

**Town of *Dunstable* Selectboard**  
**Tax Certification Hearing Minutes**  
**December 15, 2016**  
**Town Hall, Dunstable, MA 01827**

**Convened:** 4:00 pm

**Present:** Daniel F. Devlin, chair, Walter F. Alterisio, member(s); Tracey Hutton, Town Administrator; Vicki Tidman, Assistant Assessor; Bob Ricardelli, Assessor; James Dow, Chief of Police

**Tax Classification Hearing**

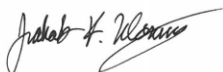
Mr. Devlin, in his capacity as chair, formally opened the Tax Classification Hearing. Ms. Tidman then explained the process and gave the recommendation of the Board of Assessors. The Assessors recommend the Board adopt a factor of 1 for all properties. The Board inquired about property values. Ms. Tidman responded that property values have gone up a little. The proposed increase would roughly be from \$16.55 to \$17.02. Ms. Tidman noted that this rate is not official until approved by the Commonwealth following this hearing. There was discussion of the current state of commercial property in town. The Board noted that the estimated receipts jumped considerably. Ms. Tidman and Ms. Hutton elaborated on this by explaining it was due to the change of the Transfer Station from an enterprise fund back to being fully part of the town's budget. There was some discussion of the Chapman Street development as well as others on Pond Street and Lowell Street. It was noted by Mr. Ricardelli that the Pond Street lots have already been perked. The current assessment for each of the developments lots reflects current value, but those values will change as the lots are developed. The Board noted that the number of around 70-75 lots has been floated in the past as being in the works for development. Ms. Tidman responded that the number appears to be high to her. Several other possible developments were noted by those present that could explain the high figure.

The Board noted that the tax levy capacity was affected by the override, and the rates do reflect this. However, the town is not going as high as the capacity would allow. This was done so as to reserve capacity for FY18. Ms. Hutton stated that Groton will put \$715,000 in the budget for schools. Therefore Dunstable should have room to put in some other things that need to be implemented and still match Groton. The Board noted that there is an expectation that the excess levy capacity will be used for the schools. Ms. Hutton agreed. \$715,000 for Groton means about \$238,000 for Dunstable. The excess levy being left is roughly \$150,000 according to Ms. Tidman. The Board inquired as to what leaving that available will do. Ms. Hutton explained that the town will have \$265,000 in new funds, plus that roughly \$150,000 for FY18. This would appear to indicate that an override will not be needed for FY18. However, FY19 could require one. Ms. Hutton then elaborated on the Advisory Board's current plans for how to address the issue. There are savings that will be made to try and alleviate the need for any possible override in FY19. The preliminary FY18 budget as a whole will be seen by the Advisory Board in January. From there the Board determined that it had no further questions regarding the hearing and determined to accept the recommendation of the Board of Assessors.

A motion was made by Mr. Alterisio to adopt the recommendations of the Board of Assessors for one tax rate to be changed by a factor of 1. The motion was seconded by Mr. Devlin and passed unanimously.

A motion to adjourn was made by Mr. Devlin at 4:15 pm. The motion was seconded by Mr. Alterisio and passed unanimously.

Respectfully submitted by



Jakob K. Hamm  
Admin. Assistant to the Selectboard & Town Administrator

*Approved and adopted on 12/28/16*