

**TOWN OF STURBRIDGE
ANNUAL TOWN MEETING WARRANT ARTICLES**



**TANTASQUA REGIONAL HIGH SCHOOL
JUNE 3, 2024
7:00 P.M.**

**ARTICLE 1
TOWN REPORTS**

To hear the reports of the several Boards and Town Officials and any other Committee that may be ready; or take any action relative thereto.

Sponsor: Select Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 7 – 0 – 1.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

Summary: This article accepts all reports as included in the Annual Town Report. The Town Meeting usually waives the actual reading of the reports as they are provided in a printed format.

**ARTICLE 2
COMMUNITY PRESERVATION COMMITTEE REPORT**

To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2025 Community Preservation budget and to appropriate from the Community Preservation Fund a sum of money to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2025; and further to reserve for future appropriation amounts as recommended by the Community Preservation Committee: a sum of money for the acquisition, creation and preservation of open space, a sum of money for acquisition and preservation of historic resources, and a sum of a money for the creation, preservation and support of community housing; or take any action relative thereto.

Sponsor: Community Preservation Committee

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted 7 – 0 – 0.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

Summary: The Community Preservation Committee (CPC) is required to submit a report to Town Meeting on the proposed use of CPA Funds. The CPC Report is Appendix A of the Finance Committee Report.

ARTICLE 3
COMMUNITY PRESERVATION ADMINISTRATION FUNDS

To see if the Town will vote to appropriate from the Community Preservation Fund Undesignated Fund Balance the sum of TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$25,000.00) to be allocated for the purpose of operating and administrative expenses in FY2025 for the Community Preservation Committee (CPC); or take any action relative thereto.

Sponsor: Community Preservation Committee

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted 7 – 0 – 0.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:

That the Town vote to approve the article as written. Voted 7 – 0 – 0.

Summary: These funds would be used to provide operating and administrative expenses for the Community Preservation Committee, including legal expenses, appraisal reports, general office supplies, CPA Coalition Dues, informational brochures and postage relating to locations, features and uses of CPA parcels. Any unused funds appropriated shall revert to the CPA Undesignated Fund Balance at the close of the fiscal year.

ARTICLE 4
COMMUNITY PRESERVATION DEBT SERVICE

To see if the Town will vote to transfer from the Community Preservation Fund-Undesignated Fund Balance, the sum of:

- FIFTY-EIGHT THOUSAND THREE HUNDRED AND 00/100 DOLLARS (\$58,300.00) for the purpose of paying the debt service for the OSV Land Acquisition;
- THIRTY-SEVEN THOUSAND ONE HUNDRED AND 00/100 DOLLARS (\$37,100.00) for the purpose of paying the debt service for the Heins Farm Acquisition;
- TWENTY-FIVE THOUSAND FIVE HUNDRED FIFTY AND 00/100 DOLLARS (\$25,550.00) for the purpose of paying the debt service for the Recreation Court project;
- EIGHTY-NINE THOUSAND SIX HUNDRED FIFTY AND 00/100 DOLLARS (\$89,650.00) for the purpose of Town Hall/Center Office Renovation project;

or take any action relative thereto.

Sponsor: Finance Director

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 8 – 0 – 0.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

Summary: Summary: This article pays for previously approved debt issuances for the acquisition of open space known as the Heins Farm, Old Sturbridge Village parcels, the renovation of the Town Hall and Center Office Building and the Recreation Court Project.

ARTICLE 5
COMMUNITY PRESERVATION GRAVESTONE RESTORATION

To see if the Town will vote to appropriate from the Community Preservation Fund Historic Fund Balance the sum of NINE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$9,500.00) for the purpose of North Cemetery and/or Old Burial Ground historic preservation and restoration work; or take any action relative thereto.

Sponsor: Community Preservation Committee

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 7 – 1 – 0.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4-0-0.

RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:

That the Town vote to approve the article as written. Voted 7 – 0 – 0.

Summary: The purpose of this article is to fund the gravestone/monument conservation services for the North Cemetery and Old Burial Ground.

ARTICLE 6
COMMUNITY PRESERVATION GENERAL TRAILS PROPERTY ENHANCEMENTS

To see if the Town will vote to appropriate from the Community Preservation Fund Undesignated Fund Balance the sum of SIXTY-SIX THOUSAND AND 00/100 DOLLARS (\$66,000.00) for the purpose of general property trail enhancements as presented by the Trails Committee including all costs incidental and related thereto; or take any action relative thereto.

Sponsor: Community Preservation Committee

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 8 – 0 – 0.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:

That the Town vote to approve the article as written. Voted 6 – 0 – 0.

Summary: Town trails are heavily used and continual enhancements are made to the trail system each year.

