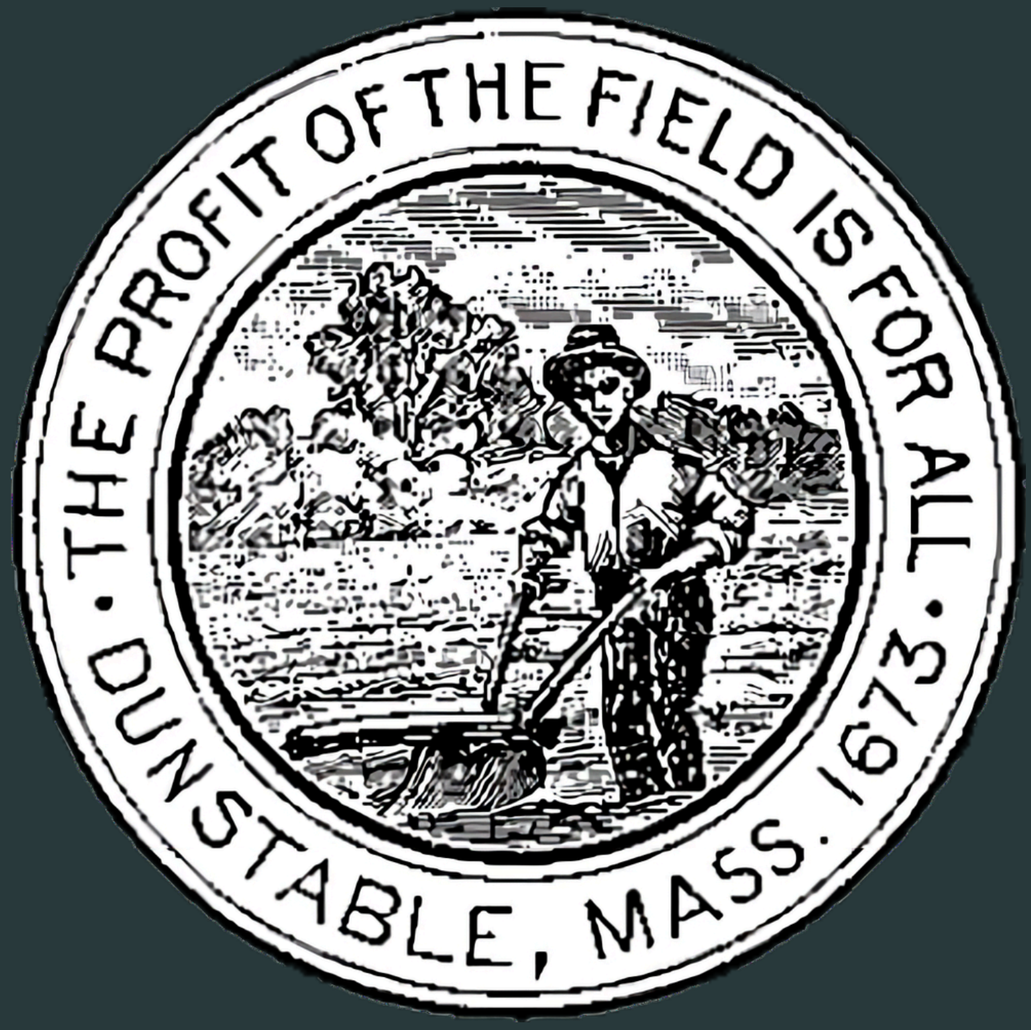
Town of Dunstable

2026 ANNUAL TOWN MEETING



May 11, 2026
7 PM
Swallow Union Elementary School

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.

This article requests Town Meeting to accept the Town's Annual Report and allows for any Town boards or committees to report on their work over the year and to provide updates on items that may need Town Meeting action in the future.

ARTICLE 2 – 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.

Article 2 requests Town Meeting to approve unpaid bills from prior fiscal years in accordance with Massachusetts General Laws Chapter 44, Section 64.

For this Town Meeting, the Town has one prior year bill in the amount of $34.58 from Staples to cover the cost of office supplies for the Fire Department.

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.

This is a standard article to allow for a transfer of funds to the Water Enterprise Fund to support operating expenses. For FY26, this transfer is not needed and, therefore, no action will be recommendation on this article.

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.

This article requests approval to transfer a total of $150,000 into the Town's General Stabilization Fund, including $50,000 from Free Cash and $100,000 from the PFAS Settlement Special Revenue Fund.

GENERAL STABILIZATION FUND

The General Stabilization Fund serves as the Town's financial reserves, helping cover unexpected costs, emergencies, and future budget pressures. Strengthening this reserve supports long-term financial stability, adherance to the Town's financial policies, and helps reduce pressure on taxpayers when unforeseen expenses arise.

TOWN FINANCIAL POLICIES

1. One-time revenues should be appropropriated to reserve funds and used to fund one-time budget or capital costs
2. No less than $25,000 will be appropriated to the General Stabilization Fund with the goal of reaching a balance of 8-10% of the operating budget
3. Free cash after supporting operating expenses will be distributed in the following manner: 5% to General Stabilization Fund and no less than 30% used for short-term capital expenses
4. The Town will strive to generate free cash in an amount no less than three to five percent of its annual budget. Free cash should be restricted to paying one-time expenditures, funding capital projects, or replenishing other reserves.

RESERVE FUND BALANCES

Based on Proposed FY27 Spending Plan

General Stabilization Fund
$570,632.44

Free Cash
$435,754

Total
$1,006,386

PFAS Settlement Funds
$181,693.35

RESERVE FUND GOALS

Based on Town Financial Policies

General Stabilization Fund

8% to 10% of FY27 Operating Budget

$1,181,617 to $1,477,021

Free Cash

3% to 5% of FY27 Operating Budget

$443,106 to $738,510

Total

$1,624,723 to $2,215,531

Variance

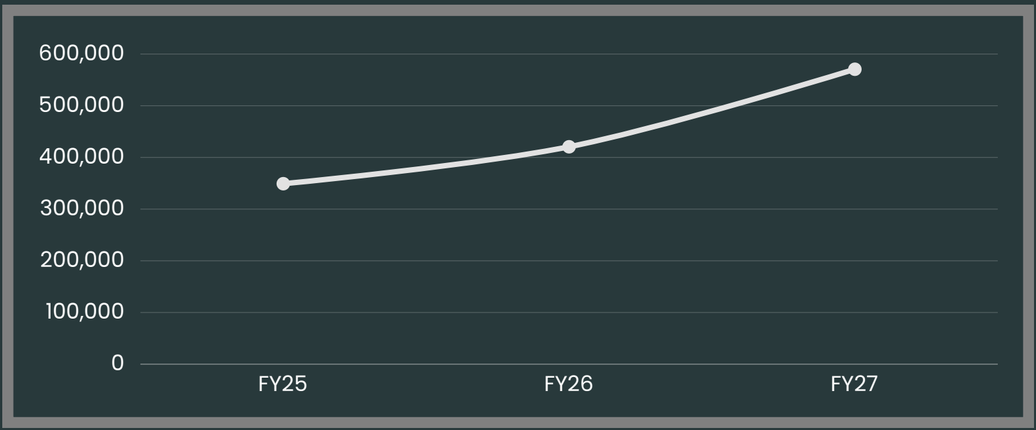
-$618,336 to -$1,209,145

RESERVE FUND GROWTH

Based on Proposed FY27 Spending Plan

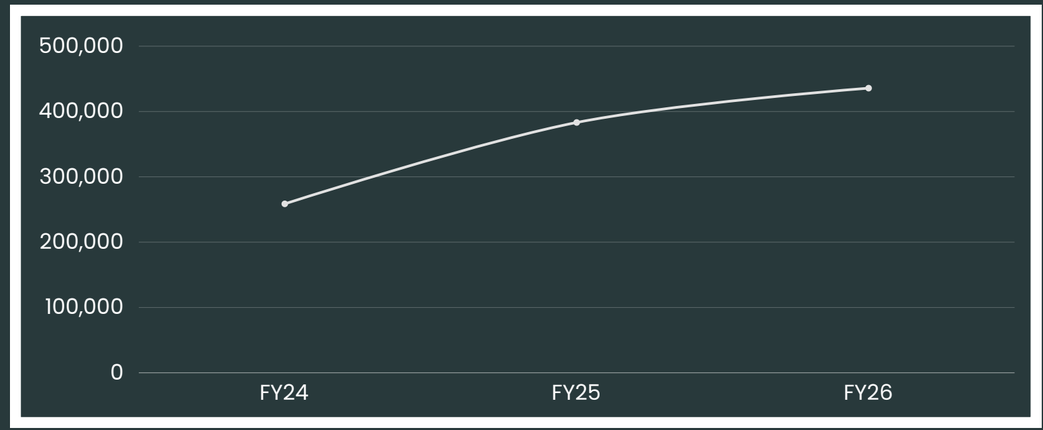
GENERAL STABILIZATION FUND

Fiscal Year	Balance
FY25	$349,203.60
FY26	$420,632.44
FY27	$570,632.44



FREE CASH

Fiscal Year	Balance
FY24	$258,644
FY25	$383,218
FY26	$435,754



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.

This article requests approval to transfer a total of $150,000 into the Town's CIP Stabilization Fund, including $50,000 from Free Cash and $100,000 from the PFAS Settlement Special Revenue Fund.

WHY TRANSFER FUNDS TO THE CIP STABILIZATION FUND?

- Long-term Financial Planning
- Support Grant Matching Requirements
- Strengthens Budget Flexibility
- Address Unexpected Needs
- Reduce Reliance on Debt

FY26 – FY31
CAPITAL IMPROVEMENT PLAN









Police Station	$1,300,000
Union Building	$1,000,000
Fire Station	$5,000,000
Fire Engine Replacement	$1,000,000

ARTICLE 6

FY27 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.

