~
>
> (4) Marijuana Retailers and Other Type of Licensed Marijuana-Related Businesses shall be allowed by special permit in B1, B2, and B3 Zoning Districts.

or take any action in relation thereto.

Sponsored by the Economic Development Committee

Motion: I move that the Town amend the Town of Dunstable Zoning Bylaw to allow marijuana retailers and other licensed marijuana-related businesses by Special Permit in the B-1, B-2, and B-3 Zoning Districts, as set forth under Article 26 of the warrant for this Town Meeting.

Requires 2/3rds Majority Vote

Speakers: Jeff Rosen

The **ADVISORY BOARD** recommends support of this article and **SELECT BOARD** have no position on this article.

The **PLANNING BOARD** does not recommend support of this article.

MOTION PASSED BY 2/3rds VOTE AS DECLARED BY THE MODERATOR