

Explanation of Articles

January 28, 2021 Special Town Meeting

Article 1, Route 113 Right of Way (ROW) Acquisition Authorization:

The Town of Dunstable is proposing improvements along Main Street (Route 113), from the vicinity of the Main Street/Pleasant Street intersection to approximately 750 feet east of Westford Street. The project includes roadway widening and pavement improvements; roadway intersection and access improvements; pedestrian and bicycle accommodation and accessibility improvements; roadway retaining wall, culvert and drainage system improvements; granite curb and hot mix asphalt berm installations; highway guardrail, signage and pavement marking installations; landscaping, and other incidental work.

Project construction will be funded through the State's 2021 Transportation Improvement Program (STIP) and managed by the Massachusetts Highway Department (MassDOT). The project is in the late design stage through MassDOT and is currently planned to be bid in the fall of 2021. The STIP will fund the construction costs (approximately \$4 million) associated with the project while the Town is responsible for design and acquisition costs. Most of the design costs have been funded through a previous Town Meeting appropriation.

There are a number of temporary and permanent easements that the Town must acquire to support the construction of these improvements. These acquisitions must be authorized by Town Meeting. MassDOT is at a stage in their design process where the Town must begin the acquisition process in order to keep the project on track; the approval of the Right of Way plans by MassDOT is in process and is eminent.

The article will authorize the acquisition and appropriate a sum of money (in the process of being determined) associated with the acquisitions, title work, legal costs, and some design costs.

A table itemizing some of the easements is attached. The full Right of Way plans can be viewed here:

https://www.dunstable-ma.gov/sites/g/files/vyhlif4361/f/uploads/right_of_way_plans.pdf

Article 2 Lease of Water Tank for Cellular Equipment: The Town recently completed construction of a water tank at 108 Pleasant Street. The tank was designed to allow for the installation of cellular communication equipment by outsider cell carriers. The lease of this space on the tank would generate revenue for the Town's water department that will defray some of the costs associated with the recent system improvements ordered by the Department of Environmental Protection. Because the lease will be longer than 3 years, a Town Meeting Article is necessary to authorize the Selectmen to enter into a long term lease. The Town solicited proposals for lease rates last month with responses due in February. A proposal cannot be awarded unless this Article passes.

DUNSTABLE
MAIN STREET (ROUTE 113)

DATE	PREPARED BY	DATE	DATE
1/1/11	1/1/11	1/1/11	1/1/11
1/1/11	1/1/11	1/1/11	1/1/11
1/1/11	1/1/11	1/1/11	1/1/11

PRELIMINARY RIGHT OF WAY
PARCEL SUMMARY

PARCEL NO.		SHEET NO.	TITLEHOLDER		TITLE REFERENCE			AREA (S.F.)			TOTAL PROPERTY AREA (S.F.)		REMARKS	LAND RESTRICTIONS FROM THE DEED	
			DEED BOOK	PAGE NO.	CERT. NO.	TOWN	STATE	TAKEN	EASEMENT	AREA	TOTAL TAKEN	REMAINING	PROPERTY ADDRESS		
TE-1	13		NF EVANGELICAL CONGREGATIONAL CHURCH IN DUNSTABLE MASS	1571	300				TEMP	3,078			516 MAIN STREET	SIDEWALK AND DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-2	13		NF TOWN OF DUNSTABLE, 4511 MAIN STREET						TEMP	15,147			511 MAIN STREET	SIDEWALK AND DRIVEWAY RECONSTRUCTION, LAWN RESTORATION	POTENTIAL ARTICLE 97
E-2-1	13		NF TOWN OF DUNSTABLE, 4511 MAIN STREET						PERM	18				SIDEWALK CONSTRUCTION	POTENTIAL ARTICLE 97
E-2-2	13		NF TOWN OF DUNSTABLE, 4511 MAIN STREET						PERM	383				SIDEWALK CONSTRUCTION	POTENTIAL ARTICLE 97
TE-3	13		NF TOWN OF DUNSTABLE						TEMP	637			510 MAIN STREET	DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
PUE-13	13		NF TOWN OF DUNSTABLE						PERM	140				PERMANENT PUBLIC UTILITY EASEMENT	POTENTIAL ARTICLE 97
TE-5	13		NF JEN MASON	28860	14				TEMP	1,597			503 MAIN STREET	LAWN RESTORATION AND GRADING	POTENTIAL ARTICLE 97
TE-6	14		NF PETER J. GEORGE	17130	84				TEMP	2,014			483 MAIN STREET	DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-7	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269		132		TEMP	152	47,124	47,276	485 MAIN STREET	DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-8	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269		8,869		PERM	475	8,869	671,993	500,822	DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-9	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	3,388				PERMANENT PUBLIC UTILITY EASEMENT	POTENTIAL ARTICLE 97
TE-10	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	7,741				TEMPORARY VETLAND REPLICATION EASEMENT, 10-YEAR TERM	POTENTIAL ARTICLE 97
TE-11	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				PERM	130				RETAINING WALL CONSTRUCTION	POTENTIAL ARTICLE 97
TE-12	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	100	53	49,224	49,124	DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-13	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	3,779				DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-14	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				PERM	829	217,910	218,000	478 MAIN STREET	DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-15	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				PERM	115				DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-16	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				PERM	100				DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-17	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				PERM	2,724				DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-18	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	1,654				DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-19	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	711				DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-20	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	281				DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-21	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	20	0	20,486	20,526	DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-22	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	64	64	20,486	20,526	DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-23	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	109				DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-24	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	595				DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-25	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	15	15	25,076	25,101	DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-26	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	10	10	25,076	25,101	DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-27	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	1,950	1,950	672,225	674,215	DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-28	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	1,687				DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-29	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	135				DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-30	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	879				DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-31	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	3,128	3,128	84,006	87,214	DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-32	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	100				DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-33	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	6,133				DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-34	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	3,041	3,041	102,381	105,422	DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-35	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	115				DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-36	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	106				DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-37	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	461				DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-38	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	738				DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-39	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	571				DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-40	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	16				DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-41	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	109				DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97
TE-42	14		NF KENNETH A. TULLY, TRUSTEE OF ROBBINS FARM REALTY TRUST	7118	269				TEMP	109				DRIVEWAY RECONSTRUCTION	POTENTIAL ARTICLE 97