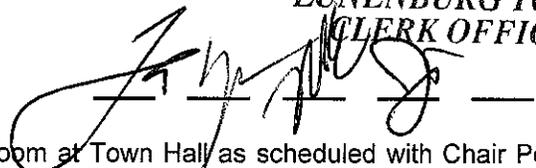


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**BOARD OF SELECTMEN
MEETING MINUTES
11/12/2013**

LUNENBURG TOWN
CLERK OFFICE



The Board of Selectmen met in the Joseph F. Bilotta meeting room at Town Hall as scheduled with Chair Person Tom Alonzo, Vice Chairperson Paula Bertram, Dave Matthews, Jamie Toale, Robert Ebersole and Town Manager Kerry Speidel.

Regular Meeting opened at 7:02 PM

7:00PM PUBLIC COMMENT

Ms. Bertram spoke and thanked all of the Veteran's who have served, and those who are currently serving. She said that it is a huge sacrifice that they are making and that this country would not be where it is without the sacrifices of these brave men and women.

ANNOUNCEMENTS

Board & Committee Vacancies (Discussed after Action File Issues): Mr. Alonzo announced that there are vacancies on the following boards/committees: Public Access Cable Committee – 3 vacancies and on the Personnel Committee – 2 vacancies.

APPOINTMENTS

7:00PM Public Hearing on General on Premises All Alcohol License for MLMR, Inc. d/b/a Primetime Pub, 5 Summer Street, Unit 10: Mr. Alonzo read into record the Notice of Public Hearing and invited the applicant to speak to the board about the application and business.

Mark LaPrade, representing MLMR spoke to the board saying that he would like to be open by the beginning of the new year and explained the type of establishment he would be running along with the hours of operation. Primetime Pub would be open during weekdays from 12 Noon – 1AM and on weekends from 12 Noon – 2AM. Entertainment will be kept "light" with acoustical type music and the only food to be served will be those of a snack type nature. He will be seeking to employee TIP certified staff for this enterprise after all required approvals are received.

Mr. LaPrade has no prior experience as an owner but has bartended and has been an acting manager in these types of establishments for many years. Mr. LaPrade would be acting as a working Owner/Manager at this business.

Ms. Bertram questioned if the manager is required to be on duty during the hours of operation of such a business.

Ms. Speidel replied that they are not required to be on duty all of the time.

Mr. Ebersole added that the Towns regulations state that the Manager must be there at least 50% of the time that the business is open.

Ms. Bertram moved to approve the General on Premise All Alcohol License for MLMR, Inc. d/b/a Primetime Pub, 5 Summer Street, Unit 10. Mr. Matthews seconded. On vote, motion carried, 5 in favor, 0 opposed.

7:15PM FY2014 Tax Classification Hearing, Board of Assessors: Harald Scheid, Regional Assessor reported to the board concerning the FY2014 Tax Classification. He explained that this hearing is for the BOS to determine if they will levy a single tax rate across all classes of real estate and personal property or move to a split rate. Mr. Scheid stated that Lunenburg has a small commercial and industrial tax base and the Board of Assessors recommends to the BOS the adoption of a uniform or single tax rate.

Mr. Scheid went on to say that it would take a significant increase in the industrial/commercial tax base to yield a modest reduction to residential property taxes. (See attached Tax Rate Options spread sheet)

Mr. Scheid commented on valuations saying that they believe that they have reached the bottom of the market and evidence points to a stabilized real estate market. They are making some minor valuation changes that overall will result in very small value reductions at similar levels that were seen in FY2013. Earlier in the year there was some strong activity in the real estate market and if this continues we may see some price appreciation.

Mr. Alonzo asked what the overall decrease was.

Mr. Scheid replied overall it was 30%, which is very typical of Central Mass.

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Mr. Matthews commented to say that it's important for people to remember that discussions are held about tax rates. When values are down, tax rates are up and when values are up, tax rates are down. People need to look at the total picture, from both sides of the equation, to understand the tax burden.

As far as our discussion this evening our goal is to encourage more commercial/industrial investment in Town and we don't want to hamper that by putting a higher burden on development. Mr. Matthews would like to keep it as we've been doing it.

Mr. Matthews moved to maintain the single uniform tax rate in the Town of Lunenburg. Ms. Bertram seconded. On vote, motion carried, 5 in favor, 0 opposed.

