



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

July 15, 2020

Present: Marie Gamache, Jake Lewon, Harold Simmons, Leo Tometich; Town Administrator Brian Palaia; Public: Joan Simmons

This virtual meeting was called to order at 6:05 p.m. via Zoom Meeting ID: 698 381 3097.

Town Administrator Update and Discussion

Some discussion about the MUD district development proposal. The mix of unit sizes and how it may impact Dunstable. Affordable housing criteria of a rental development versus individual unit ownership. The Affordable Housing Committee should be consulted for a more detailed discussion of the MUD district plans. Two new AB members, Lori DeGrandis and Paul Dalida, need to be sworn in by the Town Clerk before participating in AB activities.

Public Hearing to Review Annual Town Meeting (ATM) Warrant Articles

Public hearing opened at 6:27 p.m.

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

Article 1 - Reports No vote needed.

Article 2 - Unpaid Bills of FY19

1. Small Water Systems \$450.00

Requires a 4/5ths vote for approval at town meeting.

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

VOTE: FOR: Harold, Jake, Leo, Marie OPPOSE: ABSTAIN:

Article 3 - Salaries of Elected Officials

Motion to recommend as stated in ATM warrant - Marie, 2nd - Jake.

VOTE: FOR: Harold, Jake, Leo, Marie OPPOSE: ABSTAIN:

Article 4 - Operating Budget for FY21

Reference separate FY21 budget workbook for more details.

Motion to recommend as stated in ATM warrant - Leo, 2nd - Marie.

VOTE: FOR: Harold, Jake, Leo, Marie OPPOSE: ABSTAIN:

Article 5 - Free Cash Transfer for FY21 Budget

1. Free-cash used in FY21 operating budget: \$252,000

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

VOTE: FOR: Harold, Jake, Leo, Marie OPPOSE: ABSTAIN:

Article 6 - Amending the Revolving Fund Bylaw to Add New Funds: Transfer Station

Motion to recommend as stated in ATM warrant - Leo, 2nd - Marie.

VOTE: FOR: Harold, Jake, Leo, Marie OPPOSE: ABSTAIN:

Article 7 - Revolving Fund Expenditure Limits

Motion to recommend as stated in ATM warrant - Marie, 2nd - Leo.

VOTE: FOR: Harold, Jake, Leo, Marie OPPOSE: ABSTAIN:

Article 8 - Free Cash Transfer to Pay Off Highway Department Backhoe

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

VOTE: FOR: Harold, Jake, Leo, Marie OPPOSE: ABSTAIN:

Article 9 - Free Cash (\$15,000) to Replace the two Police Department Servers

This free cash transfer is Plan B for replacing the police department servers. Plan A is to get a "Green Communities" state grant. If the grant is awarded, a future TM vote will be required to undo or return this \$15,000 to the general fund.

Motion to recommend as stated in ATM warrant - Jake, 2nd - Marie.

VOTE: FOR: Harold, Jake, Leo, Marie OPPOSE: ABSTAIN:

Article 10 - Free Cash for Fire Department and Highway Department Building Repairs

1. Highway department bathroom renovations: \$5,000
2. Fire Department building office roof and sidewall reinforcement: \$10,000

Motion to recommend as stated in ATM warrant - Leo, 2nd - Marie.

VOTE: FOR: Harold, Jake, Leo, Marie OPPOSE: ABSTAIN:

Article 11 - Borrowing for Fire Truck Match

A \$68,000 loan to fund Dunstable's portion of the approximately \$400,000 fire truck. The Fire Department secured a grant to fund the balance of the fire truck purchase cost. A 2-3 year loan at around 1.25% interest.

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

VOTE: FOR: Harold, Jake, Leo, Marie OPPOSE: ABSTAIN:

Article 12 - Free Cash Transfer for Library Roof Repair

Estimated at \$15,000 but we do not have any official quotes defining the scope of work to be done. More information is needed about the scope of required roof repairs, and we should get multiple quotes.

Due to the lack of information about this Library roof repair the AB did not take a position or vote on this article.

Article 13 - Free Cash Transfer (\$78,830) for School Department Capital Assessment

Motion to recommend as stated in ATM warrant - Jake, 2nd - Marie.

VOTE: FOR: Harold, Jake, Leo, Marie OPPOSE: ABSTAIN:

Article 14 - Community Preservation Committee(CPC) Recommendations

The CPC must allocate funds into specific accounts or categories before spending. Approval of this article will make the following CPC funds allocations.

