Town of Dunstable

SPECIAL TOWN MEETING

Monday, November 18
7 PM

SWALLOW UNION ELEMENTARY SCHOOL



Article 1

UNPAID BILLS OF FY24

This article is necessary to pay bills of prior fiscal years consistent with Massachusetts General Laws Chapter 44 Section 64. This requires a 4/5ths vote at Town Meeting.

At the moment, the Town does not have any prior year bills that need payment. This article is expected to be indefinitely postponed for this reason.

Article 2

CELL TOWER ON WATER TANK

This article is necessary to authorize the Board of Water Commissioners to enter a lease to allow a cell tower on the Town water tank.

The Town issued a Request for Proposals for installation of a cell tower on the Town water tank over the summer for two reasons:

- Improve cell service in Town
- Generate revenue

In response to the RFP, the Town received one proposal from T-Mobile.

The Water Board of Commissioners has approved the proposal with conditions. The Town is currently negotiating lease terms with T-Mobile.

The cell tower is subject to the Town's Commercial Telecommunication Towers Bylaw requiring a Special Permit from the Planning Board.



Article 3

HIGH STREET CONSERVATION RESTRICTION

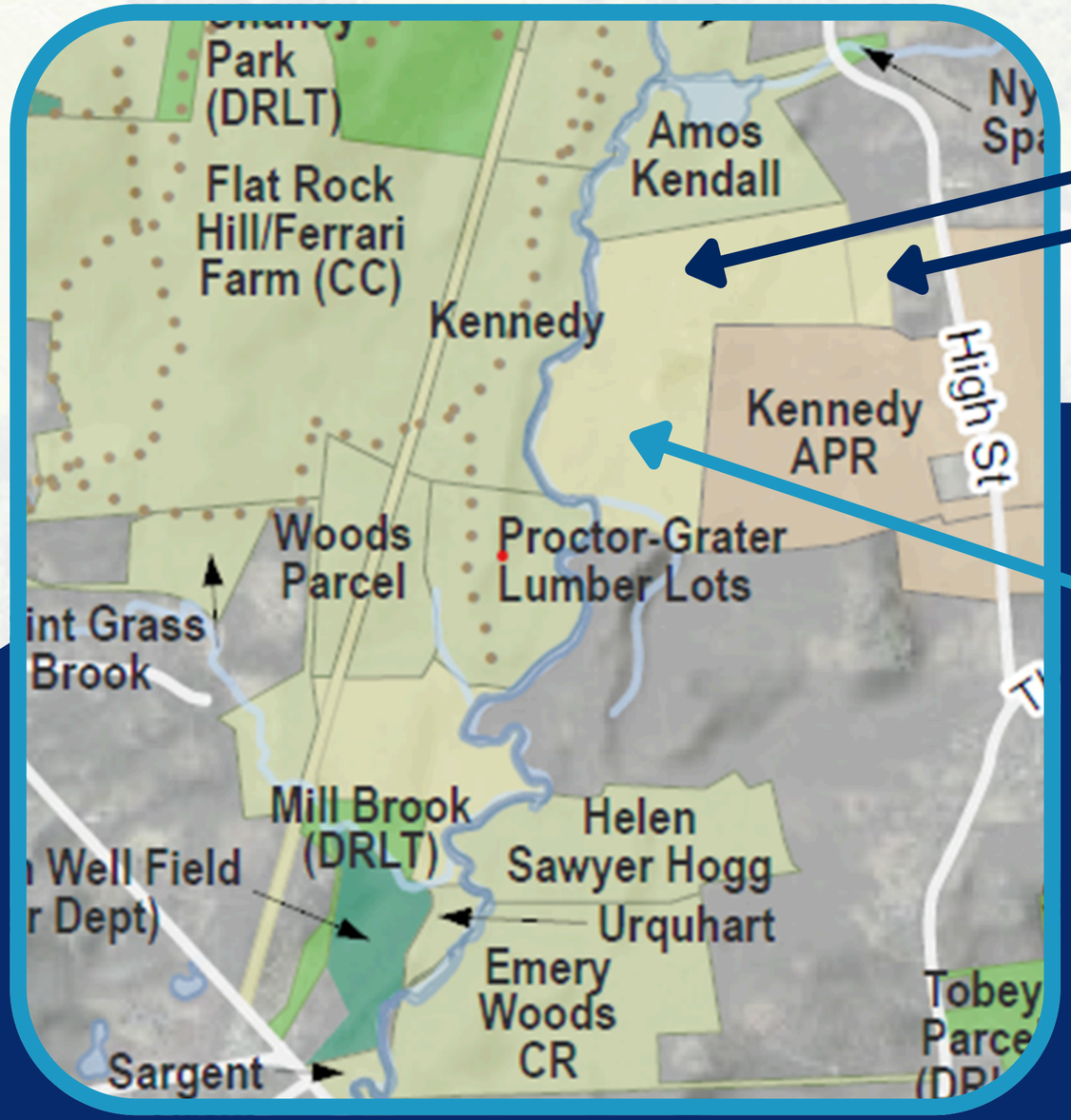
This article is necessary to amend the vote taken at 2024 Annual Town Meeting under Article 15 which was approved and authorized the purchase of a conservation restriction on property adjacent to 346 High Street.