ARTICLE 7
COMMUNITY PRESERVATION GRAND TRUNK TRAIL EXTENSION

To see if the Town will vote to appropriate from the Community Preservation Fund Undesignated Fund Balance the sum of FIVE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$550,000.00) for the purpose of construction of the Grand Trunk Trail extension on 1 River Road and 9 River Road and parking facilities serving the trail at 9 River Road, from the intersection of River/Farquhar Roads to Haynes Street; including all costs incidental and related thereto; or take any action relative thereto.

Sponsor: Community Preservation Committee

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written provided that such funds may only be expended following acquisition of interests in land sufficient to carry out the project. Voted 8 – 0 – 0.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:

That the Town vote to approve the article as written. Voted 6 – 0 – 0.

Summary: Funding will allow the continuation of the Grand Trunk Trail on both 1 and 9 River Road, between River/Farquhar Road and Haynes Street (2,100 feet) along the original Grand Trunk Rail bed, and a 10-car parking lot at 9 River Road. This will allow the Town to continue this Town trail project as envisioned in several Master Plans related to Town improvements. The Trails Committee is applying for a \$400,000.00 Mass Trails grant, which, if awarded, will reduce the needed amount to \$200,000.00.

ARTICLE 8
COMMUNITY PRESERVATION TOWN HISTORIC SURVEY

To see if the Town will vote to appropriate from the Community Preservation Historic Fund Balance the sum of SIXTY THOUSAND AND 00/100 DOLLARS (\$60,000.00) for the purpose of continuing the Town Historic Survey including all costs incidental and related thereto; or take any action relative thereto.

Sponsor: Community Preservation Committee

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 7 – 0 – 0.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:

That the Town vote to approve the article as written. Voted 7 – 0 – 0.

Summary: These CPA funds will be used to continue the survey work of areas and resources identified in the Sturbridge Historic Preservation Plan to be conducted by PAL (Public Archaeology Laboratory, Inc.). This will be the third phase of the survey work. It is estimated that these funds will allow approximately 200 resources to be surveyed.

ARTICLE 9
COMMUNITY PRESERVATION HOUSING

To see if the Town will vote to appropriate from the Community Preservation Fund Community Housing Fund Balance the sum of ONE HUNDRED FORTY THOUSAND THREE HUNDRED NINETY-ONE AND 00/100 DOLLARS (\$140,391.00) for the purpose of hiring a part-time Housing Coordinator and associated administrative and legal costs, supplies, printing, advertising and the funding of a trust account; or take any action relative thereto.

Sponsor: Community Preservation Committee

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 7 – 0 – 1.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:

That the Town vote to approve the article as written. Voted 5 – 0 – 0.

Summary: The request is to hire a part-time Housing Coordinator to coordinate, facilitate, and promote activities, projects and programs that address the need for adequate and affordable housing for low and moderate income, senior, veteran, and disabled populations and to foster workforce housing within the Town of Sturbridge. The funding also covers administrative expenses associated with the position. Further, funding will allow for the Affordable Housing Trust to implement tasks outlined in the strategic plan including, but not limited to, finding appropriate locations for a friendly 40B, establish a down payment/closing cost assistance program for low/moderate income buyers, and prepare a public resources guide for residents and developers.

ARTICLE 10
COMMUNITY PRESERVATION RIVERLANDS/OSV EASEMENT CONSTRUCTION

To see if the town will vote to appropriate funds from the Community Preservation Undesignated Fund Balance the sum of THIRTY-THREE THOUSAND AND 00/100 DOLLARS (\$33,000.00) for the purpose of Construction of the Grand Trunk Trail (GTT) – Riverlands/OSV easement section on Stallion Hill Road; including all costs incidental and related thereto; or take any action relative thereto.

Sponsor: Community Preservation Committee

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted 8 – 0 – 0.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:

That the Town vote to approve the article as written. Voted 6 – 0 – 0.

Summary: These CPA funds will be used to build the remaining 275 feet of the Grand Trunk Trail, between its current end on the Riverlands and Stallion Hill Road. This portion being on the property of Old Sturbridge Village for which a trail easement has been given to the Town.

ARTICLE 11
COMMUNITY PRESERVATION HONOR ROLL AND CIVIL WAR MEMORIAL
PLAQUE

To see if the Town will vote to appropriate from the Community Preservation Fund Historic Fund Balance the sum of ONE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$1,500.00) for the purpose of purchasing a bronze plaque to be displayed within the granite curbing of the Civil War Memorial including all costs incidental and related thereto; or take any action relative thereto.

Sponsor: Community Preservation Committee

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 7 – 0 – 1.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:

That the Town vote to approve the article as written. Voted 5 – 0 – 0.

