



**TOWN OFFICES
TOWN OF DUNSTABLE
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
(978) 649-4514 FAX (978) 649-4371**

Convened: 8:34am

Present: Leah D. Basbanes chair, Ronald J. Mikol vice chair, James E. Tully member; Carol Bacon, Alan Chaney and Dana Metzler from the Affordable Housing Committee; Fire Chief Brian Rich

Update with Affordable Housing

Affordable Housing Project Update

Members of the Board of Selectmen asked for an update with regard to drilling wells at the proposed affordable housing project on Main Street. Ms. Bacon said the Department of Environmental Protection (DEP) told the Committee that the project would require them to be a public water supply because the owner of the parcels is the same entity. The Affordable Housing Committee felt the cost would be too prohibitive. Members then switched focus to the MUD District on Pleasant Street where there is already town water. The Committee is concerned about whether the 4" pipe is adequate to supply water to the forty units. Water engineering consultants have differed in their opinion on whether there is sufficient pressure and if the 4" pipe can handle the additional customers. Ms. Bacon said that funds from the Community Preservation Act (CPA) could tie the project into town water if the developer was willing to upgrade the 4" water line, but there is still concern about there being enough pressure to supply water to the project. Fire Chief Brian Rich spoke about the state regulation that there must be working sprinkler systems in the buildings fed by a cistern or town water.

Mr. Mikol reminded everyone that the Water Department DEP consent order does not address replacement of the 4" water line or increasing pressure in the system. If the water project goes forth next spring, there will be a small storage tank built and the 4" line replaced, satisfying DEP and providing water to the MUD District. If residents do not vote to fund the water project, DEP will mandate just the replacement of the hydro-pneumatic tanks, which means no emergency storage, no increase of pressure to the system and no replacement of the aging 4" pipe. In that case, a water flow test will determine if the 4" line will support additional units and if they need a booster pump.

Mr. Tully questioned why the Affordable Housing Committee did not separate the retail portion from the residences in the RFP. Ms. Bacon said that the consulting firm of LDS suggested that in order to make the project more attractive to developers, the retail area should be included. Mr. Tully said that he would like to do some research on the impact to the Town if the retail portion is included in the RFP versus selling or leasing the land. This way the Board of Selectmen will have all the answers needed in order to make an informed decision for the town. The Affordable Housing Committee will meet on Wednesday, August 22nd at 6:30 pm. Mr. Tully will attend that



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meeting. The following week, the Board of Selectmen will meet and vote to move forward with the RFP.

Nomination to the National Register

Ms. Bacon reminded the Board about the public information meeting on the nomination on Wednesday, September 5th at the Great Hall in Dunstable Town Hall at 7:00 pm. There will be staff from the Massachusetts Historical Commission, the project consultant and representatives from the Town of Dunstable available to answer questions the public may have. The Massachusetts Historical Commission will then consider the nomination on Wednesday, September 12th, 1:00 pm at the Massachusetts State Archives in Boston.

Discussion Regarding Disposition of Simmons Property – 108 & 114 Pleasant Street

Ms. Basbanes reported that she has been working with Town Counsel Brian Falk to complete the agreement before the September 1st deadline.

Old Business

Mr. Tully told the Board that he was waiting for National Grid to get back to him regarding questions he has regarding solar. He also said that the appraisal of the Dumont property is moving forward.

Mr. Mikol said that he is concerned that a number of things have fallen off the radar including police recruiting. Ms. Basbanes said that the Police Chief is on vacation and assumes that will pick back up when he returns. He also said that he plans to contact Interim Town Administrator Mark Haddad to do some legwork with regard to items residents have discussed with him including the disposal of some fire department air packs and whether a disclosure has been filed with the Town Clerk.

A motion to adjourn was made by Mr. Mikol at 9:40 am. The motion was seconded by Mr. Tully and passed without objection.

Respectfully submitted by

Cheryl A. Mann