



Town of Dunstable

Town Meeting

May 9, 2016

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

ADVISORY BOARD and BOARD OF SELECTMEN recommend support of this Article.



ARTICLE 2 - Fiscal Year 2016

Supplemental Appropriations: To see if the Town will vote to raise and appropriate, borrow or transfer from available funds a sum of money to supplement operating budgets for the Fiscal Year ending June 30, 2016, or take any action in relation thereto.

ADVISORY BOARD and **BOARD OF SELECTMEN** recommend no action on this Article.



Town of Dunstable - Town Meeting - May 9, 2016

ARTICLE 3 - Fiscal Year 2016

Transfers: To see if the Town will vote to transfer into various line items of the Fiscal Year ending June 30, 2016 operating budget from other line items of said budget or from other available funds, or take any action in relation thereto.

ADVISORY BOARD and **BOARD OF SELECTMEN** recommend support of this Article.



Town of Dunstable - Town Meeting - May 9, 2016

ARTICLE 4 - Community Preservation
Committee Recommended Transfers:
To see what transfers or other action
the Town may vote with respect to any
recommended action of the
Community Preservation Committee,
or take any action in relation thereto.

ADVISORY BOARD and BOARD OF SELECTMEN recommend support of this Article.



Article 4 Continued

- \$5,000 from FY2016 CP Housing Reserve for the preparation of the Housing chapter of the Master Plan
- \$1,250 from FY2016 CP Historic Reserve for the repair/restoration of the Christopher Roby frame



ARTICLE 5 - Gas, Plumbing, and Electrical Inspector's Stipend: To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute twenty four thousand and forty two dollars (\$24,042) or some other sum of money, to pay the inspectors for permits issued through fiscal year 2016, or take any action in relation thereto.

ADVISORY BOARD and **BOARD OF SELECTMEN** recommend support of this Article.



Town of Dunstable - Town Meeting - May 9, 2016

Article 5 Continued

- Currently the inspectors are paid in the current fiscal year for inspections performed in the last calendar year. This appropriation would help institute a pay as they inspect system.
- Comes from the excess overlay, not the operating budget.



ARTICLE 6 - Reserve Fund: To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute fifteen thousand (\$15,000) or some other sum of money, to the reserve fund, or take any action in relation thereto.

ADVISORY BOARD and BOARD OF SELECTMEN recommend support of this Article.



ARTICLE 7 - Capital Plan: To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute twenty thousand (\$10,000) or some other sum of money, to the fund the FY17 Capital Improvement Plan, or take any action in relation thereto.

ADVISORY BOARD and **BOARD OF SELECTMEN** recommend support of this Article.



Town of Dunstable - Town Meeting - May 9, 2016

2017:

- Building evaluations for Library, Fire, Police, and Highway to inform future capital planning years



ARTICLE 8 - Salaries Elected Officials:
To see if the Town will vote to fix the salaries of the elected officers of the town as provided by Chapter 41, Section 108 of the Massachusetts General Laws, as amended for Fiscal Year 2017, beginning July 1, 2015, or take any action in relation thereto.

ADVISORY BOARD and BOARD OF SELECTMEN recommend support of this Article.



Town of Dunstable - Town Meeting - May 9, 2016

Article 8 Continued

	Voted FY15	Voted FY16	Recommended FY17
Selectmen - Chairman	\$ 600	\$ 600	\$ 600
Member	\$ 600	\$ 600	\$ 600
Member	\$ 600	\$ 600	\$ 600
Assessors - Chairman	\$ 300	\$ 300	\$ 300
Member	\$ 300	\$ 300	\$ 300
Member	\$ 300	\$ 300	\$ 300
Town Clerk	\$28,388	\$28,956	\$29,536
Treasurer/Collector (combined)		\$49,108	\$54,927



ARTICLE 9 - Town Clerk: To see if the Town will vote pursuant to Chapter 41, section 1B of the Massachusetts General Laws, as amended, to make the office of Town Clerk appointive by the Board of Selectmen, for a term not to exceed three (3) years, subject to the approval of this vote at the next annual town election, or take any action in relation thereto.

ADVISORY BOARD and **BOARD OF SELECTMEN** recommend no action on this Article.



Article 9 Continued

- Appointed employees hired for qualifications, such as CMMC.
- Clerk would remain elected through the term being voted on May 16, 2016.
- Similar to what was done with the Treasurer/Collector.
- Both the Article and the Ballot Question need to pass.



ARTICLE 10 - 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 2017, beginning July1, 2016, or take any action in relation thereto.



Budget Overview



Budget

ADVISORY BOARD and **BOARD OF SELECTMEN** recommend support of this Article.



Town of Dunstable - Town Meeting -May 9, 2016



GDRSD Budget Overview FY2017

Presented by
Groton-Dunstable Regional School Committee
Stephanie Cronin and Jennifer McKenzie

Dunstable Assessment for GDRSD

	FY16	FY17	Difference
Operating	\$4,779,790	\$5,712,832	\$933,042
Debt	\$392,694	\$361,264	(\$31,430)
Total	\$5,172,484	\$6,074,096	\$901,612



State of our District

- Groton-Dunstable remains a highly regarded district, with many strengths:
 - Wonderful students
 - Dedicated teachers
 - Engaged parents
 - Strong administrative leaders
 - Supportive community
- But our schools are facing a number of challenges...