Summary: This bronze plaque will be affixed to a suitable stone at the base of the Civil War Monument of the Fallen to display the names and units of three additional fallen soldiers of and credited to Sturbridge, who died during the Civil War 1861-1865. Pvt. Ferdinand Rogers; Pvt. Simeon G. Newton; and Pvt. Crockett Edwards.

ARTICLE 12
COMMUNITY PRESERVATION GIFFORD ROAD MILESTONE RESTORATION

To see if the Town will vote to appropriate from the Community Preservation Fund Historic Fund Balance the sum of ONE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$1,500.00) for

the purpose of funding restoration of the Gifford Road Milestone including all costs incidental and related thereto; or take any action relative thereto.

Sponsor: Community Preservation Committee

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 8 – 0 – 0.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:

That the Town vote to approve the article as written. Voted 6 – 0 – 0.

Summary: CPA funds will be used to safely and gently clean the lichen from this circa 1764 historic granite mile marker, which stands alongside Gifford Road.

ARTICLE 13
COMMUNITY PRESERVATION LUCY DANFORTH COLEMAN SIGN DESIGN AND PURCHASE

To see if the Town will vote to appropriate from the Community Preservation Fund Historic Fund Balance the sum of TWO THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS (\$2,700.00) for the purpose of funding the design and purchase of a sign recognizing Lucy Danforth Coleman to be placed on the Town Library grounds or adjacent to the Old Burial Ground; including all costs incidental and related thereto; or take any action relative thereto.

Sponsor: Community Preservation Committee

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town take no action on this article. Voted 8 – 0 – 0.

Although the Finance Committee thinks this is a worthwhile project, we believe the Town needs to develop a process that determines the criteria for who is included in some type of a memorial along with criteria for the location of the memorial.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:

That the Town vote to approve the article as written. Voted 7 – 0 – 0.

Summary: This historic marker will be placed either at the Town Library or on the Center School Property/Old Burial Ground and will commemorate Lucy Danforth Coleman, Sturbridge born women’s rights advocate, free thinker, and abolitionist that among other accomplishments, arranged and attended the meeting of President Abraham Lincoln and fellow abolitionist Sojourner Truth during the Civil War.

ARTICLE 14
TOWN BUDGET

To see if the Town will vote to raise and appropriate a sum of money as may be necessary to pay the Town charges for the fiscal year beginning July 1, 2024 and vote to fix salary and compensation of all elected officials of the Town in accordance with the provisions of Massachusetts General Laws, Chapter 41, Section 108, effective July 1, 2024; or take any action relative thereto.

Sponsor: Select Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 8 – 0 – 0.

RECOMMENDATION OF THE SELECTBOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

Summary: This article is for the approval of the Town and School operating budgets for Fiscal Year 2025.

ARTICLE 15
ROAD CONSTRUCTION, REPAIRS AND MAINTENANCE

To see if the Town will vote to raise and appropriate ONE HUNDRED FIFTY-FIVE THOUSAND AND 00/100 DOLLARS (\$155,000.00) to the Road Construction, Repairs and Maintenance Account in order to fund the road construction, repairs and maintenance of town roads as determined by the DPW Director; or take any action relative thereto.

Sponsor: Select Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 7 – 0 – 0.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

Summary: The Town funds road repair and maintenance through an annual warrant article which does not expire at the end of the Fiscal Year to provide the Department of Public Works with greater flexibility in meeting the needs of the community.

ARTICLE 16
PUBLIC ACCESS DEPARTMENT

To see if the Town will vote to appropriate from the PEG Access and Cable Related Fund the sum of ONE HUNDRED FORTY-SEVEN THOUSAND FIVE HUNDRED FIFTY-THREE AND 00/100 DOLLARS (\$147,553.00); or take any action relative thereto.

Estimated budget for FY25 is:

Salaries/Wages	\$ 89,353.00
Longevity	\$ 300.00
Employee Benefits	\$ 27,800.00
Operating Expenses	\$ 30,100.00
Total	\$147,553.00

Sponsor: Select Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 7 – 0 – 1.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

Summary: This proposed budget provides for the operations of the Town's cable access service for public, educational, and government (PEG) purposes. Funds for this article are provided via a surcharge on each cable bill.

ARTICLE 17
STURBRIDGE TOURIST ASSOCIATION

To see if the Town will vote to transfer and appropriate from the Hotel/Motel Special Account to the Sturbridge Tourist Association Account the sum of TWO HUNDRED THIRTEEN

THOUSAND NINE HUNDRED FIFTEEN AND 00/100 DOLLARS (\$213,915.00); or to take any action relative thereto.