CURRENT BUSINESS

1. Review of Tax Exemption & Deferral Programs with Regional Assessor (Taken out of order before the 7:15PM Appointment): Harald Scheid, Regional Assessor, explained to the board the available Statutory Tax Exemptions and Deferrals which are available to qualifying Lunenburg residents for FY2014. These included exemptions and deferrals for the elderly, Veterans, and the blind. He mentioned that approximately \$80,000 is granted in tax relief in a given year but reiterated the fact that you must meet certain qualifications in order to receive benefits, which sometimes can be difficult to do. If a person is qualified for a tax deferral, their taxes would be deferred with simple interest as a lien on the property until the property owner passes or the home is sold.

Complete information can be received at the Lunenburg Assessors office, the Eagle House Senior Center or they can be downloaded at the Assessors section on the Town web site. (See Attached Property Tax Exemptions and Deferrals sheet)

Also mentioned was the State Circuit Breaker Bill which is a reduction off of qualified individual's income tax, related to their property tax. Mr. Scheid recommended that interested people should speak to their income tax preparer for information on this particular tax refund.

Mr. Ebersole added that the Circuit Breaker refund is in the amount of up to \$1000, there is an income limit along with an asset limit which is based on assessed value. This also looks at taxes that are paid in a person's water and sewer bill. Even if a person does not pay taxes, if qualified, they can still receive money back from the State.

2. Request from DPW Director to establish Road Closure Date, 11/29/13: Tabled until next meeting.

Ms. Bertram asked for clarification on if the road closure would be for a specific street or will it be a policy in general.

Ms. Speidel replied that the request is for a policy in general. The DPW typically sets a date for when roads cannot be opened for utilities installation due to weather. The BOS serves as Road Commissioners and there is no documentation that shows that the BOS has delegated this over to the DPW Director before.

Ms. Speidel had previously discussed this with the DPW Director and they felt that this is something that the BOS should make into a policy.

Ms. Bertram would like to see something presented to the board as an actual policy which would include timelines and recommendations from the DPW Director.

Mr. Alonzo clarified that the DPW Director ultimately would like to have a date for road closures that all agree in.

3. Accept/ Approve Consultant Agreement, Colonial Power Group: Brian Murphy, President of Colonial Power Group, came before the board to ask for an extension of the existing contract, which if it hasn't already, will expire shortly.

Mr. Murphy gave a brief history of the Colonial Power Groups affiliation/purpose with the Town, which has been in existence for approximately 3 years now. He explained that from 1/2012 – 12/2012 the participating consumer's power supplier was ConEdison Solutions, who was the low bidder, and they did two 6 month contracts with the Town.

At the end of 12/2012 the power markets were such that Unital's default service was the best price available and at that time a recommendation was made to suspend the program until the market became favorable again. The suspension was lifted in June when the Town selected Dominion Resources for a 1 year contract that would be installed in a two 6 month installment process.

The first installment was from 6/2013 to 12/2013 and under the terms of the contract the supplier had the right to serve the participating consumers from 12/2013 to 6/2014 providing it can be beat Unital's basic service offering. They feel they can accomplish this and also are offering an extension through 11/2014, which the Town Manager has accepted. Colonial Power Group is asking for the opportunity to continue to manage this process for the Town, as long as it sees fit.

Mr. Murphy continued on to say that they would like to try to get another power company into the mix. A particular company that they are looking at is Hampshire Power. The Town of Lancaster is currently using them and if it is successful there, Mr. Murphy hopes that they will become one of the bidders.

To date the current program in Lunenburg has saved residents and businesses \$183,301.72, which is a cumulative total since the programs inception in 1/2012. The bulk of the savings came in 1/2012 but since then the market has tightened and the margin of savings now is much slimmer than it was which comes at no cost to consumers. Consumers can opt out of this program at anytime they choose.

Commission payments for Colonial Power Group since 11/2010 have amounted to \$54,031.13. These payments do not come from any Town funding, but come directly from the energy providers that Colonial Power Group works with. In essence, the rate payer in town pays the commission through a "per Kwh fee" (1cent per Kwh) that's embedded in the rate that the supplier has to include.