GROTON-DUNSTABLE
REGIONAL SCHOOL DISTRICT



Needs Assessment

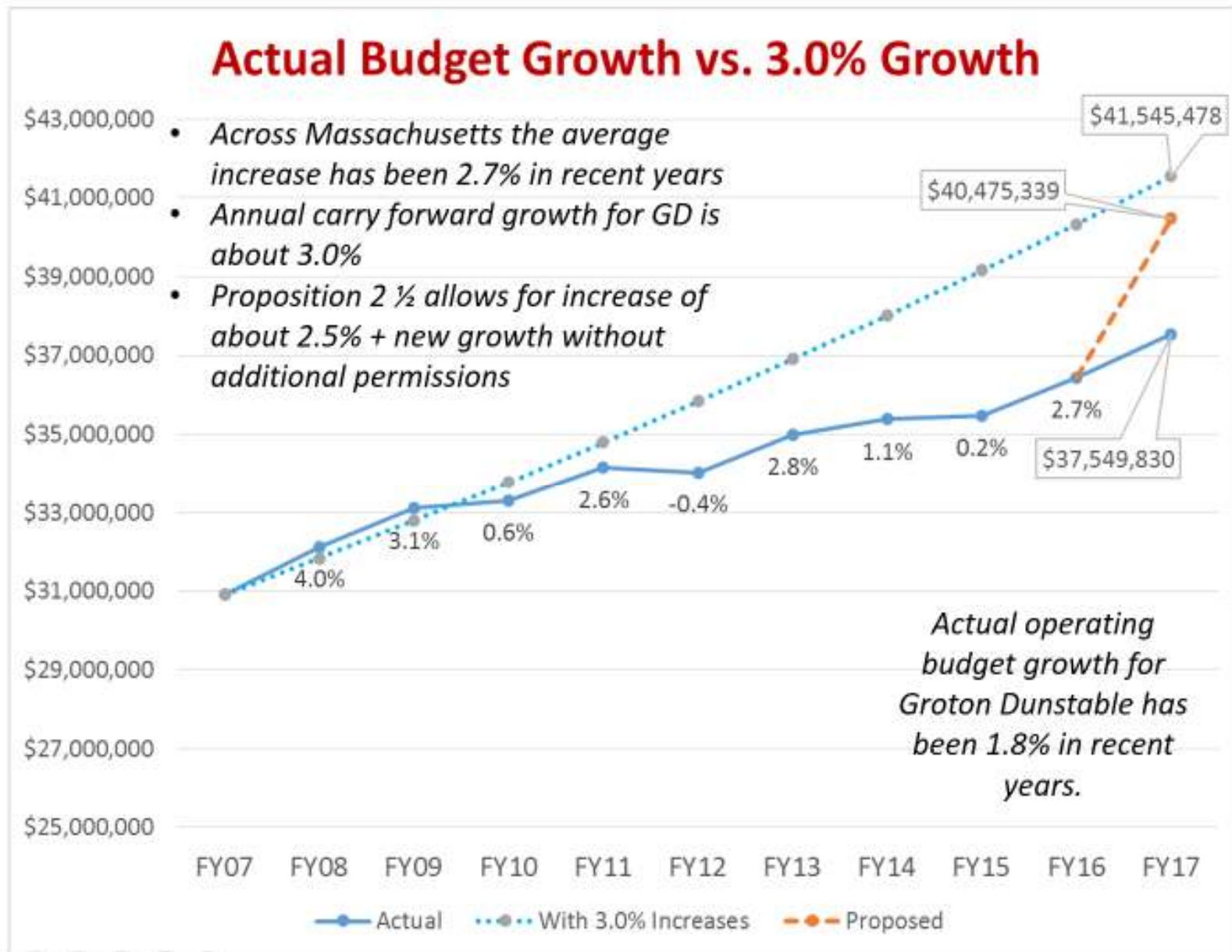
FALL 2015



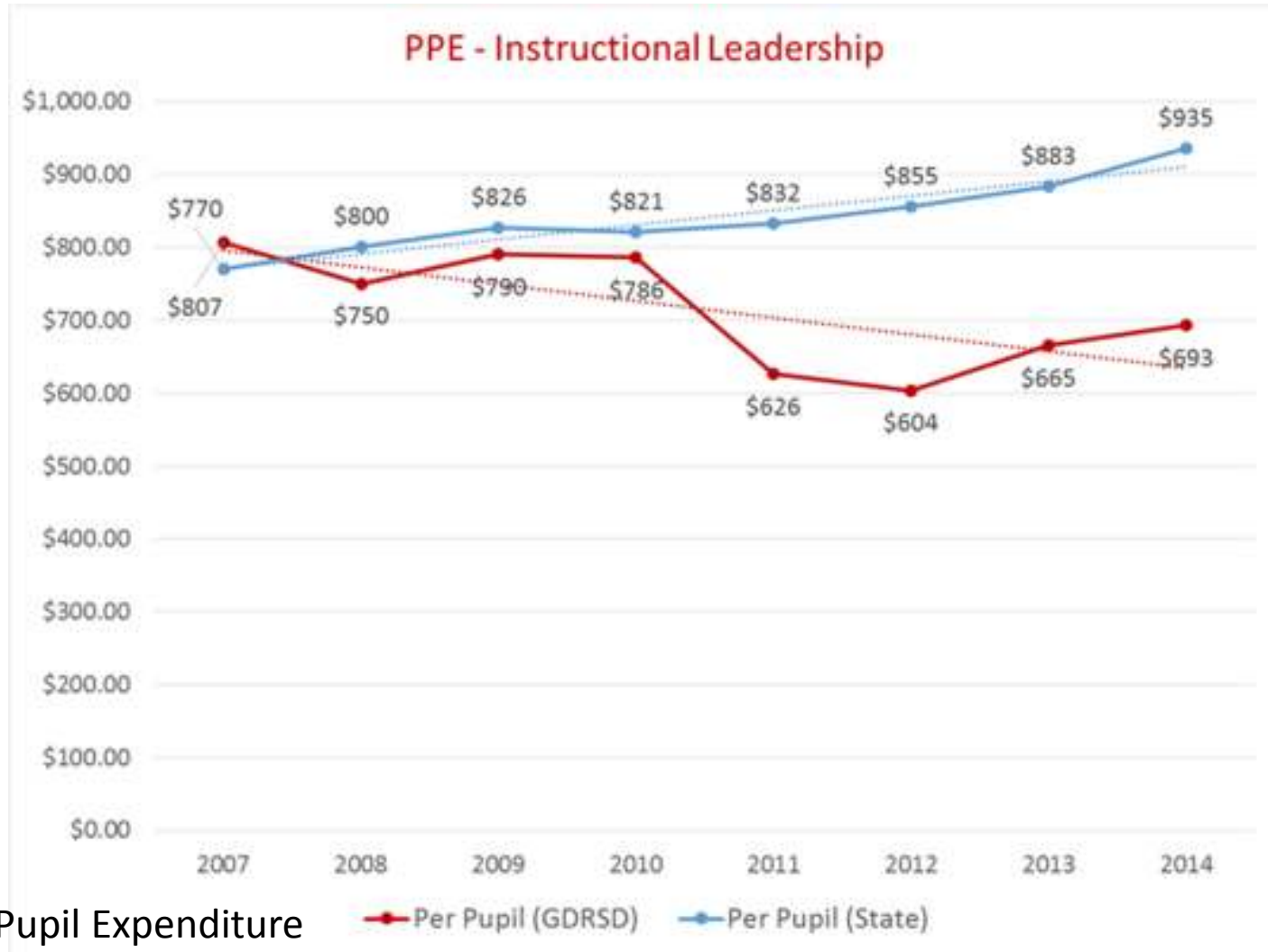


[Needs Assessment Video](#)

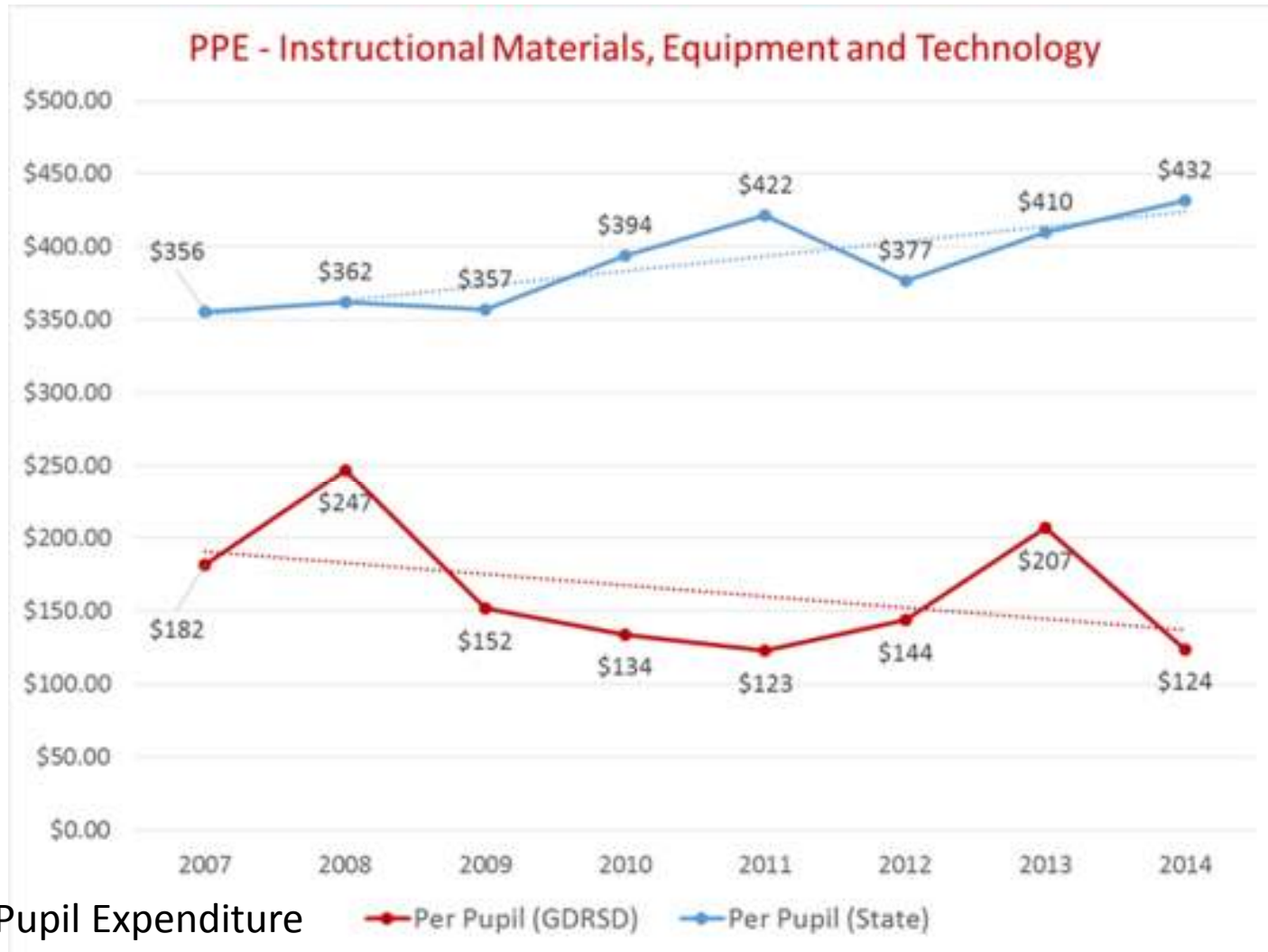
Why have these cuts taken place?