Estimated budget for FY25 is:

Community Support	\$ 40,391.00
Marketing	\$128,400.00
Salaries/Wages	\$ 35,164.00
Employee Benefits	\$ 9,960.00
Total	\$ 213,915.00

Sponsor: Select Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 7 – 0 – 1.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

Summary: The revenues come from a 6% hotel/motel tax which is split with 67.5% going to the General Fund, 16.25% used for funding the Sturbridge Tourist Association and 16.25% used for the Betterment Committee. This budget is available for marketing the community for tourism, as well as partial funding for the Economic Development/Tourism Coordinator position.

ARTICLE 18
BETTERMENT COMMITTEE

To see if the Town will vote to transfer and appropriate from the Hotel/Motel Special Account to the Betterment Account the sum of TWO HUNDRED SEVEN THOUSAND TWO HUNDRED SIXTEEN AND 00/100 DOLLARS (\$207,216.00.00) for the following items:

Requested By	Item	Amount
Polly Currier	Flower Barrels	\$ 2,200.00
Recreation	Plantings (Bloom Committee)	\$ 600.00
Library	Beautification Joshua Hyde Library	\$ 4,500.00
Town Planner	Wayfinding Streetscape Improvements	\$ 20,000.00
DPW	Beautification at Town Hall and COB	\$ 5,000.00
Tree Warden	Tree Planting - Arbor Day Program	\$ 1,700.00
Recreation	Town Offices & Library Decorations	\$ 4,300.00
DPW	Zero Turn Mower	\$ 11,500.00
DPW	42” Deck Ride-on mower	\$ 4,200.00
DPW	Stand-on Blower	\$ 11,500.00
DPW	Sidewalk Maintenance	\$ 10,000.00
Tree Warden	Tree Maintenance (town-wide)	\$ 10,000.00
Tree Warden	Town Common Tree Maintenance	\$ 1,500.00

Tree Warden	Main St. Tree Cemetery and Park Maint	\$	1,500.00
Police Department	Special Events Overtime	\$	10,000.00
Police Department	AED Batteries	\$	8,530.00
Police Department	Emergency Operations Center Smart Board	\$	6,886.00
Police Department	Crosswalk Signs	\$	2,686.00
Fire Department	Protective Firefighting Gear	\$	9,000.00
Fire Department	Special Events Overtime (Fire)	\$	8,380.00
Fire Department	Water Rescue Equipment	\$	15,700.00
creation	Farmers' Market	\$	3,000.00
Recreation	Little League Scoreboard (Town Barn Field)	\$	10,000.00
Recreation	Cedar Lake (Town Beach) Water Treatment	\$	2,000.00
Recreation	Town Common Summer Concert Series	\$	4,000.00
Recreation	Decorations for Town Common	\$	4,500.00
Recreation	Town Barn Fire	\$	3,240.00
SLAC	SLAC / Great Ponds Weed & Safety Program	\$	20,000.00
Sp. Event Comm	Funding for Special Events in the Community	\$	6,500.00
Trail Committee	Misc. Trail Maint and Improvement Items	\$	635.00
Trail Committee	Dual Axle Trailer	\$	3,659.00
			\$ 207,216.00

or to take any action relative thereto.

Sponsor: Select Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 8 – 0 – 0.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

Summary: The revenues come from a 6% hotel/motel tax which is split with 67.5% going to the General Fund, 16.25% used for funding the Sturbridge Tourist Association and 16.25% used for the Betterment Committee. Betterment Committee funds are utilized for public safety, recreation and the beautification of the community.

ARTICLE 19
CAPITAL IMPROVEMENT PLAN

To see if the Town will vote to transfer from Free Cash and appropriate the sum of THREE MILLION ONE HUNDRED SIXTEEN THOUSAND THREE HUNDRED TWENTY-NINE AND 00/100 DOLLARS (\$3,116,329.00) for the purpose of funding the following items, including the payment of all costs incidental and related thereto, from the Capital Improvement Plan to be

undertaken for the Fiscal Year beginning July 1, 2024;

Department	Item	Amount
Library	Meeting Room AV System	\$ 13,473.00
Fire	Fire Truck	\$1,401,818.00
Fire	Lucas 3 Chest Compression System (3)	\$ 65,800.00
Fire	Utility Vehicle	\$ 88,227.00
IT	Nutanix Upgrade	\$ 115,000.00
IT	Public Safety Complex Phone System Upgrade	\$ 80,000.00
Police	Administrative Vehicle	\$ 67,700.00
Police	Blauer Duty Uniforms	\$ 13,475.00
Police	Portable Breathalyzer (5)	\$ 6,336.00
Police	Storage Container	\$ 5,500.00
DPW	Medium Size Dump Truck-Hook Truck with Plow and Spreader	\$ 275,000.00
DPW	One Ton Dump Truck	\$ 140,000.00
DPW	Replacement Dump Body	\$ 38,000.00
DPW	Roadside Brush Mower	\$ 290,000.00
DPW	Fuel Management System	\$ 20,000.00
DPW	Security Camera	\$ 10,000.00
DPW	Survey, Map, and Field Layout Cemetery	\$ 8,000.00
DPW	Roadway Signs Replacement	\$ 10,000.00
DPW	Engineering - Above Ground Fuel Tank Installation	\$ 75,000.00
DPW	Pick-up with Liftgate	\$ 68,000.00
Facilities	Boiler Room Insulation	\$ 27,000.00
Facilities	Townwide Energy Projects	\$ 200,000.00
Facilities	Public Safety Complex Shower Replacement	\$ 12,000.00
Facilities	Window Shades – Town Hall and Center Office	\$ 21,000.00
Facilities	Snow Guards	\$ 65,000.00
TOTAL		<u>\$3,116,329.00</u>