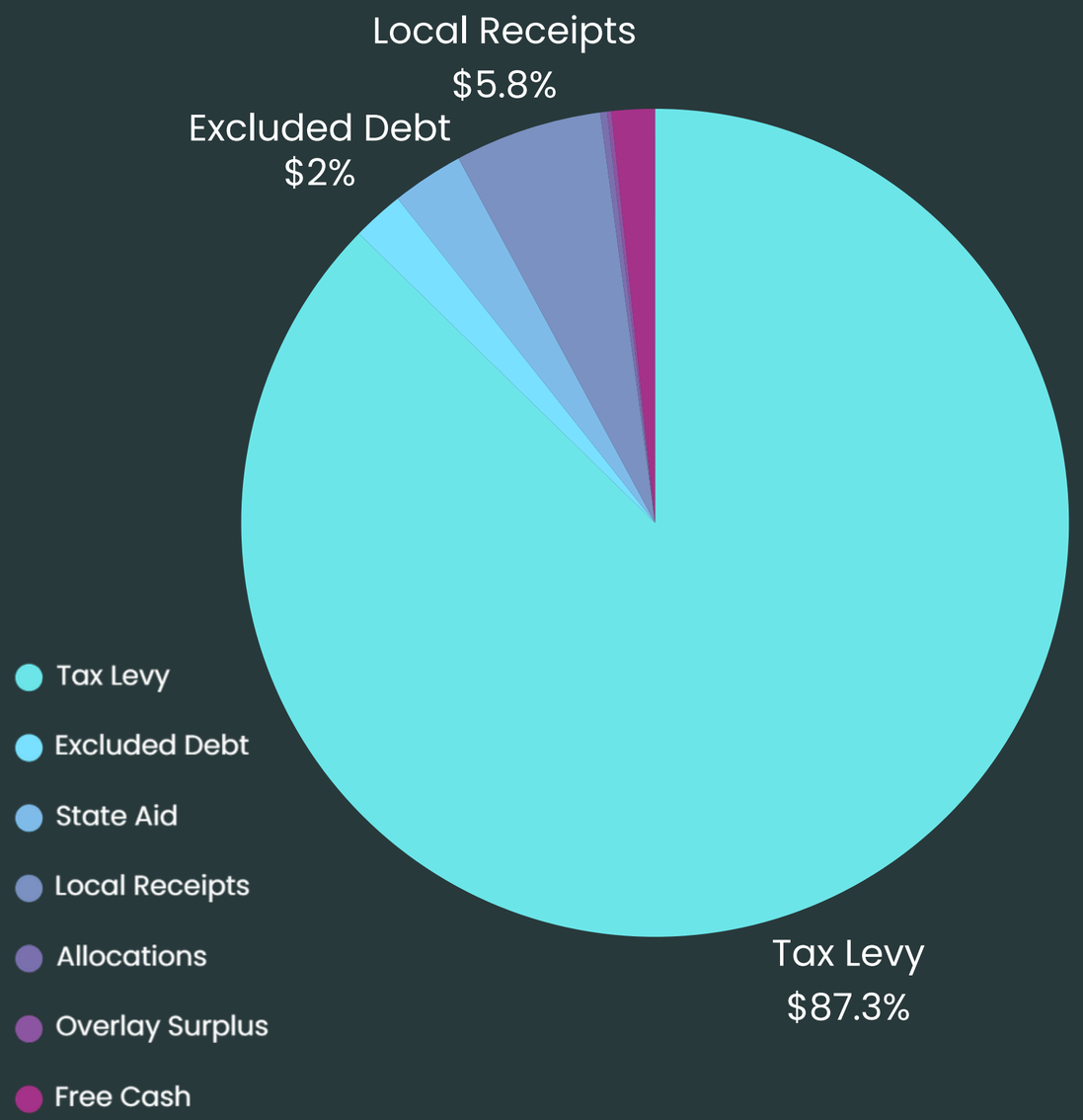
FY27 BUDGET CHALLENGES

- Education assessments continue to drive budget growth
- Fixed costs like insurance and pension obligations are rising faster than revenues
- Planning for first regional dispatch assessment in FY28
- Addition of 9th police officer position to support community and officer safety
- Contract services rising faster than revenues

OVERVIEW

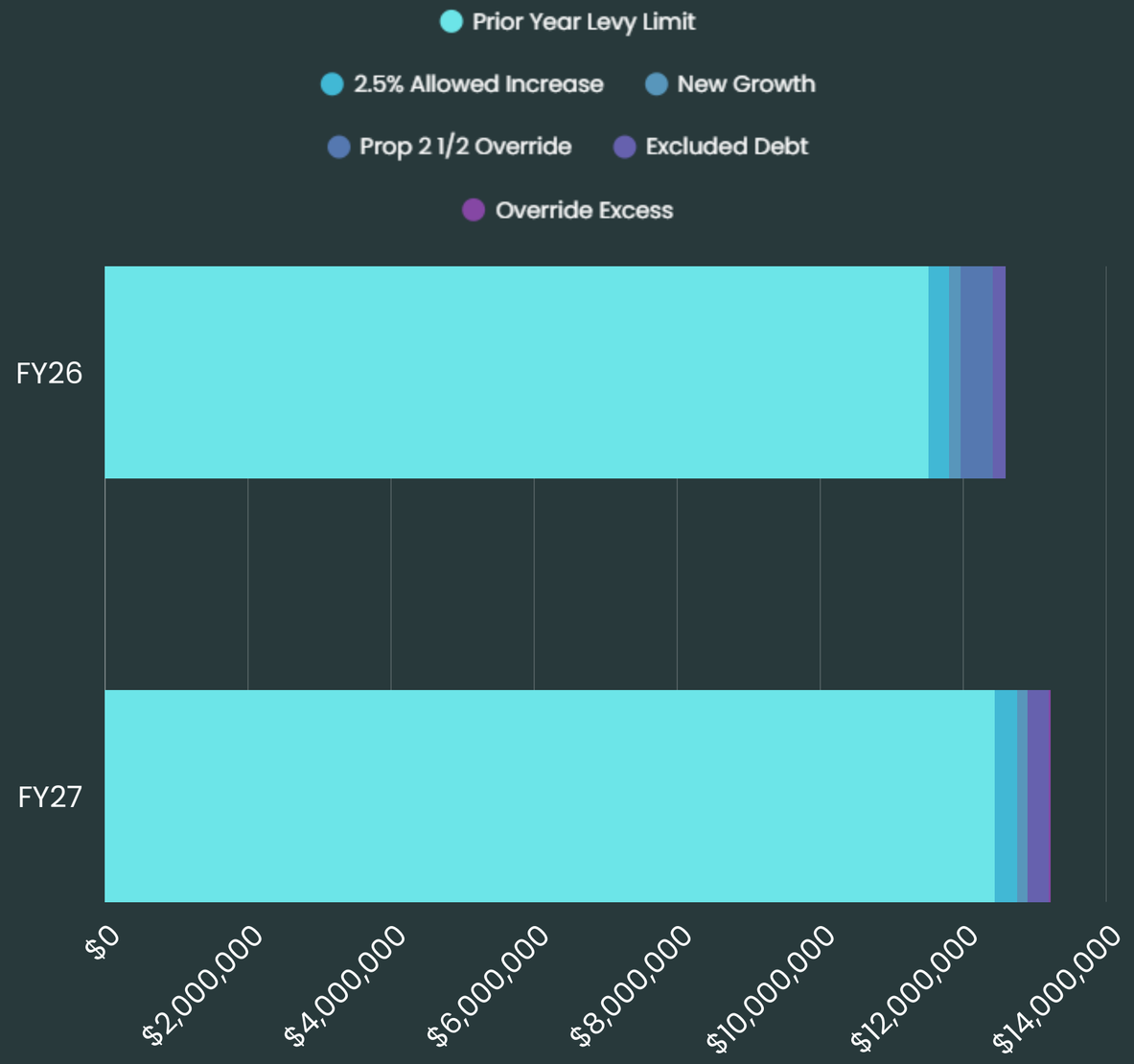
Revenues

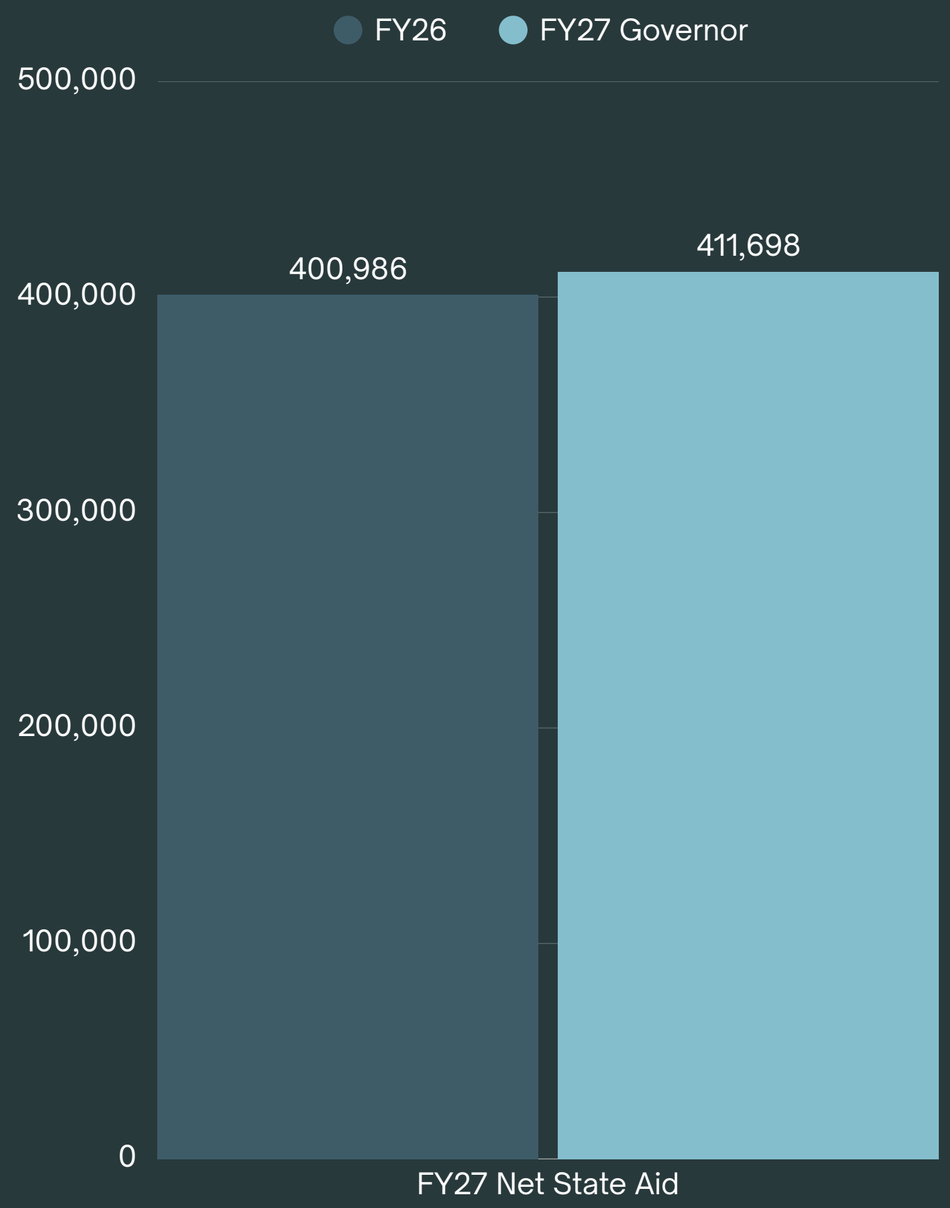
	Total	% of Revenue
Tax Levy	$12,897,588	87.30%
Excluded Debt	$297,844	2.02%
State Aid	$414,527	2.81%
Local Receipts	$850,000	5.75%
Allocations	$38,863	0.26%
Overlay Surplus	$25,000	0.17%
Free Cash	$249,216	1.69%
Total	$14,773,038	100.00%



TAX LEVY

	FY26	FY27	Variance
Prior Year Levy Limit	$11,520,861	$12,446,428	8.03%
2.5% Allowed Increase	$288,022	$311,161	8.03%
New & Amended Growth	$156,704	$140,000	-10.66%
Prop 2 1/2 Override	$453,270		
Levy Limit	**$12,418,857**	**$12,897,588**	**3.85%**
Excluded Debt	$167,853	$297,844	77.44%
Levy	**$12,586,710**	**$13,195,432**	**4.84%**
FY26 Override Excess	*$27,571*	*0*	