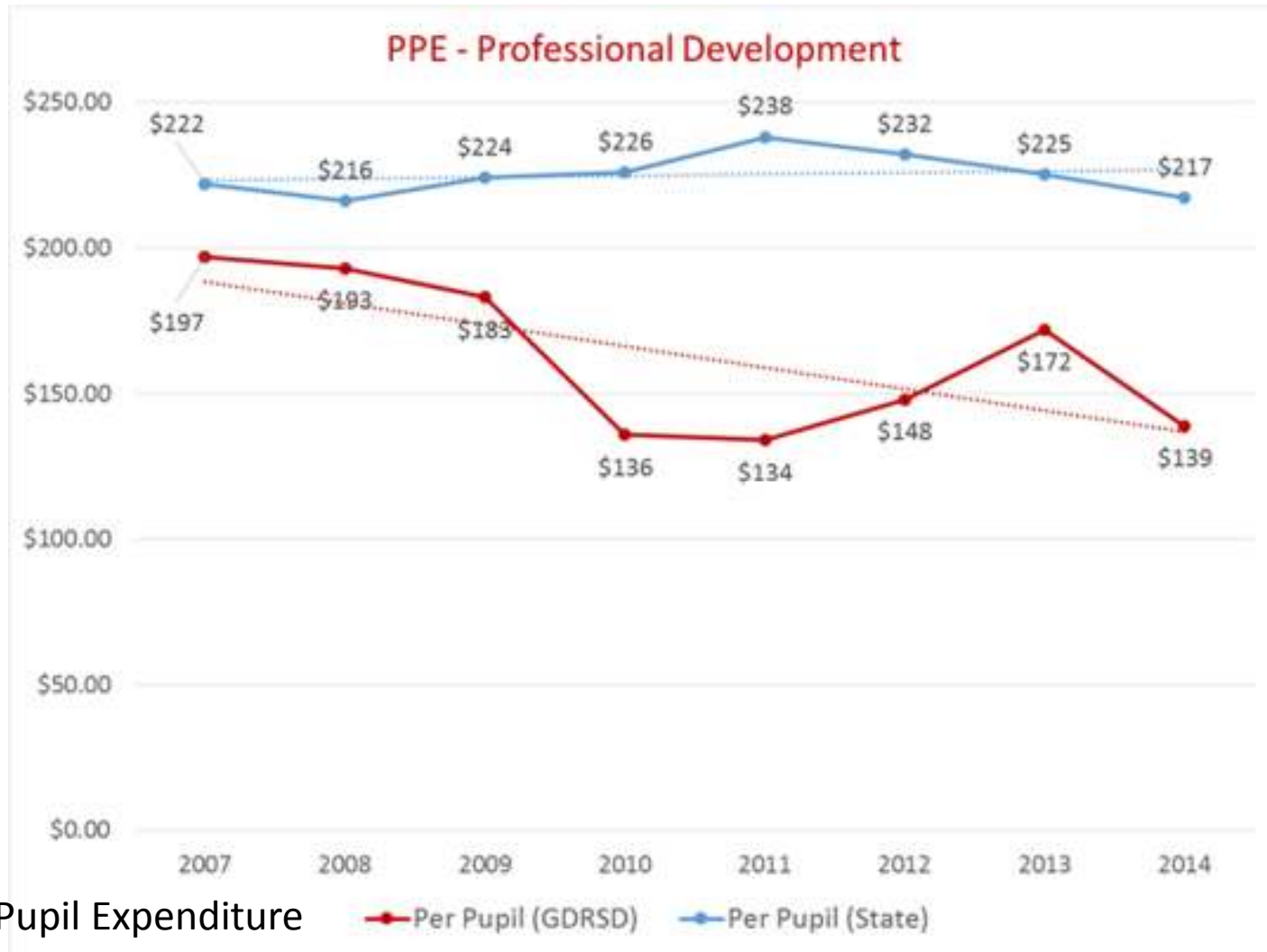
Cuts Have Impacted Learning Curriculum Leadership



Cuts Have Impacted Learning Instructional Materials



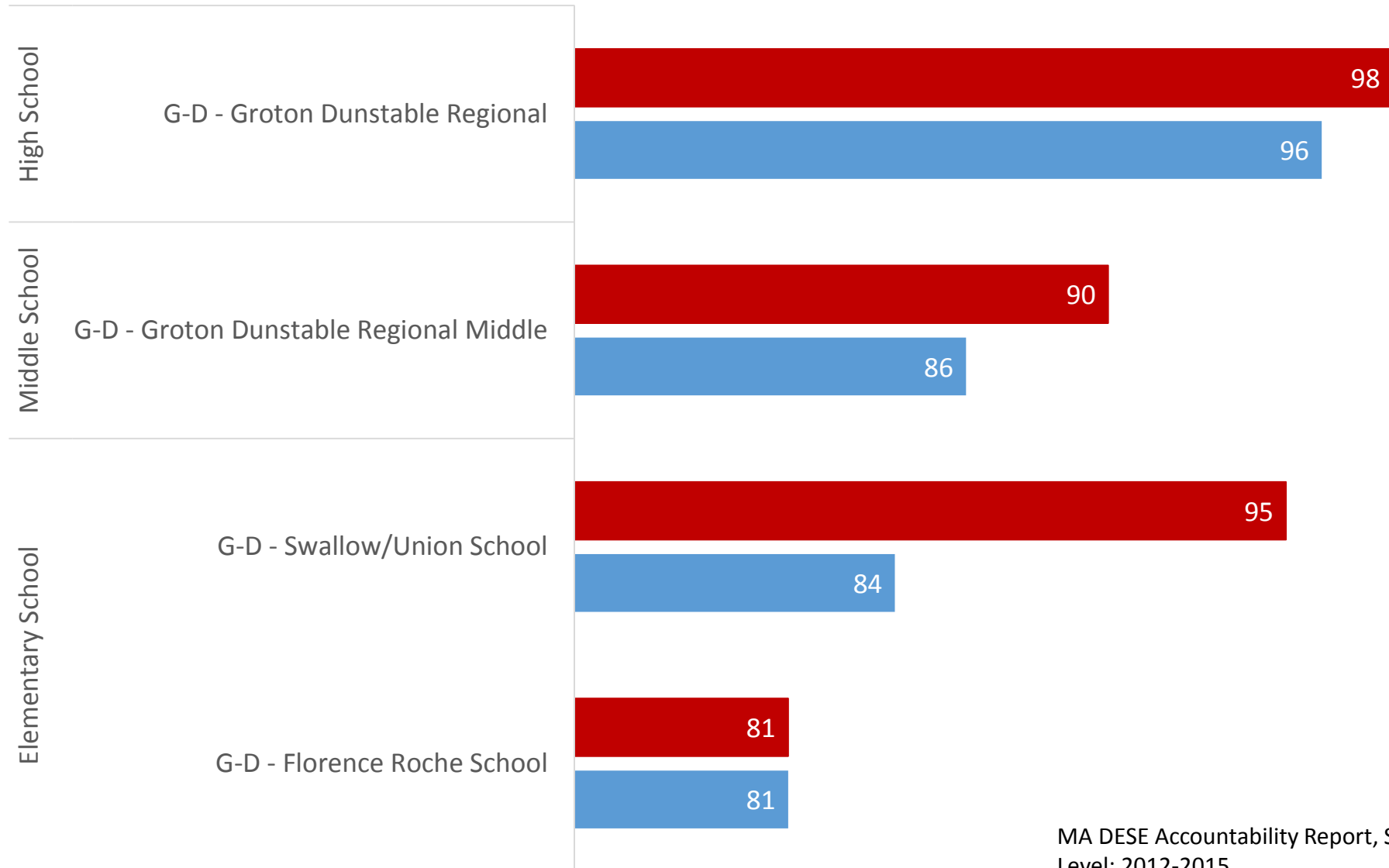
Cuts Have Impacted Learning Professional Development



G-D Declining Relative to Other Schools

State Percentile Rank by School Type and Year

■ 2012 ■ 2015



Changing Revenue Demands

FY 2007 to FY 2015

Fiscal Year	State Mandated Minimum Spending (Required Net School Spending)	Chapter 70 (State Aid)	Required Local Contribution	Actual Net School Spending	Spending Above State Mandated Minimum
2007	\$22,069,166	\$10,590,960 (48% of RNSS)	\$11,478,206 (52% of RNSS)	\$26,126,887	\$4,057,721 18% above RNSS
2015	\$29,341,465	\$10,513,273 (36% of RNSS)	\$18,828,192 (64% of RNSS)	\$29,827,764	\$486,299 1.7% above RNSS
	↑33%	↓1%	↑64%	↑14%	

The State sets minimum education spending level for each district on an annual basis, called Required Net School Spending (RNSS).

What are our Needs

1. We need to **reverse declining student performance in core areas** caused by the loss of essential staffing and resources.
2. We need to **restore and improve programs to meet the needs of students** in the areas of the arts, library science, physical/behavioral health, technology and engineering, and foreign language.
3. We need to **provide comprehensive social and emotional support** to our students.
4. We need to **improve performance of students with disabilities** while meeting the needs of all learners.
5. We need to **provide essential support services** including kindergarten assistants, technology support staff, nursing staff, custodial and maintenance staff, business office staff, and administrative assistants.

How are they addressed in the FY2017 Budget?

- 18.5 Teachers (FTEs)
- 14 Support Staff (FTEs)
- 2 Network Technicians
- 1.5 Administrative Asst.
- 1 Maintenance Employee
- 2 Custodial Employees
- Academic Supports
- Social & Emotional Supports
- Curriculum Coordination
- Instructional Materials
- Data Management System
- Professional Development

Budget Process Overview

- Approval at Town Meeting tonight.
- Town Elections – a ballot vote on
May 16th from 12 – 8 PM
at the Dunstable Library
- Ballot voters determine if the Town of Dunstable can increase property taxes to provide needed revenue for the budget during the coming fiscal year.
- The same approvals are needed this year in the Town of Groton. Without the necessary approvals from both Towns, the School District budget is not finalized.