or take any action relative thereto.

Sponsor: Select Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 6 – 1 – 0.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

Summary: This article funds a portion of the highest rated capital needs of the Town. The Capital Plan as presented is consistent with the Comprehensive Fiscal Policies approved by the Selectmen and Finance Committee.

ARTICLE 20
AMBULANCE STABILIZATION FUND

To see if the Town will raise and appropriate the sum of SIXTY THOUSAND AND 00/100 DOLLARS (\$60,000.00) to the Ambulance Stabilization Fund for the purpose of reserving funds for the future purchase of an ambulance including the payment of all costs incidental and related thereto; or take any action relative thereto.

Sponsor: Selectboard

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 7 – 0 – 1.

RECOMMENDATION OF THE SELECTBOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

Summary: Each year, the Town sets aside a sum of money to assist the Town in replacing its ambulances on a seven-year schedule. If approved, the approximate balance in the Ambulance Stabilization Fund will be \$186,266.00. The next ambulance replacement is scheduled for FY26.

ARTICLE 21
CAPITAL STABILIZATION FUND

To see if the Town will vote to raise and appropriate the sum of TWO HUNDRED NINE THOUSAND AND 00/100 DOLLARS (\$209,000.00) to the Capital Stabilization Fund, or take any action relative thereto.

Sponsor: Select Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 7 – 0 – 1.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

Summary: The purpose of this fund is to maintain an equipment replacement and facilities maintenance schedule. The Town's Comprehensive Fiscal Management policies provide for annual funding of a minimum of 0.5% of the General Fund Operating Budget. If approved, the approximate balance in this fund will be \$1,483,465.00.

ARTICLE 22
FIRE VEHICLE STABILIZATION FUND

To see if the Town will vote to raise and appropriate ONE HUNDRED THOUSAND AND 00/100 DOLLARS (\$100,000.00) to the Fire Vehicle Stabilization Fund for the purpose of reserving funds for the future purpose of major fire apparatus including the payment of all costs incidental and related thereto, or take any action relative thereto.

Sponsor: Select Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 7 – 0 – 1.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

Summary: Each year the Town sets aside a sum of money to assist the Town in replacing its fire apparatus. These funds will be set aside until needed. If approved, the approximate balance in this fund will be \$238,256.00.

ARTICLE 23
OPEB TRUST FUND

To see if the Town will vote to raise and appropriate the sum of ONE HUNDRED THOUSAND 00/100 DOLLARS (\$100,000.00) to the Other Post-Employment Benefits Liability Trust Fund Account; or take any action relative thereto.

Sponsor: Select Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 7 – 0 – 1.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

Summary: The Government Accounting Standards Board (GASB) has determined that Other Post-Employment Benefits (OPEB) are part of the compensation that employees earn each year notwithstanding that such benefits are not tendered until after employment has ended. These benefits include health insurance, prescription or other related benefits provided to eligible retirees. GASB-45 mandates that municipalities account for and, eventually, fund these benefits. The fund was established and capitalized with \$100,000 at the 2011 Annual Meeting. In accordance with the Town's financial policies, an annual contribution of not less than \$50,000 should be allocated to the fund until such time as the actuarially calculated OPEB liability of \$13.5 million is realized. If approved Sturbridge will have approximately \$1,728,811.00 in the fund.

ARTICLE 24
STABLIZATION FUND TRANSFER

To see if the Town will vote to transfer from Free Cash the sum of ONE MILLION TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$1,200,000.00) to the Stabilization Fund; or take any action relative thereto.

Sponsor: Select Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 8 – 0 – 0.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

Summary: This represents increasing the Stabilization Fund Balance to 7.5% of prior year operating budget. If approved, the approximate balance in this fund will be \$3,102,000.00.

ARTICLE 25
REVALUATION/INTERIM ADJUSTMENTS

To see if the Town will vote to raise and appropriate THIRTY THOUSAND AND 00/100 DOLLARS (\$30,000.00) to the Revaluation/Interim Adjustments Account; or take any action relative thereto.