Ms. Speidel mentioned that she had researched other consultant company's commissions and the rate that Colonial Power Group receives is a standard rate. Ms. Speidel is very pleased with the amount of savings that have been seen to date.

Mr. Murphy mentioned that it was also important for people to know that prices are going up. The current rate that the Town's participating consumers have is 7.75 cents per Kwh and will be increasing to 9.2 cents per Kwh. This is reflective of a broad rate increase that all rate payers will be absorbing across the State as well as across New England. This is due to market rules that are put in place by the Federal Energy Regulatory Commission (FERC) to address fuel shortages that occurred last January.

We did not feel this because the independent system operator that manages the grid in New England was able to keep power flowing, but because of the shortage of natural gas coming into New England on a very thin pipeline, some power generators were unable to obtain the gas to turn on their generating units. This happened during a cold snap and created situations that were close to a "brown out". During cold snaps gas becomes more difficult to transport through pipelines and when it's in limited availability, certain facilities have first rights to it such as homes, hospitals etc...and power plants need to wait.

To address this, the International Standards Organization (ISO) and FERC have offered incentive payments to generators who can run on both natural gas and oil and have directed these generators to stock pile oil for the winter. Companies have gone out and spent \$78M on oil to have on hand in case this happens again. That cost, by FERC's order, is immediately put onto consumers. These prices should moderate after the winter is over.

Although there are improvements being made to the size of the natural gas pipeline, they are not slated to be initiated until "2016".

Ms. Bertram moved to approve the Consultant Agreement with Colonial Power Group as contained in the packet. Mr. Matthews seconded. On vote, motion carried, 5 in favor, 0 opposed.

4. Open Warrant for STM; set closing date; review draft Ballot Question: Ms. Speidel informed the board that there is a Special Town Meeting (STM) and Special Town Election (STE) schedule included in their packets and reviewed it with them. (See Attached)

She mentioned that the dates were set at last weeks BOS meeting but were not on the agenda and asked the BOS to officially open them this evening. She explained that in order to meet the requirements of the Charter and/or Bylaw the warrant needs to remain open until 4PM n 11/25/2013.

The Massachusetts School Building Association (MSBA) is very particular concerning language for the warrant article and the ballot question. Copies of the draft article and draft ballot question have been sent to the School Superintendent for further information to be added to them. When the drafts are completed they will be sent to Town Counsel and the MSBA for final approval. The Town's Bond Counsel will also receive copies to ensure that all their requirements are met.

Discussion: Mr. Matthews stated that if the MSBA is not giving their final commitment until 11/20/2013, he was not sure how the BOS will be able to review and submit opinions by 11/19/2013.

Ms. Speidel replied that she feels that neither the BOS nor Finance Committee should plan to have a recommendation included in the warrant. If they choose to do so, then they should look at holding a special meeting.

Mr. Alonzo spoke to say that he felt that there would be no major changes between the time that the MSBA votes on this matter and when STM and the STE are held.

Ms. Bertram voiced concern over wording in the MSBA Bulletin which states that "A city or town must vote to appropriate and authorize the full amount of a Project's cost, including both the local share and the MSBA's share, if any."

Mr. Ebersole replied that the actual article says that "the amount of borrowing authorized shall be reduced by any grant set forth in the project funding agreement." You still have to appropriate the entire amount but you are only going to borrow what's left over after MSBA gives to you, so technically you're buying the whole project.

Ms. Bertram stated that typically when you we go to town meeting we say that we will "go up to" a certain amount. We are asking for full authorization for the total project and this concerns her. She realizes that the expectation is that the grant will be received from the MSBA but what we are asking people to do at the STM and the STE is to fund the whole project.

Mr. Matthews replied that we are only going to borrow our share, not the whole thing, and at any time we can stop the whole project.

Mr. Ebersole added that the reality is that we will not go forward with out the MSBA. What's good is that the School Building Committee has been putting out what the Town's share and the MSBA's share will be and we just need to educate people that we have to appropriate the entire amount, but the only thing we will be responsible for is our share.

Ms. Bertram stated that she wished this could be added to the article, we are going to have to do everything we can to make that clear, and this will be difficult.

Ms. Speidel said that we can ask about including that information in the article.

Mr. Matthews moved to open the warrant for the Special Town Meeting and Special Town Election effective November 12, 2013 to close on November 25, 2013 at 4PM. Mr. Ebersole seconded.