Additional Information

www.GDRSD.org

Budget and FAQs Handout

Information Session

May 10th at 7:00 PM at the GD Middle School

Stephanie Cronin sjcronin@gdrsd.org (978) 649-6930

Jennifer McKenzie jMcKenzie@gdrsd.org (781) 789-2251

Superintendent Dr. Rodriguez krodriguez@gdrsd.org (978) 448-5505

Article 10 Continued

Proposed Deficit: \$1,107,506
Total FY17 Budget: \$10,272,153

Increase 12.4% over FY16

The split in the override between municipal
and School is approximately:

40% municipal
60% GDRSD



What is driving that deficit?

- \$36,000, approximately, to adjust municipal employees' recommended by the Personnel Board
- A 2% Cost of Living Adjustment (COLA) for municipal employees, totaling approximately \$32,000
- \$17,947 to transition out of police cruiser leases into purchasing those
- \$933,042 for GDRSD to fund the recently published Needs Assessment requests, and to maintain traditional carryover costs
- \$58,529 for Greater Lowell Technical Vocational School
- \$12,665 to maintain a highway truck for another year, rather than purchase a new one
- \$27,000 in Veterans' Benefits to accommodate new residents who are eligible for such benefits
- \$11,080 to provide final payment for engineering costs related to the reconstruction of Main Street



Personnel Board

- May 2015 Personnel Bylaw Adopted
- Personnel Bylaw requires creation of a wage Classification Plan
- Classification Plan research showed some classes not paid in-line with similar communities
- All employees to be treated fairly and equitably



Support for the GDRSD Needs Assessment

Thoughtful Leadership trying to do what is best for our students.

Support as the Town would any other Department.



Article 10 Continued

Free Cash **\$311,377**

11/17/2015	Article #	Amount
	1	\$3,977
	3	\$30,000
	4	\$4,710.81
	6	\$5,518
	8	\$7,000
	9	\$5,637
		\$254,534.19
5/9/2016	6	\$15,000
	7	\$10,000
	BALANCE	\$229,534.19



Article 10 Continued

Fiscal Year	Certified Free Cash	Spent	On What?	Reduce Levy	Total Free Cash Spent
2015	\$311,377	\$56,743	Old Bills, Fire Communications, NMCOG, Pond Street, Library Design, TH Elevator	\$0	\$56,743
2014	\$424,798	\$71,810	TH Furnace, MS4, Police Vests, Transfer Fence, Roll-Offs,	\$200,000	\$271,810
2013	\$554,081			\$200,000	\$200,000
2012	\$397,495	\$10,000	Reserve	\$226,818	\$236,818
2011	\$103,412	\$23,000	Police Floor, Library Lighting	\$62,096	\$85,096
2010	\$179,010	\$37,924	Line Painting, Old Bill, Copier, Tuition, River Street Roof	\$68,937	\$106,861
2009	\$152,612	\$20,665	Tuition	\$67,976	\$88,641
2008	\$151,578	\$7,858	Pumper Truck Repairs, Nashua River Engineer	\$97,024	\$104,882
2007	\$188,046	\$0		\$95,975	\$95,975



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Override History

2000	\$139,714	<i>PASSED - GDRSD</i>
2003	\$527,052	Failed
	\$391,212	Failed
2004	\$93,466	Failed
2007	\$396,388	Failed
	\$278,948	Failed
2008	\$220,788.41	<i>PASSED - Municipal (snow)</i>
2010	\$309,647	Failed
2014	\$200,000	<i>PASSED - Combined</i>



What impact does the override have on an average resident tax bill?

\$1,110,000 Override

\$2.32 increase to the tax rate

\$405,590 average home assessment

\$940.97 on the tax bill of the
average home



Debt Exclusion

2 debt exclusion questions on the ballot:

- Middle School Roof
- Greater Lowell Technical Renovation

Already incurred the debt...excluding from the Proposition 2 ½ calculation.



Selectmen's Comments



ARTICLE 11 - Chapter 90: To see if the Town will vote to appropriate a sum of money from the proceeds due to the Town under the provisions of Massachusetts General Laws Chapter 90, or take any action in relation thereto.

ADVISORY BOARD and BOARD OF SELECTMEN recommend support of this Article.



ARTICLE 12 - Main Street Engineering: To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute eleven thousand and eighty dollars (\$11,080) or some other sum of money, to supplement the funds available for the engineering of the Main Street road reconstruction, or take any action in relation thereto.

ADVISORY BOARD and BOARD OF SELECTMEN recommend support of this Article.



Town of Dunstable - Town Meeting - May 9, 2016

ARTICLE 13 - Consultant to Assist Town with MS4 Permit Requirements: To see if the Town will vote to raise and appropriate, borrow, transfer from available funds, or any combination thereof, a sum of money to supplement the funds encumbered in account #0001-04-422-5300-2016-000 for a consultant to assist the Town in meeting the stormwater management requirements of any MS4 Permit issued to and for the Town, or take any action in relation thereto.

ADVISORY BOARD and BOARD OF SELECTMEN recommend no action on this article.



ARTICLE 14 - Community Housing Feasibility Study: To see if the Town will vote to reallocate the funds approved on October 20, 2014 for a Community Housing Feasibility Study of the Best Triangle to a Community Housing Feasibility Study of the MUD District on Rt. 113, or take any action in relation thereto.

***ADVISORY BOARD and BOARD OF SELECTMEN** recommend support of this article.*



ARTICLE 15 - Lighting at Dunstable Free Public Library: To see if the Town will vote to reallocate the funds approved on May 9, 2011 for design services to retrofit in the interior lighting at Dunstable Public Library to purchase and installation of said lighting, or take any action in relation thereto.

ADVISORY BOARD and **BOARD OF SELECTMEN** recommend support of this article.



Town of Dunstable - Town Meeting - May 9, 2016

ARTICLE 16 - Dunstable Free Public Library Doorway Revisions: To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute one hundred and fifty thousand dollars (\$150,000) or some other sum of money, to construct the revisions to the entrance and egress to the Dunstable Free Public Library, or take any action in relation thereto.

ADVISORY BOARD and BOARD OF SELECTMEN recommend support of this article.



Town of Dunstable - Town Meeting - May 9, 2016

ARTICLE 17 - Swallow and Union Schools Lease: To see if the town will vote to authorize the Board of Selectmen to enter into a lease, or renew or extend any existing lease, with the Groton-Dunstable Regional School District relative to the Swallow and Union Schools, for a term of twenty (20) years, or any other term, at an annual rent of \$1.00, or any other amount, hereby granting to said Board of Selectmen full power and authority to do all things ordered to such purposes, or take any action in relation thereto.

ADVISORY BOARD and **BOARD OF SELECTMEN** recommend support of this article.



ARTICLE 18 - Citizen Energy PILOT: To see if the Town will vote to ratify the PILOT (Payment in Lieu of Taxes) relative to property adjoining the location of the former Charles George landfill negotiated by the Assessors and approved at their March 31, 2016 meeting, or take any action in relation thereto.

ADVISORY BOARD and **BOARD OF SELECTMEN** recommend support of this article.



Town of Dunstable - Town Meeting - May 9, 2016

The annual payment
over 20 years will be
\$12,497/year.

Straight Line Depreciation	
Depreciation	Tax Due
100%	\$20,995
95%	\$20,244
90%	\$19,562
85%	\$18,845
80%	\$18,091
75%	\$17,300
70%	\$16,469
65%	\$15,599
60%	\$14,687
55%	\$13,732
50%	\$12,733
45%	\$11,689
40%	\$10,598
35%	\$9,459
30%	\$8,270
25%	\$7,029
20%	\$5,736
15%	\$4,388
10%	\$2,984
5%	\$1,522
TOTAL	\$249,933
Ave/year	\$12,497
\$ per MW	\$13,885



ARTICLE 19 - Fiscal Year 2017 Transfer to Stabilization: To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money, and if so what amount, for the Stabilization Fund pursuant to Massachusetts General Laws Chapter 40, Section 5B, or take any action in relation thereto.

ADVISORY BOARD and **BOARD OF SELECTMEN** recommend no action on this article.



ARTICLE 20 - Applicant Fee Revolving Fund: To see if the Town will vote to establish a new Revolving account as allowed by Massachusetts General Laws Chapter 40, Section 52E ½ , to be used to fund the on-line permit software application not to exceed \$10 an application, or take any action in relation thereto.

ADVISORY BOARD and **BOARD OF SELECTMEN** recommend support of this Article.



Town of Dunstable - Town Meeting -May 9, 2016

ARTICLE 21 - Revolving Funds: To see what revolving funds the Town will vote to authorize or reauthorize pursuant to Massachusetts General Laws Chapter 44, Section 53E1/2 for the Fiscal Year 2017, beginning July 1, 2016, or take any action in relation thereto.

ADVISORY BOARD and **BOARD OF SELECTMEN** recommend support of this Article.



