

Explanation of Articles

For May 13, 2019 Annual Town Meeting

Article 1: This is a standard article to allow any Town Officer, Board, Commission, or Committee to make a report on the floor of Town Meeting. Reports should be submitted in writing in advance to the Town Clerk.

Article 2: This article will transfer \$36,000 of free cash into the Water Enterprise Fund to replenish their Emergency Repair/Expense fund. The transfer is necessary to replenish this fund which will be depleted by the end of the present fiscal year.

Article 3: This article is necessary to pay bills of prior fiscal years. This requires a 4/5ths vote at Town Meeting. The bills will be paid from free cash.

Article 4: This article is required to set the salaries of elected officials. There is no change except for the Town Clerk's salary because the Town Clerk is an employee of the Town.

Article 5: This article addresses the proposed operating budget for all departments of the Town and the School District for Fiscal Year 2020. The proposed budget would increase the tax rate by .16 to \$17.23 and have annual increase of \$76 to the typical residential taxpayer (value of \$450,855).

Article 6: This article is necessary to appropriate free cash to subsidize the Fiscal Year 2020 operating budget. The free cash appropriation is proposed at \$179,000.

Article 7: This article is a bylaw amendment to create a Transfer Station Revolving Fund. The Revolving Fund will create a financial/legal mechanism to account for the Town's new curbside collection program apart from the Town's operating budget.

Article 8: This article is necessary to set expenditure limits for the Town's revolving funds for Fiscal Year 2020.

Article 9: This article is the result of a recommendation from the Town's Capital Planning Committee to replace the Town's backhoe. The current backhoe was purchased in 2001. The cost of a new backhoe is \$110,000. The existing backhoe will be traded reducing the cost to replace to \$95,000. The article will authorize short term borrowing to purchase the replacement backhoe with an initial payment from free cash being appropriated in the amount of \$52,000. The remainder of the balance is proposed to be paid down in Fiscal Year 2021 from available free cash. This article requires a 2/3rds vote.

Article 10: This article is the result of a recommendation from the Town's Capital Planning Committee to address the roof and siding at the Police Station. It is proposed to appropriate \$16,000 of free cash to replace the roof and siding at the Police Station.

Article 11: This article will supplement the Town's normal funding for roadway resurfacing/repair in the operating budget and Chapter 90 funding by appropriating an additional \$48,000 from free cash for that purpose. This brings total funding available for road resurfacing/repairs for Fiscal Year 2020 to \$303,000.

Article 12: This article will appropriate free cash in the amount of \$119,000 to fund the assessment of the Groton-Dunstable Regional School District to pay Dunstable's assessment for the following projects:

Capital Assessment		Groton	Dunstable	
HS Track	\$125,000	\$112,607	\$12,393	
Library HVAC	\$80,000	\$62,080	\$17,920	
Scoreboards	\$25,000	\$18,768	\$6,232	
MSN HVAC Controls	\$50,000	\$38,800	\$11,200	
Maintenance Vehicle	\$50,000	\$38,597	\$11,403	
Swallow Union Painting	\$0	\$0	\$0	
Black Box Floor/lighting	\$40,000	\$30,028	\$9,972	
Tech Plan Capital	\$143,265	\$110,591	\$32,674	
MS/FR Parking lot lights	\$11,000	\$8,491	\$2,509	
Field Repair	\$20,000	\$15,226	\$4,774	
Ductless Split SU	\$5,000	\$1,937	\$3,063	
Window Shades HS	\$5,000	\$3,754	\$1,246	
High School Sewer	\$25,000	\$18,768	\$6,232	
Total Capital	\$579,265	\$459,647	\$119,618	\$579,265

Article 13: This article is required to address the allocations of funding available from the Community Preservation Act surcharge. The Community Preservation Committee is recommending to increase the surcharge available for administration from 3% to 5%. For Fiscal Year 2020 this is an estimated increase of \$6,000. The article also provides for allocations to the Historic, Community Housing, and Open Space categories as well as the debt for the Ferrari property.

Article 14: This article would appropriate \$25,000 from the Community Preservation Act's Recreation allocation to fund Dunstable's share of the assessment for restoration of the track. There is no new tax impact for this project.

Article 15: This article would appropriate \$17,000 from the Community Preservation Act's Undesignated allocation to convert one baseball field to a softball field at Larter Field. There is no new tax impact for this project.