Discussion: Ms. Bertram said that it was indicated that the warrant had to be opened for a specific amount of time. By moving the date back to 11/12 are we still within that time period?

Ms. Speidel replied that it's specific to a certain number of days prior to the meeting and that the closing date is the trigger.

On vote, motion carried, 5 in favor, 0 opposed.

Ms. Speidel stated that she had been asked if there will be a snow date for STM and STE if needed. She had discussed this with the Town Clerk and they determined that the BOS should identify what the snow date would be. If the meeting cannot be held due to weather the Town Clerk and the Town Moderator will post the building. Seeing that this is not an agenda item this evening, it will be added to next weeks meeting.

Mr. Toale asked about a snow date for the STE.

Mr. Ebersole said that the Town Clerk indicated that it would have to be a State of Emergency, state wide, in order for it to not happen.

Mr. Alonzo reminded the public that the last day to register to vote for the STE is 12/21/2013 at 8PM and the last day to register to vote for STM is 12/28/2013 at 8PM. The Town Clerk's office on those dates will be open from 9AM-8PM.

The review of the ballot question will be added again to next weeks BOS agenda.

5. Accept BOS Policies & Procedures: Mr. Alonzo stated the BOS Policies & Procedures are ready to be adopted but will continue to be a "work in progress". The board recognized and thanked Ms. Bertram on her work in organizing and editing all of the changes to the BOS policies & procedures.

Mr. Ebersole noted that there was one item on page 55, Section 7.08 and mentioned that they had deleted the last 2 paragraphs (A & B) and these should be taken out.

Ms. Bertram noted that on page 7 there is a numbering issue that also needs correction.

Mr. Matthews moved to adopt the Board of Selectmen Policies & Procedures with the understanding that on page 55, Section 7.08 paragraphs A & B will be deleted and on page 7 the numbering issue will be corrected. Mr. Toale seconded. On vote, motion carried, 5 in favor, 0 opposed.

Ms. Bertram reminded the board that there is an outline available that charts the things that the board will continue to review which also includes some new policies that will be put forth.

6. Minutes/Warrants/Action File Issues

Minutes: 11/5/2013

Warrants: Ms. Speidel noted that the Water Commitment page which was signed at last weeks meeting needed more signatures and submitted it to the board again for signing.

11/12/2013 #25-14 \$514,549.17

Action File Issues: None

7. Committee Report: Board of Health; Building Reuse Committee; Capital Planning Committee; Finance Committee; Library Board of Trustees; MPO; Planning Board; PACC; School Committee; School Building Committee; Sewer Commission; MA Broadband;

Board of Health – No Report

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Building Reuse Committee – Mr. Toale reported that there will be a Workshop on 11/18/2013 to finalize findings and recommendations. They will meet again on 12/2/2013 and should be ready on either 12/3/2013 or 12/10/2013 to present their findings to the BOS.

Capital Planning Committee – Mr. Toale reported that the last of the input meetings will be held tomorrow morning after which they will work on establishing priorities and reporting to the Town Manager.

Finance Committee – No Report

Library Board of Trustees– No Report

MPO- No Report

Planning Board- No Report

PACC- No Report

School Committee- No Report

School Building Committee- Mr. Matthews reported that there will be a "Coffee" at the Library on Saturday from 10AM-2PM the purpose of which to answer questions and view plans of the proposed Middle/High School building project.

Sewer Commission- Mr. Ebersole reported that they met with the Small Water System Services, are happy with the work they have done and they are within budget. They have proposed various capital improvements, some of which have been implemented.

The Lunenburg Village 40b status is with the Zoning Board of Appeals for review. They stayed firm on not waiving the privilege fee for additional affordable housing units, which had been done previously for others due to a quid pro quo exchange of improvement of Pleasantview Ave, and there was no such recommendation from the developer at that point. They went with the lower, prior connection fee that was in place when the original development went into place. They waived the inflow added fee that has come in since the other time.

Lancaster Ave is waiting for the final acceptance and conveyances of various easements as done by Town Counsel. Grease Trap Compliance reports from various restaurants have been coming in as a result of the communications that were sent to the property owners.