The original vote at Annual Town Meeting did not meet all the requirements of the Land Acquisitions for Natural Diversity (LAND) grant program so it must be amended.

The Town was recently awarded a LAND grant in the amount of $406,870 for the purchase of the conservation restriction at this location subject to the approval of this amended vote.

The total cost of the conservation restriction is $700,000 with $300,00 of CPA funds being used as a match to the LAND grant.

Article 3 HIGH STREET CONSERVATION RESTRICTION



2 Parcels (15-2, 15-3B)
29.8 acres

1 Parcel (15-3A)
23.5 acres

TOTAL = 53.3 acres

Article 3

HIGH STREET CONSERVATION RESTRICTION

Value

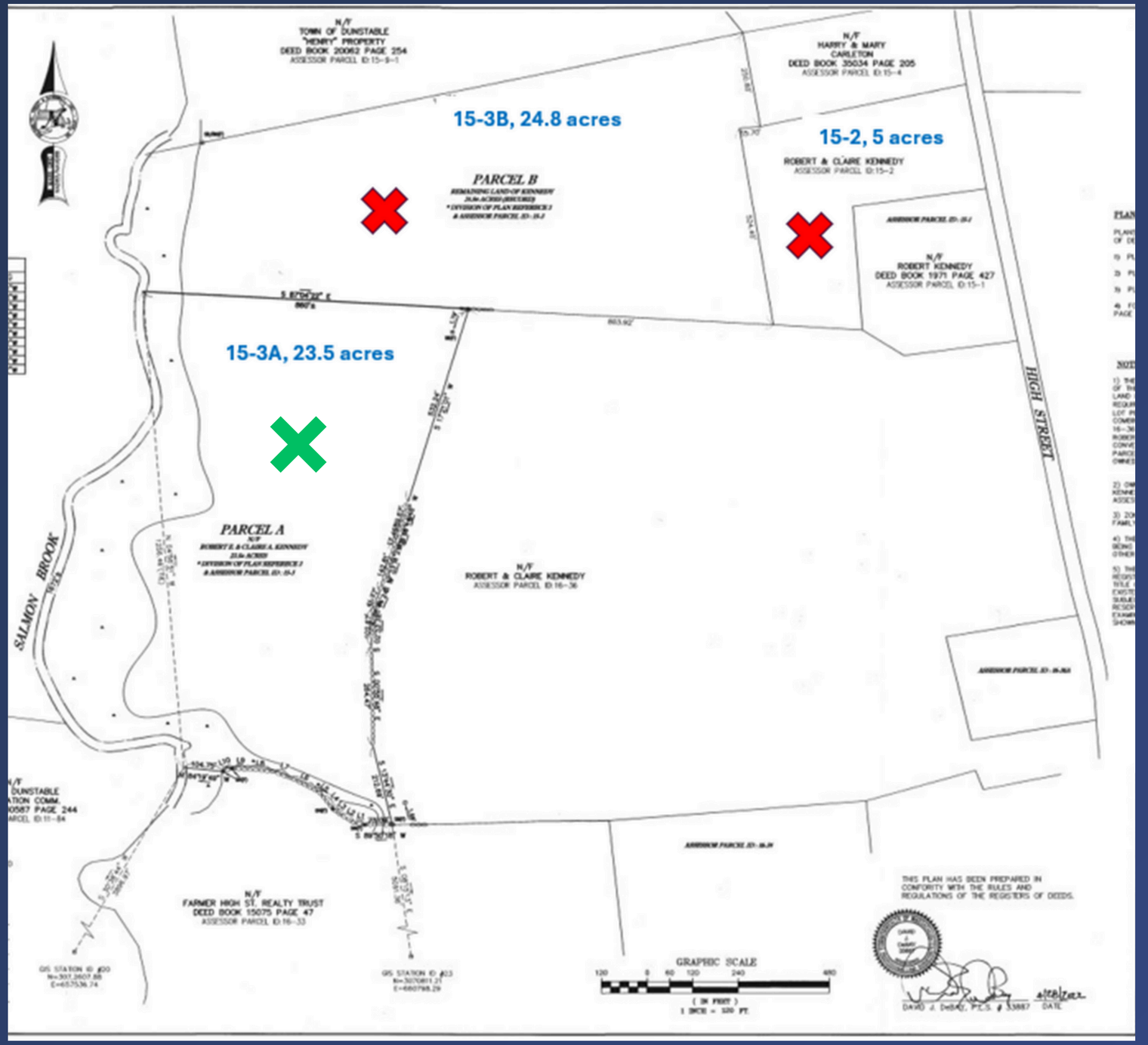
Full Market Value: $1.230 million
Development Value: $1.050 million
Forestry Value: $180,000
Conservation Restriction Price: $700,000

Funding

State LAND Grant: $406,870 (58%)
Community Preservation Act: $294,000 (42%)
Community Preservation Administrative:
$6,000 for legal and appraisal

Town and State CPA Breakdown

State match: $123,000
Town: $171,000



Article 3 HIGH STREET CONSERVATION RESTRICTION



Article 4

ACCEPTANCE OF DONATION OF LAND - 19 LOWELL STREET

This article requests authorization for the Select Board to accept a donation of a portion of land located at 19 Lowell Street where the Dumont Garage is located.

Article 4

ACCEPTANCE OF DONATION OF LAND - 19 LOWELL STREET

PROJECT

- 156 age-restricted condominium dwelling units
- 24 units in 12 two-unit duplex townhouse buildings
- 8 units in detached single-family style buildings
- 124 units in three garden-style multifamily buildings
- 25% affordable units at 80% of AMI
- Clubhouse community space open to senior residents 10 hours per week
- 33.8 acres conservation land

PROCESS

- Select Board held multiple public hearings on the project
- Technical review meeting with relevant departments and board and committees
- Developers responded to questions and concerns in writing
- Affordable Housing Committee and Planning Board met with developer for a non-binding review of the project and offered comments
- Select Board approved Land Development Agreement and filing joint LIP Application with state