Article 21 Continued

Revolving Fund	Authorized Authority	Receipts Credited	Spending Purpose	FY Spending Limit
Cemetery	Cemetery Commission	Receipts collected from sale of lots, interment fees and other such pertinent fees appertaining to the cemetery.	Operation and/or maintenance of the cemetery including the payment of wages or salaries of employees of such facility who are not full time employees of the Town.	\$8,500.00
Recreation	Recreation Commission	Funded through donations, fund raising efforts, grants, and receipts for usage permits.	Expended for the repairs, maintenance and/or improvement to town recreational sites (including Town Field, Larter Field, tennis courts, and any other facility under Recreation purview.)	\$7,000.00
COA Transport	Council on Aging	Funded through donations, fund raising efforts, grants, and receipts from usage fees, etc.	Van transportation and miscellaneous transportation costs, etc.	\$1,000.00



ARTICLE 22 - Transfer Station: To see if the Town will vote to discontinue operation of the Transfer Station as an enterprise fund and treat it as a department of government operations, with the enterprise fund balance closing accordingly to the General Fund, or take any action in relation thereto.

ADVISORY BOARD and **BOARD OF SELECTMEN** recommend support of this Article.



Town of Dunstable - Town Meeting -May 9, 2016

Article 22 Continued

- Enterprise funds are usually self sustaining funds.
- The Transfer Station is subsidized by the operating budget.
- This moved the entire budget for the Transfer Station to the operating budget, and the local receipts accepts its revenue.



ARTICLE 23 - Water Department: To see what sums or sums the Town will vote to appropriate to operate the Water Department or take any action in relation thereto.

ADVISORY BOARD and BOARD OF SELECTMEN recommend support of this Article.



ARTICLE 24 - Community Preservation
Committee Recommendations: To see
what transfers or other action the
Town may vote with respect to any
recommended action of the
Community Preservation Committee,
or take any action in relation thereto.

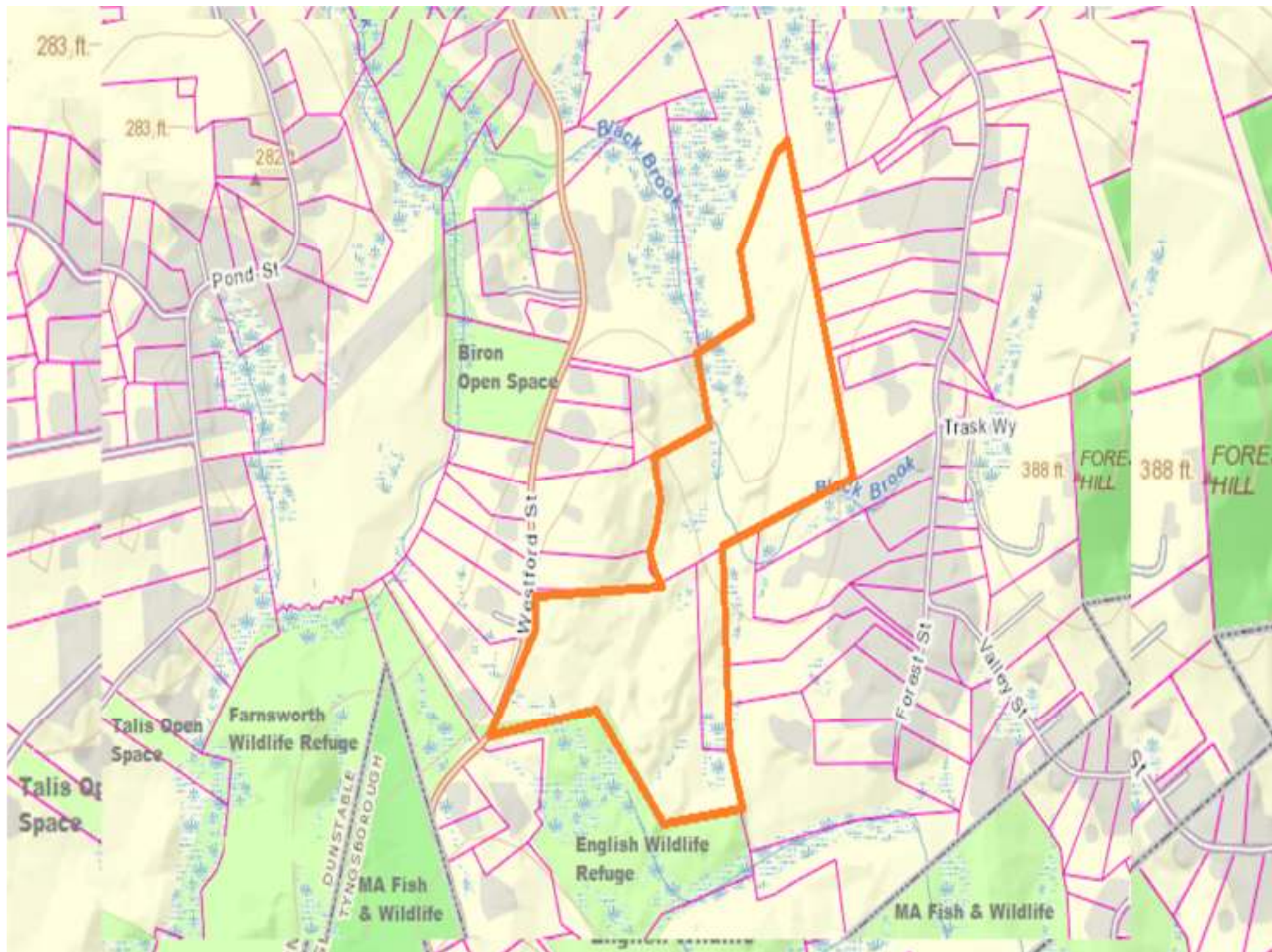
ADVISORY BOARD and BOARD OF SELECTMEN recommend support of this Article.



ARTICLE 25 - Conservation Restriction: To see if the Town will vote to raise and appropriate, borrow, or transfer from available funds, or any combination thereof, a sum or sums to purchase through the Conservation Commission, on behalf of the Town, a Conservation Restriction as defined in Massachusetts General Laws Chapter 184, Section 31, as amended, on certain real property situated on Westford Street, comprising approximately eight seven (87) acres, believed to be owned by Lauren Chaney, and further, to determine whether the town will seek and/or accept any gifts or grants therefor, or apply funds under the control of the Community Preservation Committee, or take any action in relation thereto.

ADVISORY BOARD and BOARD OF SELECTMEN take no position on this Article.









Westford Street Proposed Conservation Restriction

Total acreage: 87 acres

10 acres currently cleared for
agriculture

77 acres of forest to remain in
silviculture

Property is currently in Chapter 61.

Frontage: 900' on the east side of
Westford St.

Property will be open to the public to
use designated logging roads.



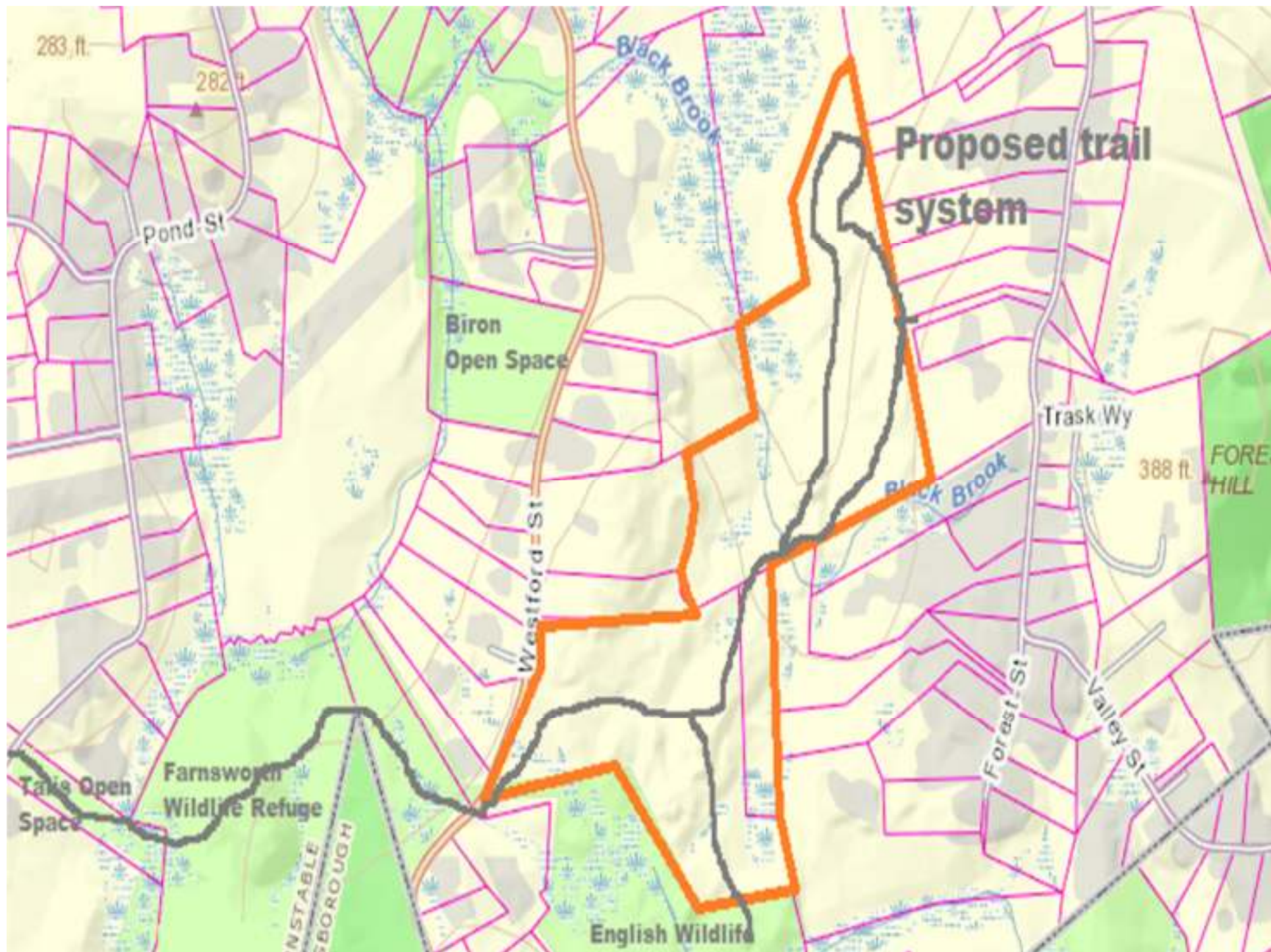
Reason for Conservation Restriction purchase