STATE AID

RECEIPTS

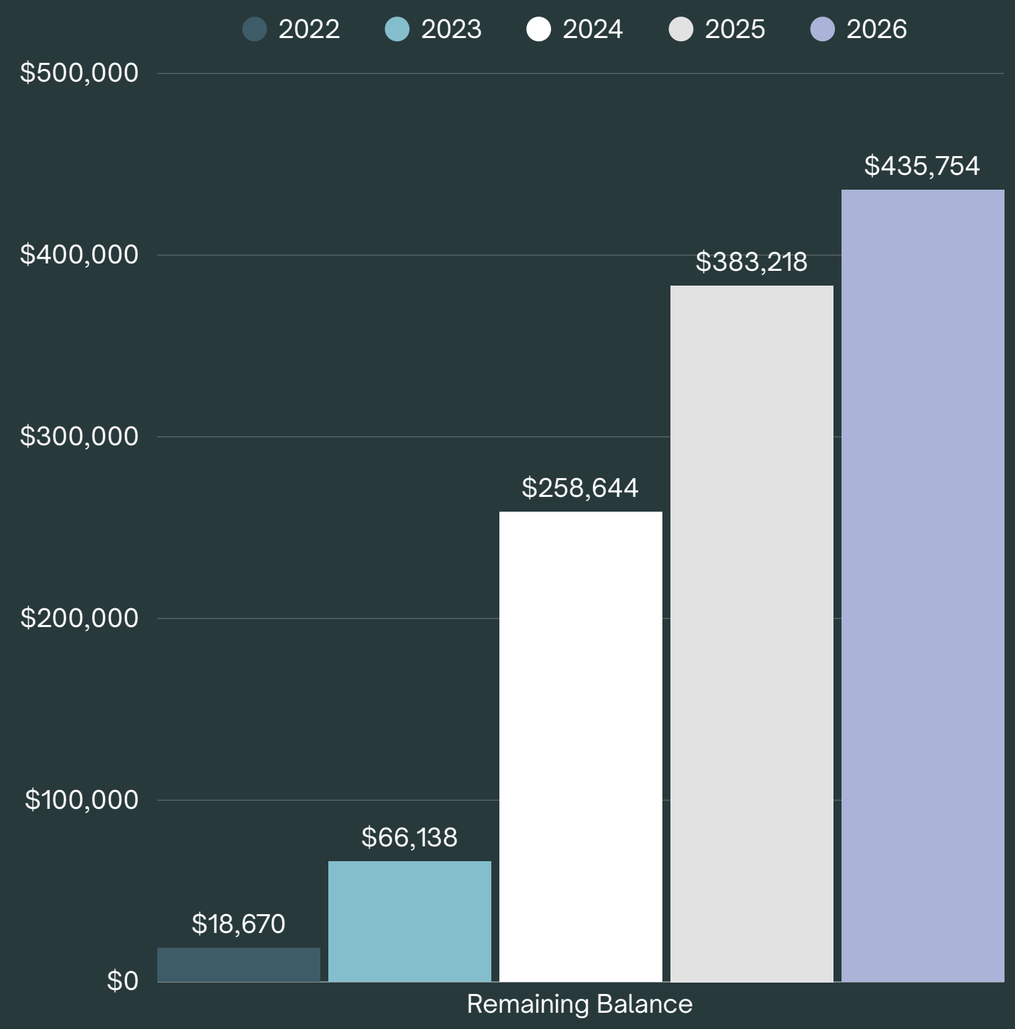
	FY26	FY27 Governor
Unrestricted Gen Gov't Aid	306,183	313,820
Exemp: VBS and Elderly	8,632	9,455
State Owned Land	80,300	82,378
Public Libraries	8,556	8,874
Total Estimated Receipts:	**403,671**	**414,527**

CHARGES

Air Pollution Districts	1,265	1,209
RMVNon-Renewal Surcharge	1,420	1,620
Total All Estimated Charges:	**2,685**	**2,829**

FREE CASH REVIEW

	2022	2023	2024	2025	2026
Free Cash Certification	$527,737	$680,186	$617,368	$791,942	$964,970
Operating Expenses	$479,343	$574,343	$358,724	$105,117	$124,216
STM Articles					$60,000
ATM Articles	$29,724	$39,705		$220,000	$220,000
GDRSD Capital				$83,607	$125,000
Remaining Balance	**$18,670**	**$66,138**	**$258,644**	**$383,218**	**$435,754**

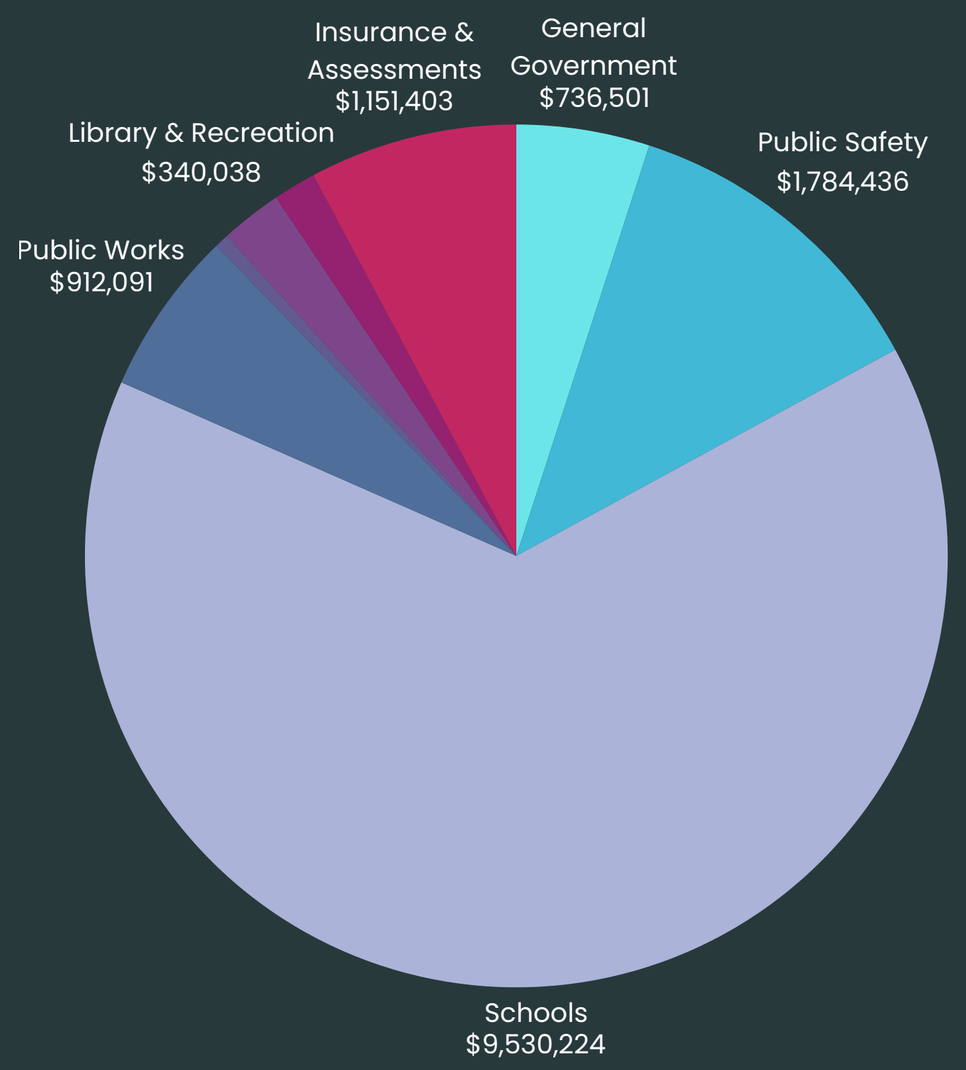


OVERVIEW

Expenses

Budget Category	FY26	FY27	$ Increase	% Increase
General Government	$723,758	$736,501	$12,743	1.76%
Public Safety	$1,763,409	$1,784,436	$21,027	1.19%
Schools	$8,959,887	$9,530,224	$570,337	6.37%
Public Works	$918,349	$912,091	-$6,258	-0.68%
Human Services	$76,923	$77,933	$1,010	1.31%
Library & Recreation	$319,881	$340,038	$20,157	6.30%
Town Debt Service	$105,262	$237,583	$132,321	125.71%
Insurance & Assessments	$1,073,215	$1,151,403	$78,188	7.29%
Total	$13,940,684	$14,770,208	$829,524	5.95%

Percent of Overall Budget Spending

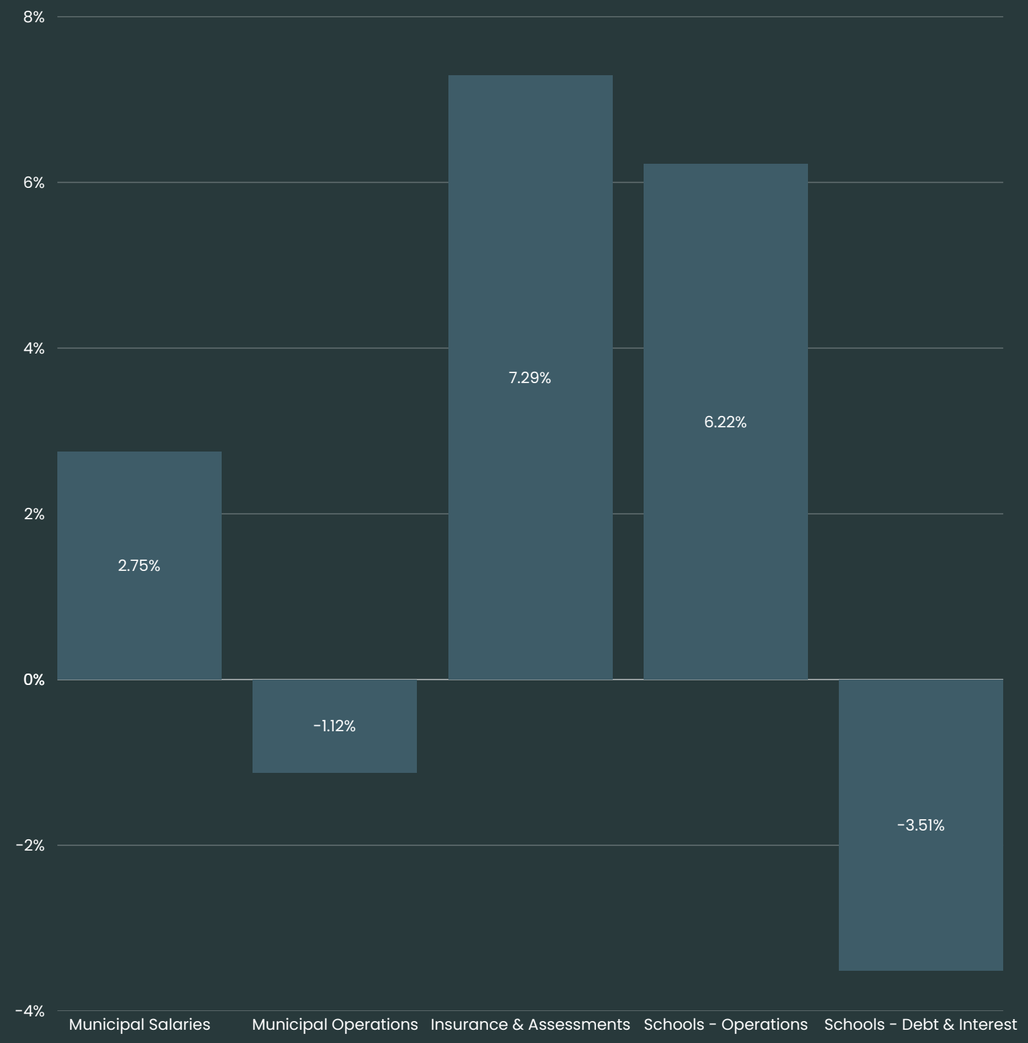


OVERVIEW

Expenses

	FY26	FY27	Variance	% Increase
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%