MOVING FORWARD

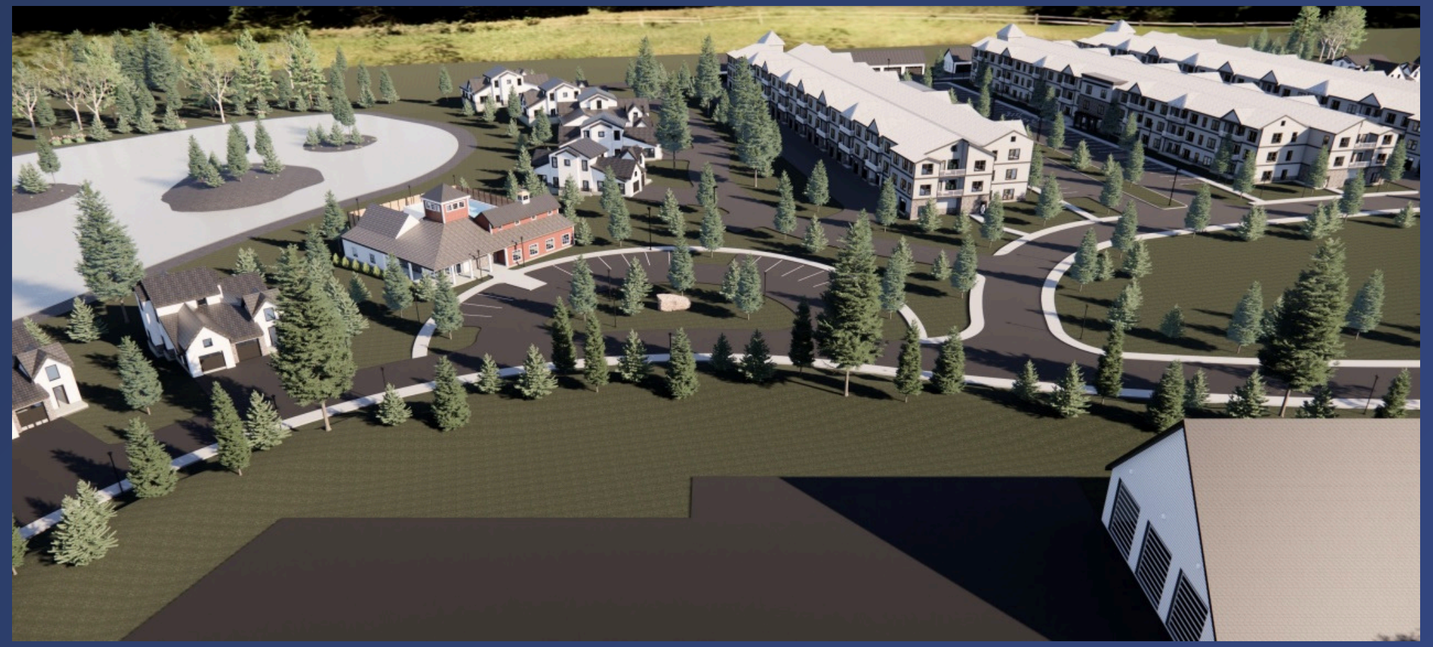
- Developer and Town must file LIP Application jointly with Housing and Livable Communities
- The state must then find that the project is eligible under the LIP program
- If found eligible, the developer must then file with the local Zoning Board of Appeals
- The Zoning Board of Appeals must then approve the issuance of a comprehensive permit under the LIP Program, in accordance with Chapter 40B