Article 16: This article would appropriate \$9,500 to restore the slate roof at Town Hall and \$27,900 to restore the wooden façade at Town Hall. The appropriation would come from the Community Preservation Committee's Historical allocation. There is no new tax payer impact for this project.

Article 17: This article would appropriate \$4,500 to install 3 signs demarking the Dunstable Center National Register District. Two will be placed on Route 113 and one will be placed on Main Street. There is no new tax payer impact for this project.



Example Sign from Hollis, NH

Article 18: This article will appropriate \$12,000 from free cash into the Town's existing Unemployment Reserve Fund. The fund has been depleted due recent claims and expenses. The current balance of the fund is \$0. There is no new tax payer impact associated with this appropriation.

Article 19: This article will authorize a borrowing to pay for the Water Improvements Project. It requires a 2/3rds vote to pass. Here is a summary of the project and its financial impacts:

Background

The Dunstable Water Department (DWD) owns and operates a public water system that consists of two wells. The distribution system is pressurized using two buried 5,000-gallon hydro-pneumatic tanks. The well pumps operate to maintain pressure in the distribution system. The system serves a drinking water population of approximately 598 persons per day in the winter and 234 persons per day in the summer when school is out. The service area has 101 service connections which consists of 90 residential, 7 municipal (including the School), and 4 commercial/industrial users.

Public Health Issues/Consent Order

Most of the system infrastructure is over 100 years old and does not comply with current regulatory requirements for a public water system -with respect to storage, redundancy, sanitation, and emergency connection. **Currently the reliability and water quality cannot be guaranteed, and public health and safety is threatened if there were to be a failure with the hydro-pneumatic tanks or corrosion system.** A Notice of Noncompliance (NON) from the Massachusetts Department of Environmental Protection (MassDEP) based on the findings during their Sanitary Survey in June 2017. MassDEP subsequently issued an Administrative Consent Order with Penalty in May 2018. The Order requires the construction of a new water tank and replacement of water main (1800 linear feet and 12" diameter) along Pleasant Street (see attached map). The condition of the existing tanks is a potential serious threat to the public. The new tank will be constructed at 108 Pleasant Street. The project also includes access and control upgrades to the two well stations to properly regulate and manage flow from the two wells.

Project Budget and Financial Impact

The engineers estimate for all these improvements is \$2,495,000. The Town is being approved a low interest loan from the State's Drinking Water Revolving Loan Fund subject to voter authorization at Town Meeting. Assuming a 20 year term and a 2.6% interest rate, the first annual debt service payment is estimated to be \$160,000. Based on the municipal and school usage of the system, 25% of the debt service cost will be built into the tax rate going forward, this would result in an average increase of \$36 per year to residential taxpayers. The remaining 75% of the debt service cost would be passed onto the water users through a rate increase, the average increase for a residential rate payer is estimated at \$1,165 per year. These cost impacts will not affect the tax rate/water rate until the fiscal year following completion of the project at the earliest.

Article 20: This article is required annually as a housekeeping measure to address the Town's use of its Chapter 90 funds which are primarily designated to address road maintenance. The Town anticipates receiving \$190,000 in Chapter 90 Funds for Fiscal Year 2020.

Article 21: This article abolishes a separate Trustees to oversee the Parkhurst Free Lecture Trust and assigns their responsibilities to the Commissioners of Trust Funds.

Article 22: This article would authorize the Selectmen to pursue legislation authorizing the Town to convey a strip of Town Common land (approximately 8,274 square feet) currently being used to access the Evangelical Church and the Swallow-Union Elementary School to the Evangelical Church to be maintained as an access and enhanced to include parking areas for the Church. There is a plan on file with the Town Clerk depicting the area to be potentially be conveyed.

Article 23: This article would make various amendments to the zoning bylaw including amendments to the bed and breakfast bylaw definition to allow serving meals to guests only, addresses parking requirements for hotels, motels, and rooming houses. It eliminates the minimum 4 bedroom requirement currently in place to be considered a bed and breakfast. It eliminates the term "Boarding House" from the bylaw. It also renumbers sections and relocates text regarding the Town's floodplain district to more appropriate sections. It also increases the number of employees that are allowed in a home occupations from one to four.