Percent of Increases



SPENDING INCREASES BY BUDGET CATEGORY

General Government



$12,743 or 1.76%

Public Safety



$21,027 or 1.19%

Schools



$570,337 or 6.37%

Public Works



-$6,258 or -.68%

Human Services



$1,010 or 1.31%

Library & Recreation



$20,157 or 6.3%

Town Debt Service



$132,321 or 125.71%

Insurance/Assessments



$78,188 or 7.29%

DEBT SERVICE

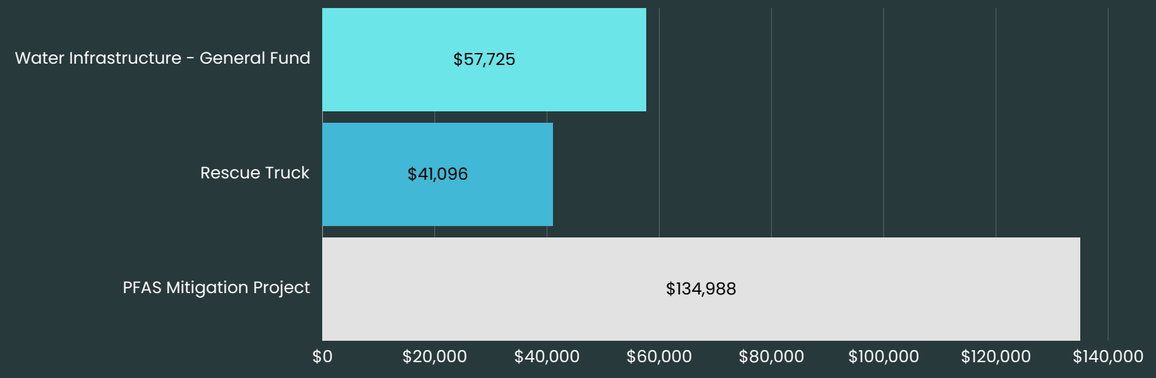
FY27 TOTAL EXCLUDED DEBT SERVICE

Debt Service	FY27
Town Principal	$205,347
Town Interest	$28,462
Groton Dunstable Regional Schools	33,945
Greater Lowell Technical High School	30,090
Total	**$297,844**

DETAIL - FY27 TOWN EXCLUDED DEBT SERVICE

	Principal	Interest	Total
Water Infrastructure General Fund Debt Service	$32,246	$25,479	$57,725
Rescue Truck	$38,113	$2,983	$41,096
PFAS Mitigation Project	$134,988		$134,988
Total Town Debt	**$205,347**	**$28,462**	**$233,809**

*FY27 REFLECTS FIRST YEAR OF OF DEBT SERVICE PAYMENTS FOR THE PFAS MITIGATION PROJECT DEBT SERVICE



ARTICLE 7

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

This article is necessary to set expenditure limits for FY27 for Town Revolving Funds pursuant to Massachusetts General Laws Chapter 44, Section 53E½. A revolving fund separately accounts for specific revenues and earmarks them for expenditure for purposes to support the activity, program or service that generated the revenues. The Town has 6 revolving funds:

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

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.

This article requests $75,000 to support capital improvements for municipal departments

CAPITAL PLANNING

The FY26-FY31 Capital Improvement Plan has been reviewed and approved by the Capital Planning Committee. Below are capital projects planned to be funded through this article.



$15,000

This request will fund the purchase of new vehicle extrication equipment for the Fire Department. Our current hydraulic vehicle extrication tools are over 10 years old, expensive to maintain, and becoming obsolete. Battery-powered tools can be operated by a single firefighter, improving efficiency and allowing us to do more with limited staffing. We have the opportunity to purchase unused demo equipment at approximately half the current market cost.



$60,000

This request will fund the purchase of a new cruiser for the Police Department. Car 53 is our oldest marked unit with 82,160 miles and is projected to reach nearly 95,000 miles by trade-in. Its 3,531 engine hours equate to over 105,000 miles. Retaining the vehicle another year will likely increase repair costs and risk downtime, placing added strain on the rest of the fleet.

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.

This article requests $45,000 to fund Phase 1 of the Public Library HVAC replacement project. The work will replace original heating and cooling equipment serving the library, including two major air handling units and the archive room unit, with new high-efficiency heat pump systems. Completing the project in phases addresses equipment that is at or beyond its useful life, improves reliability and comfort, reduces strain and maintenance costs on the remaining boiler system, and positions the building for future upgrades.

LIBRARY HVAC REPLACEMENT

Existing Conditions

Heat: 4 original natural-gas boilers provide hot water to 5 air handling units and limited baseboard heat

Cooling: provided by an aging AC system

Existing controls are outdated and limit efficient operation

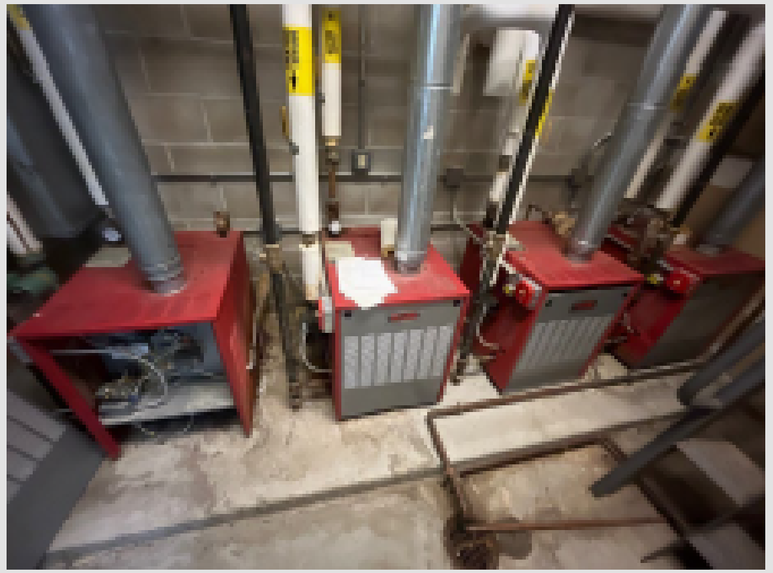
All boilers and major HVAC equipment are near or beyond useful life, increasing maintenance spend and impacting patrons and staff

LIBRARY HVAC REPLACEMENT

Existing Conditions







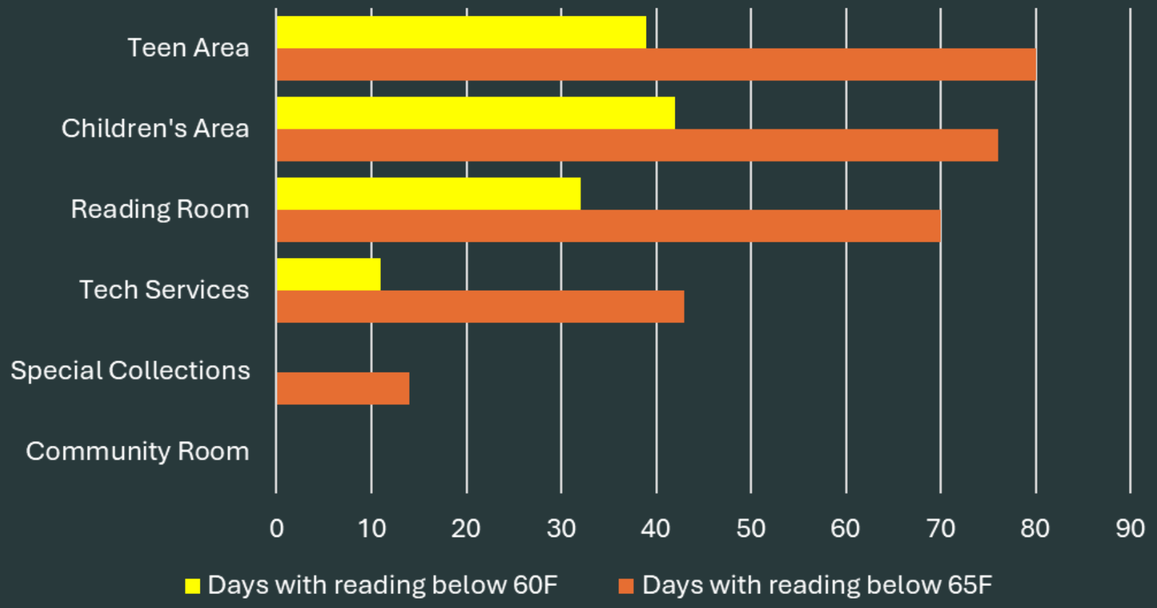


LIBRARY HVAC REPLACEMENT

Impacts

 # Days with a Reading Below 65°f during Library Open Hours

Collected over 111 operating days, October 18, 2025 to March 21, 2026



- **Extreme temperatures**: on 80 out of 111 (72%) operating days, the Teen Area fell below 65° degrees.
- On 42 days, the temperature in the **Children's area dropped into the 50s**.
- **Property and maintenance cost:** spent more than 2x projected budget
- Impacts are expected to increase over time as the systems deteriorate

Temperature measurements taken with six Airthings Wave Mini sensors from October 18th until March 21st for all sensors except Reading Room sensor, which stopped on February 25th due to bad batteries. The Wave Mini has an accuracy for Temperature of ±1 °C/F. Minimum temperature data is only considered during the library's open hours over the 111 unique days of operation (or 94 for the Reading Room sensor).

LIBRARY HVAC REPLACEMENT

Project Summary

Convert 3 HVAC units to heat pump systems

Unit	Service Area	Improvement
AHU-1	Children's/Story space	Retrofit with variable refrigerant flow heat pump system
AHU-2	Offices, computer room and the cove area	Replace with new split heat-pump system
AHU-3	Special Collections	Replace with new split heat-pump system

Project Funding

80% of phase 1 funding has been secured

Funding Source	Amount	Notes
CPA Funds	$58,750	Approved at 2025 Special Town Meeting for Archival Room
FY27 State Budget Earmark	$75,000	Needs to be spent by June 30, 2026
Town Capital Allocation	**$45,000***	**If approved, funding available after Annual Town Meeting**
Net Metering Credits	$56,775	On Bill Repayment
Total	$235,525	

*Proposed today

LIBRARY HVAC REPLACEMENT

Future Plans

- **A phased approach allows the town to implement a portion of the project and take advantage of available energy incentives, grants, and time-sensitive earmark funds.**
- AHU-3 and AHU-4 will remain connected to the boiler heating system and will remain operational to heat the remaining portions of the building.
- Future phases are expected to include these units, further reducing fossil-fuel heating equipment and replacing building controls.
- For phase 2, the town intends to seek Green Communities Grant funding to pay for the entire project cost.

HVAC Units	Project Phase
AHU-1	Phase 1
AHU-2	Phase 1
AHU-3	Phase 2
AHU-4	Phase 2
AHU-5	Phase 1

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.

This articles requests $25,000 from Water Enterprise retained earnings to fund general water infrastructure improvements. This funding will be used by the Water Department to repair and improve the Town’s water infrastructure and allow them to address unanticipated and emergency repairs.

WATER SYSTEM INFRASTRUCTURE IMPROVEMENTS

- The Water Enterprise Budget does not have capacity to deal with major capital expenses.
- Instead of incoporating the funding into the Water Enterprise Budget, this appropriation request will use retained earnings to fund capital needs, helping to minimize the impacts on ratepayers.
- This fiscal year, there were several times when last year's retained earnings appropriation was needed to cover the costs of emergency water main repairs.
- Department of Revenue certified FY26 retained earnings in the amount of $49,123.