Article 4

ACCEPTANCE OF DONATION OF LAND - 19 LOWELL STREET

CONCEPTUAL PLANS



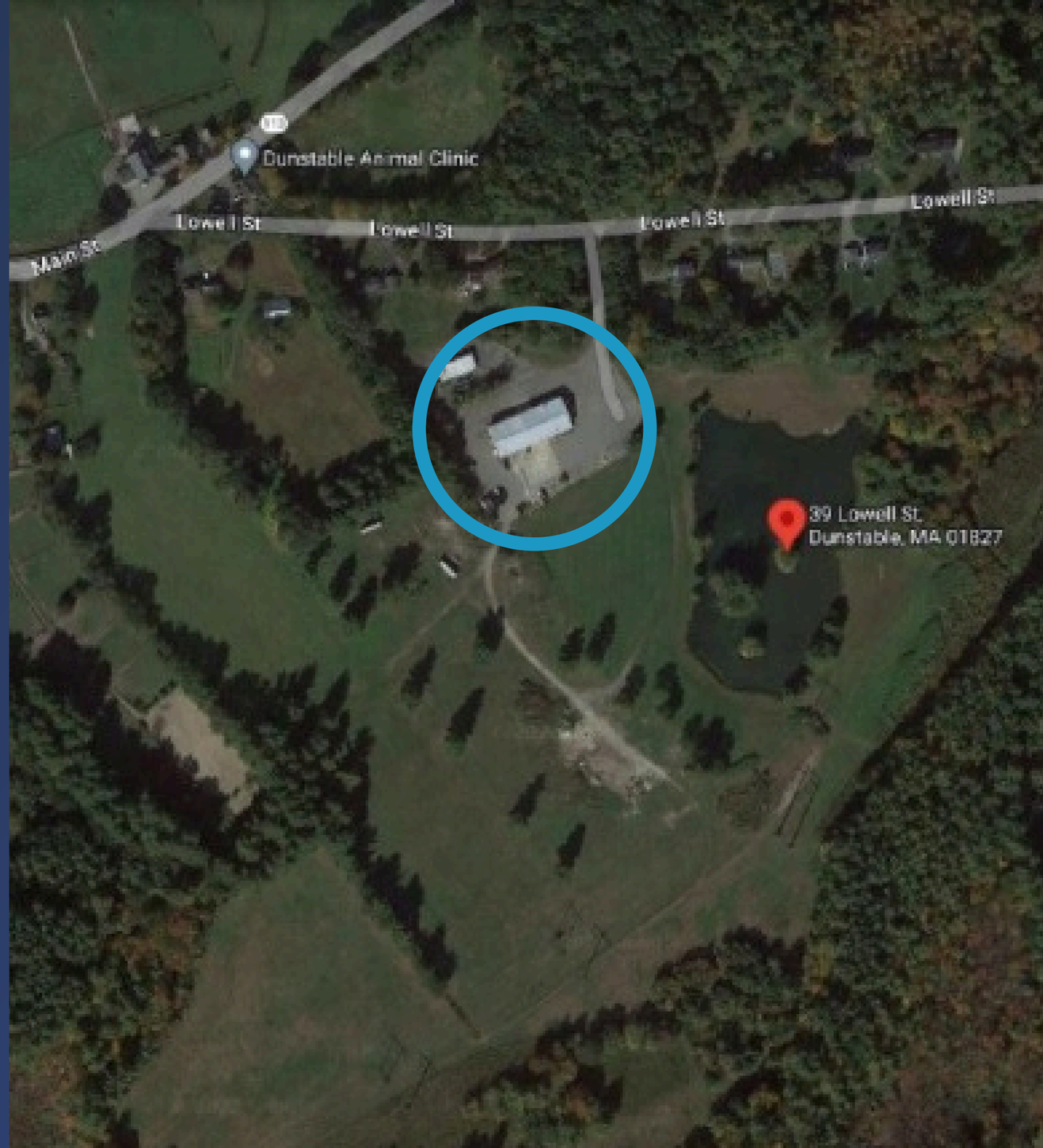


Article 4

ACCEPTANCE OF DONATION OF LAND - 19 LOWELL STREET

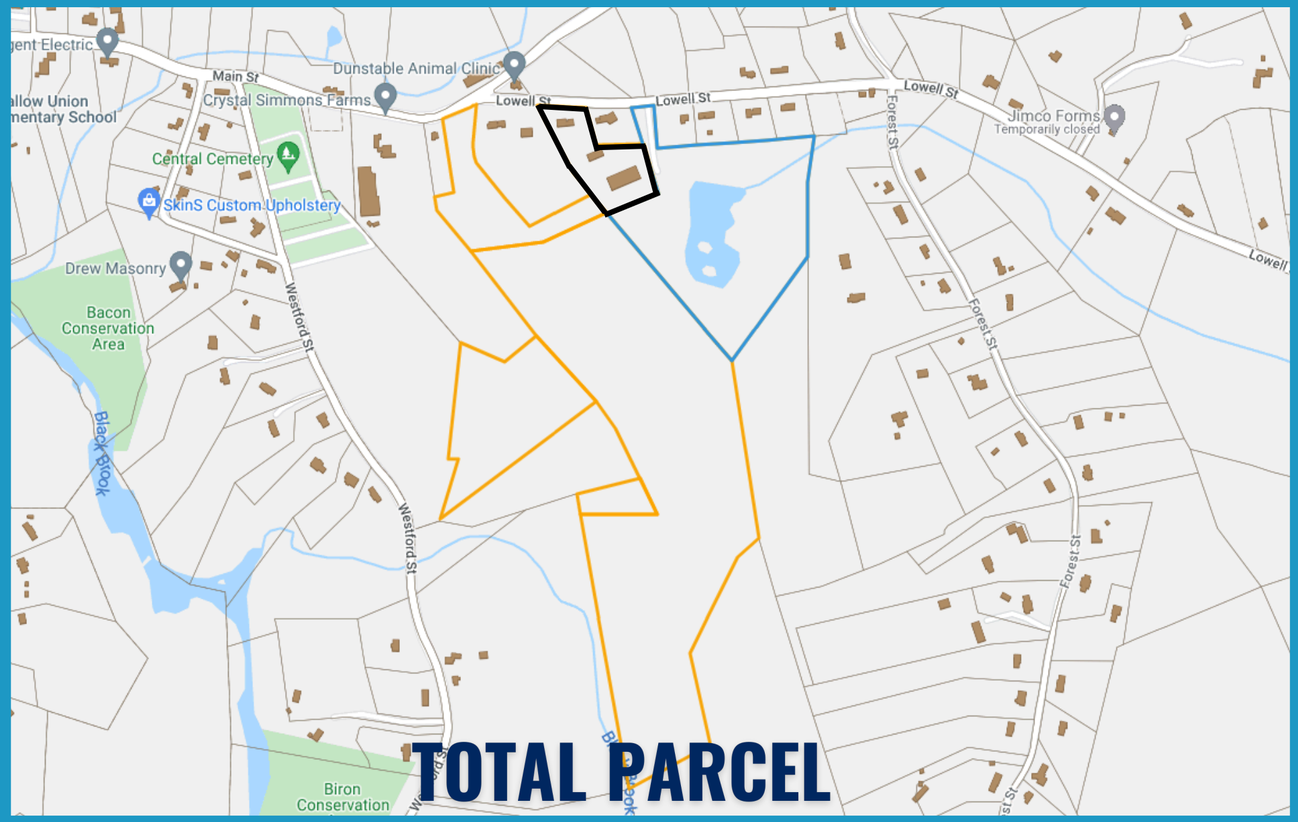
19 LOWELL STREET

- As part of the project, the developer will be donating the old Dumont Garage and adjacent property to the Town for municipal purposes
- ·The garage will be renovated by the developer for use in connection with Project
- The Town has yet to determine how the property will be used however, there have been discussion on potentially locating either the Highway or Fire Department at this location.