Sponsor: Select Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 7 – 0 – 1.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

Summary: This article provides annual funding for property revaluations and interim adjustments that the town is required to perform in accordance with Massachusetts General Law.

ARTICLE 26
SENIOR EXEMPTION

To see if the Town will vote to increase the exemption amount for Senior Exemptions pursuant to MGL Chapter 59, Section 5, Clause 41C, first sentence, from FIVE HUNDRED AND 00/100 DOLLARS (\$500.00) to ONE THOUAND AND 00/100 DOLLARS (\$1,000.00); or take any action relative thereto.

Sponsor: Select Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 7 – 0 – 1.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

Summary: This article will increase the exemption amount for the senior exemption from \$500.00 to \$1000.00. This exemption is based on income and asset limits set forth in Massachusetts General Laws, Chapter 59, Section 5, Clause 41C.

ARTICLE 27
REVOLVING FUNDS – SPENDING LIMITS FY25

To see if the Town will vote to establish and re-establish the following Revolving Funds as provided for in Massachusetts General Law Chapter 44, Section 53 E ½, to set the FY25 spending limits for certain revolving funds as follows:

<u>Revolving Fund:</u>	<u>Maximum Expenditure:</u>
Recreation	\$ 50,000.00
HazMat Cleanup	\$ 20,000.00
Board of Health	\$ 20,000.00
BOH: Pay-As-You-Throw Program	\$ 20,000.00
Senior Center	\$ 50,000.00
Planning Department	\$ 10,000.00
Public Lands	\$ 20,000.00
Sturbridge Tourist Association	\$ 20,000.00
CPR	\$ 5,000.00
House Numbering	\$ 5,000.00
Sturbridge Farmer’s Market	\$ 10,000.00

or take any action relative thereto.

Sponsor: Select Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 8 – 0 – 0.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

Summary: Town Meeting must vote annually on or before July 1 on the amount that may be spent from each revolving fund during the upcoming fiscal year. For FY25, increases are recommended for Recreation (from \$30,000.00 to \$50,000.00) and Senior Center (from \$10,000.00 to \$50,000.00). Both departments plan to offer additional programming/services which require these increases.

ARTICLE 28
WATER DEPARTMENT

To see if the Town will vote to raise and appropriate, through the fixing and collection of just and equitable prices and rates set by the SELECTBOARD (acting as Water Commissioners), a sum of ONE MILLION SEVEN HUNDRED TEN THOUSAND NINE HUNDRED SIXTY-FOUR AND 00/100 DOLLARS (\$1,710,964.00) for the expenses of the Water Department; or take any action relative thereto.

Estimated budget for FY25 is:

Contract Operations	\$ 804,209.00
Electricity	\$ 110,000.00
Perchlorate Testing	\$ 10,000.00
DPW Director	\$ 16,292.00
Meter Maintenance	\$ 20,000.00
Billing Expense	\$ 10,000.00
Debt Service	\$ 410,463.00
Miscellaneous	\$ 60,000.00
Capital Replacement	\$ 195,000.00
Reserve Account	\$ 75,000.00
Total:	<u>\$1,710,964.00</u>

Sponsor: Select Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 6 – 0 – 0.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

Summary: This budget covers the operating expenses for providing public water in Sturbridge. This budget will increase the water rate to \$8.45 per 100 cubic feet. (8.2%)

ARTICLE 29
SEWER DEPARTMENT

To see if the Town will vote to raise and appropriate, through fixing and collection of just and equitable prices and rates set by the SELECTBOARD (acting as Sewer Commissioners) a sum of THREE MILLION FOUR HUNDRED NINETY-TWO THOUSAND TWO HUNDRED EIGHTY-SIX AND 00/100 DOLLARS (\$3,492,286.00) for the expenses of the Sewer Department; or take any action relative thereto.

Estimated budget for FY25 is:

Contract Operations	\$1,062,859.00
Electricity	\$ 250,000.00
Chemicals	\$ 59,000.00
DPW Director	\$ 16,292.00
Billing Expense	\$ 6,000.00
Debt Service	\$ 858,479.00
Southbridge Fees	\$ 225,000.00
Liquid Sludge Handling	\$ 216,000.00
Miscellaneous	\$ 52,900.00
Capital Replacement	\$ 383,400.00
Reserve Account	\$ 100,000.00
E-One Pump Replacements	\$ 262,356.00
Total:	<u>\$3,492,286.00</u>

Sponsor: Select Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 6 – 0 – 0.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

Summary: This budget covers the operating expenses for providing public sewer in Sturbridge. This budget requires a rate increase in the sewer rate to \$15.10 per 100 Cubic Feet (20%) and flat sewer to \$228.00 (20%) paid quarterly.