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.

CURRENT DEFICIT: -47,963.13

Under Massachusetts law, snow and ice expenses may exceed the original appropriation when necessary to keep roads safe during winter storms due to the fluctuations in costs depending on weather conditions.

At this time, it remains unclear whether this article will be necessary. The final need will depend on the Town's year-end financial position and whether the deficit can be absorbed through interdepartmental transfers or other available balances before the Town's books are closed.

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.

Article 12 is a standard article to appropriate or reserve from the Community Preservation Act annual revenues in the amounts recommended by the Community Preservation Committee for debt service, community preservation projects, and potential administrative expenses. In accordance with MGL Chapter 44B, Section 6 this article is necessary to transfer no less than 10% of the annual revenues of the Community Preservation Fund for each of the following categories: open space, historic resources, and community housing. No more than 5% can be used for administrative and operating expenses. This article also includes debt service payments for the Union Building and the Ferrari Farm Property.

COMMUNITY PRESERVATION COMMITTEE RECOMMENDATIONS

ESTIMATED FY27 CPA ALLOCATION IS $457,222

A minimum of 10% of the annual revenues of the Community Preservation Fund for each of the following categories: open space, historic resources, and community housing.

Open Space/Recreation	$45,722
Affordable Housing	$45,722
Historic Preservation	$45,722

No more than 5% can be used for administrative and operating expenses.

Administrative Costs	$22,861

The remaining balance is considered Undesignated CPA funds

Undesignated	$297,195

COMMUNITY PRESERVATION COMMITTEE RECOMMENDATIONS

FY27 DEBT PAYMENTS

There are two debt payments due in FY27 covered by CPA funds for the Union Building Exterior Restoration Project and the last payment for the purchase of the Ferrari Farm property.

Union Building Exterior Restoration Project	**$94,131.61**
Purchase of Ferrari Farm Property	**$76,575**

ARTICLES 13 AND 14
CEMETERY COMMISSION

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.

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 TO REPAIR 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.

Central Cemetery Fence Rehabilitation

The Cemetery Commission requested $60,000 for repair of Central Cemetery Fence along Westford Street. The request was based on an estimate they received for the project. The project to repair and restore the Central Cemetery fence is expected to include the removal of deteriorated material, replacement of damaged pickets and rails, repair and stabilization of fence sections, and repainting including scraping and sanding existing paint. The repair will maintain the original design, spacing, and historic character in accordance with recommendations from the Historical Commission.

Rideout Cemetery Stone Wall Repairs

The Cemetery Commission requested $9,500 for the repair of the stone wall at the Rideout Cemetery based on an estimate they received for the project. The project is expected to include the repair and stabilization of the existing historic stone wall. Work would include dismantling and resetting collapsed or bulging sections, salvaging and reusing existing stones, removing vegetation and debris, and rebuilding the wall to its original alignment using traditional methods. The work will also address voids and erosion, and match existing height, width, and historic character.

CENTRAL CEMETERY FENCE

Existing Conditions







RIDEOUT CEMETERY STONE WALL

Existing Conditions







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.

This article authorizes the Town to clean up older Community Preservation Act project accounts by transferring any remaining, unspent funds from completed or inactive projects back into the appropriate CPA reserve accounts or the CPA Unreserved Fund Balance.

Over time, CPA-funded projects may come in under budget, be completed, or become inactive. Any remaining balances are unable to be used for other purposes unless Town Meeting takes action. Approval of this article allows the unused funds to be reallocated so they may be available for future projects.

COMMUNITY PRESERVATION ACT FUND BALANCE TRANSFERS

Date	Project Name	Amount	Allocation
May 13, 2019	3 Historic District Signs	$260.00	Historic
May 13, 2019	Dugout Roof Larter Field	$4,016.00	Undesignated & Open Space/Recreation
July 30, 2020	Complete Repairs Painting Town Hall	$273.00	Historic
July 31, 2020	Preservation of Historic Well	$3,000.00	Historic
May 15, 2021	High School Stadium	$15,239.00	Undesignated
May 8, 2023	Renovations to Larter Field	$590.00	Open Space /Recreation
May 22, 2023	Drew Boardwalk Proj Design Services	$379.00	Undesignated
May 12, 2025	Tennis & Pickleball Courts at Larter Field	$3,008.75	Undesignated
	Total	**$26,765.75**	

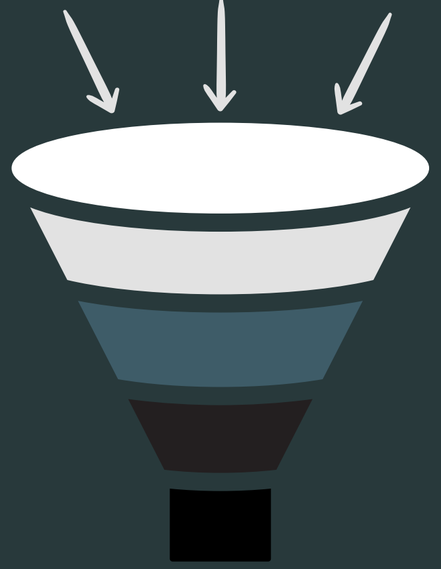
COMMUNITY PRESERVATION ACT FUND BALANCE TRANSFERS

HISTORIC RESERVE ALLOCATION

3 Historic District Signs $260

Town Hall Repairs and Painting $273

Preservation of Historic Well $3,000



$3,533

UNDESIGNATED RESERVE

Dugout Roof Larter Field $2,128

High School Stadium $15,239

Larter Field Tennis Courts $3,008.75

Drew Boardwalk Design $379

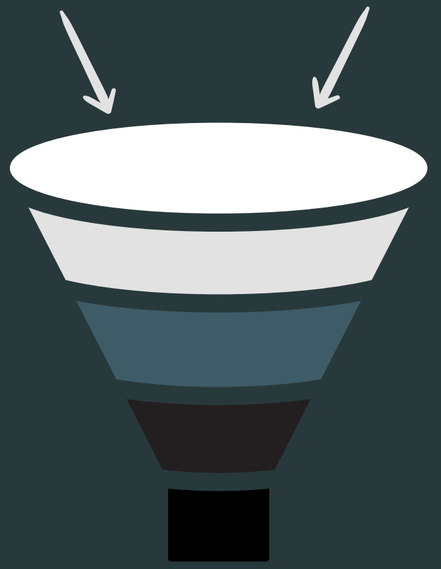


$20,755.23

OPEN SPACE/RECREATION RESERVE ALLOCATION

Larter Field Wells Renovation $590

Dugout Roof Larter Field $1,888



$2,477.52

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.

Article 16 authorizes the appropriation of Chapter 90 funds allocated by the Commonwealth to the Town of Dunstable for roadway and infrastructure improvements. Chapter 90 funds are provided by the state annually to towns to reimburse the cost of improving roads and related infrastructure. These funds are allocated by formula and must be authorized by Town Meeting before being spent.

CHAPTER 90 FUNDS

Per the legislatively established formula, the amount of funding a municipality receives is based on local road mileage (58.33%), population (20.83%), and employment (20.83%).

In recent years, the state has added new funding distributed based on road mileage only which is designed to benefit smaller, rural towns with lots of road but less residents and jobs.

Local road mileage is gathered from MassDOT's Road Inventory File. In FY26, the Town of Dunstable received a total allocation of $413,311.57.

The Governor's Chapter 90 proposal would distribute a total of $320,832.94 to the Town of Dunstable in FY27.

ARTICLE 17

Accessory Dwelling Unit Amendments to the Town's Zoning Bylaw

Dunstable Already has an ADU Bylaw

- In 2021, the Town created an "Acessory Dwelling Units" bylaw that allowed Dunstable residents to add an ADU on their property
- However, the current bylaw requires the applicant for an ADU to go through the Special Permit process.

ADUs are Now Allowed By-Right in Massachusetts

- As of February 2, 2025, ADUs are allowed by-right statewide in Massachusetts
- It is no longer allowed for a Town in Massachusetts to require a Special Permit for an ADU applicant

What's the Goal of Allowing ADUs

- To increase the availibility of moderately priced housing for all without substantially altering the appearance of the Town.
- An ADU can be added inside the existing house or an outbuilding, like a garage and also in new construction.
- ADUs must be small, 900 square feet, minimizing the visual impact.

The Major Changes to Dunstable ADU Bylaw

- No longer requires a Special Permit, as state law does not allow it
- Maximum size will be 900 square feet
- Setbacks for new construction will be 30 feet.

Dunstable Regulations will be Enforced

1. Dunstable wetland setback laws are still enforced.
2. Title V laws are still enforced.
3. Side lot lines are still enforced.
4. Helps ADU applicants by consolidating requirements into a single bylaw

ARTICLE 18

AMENDMENT TO SECTION 29, SUBSECTION 29.5.2 (COMMUNITY HOUSING ADMINISTRATION) OF THE TOWN'S ZONING BYLAWS

This article makes a technical amendment to the Town's zoning bylaw by replacing "certificate of occupancy" with "building permit." This change moves the submission of required affordable housing compliance documents such as the housing plan, deed restrictions, monitoring agreements, and marketing plan to an earlier point in the development process. This proposed change allows the Town to confirm affordability requirements are in place before construction begins.

The Town is recommending no action on this article at this time to allow for additional revisions and refinement of the bylaw.

ARTICLE 19

TO SEE IF THE TOWN WILL VOTE TO AMEND THE PERSONNEL BYLAW OF THE TOWN'S GENERAL BYLAWS

- Eliminates Personnel Board (inactive for years)
- Transfers responsibilities to the Select Board
- Includes:
  - Personnel policy development and amendments
  - Administration and oversight
  - Classification responsibilities

- Aligns bylaw with current practice consistent with how personnel administration operates today
- Creates clear accountability and removes confusion
- Simplifies and streamlines personnel administration
- Makes no changes to employee pay, benefits, or contracts

ARTICLE 20

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, THE COA PROGRAMMING REVOLVING FUND

This article amends the Town’s revolving fund bylaw to add a new revolving fund to support Council on Aging programming.

NEW COA REVOLVING FUND

- Adds revolving fund for COA programming
- Allows the Town to support programs through program fee revenue
- Funds can be used to pay for and possibly expand senior programs
- Revenue from COA programs stays with COA to reinvest in services

- Support growing demand for senior programs and services
- Creates a flexible, sustainable funding source
- Funds can only be used for COA-related programs and activities
- Spending limits are approved annually at Town Meeting

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.

174 PLEASANT STREET

REZONING FROM R-1 TO B-1

WHAT IT DOES

- Changes zoning from R-1 Residential to B-1 Retail Business
- The zoning change applies to 174 Pleasant Street
- Aligns zoning with owner's future interest in future commercial use
- Support appropriate business use consistent with Town's economic development goals

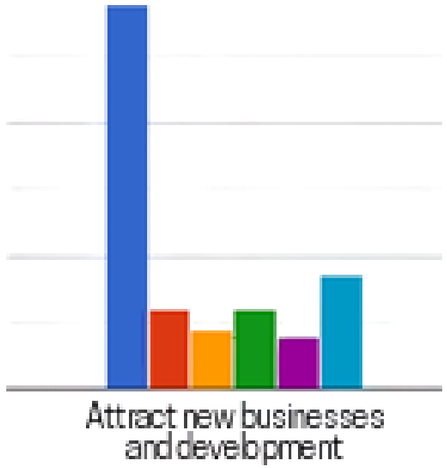
WHY?

