



OFFICE OF THE
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SPECIAL TOWN MEETING
June 26, 2012

After determining that a quorum was present, the Special Town Meeting was called to order at 7:12 pm by Moderator, Ted O. Gaudette. Tellers appointed by the Moderator included Cheryl Mann and Ben Simmons (team) and David Webber and Brian Reynolds (team) who were sworn in by Town Clerk Carol Skerrett. The voter check-in table was staffed by Ann-Marie Wright.

After reciting the Pledge of Allegiance, Town Clerk Carol Skerrett read the greetings; a motion was made and seconded to dispense with the reading of the articles, ending with the closing of the warrant and return of service. Mr. Moderator explained the vote would require a 2/3 affirmative vote and the tellers were assigned sections of the room for which they would be responsible.

ARTICLE 1. Motion made and seconded that the Town appropriate the sum of SIX HUNDRED NINETY-NINE THOUSAND (\$699,000.00) DOLLARS for the purpose of acquiring by eminent domain, negotiated purchase by deed, or otherwise, certain real properties, together with any improvements thereon, known as the Best Triangle, situated on and between Main and Lowell Streets in Dunstable, the premises believed to be owned presently by the trustees of the Best Family Trust (but intending by this vote to authorize purchase hereunder from any owner), described in a deed dated December 4, 2000, recorded with Middlesex North District Registry of Deeds, Book 11253, Page 4, the premises being shown in approximate substantial configuration as five lots numbered 1-5 on a certain plan of land, a copy of which is attached to the warrant of this meeting as EXHIBIT A, which plan is hereby incorporated in this vote by reference; the entirety of said premises believed to comprise 12.04 acres, more or less; the sum hereby appropriated shall be comprised of the following specific accounts or sums:

- \$341,000.00 to be transferred from the undesignated reserves of the Community Preservation Account;
- \$88,000.00 to be transferred from the Designated Open Space reserves of the Community Preservation Account, this portion to be applied to that part of the land to be designated for open space;

- \$230,000.00 to be borrowed in anticipation of Community Preservation revenues, as provided in Massachusetts General Laws, Chapter 44B, Section 11, and other applicable law; [the three preceding financial procedures having been duly voted and recommended by the Community Preservation Committee]
- \$15,000.00 to be transferred from the Conservation Timber Fund, as duly authorized by the Conservation Commission;
- \$25,000.00 to be implemented from the proceeds of a gift of the trustees of The Dunstable Rural Land Trust, specifically earmarked by said Trust for the acquisition of said land, intending in addition by this vote to formally accept such gift;

and further, that Lots 4 and 5 on the plan shall be specifically designated for open space as defined in Chapter 44B, hereby providing that a statutory conservation restriction shall be imposed on said lots as required by Section 12 of Chapter 44B, hereby authorizing the Conservation Commission in its collective discretion to negotiate and determine the specific terms of the restriction, including insofar as authorized under applicable law, that said open space shall be allowed to include a sanitary septic disposal facility to serve the remaining land hereby acquired under any lawful use, if in the discretion of the Conservation Commission the placement of such a system on said land is in the best interests of the town and any necessary and lawful town uses located on said land; and further, that Lots 1, 2 and 3 shall be held for any lawful use as authorized by the Community Preservation Act and other applicable law; and further that the Town, or any board or authority acting on behalf of the Town 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.

A presentation was made by Alan Chaney followed by questions from the voters. The Advisory Committee voted unanimously to support the article at their Public Hearing. The article was supported by the Board of Selectmen which they felt was important to maintain the historical nature of the town and further supported by the Community Preservation Committee, Conservation and Agricultural Commissions.

At the conclusion of discussion, a motion was made for a secret ballot. Following a brief discussion as to whether a shout to 'move the question' was recognized, the Moderator on his own initiative declared there would be a secret ballot. The process of voting was then explained to the voters being the voters would come up row by row and be handed a paper ballot by the Town Clerk, cast their vote in the ballot box and return to their seats.

2/3 Vote Required
 137 Votes Cast (92 affirmative required)
 Yes: 107
 No: 30
 Voted in the Affirmative

Motion made and seconded that the Town waive the reading of the minutes of the Special Town Meeting .

Majority Vote Required
Voted in the Affirmative Unanimously

Motion made and seconded that the Town Meeting adjourn at 8:55 pm.

Majority Vote Required
Voted in the Affirmative Unanimously

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 June 26, 2012: 140

Respectfully submitted,



Carol A. Skerrett
Town Clerk, CMMC