Benefits to Town of Open Space

- Abuts ca. 350 a. of protected land (Town, F&W, DRLT) so it contributes to the benefits of large tracts of undeveloped land.
- This will allow for creation of an excellent trail system as the CR will provide for public access to logging roads.
- Excellent wildlife habitat as seen in pictures of moose, deer, fox, bobcat, raccoon, turkey and porcupine.
- Open space has aesthetic value and provides the rural character of the town.
- This property is a well-managed, productive forest that has been under chap. 61 forestry plan for 30+ years.
- Preserving forests provides fresh air, light and a sound pollution buffer; lies between Forest & Westford Streets with lots of houses
- Black Brook a 1st order stream that provides aquifer recharge to the town and private wells – (we're ALL on wells).
- Prevents the construction of 4 to 7 houses in the short term; probably more long term.

Why a Conservation Restriction?

- The owner would like to continue to farm (trees, pasture, blueberries), but needs the money.
- Provision of the CR allows for public access to the property.
- Provides all benefits of open space, in perpetuity yet is privately managed relieving the town of that responsibility.
- Not more than 10 acres cleared -- where it is NOW. The rest must remain as forest.
- The land remains economically active: timber harvest jobs, income taxes. The real estate tax stays same (Chap 61)
- STANDARD provisions in a CR:
 - no development
 - land may not be broken up/subdivided
 - no dumping/junk/etc. on land
 - no removal of soil, minerals, etc.
 - some kind of public access
 - special conditions (e.g. right to farm, use machinery, timber with guidelines, etc.)











042F 01:24AM 10/25/2012 00004 DUNST



043F 07:03PM 12/03/

052F 08:03AM 04/30/2013







Appraised Value of Westford Street property:

Total: \$750,000 (from 2015 appraisal)

Dev: \$663,000 (development value)

Agr: \$ 87,000 (agriculture/forest value)

The Conservation Restriction is the purchase of the development value.

Financing:

State: (LAND Program): \$397,800.00

Town (CPA): \$246,568.24* **

Town Forest Timber Fund \$ 18,631.76

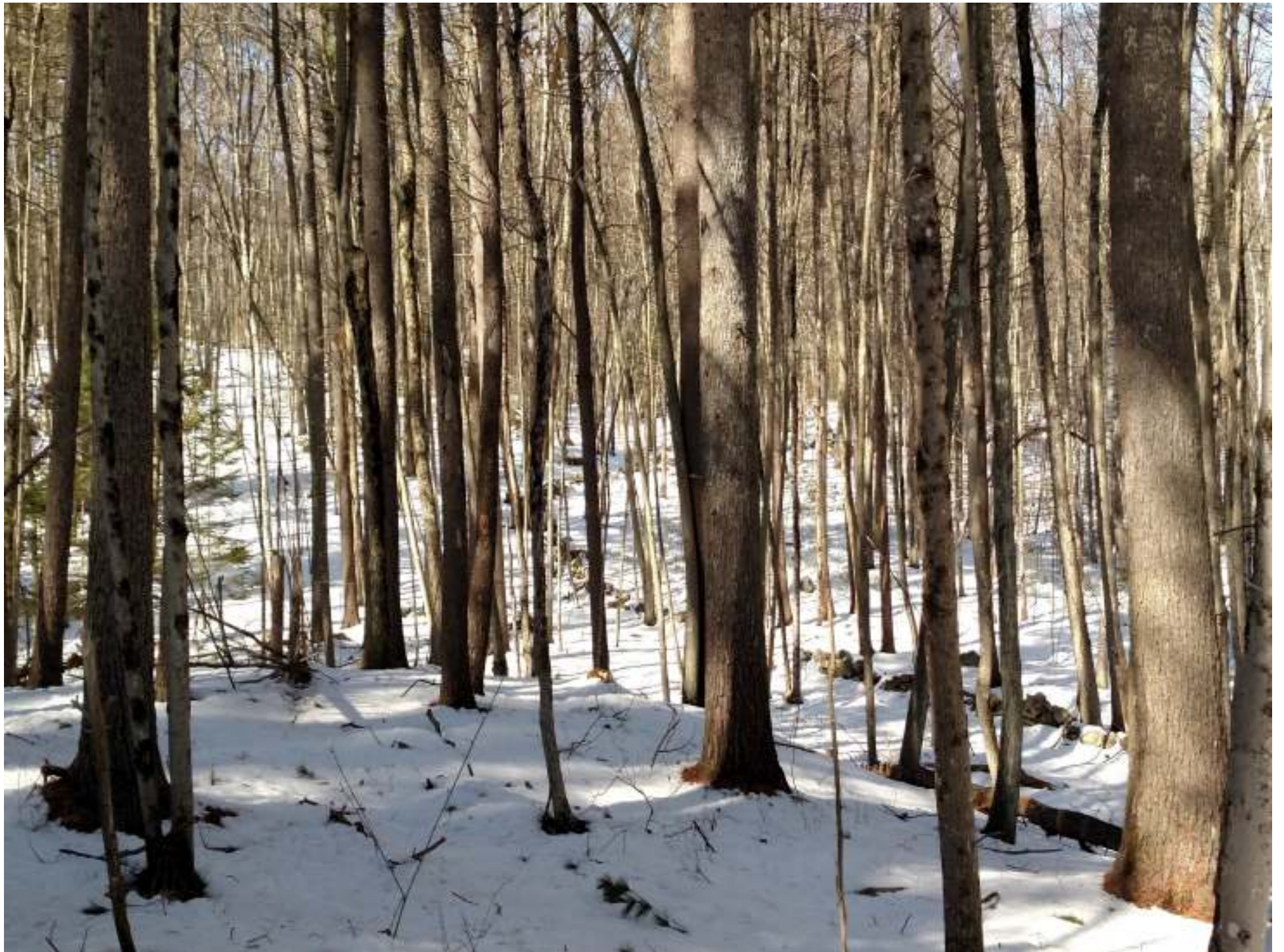
\$663,000.00

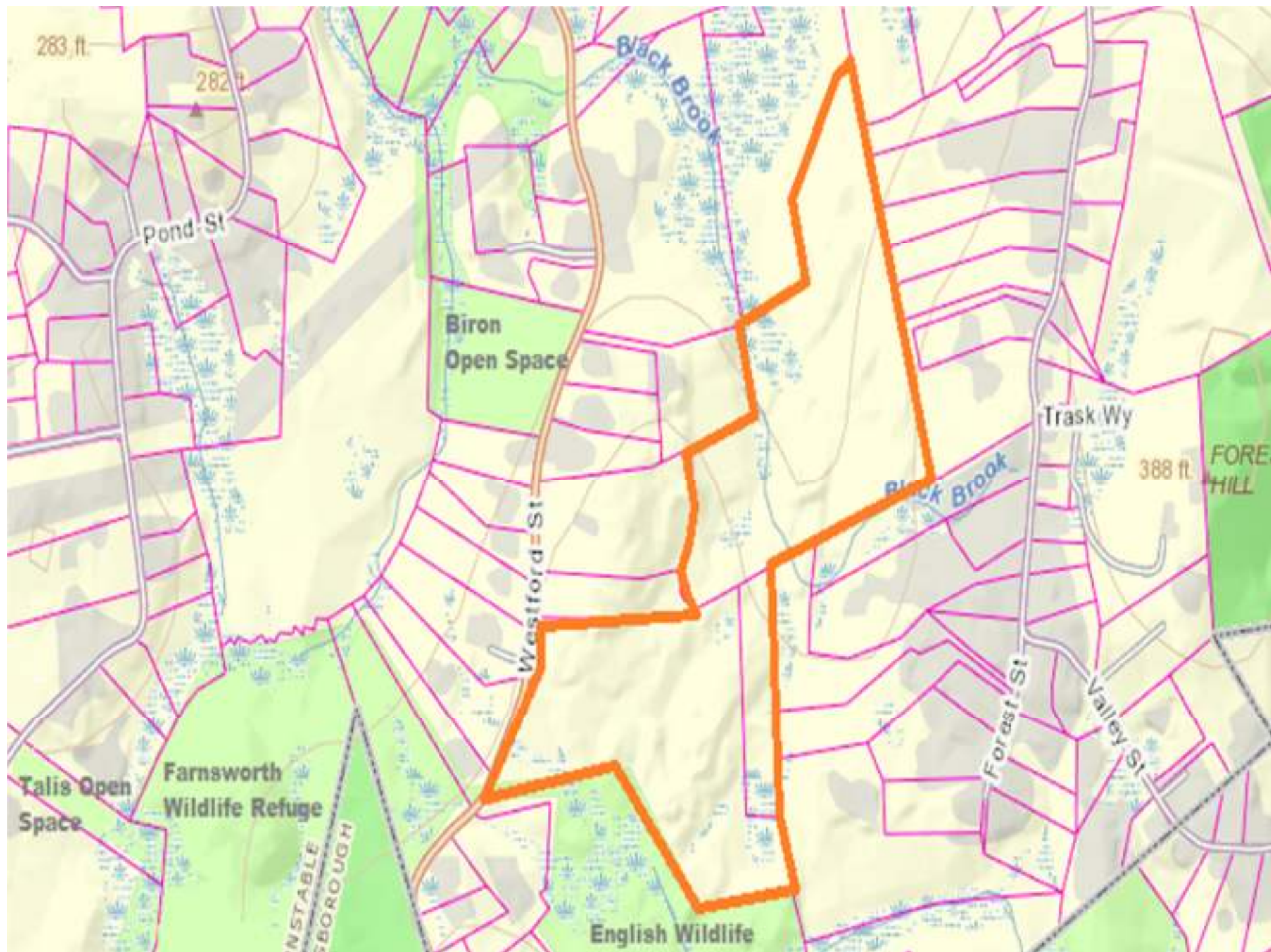
This is conditional on the receipt of the grant by the State LAND program.

**** Approximately \$100,000 comes from the State match**



05/06/2016





Town of Dunstable - CPA Balances

Before Town Meeting:

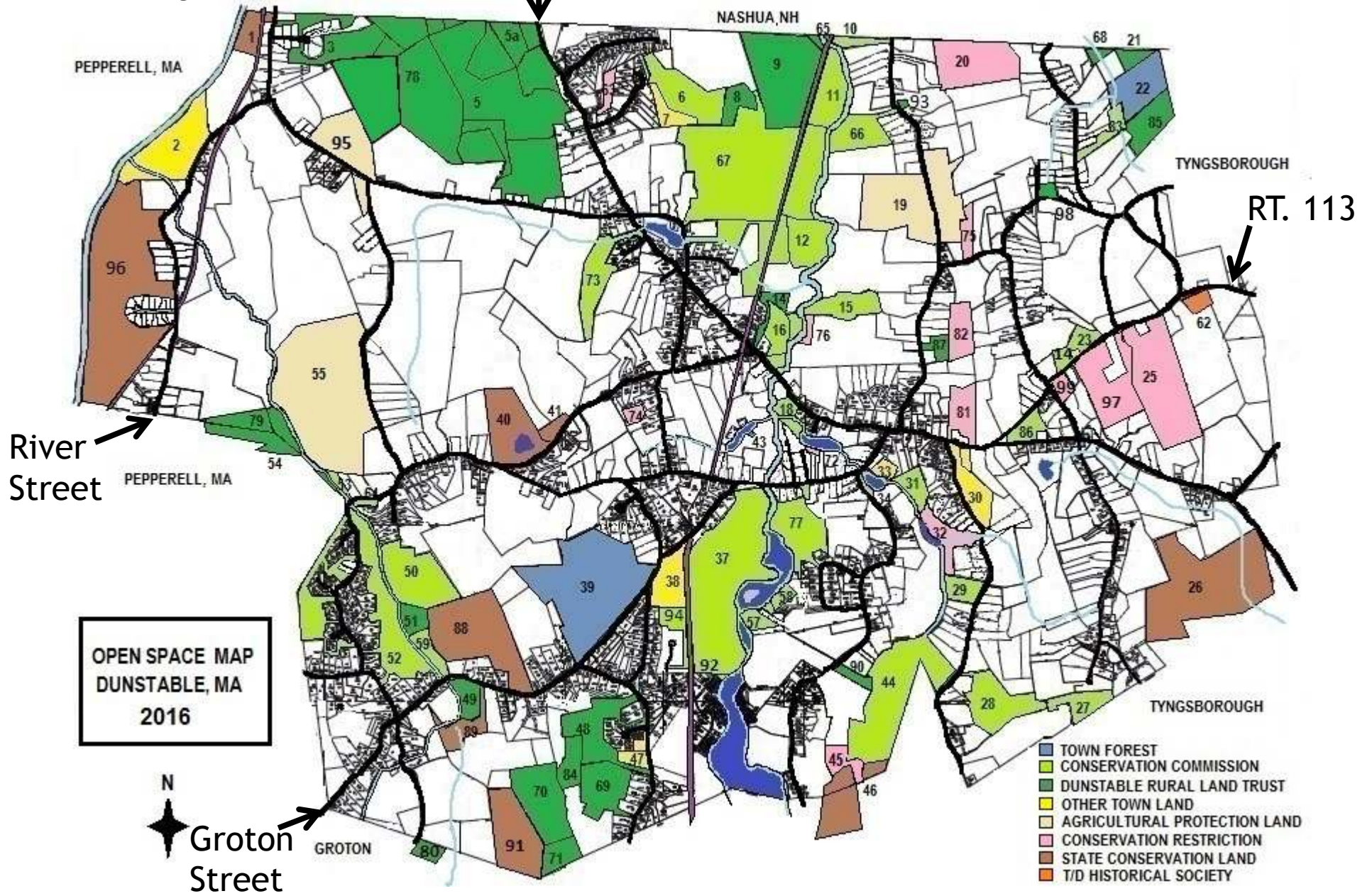
Open Space	\$67,067.50
Historic	\$246,916.50
Housing	\$243,067.50
Undesignated	\$503,165.13

After Articles, before Revenue:

Open Space	\$41,067.20
Historic	\$241,716.50
Housing	\$238,067.50
Undesignated	\$245,796.89