- Expands opportunities for local business and economic activity
- Begins process to strengthen Town's commercial activity and investment
- Positions the property for future retail use
- Consistent with annual resident survey results, Master Plan, and recent Route 113 Visioning process.

174 PLEASANT STREET REZONING

Resident Feedback on Economic Development

Survey Results



Residents strongly supported economic development as a means to solve the Town's fiscal issues in the annual resident survey.

Master Plan Goals

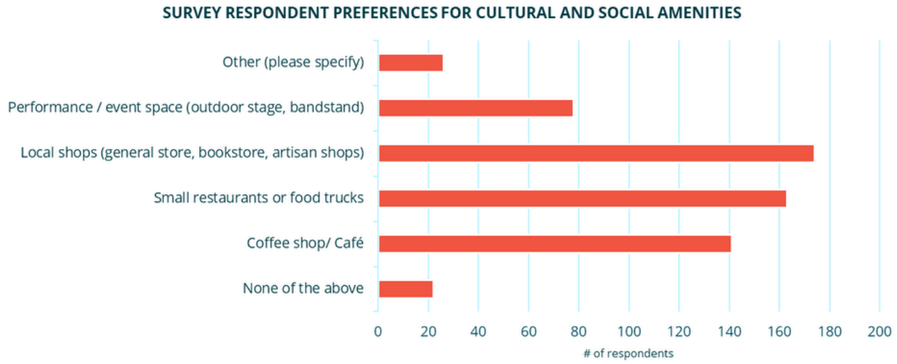
Attract small-scale neighborhood style businesses, such as cafes, farm-to-table restaurants, country stores, farm stands, antique shops and artist lofts.

.....promote the sale of goods and services from existing farms. Promote and support Dunstable's agricultural economy by encouraging: the preservation of agricultural lands through APRs and Conservation Restrictions; farm-to-table restaurants; a "buy local" campaign; community supported agriculture (CSA); farmers markets, an agricultural coop, food processing facility and community gardens.

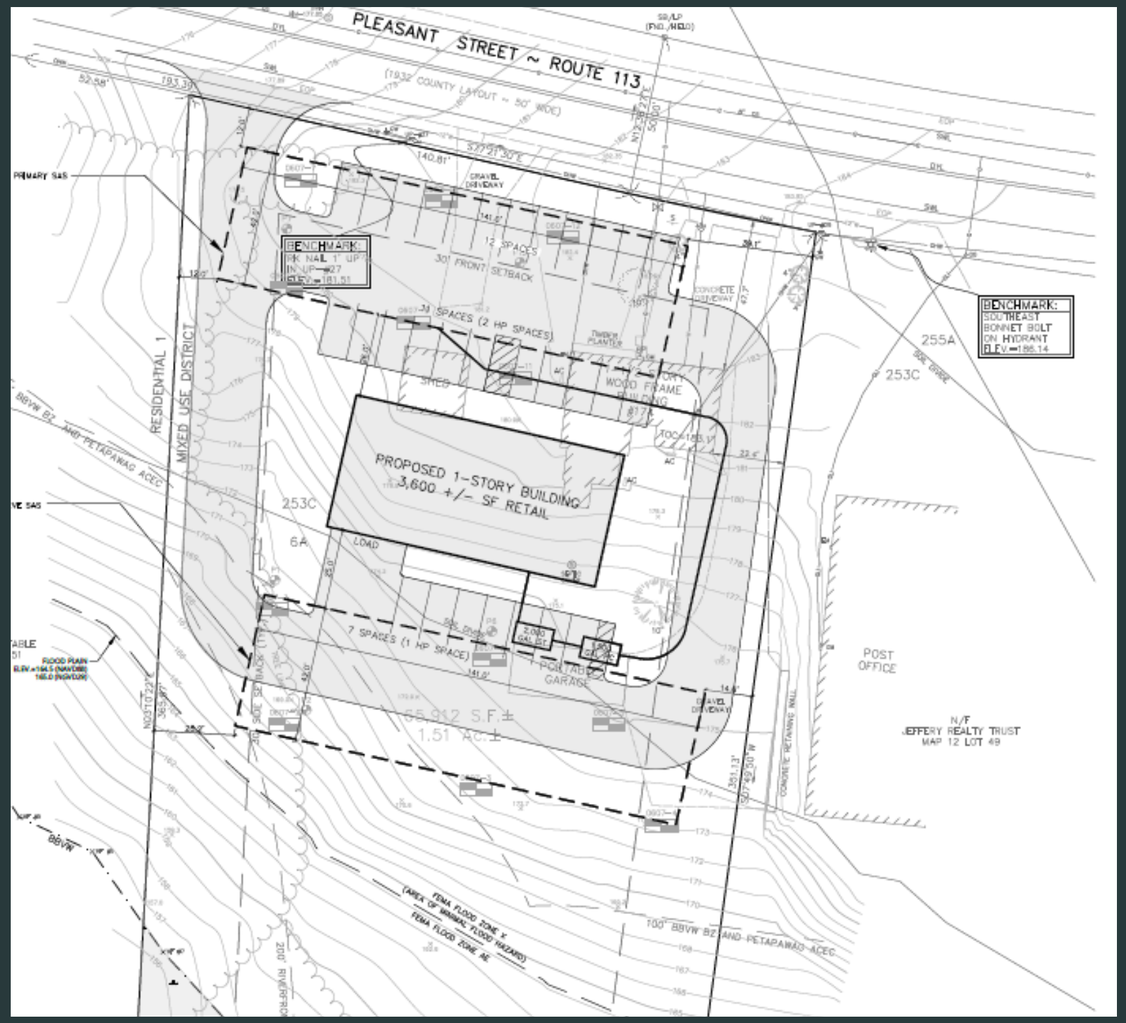
Town Center/Route 113 Visioning Process

Key Themes and Priorities

Interest in expanding small-scale, locally oriented businesses such as cafés, artisan retail, and farm-related enterprises while avoiding large-scale or formula retail development.



174 PLEASANT STREET





174 PLEASANT STREET

BEFORE & AFTER





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.

This article asks Town Meeting to accept the provisions of Massachusetts General Laws Chapter 64L, Section 2(a) to establish a 0.75% local meals excise tax, effective July 1, 2026. If adopted, the tax would apply to meals sold by restaurants and food establishments in Dunstable where the state meals tax already applies. Revenue collected by the Commonwealth would be distributed to the Town as local receipts.

ARTICLE 22
Adoption of Local Option Meals Tax

PURPOSE: Provide sustainable tax revenue for Dunstable

Impose additional 0.75% tax on food prepared in dine-in and take-out establishments and on food trucks hired for town events

All additional tax revenue gets distributed back to Dunstable
(collect by State and distributed on a quarterly basis)

Purchases by visitors and non-resident contribute to Dunstable

FY27 topline revenue would increase with meals tax adoption

- Example: surrounding communities utilize 0.75% tax at Dunkin' locations[1]
- Dunstable's Dunkin' could provide estimated **potential revenue of ~$7,500 for FY27**

Future meals tax revenue from new establishments and events would also go directly to Dunstable

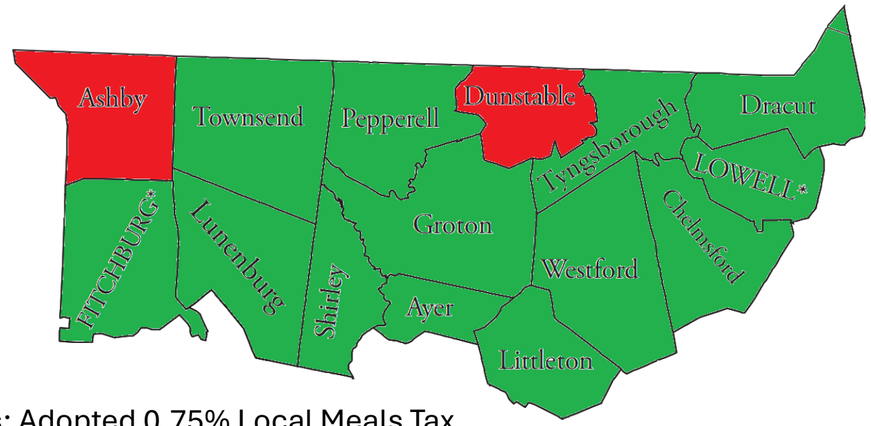
2025 Dunstable Town-wide survey[2] #1 response to "What is currently missing from Dunstable?"

Restaurants

Adding more dining options would increase tax revenue **and** job opportunities for the Dunstable community

[1] Dunkin' Franchise Review 2025: Costs, Fees, News, Average Revenues and/or Profits https://www.franchisechatter.com/2025/08/29/dunkin-franchise-review-2025-costs-fees-news-average-revenues-and-or-profits/

[2] Dunstable, MA 2025 Resident Survey Results https://www.dunstable-ma.gov/town-administrator/files/2025-resident-survey-results



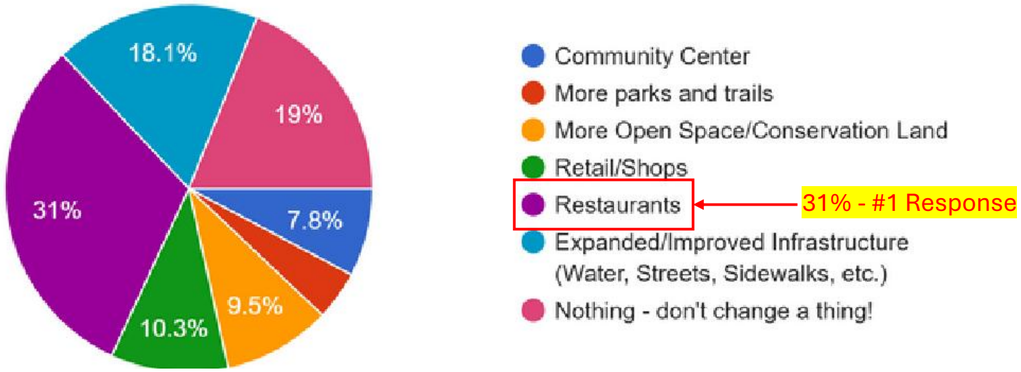
Yes: Adopted 0.75% Local Meals Tax

No: Local Tax

Adds **$0.75** for every **$100** spent

Question #8 **2025 Dunstable Resident Survey**

What is currently missing from the Town of Dunstable which, if present, would improve the quality of life for residents?



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.

This article proposes an amendment to Section 10.2 of the Town's Zoning Bylaw to add "Cold Storage Warehouse" as an allowed use by special permit in the B-3 Zoning District. The amendment establishes a cold storage warehouse as a specialized temperature-controlled storage facility for products such as perishable goods or pharmaceuticals that require regulated environmental conditions for long-term storage. The purpose of the article is to add this use definition to the zoning bylaw as an allowed use.

