



OFFICE OF THE  
T O W N C L E R K  
TOWN HALL  
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**SPECIAL TOWN MEETING**  
**January 25, 2010**

After determining that a quorum was present, the Special Town Meeting was called to order at 7:05 pm by Town Clerk Carol A. Skerrett in the absence of Town Moderator, Anne Farina.

Following the Pledge of Allegiance, the floor was opened to nominations to elect a temporary Moderator for the Special Town Meeting of January 25, 2010. A motion was made and seconded to nominate Ted Gaudette. Members were asked if there were any additional nominations; there were none. Motion made and seconded to close nominations. A vote was taken to close nominations which passed unanimously. Ted Gaudette was declared temporary Moderator for the Special Town Meeting of January 25, 2010 and was sworn in by Town Clerk Carol Skerrett.

Tellers appointed included John Callahan, David Barker, Jim Regan and Tom Dumont who were all sworn in by the Town Clerk. The check in table was staffed by Ann-Marie Wright. First 3 articles are 2/3 vote.

**ARTICLE 1.** Motion made and seconded that the Town appropriate the sum of \$260,000.00 for the purpose of acquiring for conservation and passive recreation purposes, by eminent domain, negotiated purchase, gift, or any combination of the foregoing methods, or otherwise, to be in the custody of and managed and controlled by the Conservation Commission under the provisions of Massachusetts General Laws, Chapter 40, Section 8C, as amended, or any other Massachusetts statutes relating to Conservation, certain real property together with any improvements thereon, known as the Carter Farm property situated on/near the easterly side of Hardy Street, being a portion of Assessor's Parcel No. 20 on Map 30, and being shown on a plan of land entitled, %Plan of Land, 81 Hardy Street Dunstable, Massachusetts,+dated June 5, 2009, prepared by Norse Design Services, Inc., being a portion of the premises described in a deed dated July 28, 1994, recorded with Middlesex North District Registry of Deeds, Book 7176, Page 226; said premises comprising 10.89 acres, according to the plan; and further, that the Conservation Commission be authorized to accept any and all gifts of money designated for such purpose, in which event, the Treasurer may with the approval of the Selectmen reduce the amount to be expended by the Town commensurate with any such gift or gifts; and that the Town and the Conservation Commission be authorized to enter into any and all agreements, execute any and all instruments, or otherwise do all things reasonably necessary and ordered to these purposes; provided that this vote is contingent on an affirmative vote under Article 2 of this warrant to transfer from the Community Preservation Act accounts the sum of two hundred nineteen thousand dollars to be applied to the purchase; and further, this vote is contingent on the town being in receipt within thirty days of this date of not less than \$41,000.00 in donations

from private sources designated by the donor or donors for application to the purchase authorized under this vote.

*The motion is supported unanimously by Fincom and Board of Selectmen. Planning Board did not vote on this article.*

90 votes cast, 60 affirmative required  
Yes: 86 No: 4  
2/3 Vote Required  
Voted in the Affirmative

**ARTICLE 2.** Motion made and seconded that the Town transfer from the Community Preservation Act account the sum of \$219,000.00, as recommended and voted by the Community Preservation Committee, \$92,000.00 thereof to come from the Open Space Reserve account, and \$127,000.00 thereof to come from the Unreserved Surplus Account, all to be appropriated and applied to the purchase of the Carter Farm property, described more fully in the motion voted under Article 1 of this warrant, hereby authorizing and ratifying all the powers granted under the vote passed pursuant to said article at this meeting.

90 votes cast, 60 affirmative required  
Yes: 87 No: 3  
2/3 Vote Required  
Voted in the Affirmative

**ARTICLE 3.** Motion made and seconded that the Town authorize the Conservation Commission, in behalf of the Town, to execute, qualify and deliver a Conservation Restriction as defined in G.L. c. 184, §31, as amended, to the Trustees of the Dunstable Rural Land Trust, or some other qualified grantee, relative to the Carter Farm property, in the event the property is acquired pursuant to a vote under Article 1 of this warrant, in order to comply with certain provisions of the Community Preservation Act, the specific provisions of such Restriction to be determined in the discretion of the Conservation Commission with the advice of Town Counsel, in cooperation with the grantee and the Executive Office of Energy and Environmental Affairs, and to authorize the Conservation Commission to perform any and all subsidiary functions necessary to such purpose.

86 votes cast, 60 affirmative required  
Yes: 86 No: 0  
2/3 Vote Required  
Voted in the Affirmative Unanimously

**ARTICLE 4.** Motion made and seconded that the Town take no action (*that the Town appropriate the sum of Twenty Thousand Six Hundred Sixty-five (\$20,665.00) and no/100 Dollars for the purpose of paying an outstanding invoice due to Minuteman Regional Vocational Technical School District in Lexington for the Chapter 74 tuition for the 2009-2010 school year*).

Majority Vote Required  
Voted in the Affirmative.

**ARTICLE 5.** Motion made and seconded that the Town transfer from free cash the sum of \$7,300.00 for the painting of lines on town roads.

Majority Vote Required  
Voted in the Affirmative.

**ARTICLE 6.** Motion made and seconded that the Town transfer from free cash the sum of \$10,000.00 to cover cost of replacing the tank on Fire Department Engine 2.

Majority Vote Required  
Voted in the Affirmative Unanimously.

**ARTICLE 7.** Motion made and seconded that the Town amend the Town Meeting Bylaw enacted under Article 18 of the Annual Town Meeting of February 25, 1974, at Article I, Section 6, concerning the quorum for a town meeting, so that it reads as follows (the language to be added shown in italics):

*Section 6. Fifty (50) registered voters shall constitute a quorum, provided that, for the limited purpose of convening a special or annual town meeting in order that it may act to postpone the meeting to a day certain under circumstances of inclement weather, or other circumstances that render the conduct of a town meeting impracticable, one (1) registered voter shall constitute a quorum.+*

Majority Vote Required  
Voted in the Affirmative.

Motion made and seconded to dispense of the reading of the minutes of the Special Town meeting.

Majority Vote Required  
Voted in the Affirmative

Motion made and seconded to adjourn at 8:17 pm.

Majority Vote Required  
Voted in the Affirmative

### **Quorum Certificate**

In accordance with The Town of Dunstable's Town Meetings, Town Elections & Records Bylaw, I hereby certify that the quorum for an Annual or Special Town Meeting is 50 registered voters of the Town of Dunstable. Total number of voters checked in at the Annual Town Meeting of January 25, 2010: 102

Respectfully submitted,

Carol A. Skerrett  
Town Clerk, CMMC