ARTICLE 30
SEWER PROJECT DEBT - BETTERMENTS

To see if the Town will vote to transfer the sum of:

- ONE HUNDRED TWENTY-FIVE THOUSAND ONE HUNDRED AND 00/100 DOLLARS (\$125,100.00) from the F/B Reserved for Sewer Betterments to the Big Alum Sewer Debt Account #28440-59220; and
- FORTY-FIVE THOUSAND THREE HUNDRED AND 00/100 DOLLARS (\$45,300.00) from the F/B Reserved for Sewer Betterments to the Woodside/Westwood Sewer Debt Account #28440-59230;

For the purpose of paying debt service due on these sewer projects for FY25; or take any action relative thereto.

Sponsor: Finance Director

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 7 – 0 – 1.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

Summary: This warrant article appropriates the funds necessary to pay debt service on sewer projects the Town of Sturbridge has undertaken over the past decade. These debt service payments are repaid through betterment assessments from the property owners within the specific sewer area and are not supported by either general property taxes or other sewer customers through the sewer rate.

ARTICLE 31
WASTEWATER TREATMENT PLANT CLARIFIER COATING AND PAINTING
(2/3 Vote Required)

To see if the Town will vote to appropriate THREE HUNDRED THOUSAND AND 00/100 DOLLARS (\$300,000.00) to pay the cost of recoating the wastewater treatment clarifier tank including preparation of the steel and concrete, and replacement and/or repair of any worn items, including the payment of all costs incidental and related thereto, to determine whether this amount shall be raised by borrowing or otherwise or to take any other action relative thereto.

Sponsor: Select Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

Motion: That the Town appropriates THREE HUNDRED THOUSAND AND 00/100 DOLLARS (\$300,000.00) to pay the cost of recoating the wastewater treatment clarifier tank including preparation of the steel and concrete and replacement and or repair of any worn items including the payment of all costs incidental and related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under and pursuant to G.L. c.44 Section 8(4), or any other enabling authority, and to issue bonds or notes of the Town therefor. While any bonds or notes issued pursuant to this vote will constitute general obligation debt of the Town, it is expected that any such debt will be paid from user rates and charges.

Voted 6 – 0 – 0.

RECOMMENDATION OF THE SELECT BOARD:

Motion: That the Town appropriates THREE HUNDRED THOUSAND AND 00/100 DOLLARS (\$300,000.00) to pay the cost of recoating the wastewater treatment clarifier tank including preparation of the steel and concrete and replacement and or repair of any worn items including the payment of all costs incidental and related thereto, and that to meet this appropriation, the

Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under and pursuant to G.L. c.44 Section 8(4), or any other enabling authority, and to issue bonds or notes of the Town therefor. While any bonds or notes issued pursuant to this vote will constitute general obligation debt of the Town, it is expected that any such debt will be paid from user rates and charges. Voted 4 – 0 – 0.

Summary: This is part of a multiple year program at the Wastewater Treatment Plant to recoat the clarifiers with a protective coating and repair any worn parts. The plan is to recoat one clarifier per year. This is the second of three primary clarifiers, with two secondary clarifiers to follow. This recoating is to protect the metal tanks from the harsh corrosive environment and provides a cost-effective way to extend equipment lifecycle. Recoating of the tanks normally occurs on a 10-15-year cycle, depending on conditions.

ARTICLE 32
PREFABRICATED OFFICE BUILDING FOR WATER TREATMENT SYSTEM
(2/3 Vote Required)

To see if the Town will vote to appropriate FOUR HUNDRED THOUSAND AND 00/100 DOLLARS (\$400,000.00) to pay the cost of permitting, site preparation, including utilities connection, purchase and installation of a prefabricated office trailer for the operation for the water treatment system at 375 Main St. (aka 20 Water Works Drive), including the payment of all costs incidental and related thereto, to determine whether this amount shall be raised by borrowing or otherwise or to take any action relative thereto.

Sponsor: Select Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

Motion: That the Town appropriates FOUR HUNDRED THOUSAND AND 00/100 DOLLARS (\$400,000.00) to pay the cost of permitting, site preparation, including utilities connection, purchase and installation of a prefabricated office trailer for the operation of the water treatment system at 375 Main Street (aka 20 Water Works Drive), including the payment of all costs incidental and related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under and pursuant to G.L. c. 44 Section 7(1), or any other enabling authority, and to issue bonds or notes of the Town therefor. While any bonds or notes issued pursuant to this vote will constitute general obligation debt of the Town, it is expected that any such debt will be paid from user rates and charges.

Voted 6 – 0 – 0.