Article 24: This article would create a mechanism to regulate adult entertainment uses solely within the B-3 Expanded Commercial District (see attached zoning map). Currently, the Town has no regulations regarding adult entertainment. This however, does not prevent the Town from having to allow an adult entertainment use from locating in Town. There is a long history of court rulings that prevent municipalities from adopting zoning that totally excludes adult entertainment. Adult entertainment businesses can successfully challenge a municipalities zoning if does not allow the use somewhere within the municipality. Therefore, allowing the use to take place in some zoning district in Town gives the Town the ability to regulate the use as it desires.

Article 25: This article creates a mechanism for naming, placing, relocating, and removing monuments, and memorials. Naming and placement of a monument or memorial has to be recommended by the existing Monuments and Memorials Committee and approved by the Board of Selectmen. Permanently

relocating or removing a monument or memorial would require the recommendation of the Monuments and Memorials Committee, approval by the Selectmen, and approval at a Town Meeting.

Article 26: This article would create a triangle around intersections that need to be kept clear of visual obstructions so that drivers have a clear sight line to see oncoming traffic. Structures existing within these triangles at the time of adoption would be grandfathered. See the attached graphic.

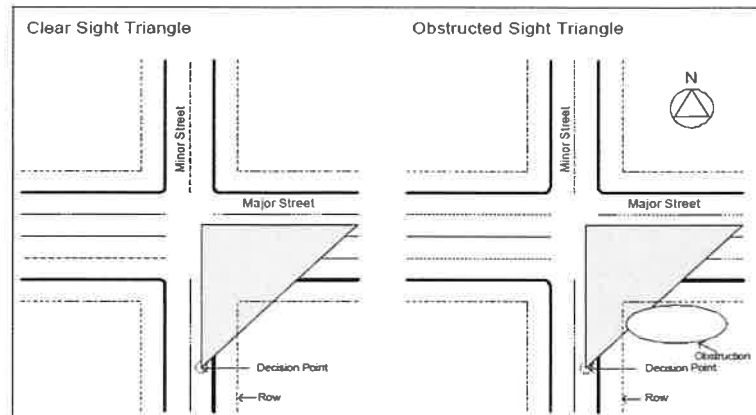


Figure 4.4. Clear versus Obstructed Sight Triangles

Article 27: This article would amend the dog control bylaw to clarify that a person must be licensed as a kennel if they own/keep 5 or more dogs (excepting newborn puppies) on their premises. It also incorporates the fees for different types of kennels and increases the fees by \$25 per year.

