



**OFFICE OF THE
Advisory Board
TOWN HALL
511 MAIN STREET
DUNSTABLE, MA 01827-1313
(978) 649-4514 x222 FAX (978) 649-4371
advisory@dunstable-ma.gov**

October 2, 2019

Present: Jake Lewon, Kieran Meehan, Bob Nelson, Harold Simmons, Leo Tometich
Also attending: Town Administrator Brian Palaia, Fire Chief Rich, Marie Gamache, Public

Meeting called to order at 6:00 p.m.

Town Administrator Update

1. The Dunstable Fire Department received an approximately \$377k grant from the Department of Homeland Security for a new fire truck.
 - 1.1. This grant is contingent upon a greater than 5% supplement by Dunstable, take delivery of the fire truck within one year, and the replaced fire truck, Engine #2, must be removed from service.
 - 1.2. Fire truck vendor quote for a stock fire truck that would replace Engine #2 is approximately \$432k, with an eminent price increase of \$15-30k due to material cost increases. So we need to move quickly.
 - 1.3. Engine #2 is around 35 years old, has a manual transmission that many of the firefighters cannot drive, and is not qualified for fire suppression use due to pump test failure.
 - 1.4. The proposed new fire engine is the same width and five feet shorter than our existing Engine #6, so it will fit into the existing fire station.
 - 1.5. Some discussion about how to fund the \$54-55k difference between the grant amount and cost of the proposed fire truck. No firm plan at this time except to possibly pay the \$54k from the fire department operating budget, with reimbursement before the end of FY20 on June 30th, 2020.
 - 1.6. AB motion to recommend purchase of the fire truck with Dunstable funding the difference between the purchase price and the \$377k grant amount - Kieran, 2nd - Jake. Vote: Unanimous to recommend fire truck purchase.
2. Fire station doorway struck by fire truck.
 - 2.1. Minimal damage to fire truck door, with more significant building damage around garage doorway.
 - 2.2. Cost of repairs will likely be covered by insurance minus a \$1000 deductible.
 - 2.3. There may be an opportunity to increase garage door width and raise the beam above the door during building repairs.
3. State auditor visit.
 - 3.1. No adjustment or concern with \$125k new growth estimate for FY21.
 - 3.2. Dunstable will likely advertise the open Town Accountant position after the fall/special town meeting.
4. Three contract water system upgrade status.
 - 4.1. Pleasant Street water line replacement and Main Street water supply upgrade contracts are going okay.
 - 4.2. Water tower installation has been delayed because the contractor was not meeting the minimum state mandated use of minority owned sub-contractors. Resubmission with the overall water upgrade project minority owned contractor percentage, which meets Massachusetts requirements, will likely be approved so water tower construction can begin.

Public Hearing to Review Fall Special Town Meeting (STM) Warrant Articles

Public hearing opened at 6:30 p.m.

The AB position on the STM warrant articles are listed below. Please refer to the STM warrant and supporting documents for additional information.

Article 1 - Transfer \$150,000 from Community Preservation Act, Community Housing allocation, to Affordable Housing Trust Fund.

1. Once transferred, these funds would be at the discretion of the Affordable Housing Trust Fund Committee within the guidelines of affordable housing.
2. Some concern about the lack of oversight, and/or not needing at least town meeting approval, to spend a significant amount of money.
3. On the flipside, expenditures would need to meet CPA guidelines and be part of the annual CPA report.

Motion to recommend as stated in the STM warrant - Harold, 2nd - Kieran.

VOTE: FOR: Harold, Kieran OPPOSE: Bob, Leo, Jake ABSTAIN:

Article 2 - Adoption of Stretch Energy Building Code to qualify for the Green Communities program.

Motion to recommend as stated in STM warrant - Leo, 2nd - Jake.

VOTE: FOR: Bob, Jake, Kieran, Leo OPPOSE: ABSTAIN: Harold

Article 3 - Adoption of Right Solar in B-3 Zoning District, again, to qualify to the Green Communities program.

Motion to recommend as stated in STM warrant - Kieran, 2nd - Jake.

VOTE: FOR: Bob, Harold, Jake, Kieran, Leo OPPOSE: ABSTAIN:

Article 4 - Solar Energy Overlay District Bylaw

1. There is a new requirement by Massachusetts that new solar installations must be in a solar overlay zone to qualify for state financial incentives.
2. Dunstable is considering a solar installation lease on its under-utilized property at 91 River Street, and needs this property to be in a solar overlay zone to maximize the potential financial return.
3. Since Dunstable bylaws already allow solar installations in all zoning districts, there is some question about whether this new solar overlay district is required. Town Counsel is working with the state to see if the existing Dunstable solar bylaw meets these new state requirements.