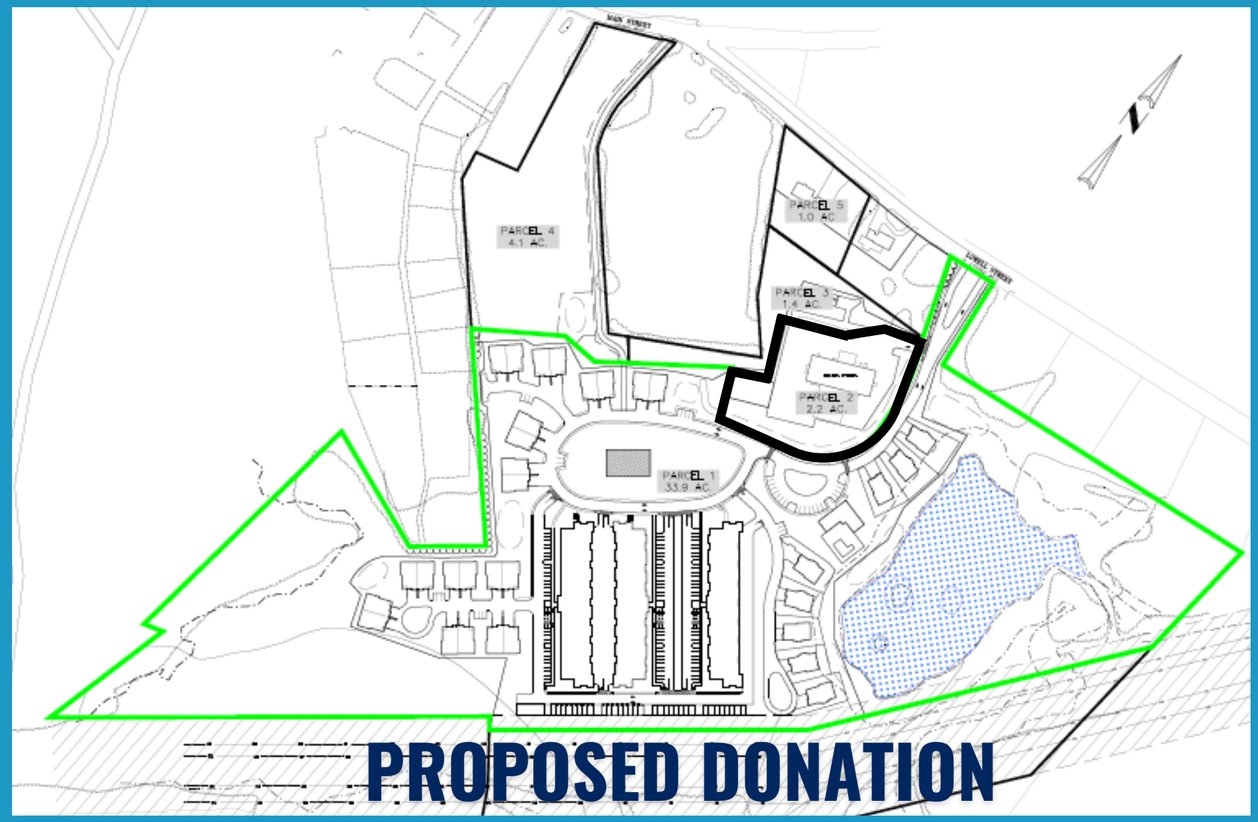


Article 4

ACCEPTANCE OF DONATION OF LAND - 19 LOWELL STREET



TOTAL PARCEL



PROPOSED DONATION

Article 5

CREATION OF CAPITAL IMPROVEMENT PROGRAM STABILIZATION FUND

This article requests authorization to establish a Capital Improvement Program Stablization Fund.

- Allows the Town to allocate funding to address unanticipated or known long-term, larger capital needs
- Potential to lower the need to borrow funds
- Potential source for matching funds for grant opportunities
- A tool to assist in planning and implementing the Town's 5-year Capital Improvement Plan

Article 5

CREATION OF CAPITAL IMPROVEMENT PROGRAM STABILIZATION FUND

- Allows the Town to set aside money outside of the general fund to pay for all or portions of future capital projects
- A two-thirds vote of town meeting is required to create a special stabilization fund as well as to appropriate money into and out of the fund