1. Specific categories: \$110,000
2. Administration: \$15,000
3. Ferrari land debt payoff: \$100,000

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

VOTE: FOR: Harold, Jake, Leo, Marie OPPOSE: ABSTAIN:

Article 15 - CPC - Tennis Court Renovations (\$182,000)

Approval of this article will make the following CPC funds allocations.

1. \$30,000 from CPC open space category
2. \$152,000 from CPC undesignated category

The renovated courts will also be marked for Pickleball.

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

VOTE: FOR: Harold, Jake, Leo OPPOSE: Marie ABSTAIN:

Article 16 - \$3,000 from CPC Historical to secure a historic water well on private property off of Pond St.

Motion to recommend as stated in ATM warrant - Leo, 2nd - Marie.

VOTE: FOR: Harold, Jake, Leo, Marie OPPOSE: ABSTAIN:

Article 17 - \$6,000 from CPC Historical for Town Hall Exterior Repair and Painting

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

VOTE: FOR: Harold, Jake, Leo, Marie OPPOSE: ABSTAIN:

Article 18 - Authorization to Purchase Emery Property

This property abuts existing conservation land with two or three building lots on High Street. Approximately 48 acres off of High Street for \$320,000.

1. Massachusetts Land Grant: \$192,000
2. CPA Undesignated Fund and Open Space Fund: \$118,000
3. Transfer from the Timber Fund: \$10,000

The \$192,000 state land grant must be secured for this purchase to move forward.

Motion to recommend as stated in ATM warrant - Leo, 2nd - Marie.

VOTE: FOR: Harold, Jake, Leo, Marie OPPOSE: ABSTAIN:

Article 19 - Main Street TIP Project, Article 97 Authorization

TIP - Transportation Improvement Project.

This is to authorize the BOS to petition the state legislature to allow use of some town owned parcels for the state funded Main Street road improvements from in front of Town Hall eastward toward Lowell Street. There is likely to be some encroachment in front of the cemetery.

There is often some eminent domain funding included in the contract in case any privately owned land is needed.

Motion to recommend as stated in ATM warrant - Marie, 2nd - Jake.

VOTE: FOR: Harold, Jake, Leo, Marie OPPOSE: ABSTAIN:

Article 20 - Solar PILOT Authorizations

These PILOTs are still under negotiations, but current estimates are that the town would receive approximately \$60,000 more revenue with the PILOTs over the 20-year agreement.

PILOT usage criteria: Is there an undue benefit to the town?

Motion to recommend as stated in ATM warrant - Jake, 2nd - Marie.

VOTE: FOR: Jake, Marie OPPOSE: Leo ABSTAIN: Harold

Article 21 - River's Edge Street Acceptance aka Chapman Street

We don't have all the HOA details, but think the homeowners are responsible for care of the drainage swales.

Motion to recommend as stated in ATM warrant - Marie, 2nd - Leo.

VOTE: FOR: Harold, Jake, Leo, Marie OPPOSE: ABSTAIN:

Article 22 - Greater Lowell Vocational Regional School District Regional Agreement Changes

At this time the AB doesn't have enough information about the proposed agreement amendments to make an informed choice.

Motion to take no position on this article as stated in ATM warrant - Jake, 2nd - Leo.

VOTE: FOR: Harold, Jake, Leo, Marie OPPOSE: ABSTAIN:

Article 23 - Relocation of English Monument

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

VOTE: FOR: Harold, Jake, Leo, Marie OPPOSE: ABSTAIN:

Article 24 - Relocation of the Rockwell Monument

Motion to recommend as stated in ATM warrant - Marie, 2nd - Leo.

VOTE: FOR: Harold, Jake, Leo, Marie OPPOSE: ABSTAIN:

Miscellaneous Topics

Motion to approve the AB June 24th meeting minutes with changes - Leo, 2nd - Marie.

VOTE: FOR: Harold, Jake, Leo, Marie OPPOSE: ABSTAIN:

Motion to approve the AB July 8th meeting minutes - Jake, 2nd - Marie.

VOTE: FOR: Harold, Jake, Leo, Marie OPPOSE: ABSTAIN:

Motion to adjourn at 9:11 p.m. - Harold, - 2nd Marie. Vote: Unanimous to adjourn

Meeting adjourned at 9:11 p.m.