Article 25 Continued Main Street



Article 25 Continued

LIST OF PARCELS IN DUNSTABLE (Town, DRLT, CC, APR, CR, State)			01/25/2016		
	Acres			Acres	
1 Nashua River Rail Trail-Kirkpatrick (Fish&Wildlife)	35.17	49 Unkety Brook Meadow-McGovern (DRLT)		14	
2 River Street Property-Pelletier (Town)	39	50 Unkety Woods Preserve-self help #3 (CC)		62	
3 Robbins Farm Open Space (DRLT)	36.86	51 Algrove Open Space (DRLT)		15	
4 Blood Cemetery (Town)	0.34	52 Unkety Brook Conservation Area (CC)		88.86	
5 * DRLT Wildlife Preserve (CR #2 on 162.57 acres) DRLT	318.33	53 Gardner Conservation Area (Town/CC)		3	
6 Blanchard Hill Conservation Area (Town/CC)	39.38	54 Lupien Open Space (DRLT)		6	
7 Blanchard Hill (Water)	10.89	55 Larter Farm APR (private)		127	
8 Chaney Park (DRLT)	8	56 Rideout Cemetery (Town)		0.51	
9 Flat Rock Hill Quarry Open Space (DRLT)	86	57 Holmes Conservation Area-self help #1 (CC)		5	
10 Stone Arch Bridge Conservation Area (CC)	12.24	58 Goldthwaite Conservation Area (CC)		1.3	
11 Kennedy Conservation Area (CC)	50	59 Keyes Meadow Conservation Area (CC)		18	
12 Proctor-Grater Lumber Lots (Town/CC)	30	60 Chapman Conservation Area (CC)		1.7	
13 Joint Grass Brook Conservation Area (CC)	21.16	61 Old Town Well Field/Old Town Scales (Town)		1.59	
14 Mill Brook Open Space & CR (DRLT)	7.24	62 Tyngsboro/Dunstable Historical Society		6	
15 Helen Sawyer Hogg Conservation Area (CC)	27	63 Blanchard Hill CR #6 (private)		13.36	
16 New Town Well Field (Water) & Urghart Cons. (CC)	18.4	64 Craven Conservation Area (CC)		2.22	
17 Sargent Conservation Area (CC)	3	65 Tully Open Space (DRLT)		3	
18 Tercentenary Reservation-Sawyer (CC)	5	66 Amos Kendall Cons Area-self help #4 (CC)		25.16	
19 Kennedy APR (private)	83.45	67 Flat Rock Hill Cons Area-self help #5, CPA, CC, CR		148	
20 Sky Meadow Golf Course CR on 49.27 acres (private)	49.27	68 Kennedy/Hardy Street Open Space (DRLT)		11.87	
21 Spectacle Hill Open Space (DRLT)	1	69 Woods/Horse Hill Open Space (DRLT)		29.95	
22 Gage Town Forest (Town Forest Committee)	37.19	70 Matson Open Space (DRLT)		45	
23 Meeting House Hill Conservation Area (CC)	13.48	71 Groton Land Foundation (F&W)		17.5	
24 Meeting House Hill Cemetery (Town)	0.43	72 Fox Run Parcel Conservation Area (Town/CC)		2.14	
25 Larter Family Estates CR #9 (private)	75.52	73 Stoddard Conservation Area & CR (CC)		32.01	
26 Dunstable Brook Wildlife Mgmt Area-Larter (Fish&Wild)	125.04	74 Brook Street/Depot Street CR (private)		7	
27 Balsler Forest Conservation Area (CC)	17.78	75 Russell CR (private)		17.86	
28 Whippoonell Wildlife Refuge-English (CC)	34	76 Lawkas CR (private)		10.4	
29 Birn Conservation Area (CC)	10	77 Parkhurst Street Conservation Area (CC)		16.67	
30 Central Cemetery (Town)	26.42	78 Tully Farm Open Space (DRLT)		55.59	
31 Bacon Conservation Area (CC)	11.4	79 Off River Street Open Space (DRLT)		11.5	
32 Black Brook CR (Private)	25.5	80 Dan Parker Rd. Open Space (DRLT) in Groton			
33 Town Commons & Fields (Town)	15.88	81 Hardman CR (private)		14.33	
34 Shaw Conservation Area (CC) (1 acre land/4 water)	5	82 Sears CR (private)		15	
35 Curtis Conservation Area (CC)	2	83 ** Howards Brook & CR(CPA)(CC) self help #6 denied		10.89	
36 Mixed Use District (Town)	29.52	84 Hall Street (Sabb) Open Space (DRLT)		16	
37 Spaulding Proctor Reservation (CC)	96.44	85 Danforth Road Property (DRLT)		24	
38 Larter Memorial Field (Town/Recreation)	26.3	86 Best Triangle Parcel-2w/CR (CPA) (Town/CC)		12.04	
39 Pierce Town Forest (Town Forest Committee)	131	87 Tobey Parcel (DRLT)		6.72	
40 Hawk Swamp Wildlife Mgmt Area (Fish & Wildlife)	55	88/89 Gorguis/Woods/Georges Wildlife Mgmt Area (F&W)		102	
41 Beagle Club (Fish & Wildlife)	6	90 Tails Open Space (DRLT)		4.7	
42 Swallow Cemetery (Town)	0.54	91 Waterhouse Wildlife Mgmt. Area (Fish & Wildlife)		47	
43 Randolph Open Space (DRLT)	0.16	92 Drummeys Parcel (CC)		0.197	
44 Farnsworth Wildlife Refuge (CC)	94.33	93 Nyman Open Space (DRLT)		1.03	
45 Staples CR #8 (Private)	15.06	94 Alexander Estates Open Space (Town)		15.12	
46 Elbow Meadow Wildlife-Fitch (Fish & Wildlife)	12.83	95 Tully Farm Hollis Street APR (Private)		35.43	
47 Horse Hill Field (Town/Recreation)	6.25	96 River St. Wildlife Management Area (F&W)		140.41	
48 Horse Hill Quarry Open Space & CR (DRLT)	36.15	97 Edward Larter, Jr. CR (private)		53.72	
		98 Babbanes Open Space (DRLT)		4.03	
		99 Miller CR (Private) - self help #7, CPA, CC		6.72	
*Self Help #2-was voted down at Town Meeting			Total Combined Acres: 3,113.38		
**Self Help #6 was denied by the state					
CR #6 not done			Total Combined Acres: 3,148.10		

Town of Dunstable - Current Land Statistics

1,344	Parcels
111	Conserved/Publicly Held Parcels
10,714	Total Acres
3,148.10	Conserved/Publicly Held Acres
1,361	Acres of Mixed Use
3,297.6	Acres of Chapter 61/61A/61B
4,658.6	Total not Currently Assessed for Development
271.02	Acres Not Buildable (according to Assessor)



Town of Dunstable - Current Land Statistics

29.38%	Conserved/Publicly Held
43.48%	Not Assessed for Development
2.53%	Undevelopable (according to Assessor)

24.61%	Left to Develop (currently)
+/-3,000	Acres left to Develop

Current tax income from the Westford Street Parcel is approximately \$61



ARTICLE 26 - Town Forest Timber Funds: To see if the Town will vote to raise and appropriate, borrow, or transfer from the Town Forest Timber Fund, or any other source of available funds, or any combination thereof, eighteen thousand six hundred and thirty one dollars and seventy six cents (\$18,631.76), or some other sum, for the purchase of a Conservation Restriction as defined in Massachusetts General Laws Chapter 184, Section 31, as amended, on certain real property situated on Westford Street, comprising approximately eight seven (87) acres, believed to be owned by Lauren Chaney.

ADVISORY BOARD and **BOARD OF SELECTMEN** take no position on this Article.



ARTICLE 27 - Acceptance of Open Space: To see if the Town will accept a deed of Carolina Properties, LLC, dated May 20, 2015, transferring certain lands in the Alexander Estates subdivision, approximating 15 acres, consisting primarily of Open Space, and subject to certain temporary easements, all as described in said deed recorded with the Middlesex North Registry of Deeds, Book 29349, Page 48, or take any action in relation thereto.

ADVISORY BOARD and BOARD OF SELECTMEN recommend support of this Article.



ARTICLE 28 - Acceptance of Gift: To see if the Town will vote to accept a gift of real property situated off Swallow Lane in Dunstable from Elizabeth Woods, et al, or any other gifts, real or personal, in Trust or otherwise, which may be offered under any condition, or take any action in relation thereto.

***ADVISORY BOARD** and **BOARD OF SELECTMEN** recommend support of this Article.*



ARTICLE 29 - Free Cash Transfer: To see what sum the Town will vote to transfer from Free Cash (Surplus Revenue) to meet the appropriations of Fiscal Year 2017, beginning July 1, 2016 or to authorize the Assessors to use to establish the tax rate, or take any action in relation thereto.

ADVISORY BOARD and BOARD OF SELECTMEN recommend support of this Article.



ARTICLE 30 - Amend the Town Meeting, Town Elections & Records, General Bylaw Article III § 1: To see if the Town will vote to amend the General Bylaws by making deletions and insertions to Article III § 1 of the Town Meeting, Town Elections & Records, General Bylaw or take any action in relation thereto. Deletions shown by ~~{striketrough}~~ and insertions shown by **{bold}** as follows:

***ADVISORY BOARD** and **BOARD OF SELECTMEN** recommend support of this Article.*



The Selectmen shall cause ~~copies~~ notice of the availability of the Annual Town Reports to be ~~distributed among the taxpayers of the Town by~~ mailed to each household ~~or otherwise~~ at least ~~three~~ five (35) days before the Annual Town Meeting, specifying not fewer than two accessible locations in Dunstable at which copies can be obtained, including when feasible the Town Hall and the Library.



ARTICLE 31 - Suspension or Revocation of Licenses or Permits for Nonpayment of Taxes and Municipal Charges Bylaw:
To see if the Town will amend the General Bylaws of the Town to include the following new Delinquent Licenses and Fees Bylaw below:

ADVISORY BOARD and BOARD OF SELECTMEN recommend support of this Article.



ARTICLE 32 - Capital Planning Bylaw: To see if the Town will amend the General Bylaws of the Town to include the following new Capital Planning Bylaw below:

***ADVISORY BOARD and BOARD OF SELECTMEN** recommend support of this Article.*



ARTICLE 33 - Stormwater Management and Erosion Control Bylaw: To see if the Town will amend the General Bylaws of the Town to include the following new Stormwater Management and Erosion Control Bylaw below:

***ADVISORY BOARD** and **BOARD OF SELECTMEN** recommend support of this Article.*



**ARTICLE 34 - Marijuana Dispensary
Bylaw:** To see if the Town will amend
the Zoning Bylaws of the Town to
include the following new Marijuana
Dispensary Bylaw below as Section 26,
or other appropriate section in the
context of the Bylaw:

***ADVISORY BOARD** and **BOARD OF SELECTMEN** recommend support of this Article.*



Town of Dunstable - Town Meeting -May 9, 2016