MA Broadband- No Report

8. Town Manager Reports or Department Reports: Ms. Speidel reported that the online survey asking what the Towns people preferred for financing of the Middle/High School Building project. Since last BOS meeting 42 people have responded, 27 of those responding prefer a 30 year financing term, and 15 prefer a 20 year financing term. This survey is available on the front page of the Town of Lunenburg Website.

Mr. Alonzo encouraged the Towns people to attend a public informational meeting regarding the proposed school building project. He would like everyone to be well informed when it comes time for the STM & STE.

APPOINTMENTS/RE-APPOINTMENTS/RESIGNATIONS: None

EXECUTIVE SESSION: None

Being no further business Ms. Bertram moved to adjourn the BOS meeting. Mr. Matthews seconded. On vote motion carried, 5 in favor, 0 opposed.

Regular Scheduled Meeting adjourned at 8:15PM

UPCOMING MEETING SCHEDULE

November 19, 2013

December 3, 2013

*Respectfully Submitted,
Susan Doherty, Recording Secretary
Board of Selectmen*

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**LUNENBURG TOWN
CLERK OFFICE**

HARALD SCHEID
REGIONAL ASSESSOR

PROPERTY TAX EXEMPTIONS AND DEFERRALS AVAILABLE TO QUALIFYING
LUNENBURG RESIDENTS - FY 14

ALL ELIGIBILITY REQUIREMENTS MUST BE MET AS OF JULY 1 OF THE TAX YEAR

CLAUSE 41 C - E2

ELDERLY Age 70 by July 1 Exemption Amount: \$750.00
Own and occupy Real Estate - 5 years

DOMICILED IN MA FOR
PRECEDING 10 YEARS PRIOR TO JULY 1st
&
OWNED & OCCUPIED
HOME IN MA FOR 5 YRS PRIOR TO JULY 1st

Income* : Single Person No more than \$28,300.00
Married Persons (Joint Ownership) No more than \$35,600.00
Assets* : Single Person No more than \$47,400.00
Married Persons No more than \$65,300.00

SURVIVING SPOUSE
INHERITING PROPERTY
MUST HAVE OCCUPIED
PROPERTY FOR 5 YEARS PRIOR TO JULY 1st

*Note: Income from all sources: Wages, Social Security, Pensions, Interest, Dividends, Rent; etc.
Documentation must be provided for income received: W-2, 1099-INT., 1099-DIV, etc.

Assets=Whole Estate. Whole Estate means ALL assets to which you have legal title and access as Sole, Joint Owners or Trustee that contribute to your TOTAL worth. Assets include bank accounts, checking accounts, stocks, bonds, 401K's, IRA's, savings certificates, motor vehicles, boats, RV's, real estate, etc. (Value of domicile up to a 3 unit dwelling unit is exempt)
Documentation must be provided to support all assets.

CLAUSE 17D - ED

Surviving spouse (W) or persons over 70 who are eligible for Clause 41C (E2). July 1 qualification date. Exemption Amount: \$298.00

OWNED SAME HOME
IN LUNENBURG FOR
5 CONSECUTIVE YEARS PRIOR TO JULY 1st

Income* : Not considered
Assets* : \$59,200.00

*Note: See description of assets for Clause 41C

VETERANS*

V1 Clause 2 10% Service Connected Disability Exemption Amount: \$400.00
V2 Clause 2 Loss of Use- Service Connected. \$750.00
V3 Clause 2 100% Service Connected Disability ** \$1,000.00
Clause 22I Service Related Death Full Exempt for 5 yrs \$2,500.00 thereafter

DOMICILED IN MA FOR
6 MOS. PRIOR TO SERVICE
or
DOMICILED IN MA FOR
5 CONSECUTIVE YRS. PRIOR TO JULY 1st
MUST OCCUPY HOME AS DOMICILE
AS OF JULY 1st

* Note: Disability Certificates must be provided from the Veteran's Administration July 1st qualification date

** Disability Certificates must be provided from the Veteran's Administration yearly dated or or before July 1st

BLIND * - B

Clause 37A Registered with Division of the Blind Exemption Amount: \$500.00

* Note: Certificate must be provided yearly.
July 1st qualification date.

