



OFFICE OF THE
PLANNING BOARD
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Planning Board Minutes Monday, June 18, 2012

Meeting was called to order by Chairman, Brett Rock at 7:30pm.
Members present: Joe Vlcek, George Basbanes, Joan Simmons & Willard J. Goldthwaite Jr.
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Meeting Minutes of June 4, 2012

George made a motion to approve, as submitted, the meeting minutes of June 4th. Joe 2nd the motion. – Motion passed with Brett abstaining.

Review and/or Sign Invoices

Invoices for the Registry of Deeds and Groton Herald were reviewed and signed as well as two 53G account Sprint invoices. The Secretary mentioned that she has received all of the Sprint invoices from Cuoco & Cormier. Joe made a motion to return the remaining funds to Sprint. George 2nd the motion. – Motion passed unanimously.

Town Engineer reappointment

Brett told members that he had been asked to attend the June 11th Selectmen's meeting with other department Chairs to discuss the reappointment of the Town Engineer. By the end of the meeting, no decision had been made by the Selectmen.

Review and/or Sign Payroll

Brett signed the payroll slip for week ending June 16th.

July 2nd Meeting

The Board decided to cancel the July 2nd meeting.

Additional Topics Discussed Not Noted on the Agenda

Matt Raymond Phone Call Regarding Upper Parking Lot

The Secretary told members that Mr. Raymond called the office to let her know that he plans on starting work on the upper parking lot Monday, June 25th. Members plan to stop by during the week to view the progress. The Board asked the Secretary to find out from Danice if there are available funds in the Town Engineer account to have Jeff Rider go out to the site to insure that the approved plans are being followed.

Special Town Meeting – June 26th – Best Property - Alan Chaney

Alan asked to update the Board about the Special Town Meeting in which the town will be asked to support the acquisition of the Best property on Main/Lowell Streets. He



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explained that the property will be purchased with: \$15,000 from timber money, \$25,000 from Dunstable Rural Land Trust donations and \$659,000 from both existing open space Community Preservation Act (CPA) funds as well as borrowing against anticipated revenue of CPA. CPA money used will not come from the Affordable Housing or Historical reserves that are allocated yearly.

The Board asked about the plans for the property. Alan explained that the parcel may be left as open space or used as community gardens/farming. The DRLT will hold the Conservation Restriction which is a condition of spending CPA funds.

Joe asked about access to the public. Alan said that there is an area for parking off Main Street.

Brett asked Alan if the town has an appraisal. Alan said they had not, however, at \$699,000 each lot is under \$140,000 with the town assessed value being \$170,000.

Brett said that he has the following concerns/comments:

- 1) The property was once offered to the Town for over \$1,000,000. The price is now \$699,000. With some lots in town listed for \$125,000 how do we know without our own appraisal that the property is worth the asking price? *Alan said that the lots are being sold for less than assessed value and appraisals are costly, so it was felt that an appraisal was not needed.*
- 2) Purchasing this property will wipe out the CPA open space account so if anything really great comes along, we won't be able to buy it. *Alan said that wiping out our CPA open space account will be temporary as the loan should be paid off within 3 years. Also, neither the Selectmen nor the Conservation Commission know of any property coming up for sale that is more valuable than this one (gateway into Dunstable).*
- 4) Why are we having a Special Town Meeting when we had an Annual Town Meeting a few weeks ago? *Alan explained that he was contacted about seven weeks ago by Eric Best. Once starting the process, there wasn't enough time to present the article at the ATM because of CPA time constraints.*

The Board thanked Alan for coming in and updating them.

George made a motion to close the meeting at 8:18pm. Joe 2nd the motion. Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann - Secretary – Dunstable Planning Board