

Town of *Dunstable* Selectboard
Executive Session Minutes
March 6, 2018
Town Hall, Dunstable, MA 01827

Convened: 8:24 pm

Present: Walter F. Alterisio, chair, Leah D. Basbanes, vice chair, Ronald J. Mikol, member; Tracey Hutton, Town Administrator

Proposed Commercial Lease of River Street Property

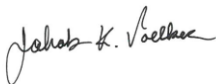
Ms. Hutton started by reporting on the 91 River Street situation. Unfortunately, the property cannot be used under current zoning for the proposed commercial use according to Town Counsel. Currently the land could only be use for an agricultural use and Town Counsel has determined the wood chipping business as proposed would not be agricultural according to applicable case law. As a result, to move forward with this, a zoning change would be needed. The Board expressed deep reservations about changing zoning in that area. In the absence of any such changes, the idea would be precluded.

Latest on Dumont Property

Ms. Hutton reported on where things stand. The town would gain close to \$10,000 a year in tax revenue from the property just based on the solar installation. The biggest issue with purchasing the property is the price the Dumont's want. The Board suggested that an appraisal should be done. The problem is where the funds to pay for an appraisal would come from. This is difficult, Ms. Hutton noted. Considering the towns need to build a new public safety building, the water project, affordable housing, and a new fire truck, justifying to the public \$3 million dollar purchase of the Dumont property just to put a solar development on it and only net around \$10,000 a year would be tough. The Board suggested some entities to contact to figure out how to develop the property in a way to make it pay for itself. The situation should be tackled from multiple directions; these might include reducing the sales price to a more realistic number and finding ways to develop it in sustainable and economical ways. There was discussion of what the reasonable price would be. The Board noted that each buildable lot wouldn't sell for more than \$200,000, and that just doesn't add up to \$3 million. Even if he builds and sells houses, it doesn't really add up to that. The Dumont's are willing to stretch out the payments over two years, but they want a decision on buying it by this Annual Town Meeting. The Board then discussed how to translate to an article to be put on the warrant. Discussion included whether a placeholder may be put on the warrant or not. Ms. Hutton urged caution regarding a placeholder, especially with a potential purchase of this magnitude. The Board finished by discussing the due diligence that should be done and what other actions should be considered relating to this topic. Ms. Hutton noted that at least for the purpose of any articles that would be put forward for the Annual Town Meeting warrant the Board has until April 17th, 2018.

A motion to exit Executive Session and adjourn was made by Leah D. Basbanes at 9:00 pm. The motion was seconded by Ronald J. Mikol. The motion was then adopted without objection by Walter F. Alterisio, Leah D. Basbanes, and Ronald J. Mikol.

Respectfully submitted by



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

Approved and adopted on 4/18/18