ARTICLE 23

Zoning Bylaw Amendment for Cold Storage Warehouses

PURPOSE: Provide sustainable tax revenue and job opportunities for Dunstable

Amendment would add cold storage warehouse **by Special Permit** in Zone B-3, the Expanded Commercial District. (Site plan review is also required for new buildings)

Tyngsboro Case Study

- Nearly completed 125K sq. ft. distribution warehouse (not cold storage) on ~62-acre site operates adjacent to Route 113/Route 3
- Revenue growth projection: ~$1million for Tyngsboro[1]

Dunstable B-3 District is in similar location with access to highways (Route 3); regional demand for physical cold storage infrastructure[2] is analogous to Tyngsboro facility

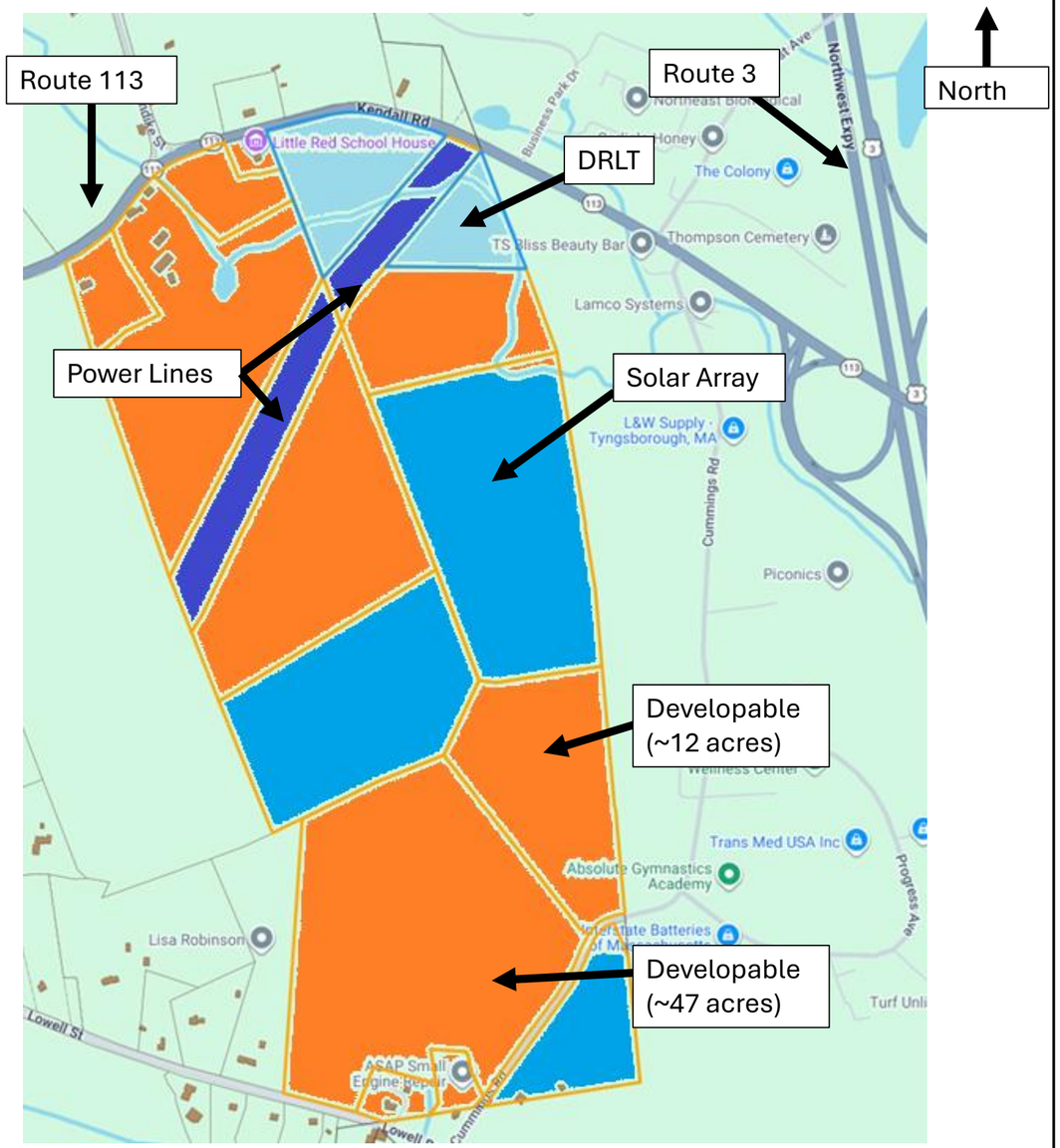
Benefits of cold storage warehouses in Dunstable B-3 zone:

- Blodgett Street water and sewer are served by Tyngsboro; thus, development would not impact Dunstable infrastructure
- Address surging demand for food/pharma industries, near-zero vacancy rates, and the ability to serve the dense New England market
- **Addition of new, year-over-year tax revenue back to Dunstable**

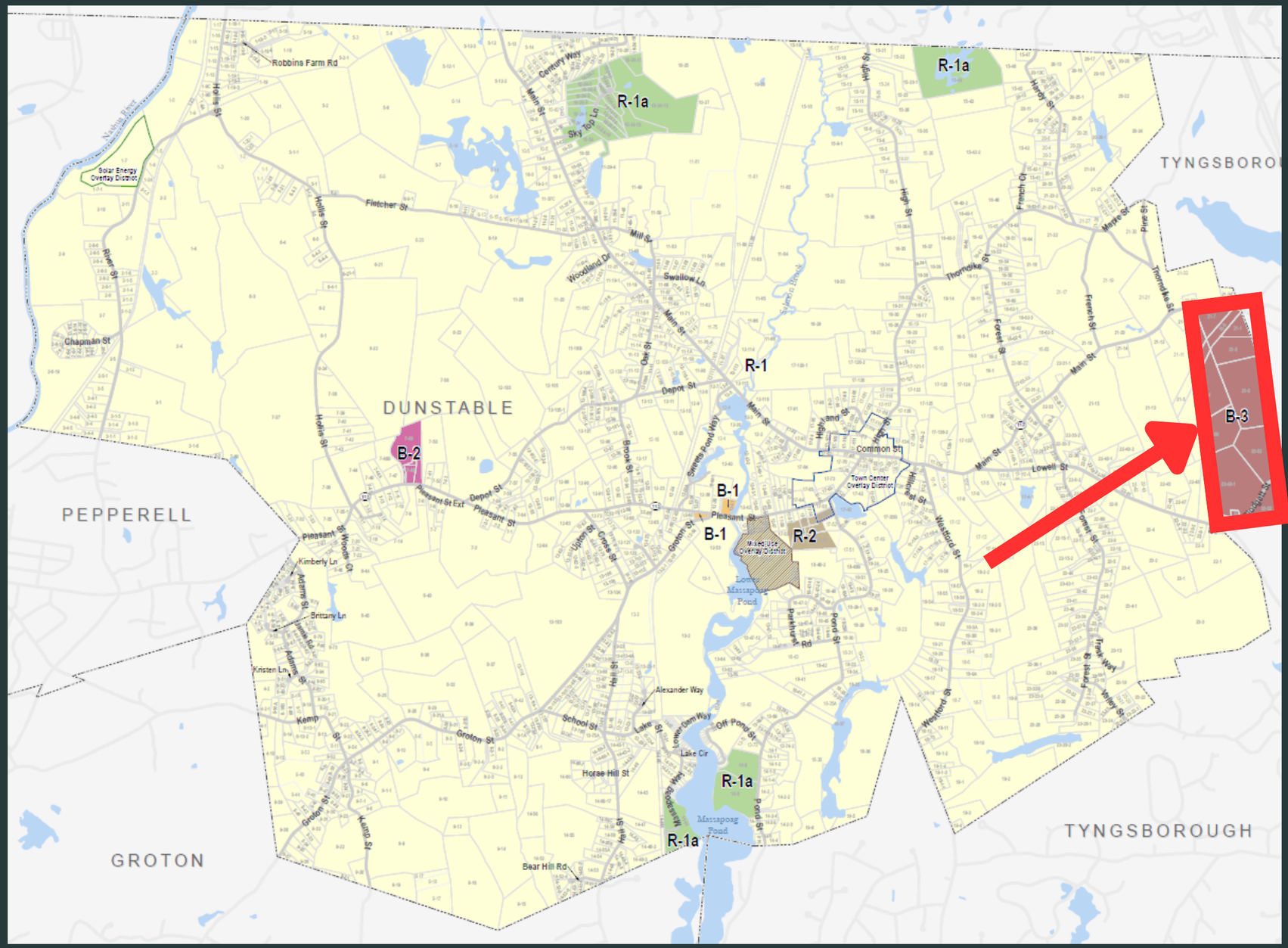
[1] Kendall Road MassWorks Grant – Project Update 11/12/2024 https://www.tyngsboroughma.gov/m/newsflash/Home/Detail/148

[2] A. Wilhelm, I. Leslie and A. Bruce– Connecting New England farmers to large retailers through values-based supply chains https://colsa.unh.edu/resource/connecting-new-england-farmers-large-retailers-through-values-based-supply-chains

Zoning Overlay – B-3



ZONING MAP


DUNSTABLE
PEPPERELL
GROTON
TYNGSBOROUGH
TYNGSBORO
R-1
R-1a
B-1
B-2
B-3
R-2
Town Center Overlay District
Mixed Use Overlay District
Solar Energy Overlay District
Massapoag Pond
Lower Massapoag Pond
Nashua River
Robbins Farm Rd
Fletcher St
Hollis St
Chapman St
River St
Main St
Depot St
Pleasant St
Pleasant St Ext
Common St
Lowell St
Swallow Ln
Woodland Dr
Sky Top Ln
Century Way
Brook St
Groton St
Upton St
Cross St
Swiss Pond Way
Parkhurst Rd
Pond St
Off Pond St
Lake St
Lake Cir
Lower Dam Way
Alexander Way
School St
Horse Hill St
Bear Hill Rd
Massapoag Way
Kimberly Ln
Brittany Ln
Kristen Ln
Adams St
Kemp St
Woods St
Trask St
Forest St
Valley St
Westford St
Thornyke St
French St
French Ct
Hardy St
Pine St
Maple St
Highland St
High St
Hall St
Oak St
Mill St
Lynde Brook

ARTICLE 24

ZONING BYLAW 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), ADDING DEFINITIONS FOR CRAFT BREWERIES, CRAFT BREWERIES AND TAPROOMS, AND CRAFT DISTILLERIES

This article proposes an amendment to Section 9.3 of the Town's Zoning Bylaw to add Craft Brewery, Craft Brewery & Taproom, and Craft Distillery as allowed uses by special permit in the B-2 Zoning District. The amendment establishes zoning definitions and operational parameters for these uses, including production limits, tasting sample sizes, on-site sales, and related accessory activities such as merchandise sales, food service, and restaurant or outdoor dining where otherwise permitted in the zoning district.

ARTICLE 24

Zoning Bylaw Amendments for Brewery Uses

PURPOSE: Provide sustainable tax revenue and job opportunities for Dunstable

Amendment would add Brewery Uses **by Special Permit** in Zone B-2, the Service Business District (Site plan review is also required for new buildings)

Dunstable is no longer a "dry" town

#1 response in 2025 Dunstable Town-wide survey[1] to "What is currently missing from Dunstable?"