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NOV 21 2013

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Lunenburg Board of Assessors
Fiscal Year 2014

Tax Rate Options

CLASS	VALUE	PERCENTAGE	R & O %
Residential	1,013,879,421	89.9122%	89.9122%
Open Space	0	0.0000%	89.9122%
Commercial	63,717,379	5.6505%	
Industrial	20,091,700	1.7818%	CIP %
Personal Prop	29,944,552	2.6555%	10.0878%
Total	1,127,633,052	100.0000%	

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NOV 21 2013

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LEVY
20,286,119 Estimated Levy
17.99 Single Tax Rate

CIP Shift	Res Factor	Share Percentages					Levy Amounts					Estimated Tax Rates						
		Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP
1.00	100.0000	89.9122	-	5.6505	1.7818	2.6555	100	18,239,691	0	1,146,276	361,450	538,703	20,286,119	17.99	0	17.99	17.99	17.99
1.01	99.8878	89.8113	-	5.7070	1.7996	2.6821	100	18,219,227	0	1,157,738	365,064	544,090	20,286,119	17.97	0	18.17	18.17	18.17
1.02	99.7756	89.7104	-	5.7636	1.8174	2.7086	100	18,198,763	0	1,169,201	368,679	549,477	20,286,119	17.95	0	18.35	18.35	18.35
1.03	99.6634	89.6095	-	5.8201	1.8352	2.7352	100	18,178,298	0	1,180,664	372,293	554,864	20,286,119	17.93	0	18.53	18.53	18.53
1.04	99.5512	89.5087	-	5.8766	1.8530	2.7617	100	18,157,834	0	1,192,127	375,908	560,251	20,286,119	17.91	0	18.71	18.71	18.71
1.05	99.4390	89.4078	-	5.9331	1.8708	2.7883	100	18,137,370	0	1,203,589	379,522	565,638	20,286,119	17.89	0	18.89	18.89	18.89
1.06	99.3268	89.3069	-	5.9896	1.8887	2.8149	100	18,116,905	0	1,215,052	383,137	571,025	20,286,119	17.87	0	19.07	19.07	19.07
1.07	99.2146	89.2060	-	6.0461	1.9065	2.8414	100	18,096,441	0	1,226,515	386,751	576,412	20,286,119	17.85	0	19.25	19.25	19.25
1.08	99.1024	89.1052	-	6.1026	1.9243	2.8680	100	18,075,977	0	1,237,978	390,366	581,799	20,286,119	17.83	0	19.43	19.43	19.43
1.09	98.9902	89.0043	-	6.1591	1.9421	2.8945	100	18,055,513	0	1,249,440	393,980	587,186	20,286,119	17.81	0	19.61	19.61	19.61
1.10	98.8780	88.9034	-	6.2156	1.9599	2.9211	100	18,035,048	0	1,260,903	397,595	592,573	20,286,119	17.79	0	19.79	19.79	19.79
1.11	98.7658	88.8025	-	6.2721	1.9778	2.9476	100	18,014,584	0	1,272,366	401,209	597,960	20,286,119	17.77	0	19.97	19.97	19.97
1.12	98.6536	88.7016	-	6.3286	1.9956	2.9742	100	17,994,120	0	1,283,829	404,824	603,347	20,286,119	17.75	0	20.15	20.15	20.15
1.13	98.5414	88.6008	-	6.3851	2.0134	3.0007	100	17,973,656	0	1,295,292	408,438	608,734	20,286,119	17.73	0	20.33	20.33	20.33
1.14	98.4293	88.4999	-	6.4416	2.0312	3.0273	100	17,953,191	0	1,306,754	412,053	614,121	20,286,119	17.71	0	20.51	20.51	20.51
1.15	98.3171	88.3990	-	6.4981	2.0490	3.0539	100	17,932,727	0	1,318,217	415,667	619,508	20,286,119	17.69	0	20.69	20.69	20.69
1.16	98.2049	88.2981	-	6.5546	2.0668	3.0804	100	17,912,263	0	1,329,680	419,282	624,895	20,286,119	17.67	0	20.87	20.87	20.87
1.17	98.0927	88.1972	-	6.6111	2.0847	3.1070	100	17,891,798	0	1,341,143	422,896	630,282	20,286,119	17.65	0	21.05	21.05	21.05
1.18	97.9805	88.0964	-	6.6676	2.1025	3.1335	100	17,871,334	0	1,352,605	426,511	635,669	20,286,119	17.63	0	21.23	21.23	21.23
1.19	97.8683	87.9955	-	6.7241	2.1203	3.1601	100	17,850,870	0	1,364,068	430,125	641,056	20,286,119	17.61	0	21.41	21.41	21.41
1.20	97.7561	87.8946	-	6.7807	2.1381	3.1866	100	17,830,406	0	1,375,531	433,740	646,443	20,286,119	17.59	0	21.59	21.59	21.59
1.21	97.6439	87.7937	-	6.8372	2.1559	3.2132	100	17,809,941	0	1,386,994	437,354	651,830	20,286,119	17.57	0	21.77	21.77	21.77
1.22	97.5317	87.6929	-	6.8937	2.1737	3.2397	100	17,789,477	0	1,398,456	440,969	657,217	20,286,119	17.55	0	21.95	21.95	21.95
1.23	97.4195	87.5920	-	6.9502	2.1916	3.2663	100	17,769,013	0	1,409,919	444,583	662,604	20,286,119	17.53	0	22.13	22.13	22.13
1.24	97.3073	87.4911	-	7.0067	2.2094	3.2928	100	17,748,548	0	1,421,382	448,198	667,991	20,286,119	17.51	0	22.31	22.31	22.31
1.25	97.1951	87.3902	-	7.0632	2.2272	3.3194	100	17,728,084	0	1,432,845	451,812	673,378	20,286,119	17.49	0	22.49	22.49	22.49