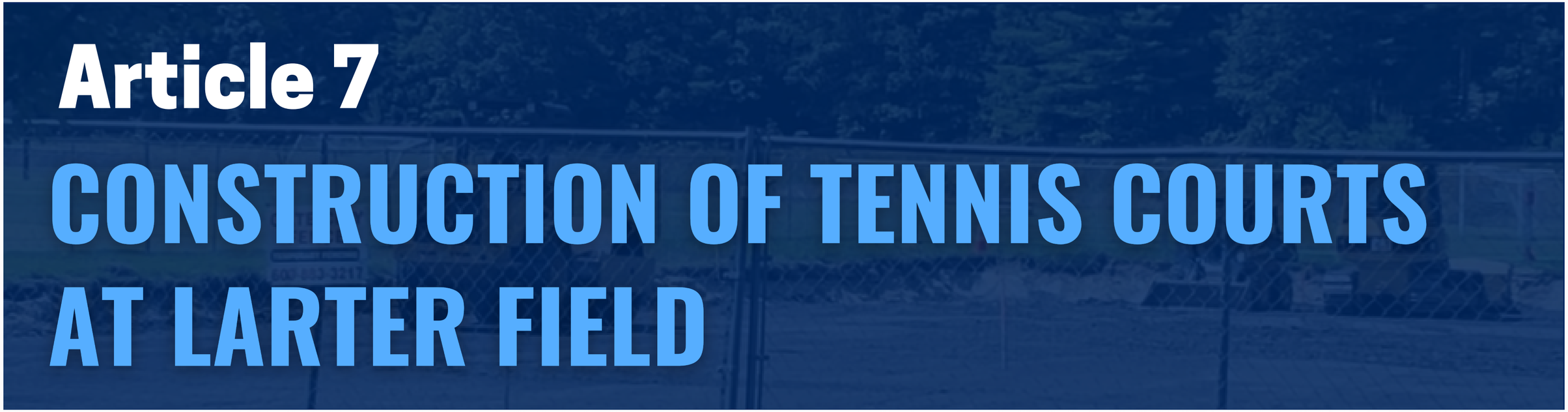
Article 6
UPDATE TO TOWN OPEN SPACE AND RECREATION PLAN

This article is necessary to appropriate $10,000 of Community Preservation Act funds to support the update of the Town's Open Space and Recreation Plan.

- The Town's Open Space and Recreation Plan expires in March of 2025.
  - Plan ensures the Town is properly planning for conservation, environmental stewardship, and resource protection.
  - It is required so that the Town can access state funding opportunities such as LAND and PARC grants.
- The Town has applied for grant funding through the Executive Office of Energy and Environmental Affairs to support the update process but has yet to receive the award.
- This CPA funding is being requested as a backup funding source in case the Town does not receive the grant.

Article 7

CONSTRUCTION OF TENNIS COURTS AT LARTER FIELD



This article is necessary to appropriate $4,935.50 of Community Preservation Act funds to support the construction of the new tennis courts at Larter Field.

- At previous Town Meetings, funding has been approved for the project construction which totals $320,875.
- Due to unforeseen site conditions, a change order was necessary leaving a balance of $4,935.50 to complete the project.
- Construction is anticipated to be substantially complete by next Spring.

Article 8

AMEND DEPARTMENTAL REVOLVING FUND BYLAW

RECREATION REVOLVING FUND	CURRENT LANGUAGE	PROPOSED LANGUAGE
This article is necessary to amend the expenses that are allowed to be payable from the Recreation Revolving Fund.	The bylaw allows expenses paid for through the Recreation Revolving Fund to be for repairs, maintenance and/or improvement to Town recreational sites.	The proposed amendment would expand the allowed use of these funds to include staffing, materials, and equipment to support recreational programming.

Citizen Petition Articles

ARTICLE 9

PROPOSITION 2 1/2 OVERRIDE REQUESTS

This article is a citizen petition article requesting the Town to enact a bylaw that mandates any Proposition 2 1/2 override request to be in the form of a “menu” and include an override for municipal purposes and an override for Groton Dunstable Regional School District separately.

ARTICLE 10

ELECTRONIC VOTING AT TOWN MEETINGS

This article is a citizen petition article to adopt the utilization of electronic vote tabulators for all votes required at the Annual Town Meeting or any Special Town Meetings.

THANK YOU

Town of Dunstable

SPECIAL TOWN MEETING

Monday, November 18
7 PM

SWALLOW UNION ELEMENTARY SCHOOL