

Minutes: Selectmen's Meeting – Monday, January 11, 2010

Present: Chairman Wesley D. Goss, Walter F. Alterisio, Clerk and Procurement Officer and Member Kevin Welch

Meeting was called to order at 6:03PM with all members present. Selectman Welch indicated it's turned out to be a big rat race with Fincom re: transfer request for payment of the bill from Cover for 91 River Street railing project. Fincom doesn't want to pay until it meets requirement – up to state code. Board could see both sides but confirmed must be up to code.

Selectman Welch provided motion to appoint Christina Sullivan to Cultural Council and vote was taken after confirming recommendation of the committee, Selectman Alterisio 2nd & voted with all in favor.

Selectman Alterisio reported on the meeting re: E911 which included Chief Downes & Chief Rich – discussion on the needs and Chief's concerns for what they might have to give up – certainly any new things incorporated would be considered for which is the most improved service. They're really concerned that they don't give up what they have available to them now. Selectman Alterisio indicated in his opinion, what they have now is like vegetable soup with services from so many different avenues. Meeting was a good 2 hours of exchange – consultants were going down to meet with Chief Downes & Chief Rich to look at what was in place and look into what Pepperell and Groton for equipment in place, even though Groton isn't included in the study. Selectman Alterisio noted he wanted to put everyone at ease that no-one is signing up for anything at this point but needed to investigate options available.

Minutes of 1/4/10 will be amended on page 2, 3rd paragraph which ends abruptly will reflect storage at 160, hwy doesn't plow at 160; board suggested looking around at options for possible storage at Library. Motion was made to approve as amended, seconded and vote taken with all in favor.

The board briefly discussed the voting booth options with Town Clerk advising the old booths have mold and water damage on them. Carol – the voting equipment must come back to town hall but has no problem with booths, etc. being stored at Library if that is possible. Board will follow up on the technicalities for each.

Selectman Welch reported he'd gone through the burn sheet and noted some recommendations for regrouping the items on the monthly report. He'll meet with Kim to see if there is a way to modify.

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Selectman Alterisio indicated he was somewhat encouraged to see that, bottom line; the town is at 50% expenditure – half way through the year.

The board briefly discussed the YMCA property, with Selectman Alterisio advising where the line falls for the property, noting the property in Dunstable falls very close to the water's edge – have the lake coming down from the dam, Tyngsboro line comes down, in the middle of the lake is where the town bound is located.

Leah Basbanes appeared before the board, representing Conservation Commission to explain the most recent interest in YMCA – some of the boys cabins fall within Dunstable (over towards the beach); she advised there's more land in Dunstable than there is in Groton, nothing land wise in Tyngsborough. She pointed out on the assessor's map where everything falls – there's a lot of waterfront. As you make the bend driving in – Horse Hill is one line, Groton an another. Selectman Alterisio noted the little cabins where they store the dock, and all the beach area is in Dunstable. Leah reported that where they've run into trouble in making beach is all within the wetlands protection act. Leah reported basically they've met with Chris LaPointe from TPL. Chris's 1st two questions were 1: is the property for sale and 2nd for what amount. She reported that Cambridge Y is in the process of having an appraisal done, and Lowell would ultimately like to buy it but there's no ballpark numbers being kicked around at this point. Chris had made a ballpark estimate but there are no comps to work with. Selectman Alterisio noted about the only comparable parcel might be the East Boston Camp located in Westford. Discussion continued on the condition of the present buildings on the Camp Massapoag YMCA property with Selectman Alterisio indicating the Y has done a pretty good job of keeping the buildings up. Appraisal by Avery is expected around the 15th of this month – lot of concerns including the complications of low appraisal, etc. Still no decisions whatsoever – Lowell has first rights. Lowell helped take care of it – Lowell's lease payments are funding the note that Cambridge has on it. Board was uncertain what Cambridge's objective is; Lowell would like to buy it outright and feels they could. Towns are concerned as to where the towns would come into play, have concerns for possible impact of developing the property. Groton doesn't want to see it opened up. Trust and Conservation representatives were there and their interest is to keep it as open space. Selectman Alterisio will attempt his own inquiry. Leah noted that at the end of the meeting each town was asked to put together a statement as to their interest. Discussion continued on the options

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that might be available for the property and the impact of each. Selectman Alterisio noted during the bulk part of the day is when it's in use – in addition to some weekend use.

Selectman Welch asked Leah as to Conservation Commission's position, and she indicated if needed to fill form out today, she'd almost like to see Lowell take over control with a CR in position to eliminate additional pressure on the pond. Ultimate is to protect the property from development – Selectman Welch noted that it would be beneficial to everyone to keep it from being developed. Selectman Welch further noted it's maintained as seasonal recreational but Y is looking for input as to how much it might be worth to them. Leah indicated that the Y wants to maintain control to that property, and any Town of Dunstable access would probably be addressed thru lease agreement. Conservation Commission will be pursuing options that may be available and recreation should be involved as it's a very valuable asset. Depending on the scenario pursued, TPL could provide some support. Selectman Welch noted that Groton has big bucks in the CPA now – noting a big part of the points provided through the Commonwealth Capital application.

Board noted they had no knowledge any of this was going on until Conservation secretary inquired into use of town counsel in the process. Leah advised they'd all only learned within the past few weeks so this hasn't been in the investigation process for very long – not on Dunstable's part anyway. Selectman Alterisio cautioned the better it looks the more hardball Cambridge might play. Selectman Welch suggested that Lowell might not want the competition. Selectman Alterisio advised that this approach appears to be coming from the administration. Conservation will continue to research options that might be available. Lowell keeps saying they only want to use as a camp, but did indicate that if they can afford to buy it outright they'll do it. Conservation will get together with Recreation to investigate options that might be available. YMCA is right now researching the town's interest. Discussion continued into the ownership of the old railroad beds, etc. The next step is hopefully to find out the appraisal amount – which will give everyone a basis to work from. Selectman Welch noted that if Lowell wants to buy from Cambridge, they may need partners and it's best for us to continue to be involved. Leah will report once she has more information.

The Common Victualler's license for Dunkin Donuts was approved and signed and Treasurer's warrants were reviewed and signed. Board will continue to pursue the options available for possible rental of the

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garage on Woods Court will be a commercial lease, etc. and the meeting adjourned at 7:03PM after proper motions and vote so that Board members could attend the Fincom hearing and meeting.

Respectfully submitted,

Danice N. Palumbo,
Board Secretary