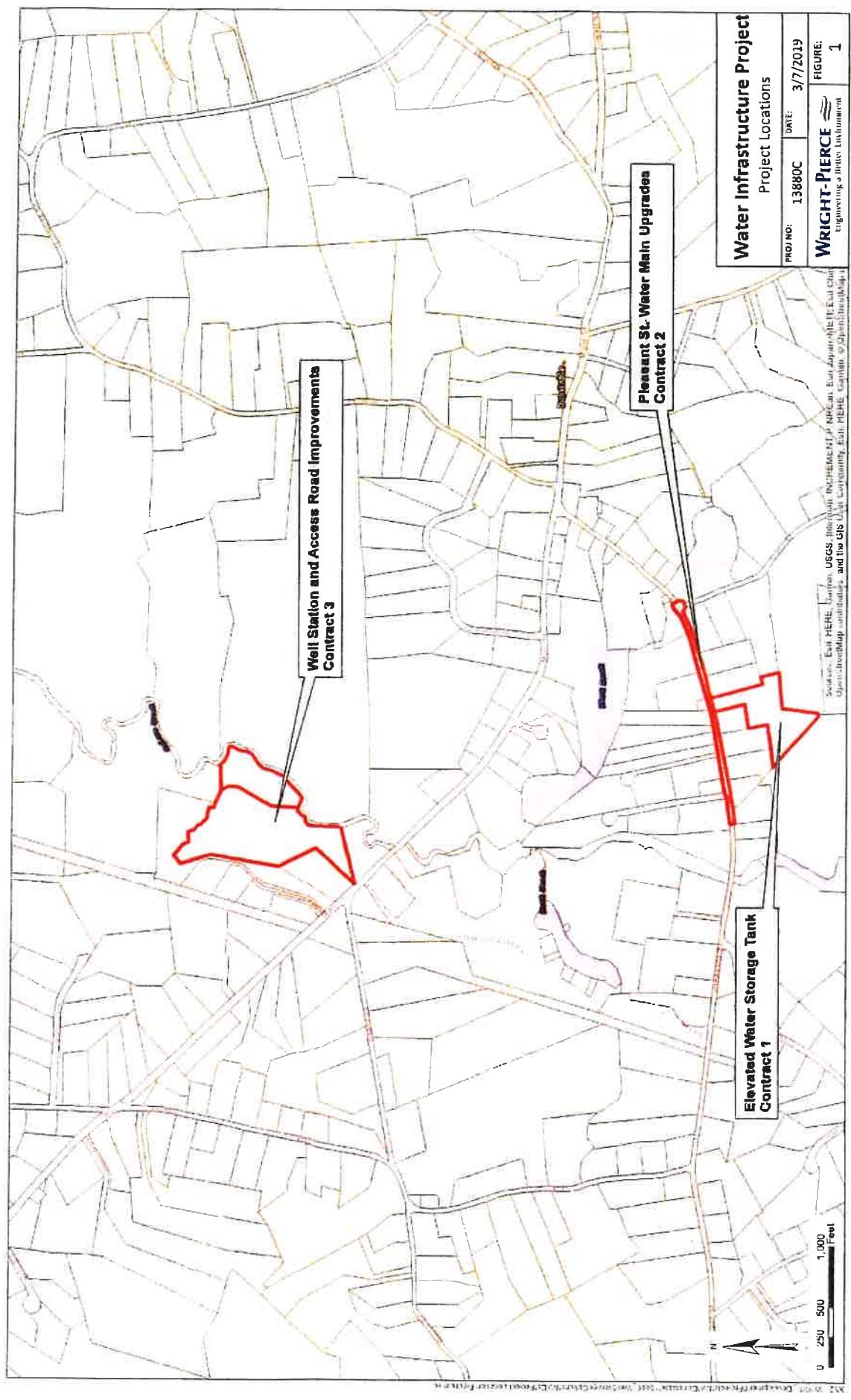
Article 28: This article creates a bylaw establishing who is the custodian of the Town Seal (the Town Clerk), allows its use by other Town Officers, and prohibits its non-official use under penalty of fine.

Article 29: This article makes various renumbering amendments to the Wetlands Bylaw. The substantive amendments include adding isolated wetlands of greater than 500 square feet and vernal pools as a regulated areas within the bylaw.

Article 30: This article reduces the number of Council on Aging members on the Council from 7 to 5. The transition would occur over time as existing terms expire.

Article 31: This article would appropriate \$35,000 towards advancing the MUD Affordable Housing project from the Community Preservation Acts Community Housing Allocation. Ten thousand of funding would go to support the infrastructure and engineering work necessary to complete a grant application to pay for infrastructure that may be needed to support the project. The remaining \$25,000 would be appropriated to address other data collection, permitting, or design work that will inevitably come up and need to be paid for as the project concept advances. There is no new tax impact from this project.

Article 32: This article would appropriate \$32,000 from the Community Preservation Act funds to replace four dug out roofs at Larter Field. Seventeen-thousand (\$17,000) of the funding would be allocated from the Community Preservation Undesignated Funds and \$15,000 would be allocated from the Community Preservation Open Space funds. There is no new tax impact from this project.



Water Infrastructure Project			
Project Locations			
PROJ NO:	13880C	DATE:	3/7/2019
WRIGHT-PIERCE			FIGURE: 1
Engineering a better tomorrow			

Source: Esri HERE, DeLorme, USGS, Imagery, Mapbox, OpenStreetMap contributors, and the GIS User Community, Esri HERE, Imagery, Mapbox, OpenStreetMap contributors, and the GIS User Community

Dunstable Zoning Districts

- Dunstable Zoning Districts**
- Single Family Residence (R-1)
 - Commercial Recreational (R-1a)
 - General Residence (R-2)
 - Retail Business (B-1)
 - Expanded Commercial (B-3)
 - (No areas are currently zoned Service Business B-2)
- Dunstable Zoning Overlay Districts**
- Mixed Use Overlay District (MUD)
 - Floodplain Overlay District (flood zones A and AE)
 - (The Tower Overlay District covers all zoning districts)
- Parcel Boundary**
- Town Boundary**
- Structure**