Motion to recommend creating this solar overlay district as stated in the STM warrant - Leo, 2nd - Jake.

VOTE: FOR: Bob, Harold, Jake, Kieran, Leo OPPOSE: ABSTAIN:

Article 5 - Rezoning Pleasant Street Parcels as B-2 (Service Business District)

1. This proposal would rezone three parcels from R-1 (single family residence) to B-2.
2. Currently there is no B-2 district in town. Just B-3 that can be used as B-2.
3. The size of these combined parcels is approximately 20 acres, and contain the existing Dunstable Highway Department office and garage, plus a pre-existing auto related service business.
4. The motivation for this zoning change is that the existing highway department property, approximately 2 acres, valuation will be higher and easier to sell if zoned as it is currently being used (B-2) rather than R-1.

Motion for the Advisory Board to take no position on the rezoning of these Pleasant Street parcels as stated in the STM warrant - Leo, 2nd - Kieran.

VOTE: FOR: Bob, Harold, Kieran, Leo OPPOSE: ABSTAIN: Jake

Article 6 - Advisory Board Bylaw Amendment

We would like to modify this warrant article to keep the AB at six members, and reduce the quorum requirement from four to three.

Motion to recommend with changes to STM warrant - Leo, 2nd - Kieran.

VOTE: FOR: Bob, Harold, Jake, Kieran, Leo OPPOSE: ABSTAIN:

Article 7 - Special Act to Allow Liquor Licenses in Dunstable

Motion for the Advisory Board to take no position on this article as stated in the STM warrant - Leo, 2nd - Harold.

VOTE: FOR: Bob, Harold, Leo OPPOSE: Jake ABSTAIN: Kieran

Jake voiced his support for this warrant article.

Article 8 - Junk and Unregistered Vehicles Bylaw Amendment

Motion for the Advisory Board to take no position on this article as stated in the STM warrant - Kieran, 2nd - Leo.

VOTE: FOR: Bob, Harold, Jake, Kieran, Leo OPPOSE: ABSTAIN:

Article 9 - Disposition of Mixed Use District (MUD) Property

1. This article will allow the Dunstable MUD Housing committee and BOS to sell or lease its 28.5-acre property at 160 and 164 Pleasant Street for a Town controlled affordable housing project.
2. The AB would like to modify this warrant article to include a public hearing requirement to describe the proposed project before selling or leasing this property.

Motion to recommend this article with changes to require a public hearing - Jake, 2nd - Kieran.

VOTE: FOR: Bob, Harold, Jake, Kieran, Leo OPPOSE: ABSTAIN:

Article 10 - Disposition of 39 Acres at 91 River Street Property for Solar Lease

1. Passage of this article will authorize the BOS to enter into a lease for the development of solar energy, not sell this Town owned property.
2. Similar to the previous article, the AB would like to modify this warrant article to require a public hearing describing the proposed solar energy development before the BOS lease or develop this property.

Motion to recommend this article with changes to require a public hearing - Kieran, 2nd - Bob.

VOTE: FOR: Bob, Harold, Jake, Kieran, Leo OPPOSE: ABSTAIN:

Article 11 - Relocation of the Richard Mitchell Bench

1. Dunstable has a bylaw requiring Town Meeting approval to relocate or remove a Memorial or Monument.
2. The Mitchell Bench is currently located behind Swallow Union school near the old playground and fire station.
3. Since the Swallow Union playground has been moved, this article proposes to move the Mitchell Bench to a location near the new playground.

Motion for the Advisory Board to take no position on this article as stated in the STM warrant - Leo, 2nd - Kieran.

VOTE: FOR: Bob, Harold, Jake, Kieran, Leo OPPOSE: ABSTAIN:

Miscellaneous Topics

1. Marie Gamache expressed interest in serving on the Advisory Board, attended tonight's meeting, and had a brief introduction and description of the role of the AB.
 - 1.1. We plan to recommend Marie to the Select Board and ask them to appoint Marie to the AB.

Motion to adjourn at 7:55 p.m. - Leo, - 2nd Kieran. Vote: Unanimous to adjourn

Meeting adjourned at 7:55 p.m.