CIP Shift	Res Factor	Share Percentages					Lewy Amounts					Estimated Tax Rates						
		Res	O/S	Com	Ind	PP	Total	Res	O/S	Com	Ind	PP	Total	Res	O/S	Com	Ind	PP
1.26	97.0829	87.2893	-	7.1197	2.2450	3.3460	100	17,707,620	0	1,444,307	455,427	678,765	20,286,119	17.47	0	22.67	22.67	22.67
1.27	96.9707	87.1885	-	7.1762	2.2628	3.3725	100	17,687,156	0	1,455,770	459,041	684,152	20,286,119	17.45	0	22.85	22.85	22.85
1.28	96.8585	87.0876	-	7.2327	2.2807	3.3991	100	17,666,691	0	1,467,233	462,656	689,539	20,286,119	17.42	0	23.03	23.03	23.03
1.29	96.7463	86.9867	-	7.2892	2.2985	3.4256	100	17,646,227	0	1,478,696	466,270	694,926	20,286,119	17.4	0	23.21	23.21	23.21
1.30	96.6341	86.8858	-	7.3457	2.3163	3.4522	100	17,625,763	0	1,490,158	469,885	700,313	20,286,119	17.38	0	23.39	23.39	23.39
1.31	96.5219	86.7850	-	7.4022	2.3341	3.4787	100	17,605,299	0	1,501,621	473,499	705,700	20,286,119	17.36	0	23.57	23.57	23.57
1.32	96.4097	86.6841	-	7.4587	2.3519	3.5053	100	17,584,834	0	1,513,084	477,114	711,087	20,286,119	17.34	0	23.75	23.75	23.75
1.33	96.2975	86.5832	-	7.5152	2.3697	3.5318	100	17,564,370	0	1,524,547	480,728	716,474	20,286,119	17.32	0	23.93	23.93	23.93
1.34	96.1853	86.4823	-	7.5717	2.3876	3.5584	100	17,543,906	0	1,536,009	484,343	721,861	20,286,119	17.3	0	24.11	24.11	24.11
1.35	96.0731	86.3814	-	7.6282	2.4054	3.5850	100	17,523,441	0	1,547,472	487,957	727,248	20,286,119	17.28	0	24.29	24.29	24.29
1.36	95.9609	86.2806	-	7.6847	2.4232	3.6115	100	17,502,977	0	1,558,935	491,572	732,635	20,286,119	17.26	0	24.47	24.47	24.47
1.37	95.8487	86.1797	-	7.7412	2.4410	3.6381	100	17,482,513	0	1,570,398	495,186	738,022	20,286,119	17.24	0	24.65	24.65	24.65
1.38	95.7365	86.0788	-	7.7977	2.4588	3.6646	100	17,462,049	0	1,581,860	498,801	743,409	20,286,119	17.22	0	24.83	24.83	24.83
1.39	95.6243	85.9779	-	7.8543	2.4766	3.6912	100	17,441,584	0	1,593,323	502,415	748,796	20,286,119	17.2	0	25.01	25.01	25.01
1.40	95.5121	85.8770	-	7.9108	2.4945	3.7177	100	17,421,120	0	1,604,786	506,030	754,184	20,286,119	17.18	0	25.19	25.19	25.19
1.41	95.3999	85.7762	-	7.9673	2.5123	3.7443	100	17,400,656	0	1,616,249	509,644	759,571	20,286,119	17.16	0	25.37	25.37	25.37
1.42	95.2878	85.6753	-	8.0238	2.5301	3.7708	100	17,380,191	0	1,627,711	513,259	764,958	20,286,119	17.14	0	25.55	25.55	25.55
1.43	95.1756	85.5744	-	8.0803	2.5479	3.7974	100	17,359,727	0	1,639,174	516,873	770,345	20,286,119	17.12	0	25.73	25.73	25.73
1.44	95.0634	85.4735	-	8.1368	2.5657	3.8240	100	17,339,263	0	1,650,637	520,488	775,732	20,286,119	17.1	0	25.91	25.91	25.91
1.45	94.9512	85.3727	-	8.1933	2.5836	3.8505	100	17,318,799	0	1,662,100	524,102	781,119	20,286,119	17.08	0	26.09	26.09	26.09
1.46	94.8390	85.2718	-	8.2498	2.6014	3.8771	100	17,298,334	0	1,673,562	527,717	786,506	20,286,119	17.06	0	26.27	26.27	26.27
1.47	94.7268	85.1709	-	8.3063	2.6192	3.9036	100	17,277,870	0	1,685,025	531,331	791,893	20,286,119	17.04	0	26.45	26.45	26.45
1.48	94.6146	85.0700	-	8.3628	2.6370	3.9302	100	17,257,406	0	1,696,488	534,946	797,280	20,286,119	17.02	0	26.63	26.63	26.63
1.49	94.5024	84.9691	-	8.4193	2.6548	3.9567	100	17,236,941	0	1,707,951	538,560	802,667	20,286,119	17	0	26.81	26.81	26.81
1.50	94.3902	84.8683	-	8.4758	2.6726	3.9833	100	17,216,477	0	1,719,414	542,175	808,054	20,286,119	16.98	0	26.99	26.99	26.99

