

**Town of *Dunstable* Selectboard
Executive Session Minutes
February 22, 2017
Town Hall, Dunstable, MA 01827**

Convened: 8:07 pm

Present: Walter F. Alterisio, Leah D. Basbanes, member(s); Tracey Hutton, Town Administrator

Real Estate Matter Concerning Purchase of Land for Public Safety Building

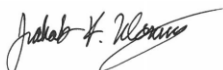
Ms. Hutton started off by providing the Board with materials from Dore & Whittier regarding the proposed design for the public safety building. These materials were presented at the last open Public Safety Building Subcommittee meeting. From there Ms. Hutton reported that the Dumont's are no longer willing to sell the house without the garage included. It appears that a one story building as conceived currently would work. The Dumont's would like about \$1 to \$1.1 million for both the house and garage. If the town buys both properties and moves the Highway Dept. into the garage, the town can sell the current Highway Garage as well as the current Police Station. The town would likely be able to get about \$600,000 to \$700,000 combined for selling both of those properties. Keeping the building one story would save substantial funds, about \$250,000 in all likelihood. So, the town would likely break even. The Dumont's want to keep the existing driveway or access to the remaining land in order to build a development.

The Board inquired as to what the Dumont's intend for the development. Ms. Hutton responded that they have an internal plan, but have not submitted anything formal to the Planning Board. It appears they think that they can put in about a number of houses. The Board asked if the Dumont's would be willing to possibly waiting and allowing the town to buy the whole property over time. Ms. Hutton stated that there is potential for this to be an option. The Dumont's see this property in total as their retirement. Whether they get it all at once or not may not matter to them. The Board suggested that presenting a long range plan to the town would make the whole project that much more palatable. Ms. Hutton suggested considering and including multiple ideas for possible uses for the property including some town development. The area would be desirable for mixed use development. This prompted discussion of whether or not the town should consider creating another formal MUD that would be tucked away behind the public safety building. Ms. Hutton suggested pursuing two possible plans with the Dumont's to see what can be worked out. Discussion then turned to the Coulouras's and purchasing their home.

Without the Coulouras's the building would have to be two stories, and such a building might impact the value of the Coulouras home. There is the option of using eminent domain, but this is an option that the town may not want to pursue. Discussion settled on the Board's feeling that it would be preferable to purchase the whole Dumont property as well as the Coulouras's, but in order to obtain public support there needs to be a grand plan detailing exactly what will happen. There was some light discussion regarding what would happen to the current Fire Station. Ms. Hutton noted it would likely be torn down and the land used to provide additional parking for the Town Common. In the meantime, Ms. Hutton promised to keep working on the project and pursuing all options available to the town and report back. The timeline for the building is to start by asking the public for the funding to purchase the property. From there the town would move to the actual building cost.

A motion to exit Executive Session and adjourn was made by Leah D. Basbanes at 8:23 pm. The motion was seconded by Walter F. Alterisio. The motion was then adopted without objection by Daniel F. Devlin, Walter F. Alterisio and Leah D. Basbanes.

Respectfully submitted by



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

Approved and adopted on 4/18/18