

Minutes: Selectmen's Meeting: Monday, December 16, 2013

Present: Kenneth J. Leva, Clerk; Walter F. Alterisio, Procurement Officer and Member; Chairman Daniel F. Devlin absent

Selectman Leva advised that Chairman Devlin was unable to attend this evening's meeting. Selectman Alterisio then called the meeting to order at 7:00PM with quorum present and reviewed the scheduled plans for this evening's meeting.

Selectman Alterisio indicated he wouldn't have a problem if took out of order since Carol Bacon of the Affordable Housing Committee was present – planned production plan done for affordable housing which was approved by the state back in 2005 which has expired, which included Salmon Brook Commons on the former Debarbian Property – probably want to start by understanding the implications of the bylaw adopted by the town a couple of years ago – picked up from another community – possibly Duxbury. Selectman Alterisio indicated he felt it was somewhat aggressive for Dunstable. He addressed the new development progressing on River Street and another off Lake Street. One unit for every ten units – Selectman Alterisio indicated he felt a good place to start was for the committee to take a look at that bylaw. Discussion continued on how the bylaw might be implemented by the town and the Affordable Housing Committee and how best for all involved in process, especially the community and its residents.

In terms of a specific charge, 1st thing would be to take a look at that bylaw that was adopted and how to – Selectman Leva suggested also looking at the Best property. Alan advised they'll be talking about tomorrow night – name for inclusion is Dana Metzler who is a current Advisory Committee member. Has another former member who has some interest. Alan will advise once he has confirmation. Carol asked if the Town saw the approach in terms of controlling development – Selectman Alterisio advised that there isn't a process for controlling development of affordable housing, can't be done –if looking at controlling, legal budget would be out of control. Alan advised that at their 1st meeting, they agreed that want to take a look at what the town needs as opposed to holding off 40B. He further indicated that affordable housing is needed for many individuals who live in town and would like to stay in town. Selectman Alterisio advised the design of the earlier plan was specific. Discussion continued on the approach used by many communities but Dunstable has always worked hard to keep open space but Selectman Alterisio noted that as land comes up, and goes on block, and building increases, Dunstable will be at risk. Target the state is looking at is that 10% of housing inventory ought to be affordable. Selectman

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Alterisio indicated another thing should be looking at is converting some of the current housing to include accessory apartments which could qualify for affordable housing.

Alan advised there are provisions for converting in-law apartments by making them available to non-relatives as affordable housing. Alan noted that the Town of Lincoln has always been ahead of the curve – having incorporated plans ahead of time to provide affordable housing for their town employees, etc. – Selectman Alterisio advised on some of the affordable housing in Milford NH – with 400 units which would represent a major transition in a little town like Dunstable. Alan noted we want something that addresses our needs and relates to Dunstable. Selectman Alterisio reiterated the first item is to take a look at the new bylaw relative to affordable housing requirements including Housing Authority. Discussion continued on all the aspects of the review and how the Town will embrace the requirements for Affordable Housing, including the possibilities for the Town embracing the need and putting forth a project on our own without State and Federal funds.

The Tully APR hearing was opened at 7:30, although – Selectman Leva read the notice of the hearing – this application in conformance of general laws – for the purpose of protecting in perpetuity – owned by George and June Tully trust – (take from document). Bob Kennedy and Alan Chaney were present and noted the location on the map provided by MDAR. All applauded the effort. Alan indicated it might be a nice thing for the Board of Selectmen to go on record as being in favor of it.. Selectman Alterisio indicated that anytime there's an opportunity to tie up some land before there's a development in place – it's a good thing.

The Board noted their support for the Tully APR and initiative and signed the appropriate paperwork to be submitted to MDAR.

Discussion then looked at scheduling meeting with the Police Union for negotiations, noting Marc scheduled for the 20th. Selectman Alterisio advised his approach is to look at the burn sheet, where we are at this time and how it relates to resources available, etc. in negotiations. Basically a quick scan of where we are at the end of November, seem to be pretty much in line with what's going on – right around 40%.

Selectman Alterisio advised on NMCOG's meeting Wednesday in Billerica at the former Manning Manse – Selectman Alterisio invited Selectman Leva to stop in if he has an opportunity. Selectman

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Alterisio noted that the latest revision has eliminated the access onto Hall Street and included an affordable housing unit with access from Hall Street. Discussion continued on the latest proposal – hearing scheduled for January 6th and Selectman Alterisio has asked for representation from NMCOG at the hearing.

Selectman Alterisio referenced recent Lowell Sun articles relative to the GDRSD budget shortfalls and indicated resolutions that may be coming forward are expected to put some real pressure on the upcoming budget process. Selectman Leva noted that former selectman Kevin Welch, representing the board in the teacher's contract negotiations, had advised him on the reported shortfall.

Selectman Leva further drew attention to the \$2,000 grant awarded to the Dunstable Volunteer Fire Department. Selectman Alterisio advised that he still hasn't heard on scheduling a session with the Advisory Board and Selectmen. He also noted that Ron had asked if he could put together an RFP for the air conditioner repair project – and indicated he doesn't have a problem if Ron has more expertise in that type of issue. Discussion continued on the RFP for the survey which would assist in future decisions relative to the River Street parcel. Secretary will contact Ron on the RFP to see if he's still willing to take it on and he would like Selectman Leva to assist, or prefer to do it on his own.

Selectman Alterisio suggested looking into estimates for the maintenance of the brick exterior, noting the effervescing at a number of joints.

Selectman Alterisio one of the items he'd like to work on is trying to nail down the inspector on issues with inspections. Selectman Alterisio will be with Town Clerk tomorrow morning over in Westford relative to the new animal control regulations and implementation. Selectman Alterisio has asked Town Accountant as to how bills have been submitted and possibilities for separating out amount.

Town Manager – Town Administrator position: Selectman Leva noted some emails of interest and Selectman Alterisio indicated he'd be over at NMCOG on Wednesday and intends to set out some feelers to see what response he receives and hopes there's networking that might become available. Discussion continued on the benefits expected for the Town with this new position.

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Treasurer's warrants were reviewed and signed, and meeting adjourned at 7:55PM after appropriate motion by Selectman Leva, 2nd and vote.

Respectfully submitted,



Danice N. Palumbo,
Board Secretary