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SPECIAL TOWN MEETING

TUESDAY – 01/07/14 - 7:00P.M @ LUNENBURG HIGH SCHOOL AUDITORIUM

SPECIAL TOWN ELECTION

SATURDAY – 01/11/14 – 7AM-5PM – TC PASSIOS SCHOOL

SCHEDULE

Wednesday, November 15th (Lunenburg Ledger)	Advertise per Charter Section 2-7(c)
Tuesday, November 5th, Tuesday, November 25th 4:00 P.M.	Warrant Open/Set Date Special Election Warrant Closed
Tuesday, November 19th, thru Thursday, November 21st	Town Manager/Selectmen/Finance Committee/Town Counsel review Articles. BOS, FinCom submit recommendations on articles-BOS set sequence of articles.
Friday, November 29th	Warrants Printed/Meeting & Election
Monday, December 2nd	Advertise for FinCom Public Hearing
Tuesday, December 10th	Five copies of Warrant for Selectmen's signatures. Then to Town Clerk for posting. Must be posted 14 days prior to meeting; Election must be posted 7 days prior to election. (No later than 12/24/13)
Monday, December 16th (deadline 12/24/13 meeting 1/4/14 election)	Warrants Posted and Mailed to Residents
Thursday, December 19th - 7PM	FinCom Public Hearing on Warrant Articles
Saturday, December 21st, 9 am-8 pm (20 th day prior)	Last Day to Register to Vote for Election
Saturday, December 28th, 9 am-8 pm (10 th day prior)	Last Day to Register to Vote for Meeting
Week of December 30th	Prepare Motion Sheet
Tuesday, January 7, 2014 – 7PM	Special Town Meeting-LHS AUDITORIUM
Friday, January 10th Noon	Last day and hour to vote at Town Hall
Saturday, January 11, 2014 7AM – 5PM	Special Town Election – TC PASSIOS