- **Restaurants**
- Bylaw Brewery Use would enable establishment of a taproom that serves food

Benefits of Brewery Uses in Dunstable B-2 Zone

- Provide a venue to sell and purchase locally made products in addition to dine-in/take-out options
- Uses would also be applicable in B-3 Zone
  - "Section 10…District is intended for use and development of …business uses permitted in the B-1 and B-2 Districts" [Dunstable Zoning Bylaws, Section 10, page 52/144]
- Provide new, year-over-year tax revenue growth

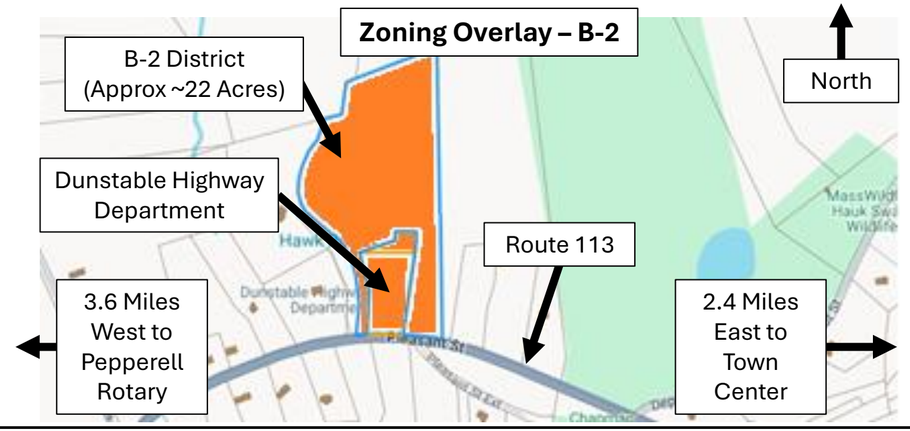
Question #8 **2025 Dunstable Resident Survey**

What is currently missing from the Town of Dunstable which, if present, would improve the quality of life for residents?



Examples and Potential Property Tax Revenue

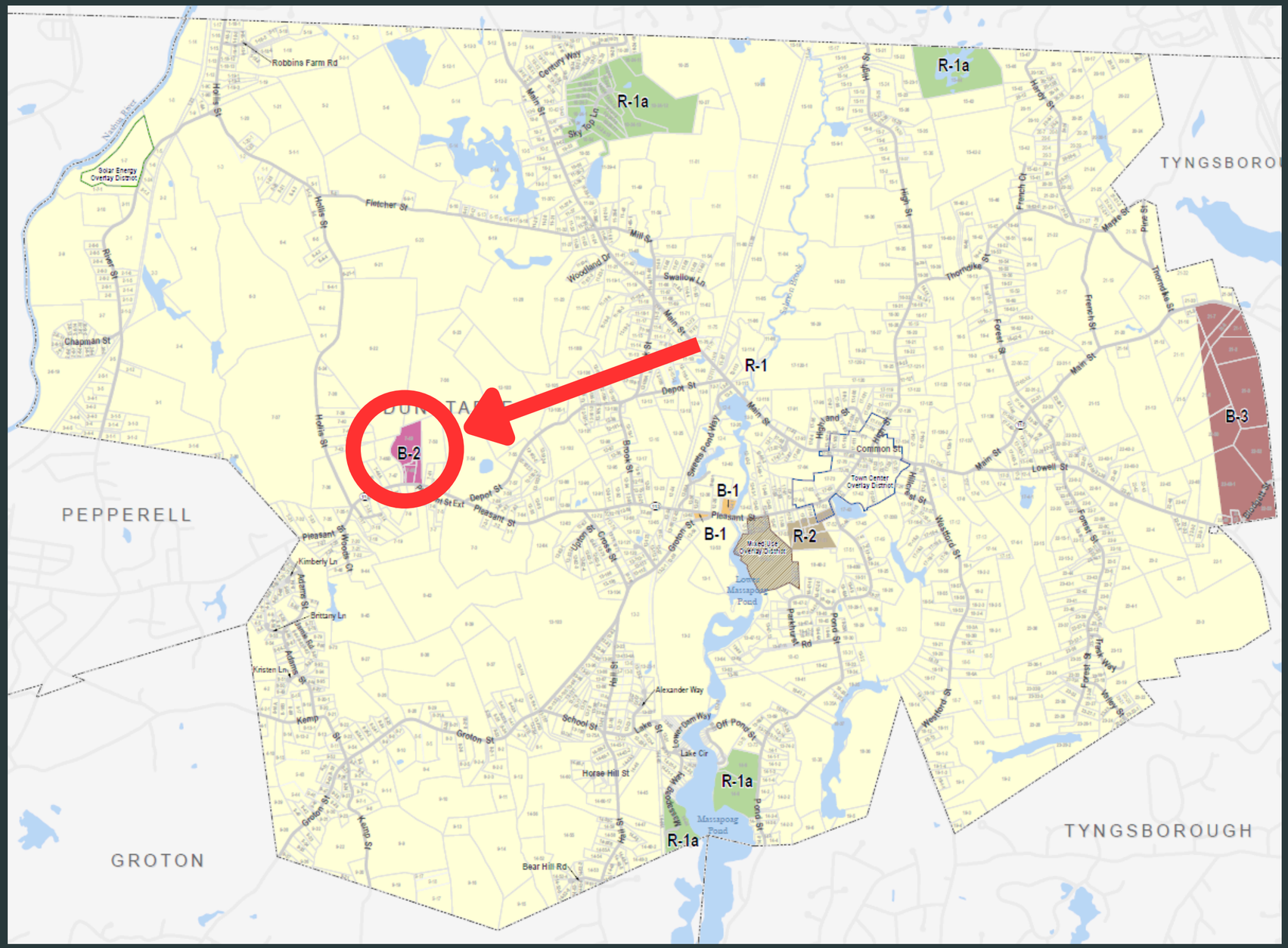
Facility	Location	Estimated Total Assessment[2]	Estimated Tax Rev. (@$13.75 /$1000)
Epigram Brew Co.	Tyngsboro	~$2,200,000	~$30,250
The Colony	Tyngsboro	~$840,000	~$11,550
Rapscallion Table & Tap	Acton	~$720,000	~$9,900



[1] Dunstable, MA 2025 Resident Survey Results https://www.dunstable-ma.gov/town-administrator/files/2025-resident-survey-results

[2] Town Assessors for applicable municipality

ZONING MAP


B-2
R-1
R-1a
B-1
B-3
R-2
Mixed Use Overlay District
Town Center Overlay District
Solar Energy Overlay District
PEPPERELL
GROTON
TYNGSBOROUGH
Robbins Farm Rd
Fletcher St
Hollis St
Chapman St
Depot St
Pleasant St
Main St
Common St
Lowell St
Groton St
Kimberly Ln
Brittany Ln
Kristen Ln
Alexander Way
Horse Hill St
Bear Hill Rd
Lake Cir
Off Pond St
Parkhurst Rd
Pond St
Massapoag Pond
Lower Massapoag Pond
Nashua River

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.

This article asks Town Meeting to accept the provisions of Massachusetts General Laws Chapter 64N, Section 3 to establish a 3% local option excise tax on adult-use marijuana retail sales, effective July 1, 2026. If adopted, the tax would apply to retail sales of marijuana and marijuana products in Dunstable. Revenue collected by the Commonwealth would be distributed to the Town as local receipts.

ARTICLE 25

Adoption of Excise Tax on Marijuana Retail Sales

PURPOSE: Provide sustainable tax revenue for Dunstable

Impose a 3.0% tax on marijuana retail

All additional tax revenue gets distributed back to Dunstable
(collect by State and distributed on a quarterly basis)

Surrounding communities have adopted 3.0% tax

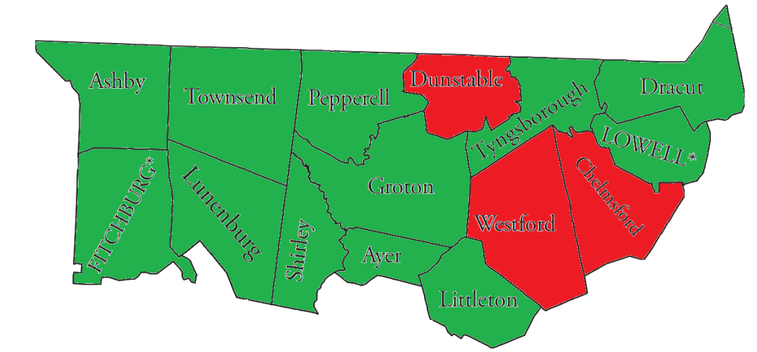
- Average annual revenue[1] in towns with retail establishments **that border NH** range from $116.9K (1 store) to $1.1 million (4 stores)

Industry momentum

- NH border communities are <u>not</u> seeing the same slow down as other MA communities
- Growth may be boosted by lack of legislative path forward for NH

Average annual local option excise tax revenue shown in table does not account for new revenue growth of building itself (see Article 26 for examples)

[1] MA Department of Revenue, Division of Local Services, Data Analytics and Resources Bureau, Local Receipt Estimate Database https://dls-gw.dor.state.ma.us/reports/rdPage.aspx?rdReport=TaxRateRecap.PAGE3.LocalReceiptsAct_vs_Est



Yes: Adopted 3.0% Local Marijuana Tax

No: Local Tax

Adds **$3.00** for every **$100** spent

Average Annual Local Option Excise Tax Revenue[1]

Border Communities	Year Adopted	Current Number of Stores	Average Local Option Excise Revenue per Year
Ashby	2022	One	~$116,900
Dracut	2021	Four	~$1,095,000
Groton	2024	Two	~$16,100
Pepperell	2022	Two	~$194,900
Townsend	2022	Zero	$0
Tyngsboro	2021	Two	~$212,700

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 ADDING LANGUAGE ALLOWING MARIJUANA RETAILERS AND OTHER TYPES OF LICENSED MARIJUANA-RELATED BUSINESSES IN DUNSTABLE BY SPECIAL PERMIT IN B1, B2, AND B3 ZONING DISTRICTS.

This article proposes an amendment to Section 30.D(4) of the Town's 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. The amendment would replace the current bylaw language that prohibits these uses in all zoning districts.

ARTICLE 26

Zoning Bylaw Amendment to Allow Marijuana Retail Establishments

PURPOSE: Provide sustainable tax revenue and job opportunities for Dunstable

Works in conjunction with Article 25, **Adoption of Excise Tax on Marijuana Retail Sales**

Retail marijuana sales are currently prohibited under the existing zoning bylaw

Marijuana Retail Establishments Uses **by Special Permit** in Zone B-1, B-2, & B-3
(Site plan review is also required for new buildings)

Cannabis industry is highly regulated in MA

New legislation in MA signed in April 2026 to reform industry and bolster economic development

Physical location/building would adhere to 2018 Master Plan[1] design guidelines

Physical location requirements, (i.e., setbacks) would remain unchanged

Required Setbacks, Section 30. E.(9)

No Marijuana Establishment shall be located:

a. within 200 feet of a residential dwelling;
b. within 500 feet of a public or private school, playground (indoor or outdoor), day-care center, or youth center;
c. within 500 feet of a library;
d. within 500 feet of a church or place of worship; or
e. within 500 feet of a park, athletic playing field, scout camp, golf course, or any facility where children commonly congregate.

[1] Town of Dunstable, MA 2018 Master Plan, https://www.dunstable-ma.gov/sites/g/files/vyhlif4361/f/uploads/dunstable_master_plan.pdf

[2] Town Assessors for applicable municipality



Example timber frame barn; Pioneer Cannabis Company, located in Brimfield, MA

Examples and Potential Property Tax Revenue:

Facility	Location	Estimated Total Assessment[2]	Estimated Tax Rev. (@$13.75 /$1000)
Gage Cannabis Co.	Ayer	~$1,130,000	~$15,500
Pioneer Cannabis Company	Brimfield	~$490,000	~$6,700
Collective Premium Cannabis	Littleton	~$2,360,000	~$32,400
House Premium Cannabis	Tyngsboro	~$2,650,000	~$36,400
Nature's Remedy	Tyngsboro	~$2,800,000	~$38,500