RECOMMENDATION OF THE SELECT BOARD:

Motion: That the Town appropriates FOUR HUNDRED THOUSAND AND 00/100 DOLLARS (\$400,000.00) to pay the cost of permitting, site preparation, including utilities connection, purchase and installation of a prefabricated office trailer for the operation of the water treatment system at 375 Main Street (aka 20 Water Works Drive), including the payment of all costs incidental and related thereto, and that to meet this appropriation, the Treasurer, with the approval

of the Selectmen, is authorized to borrow said amount under and pursuant to G.L. c. 44 Section 7(1), or any other enabling authority, and to issue bonds or notes of the Town therefor. While any bonds or notes issued pursuant to this vote will constitute general obligation debt of the Town, it is expected that any such debt will be paid from user rates and charges. Voted 4 – 0 – 0.

Summary: This article will provide funding for a prefabricated office facility. The current building that houses the offices, repair area, SCADA computers, and storage is in disrepair, risking the integrity of the equipment as well as the safety of employees. The prefabricated office will allow the operation of the water system, including SCADA, to continue, while future plans and repairs can be made on the existing building (roof, electrical, plumbing, heating). The existing building was constructed in 1933, with limited maintenance since

ARTICLE 33
STALLION HILL WATER TANK REPLACEMENT
(2/3 Vote Required)

To see if the Town will vote to appropriate THREE MILLION THREE HUNDRED THOUSAND AND 00/100 DOLLARS (\$3,300,000.00) to pay the costs of replacing the Stallion Hill Water Tank, including the payment of all costs incidental and related thereto, to determine whether this amount shall be raised by borrowing or otherwise, or to take any other action relative thereto.

Sponsor: Select Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

Motion: That the Town appropriates THREE MILLION THREE HUNDRED THOUSAND AND 00/100 DOLLARS (\$3,300,000.00) to pay the cost of replacing the Stallion Hill Water Tank, including the payment of all costs incidental and related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under and pursuant to G.L. c. 44 Section 8 (4), or any other enabling authority, and to issue bonds or notes of the Town therefor. While any bonds or notes issued pursuant to this vote will constitute general obligation debt of the Town, it is expected that any such debt will be paid from user rates and charges.

Voted 6 – 0 – 0.

*The Select Board wants some of the funding for this project to come from property taxes collected from all rather than charging just those water system users who have access to the town water in this tank. The rationale is that any taxpayer might use the water in this tank if their property ever caught on fire. This argument is inaccurate for two reasons. First, Sturbridge has never charged anyone for water used for a fire. If a property catches fire, we do not bill insurance companies nor the property owner. We don't even charge other towns for the water when we send our tanker trucks to put out their fires. Second, taxpayers that don't have access to town water and, therefore, have no hydrants, will likely use other sources of water to extinguish a fire. Those on the lakes are set up to use lake water, those no where near a hydrant will likely end up needing mutual aid from other towns and many of our condominium complexes and businesses have their own water tanks for fire suppression for safety and to keep homeowner's insurance rates reasonable. Please see a further explanation on page iii within the **Issues for Your Consideration** section of our Report.*

RECOMMENDATION OF THE SELECT BOARD:

Motion: That the Town appropriates THREE MILLION THREE HUNDRED THOUSAND AND 00/100 DOLLARS (\$3,300,000.00) to pay the cost of replacing the Stallion Hill Water Tank, including the payment of all costs incidental and related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under and pursuant to G.L. c. 44 Section 8 (4), or any other enabling authority, and to issue bonds or notes of the Town therefor. While any bonds or notes issued pursuant to this vote will constitute general obligation debt of the Town, it is expected that any such debt will be paid from user rates and charges along with the General Fund operating budget with 50% from each.
Voted 3 – 1 – 0.

Summary: The current 1.6 million gallon Stallion Hill Tank was constructed in 1972. The tank is in disrepair, with parts of the exterior concrete coating peeling off the tank and the interior coating showing signs of failure. The Town drinking water operations can function without a tank of this size, however, in the parts of Town with water service and hydrants, the Town cannot provide adequate fire suppression without a functioning tank of this size. The life of a new tank should be in excess of 50 years.

ARTICLE 34 **ST. ANNE'S TANK SAMPLING AND CONTROL BUILDING**

To see if the Town will vote to transfer from the Water Reserve Fund Balance the sum of THREE HUNDRED AND TWENTY THOUSAND AND 00/100 DOLLARS (\$320,000.00) to pay the costs of engineering and construction of a building at the St. Anne Water Tank for sampling and control, including the payment of all costs incidental and related thereto, or taken any action relative thereto.

Sponsor: Select Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 6 – 0 – 0.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

Summary: The St Anne’s tank is part of the regular testing of the water system and it is currently a sample collection site. Testing sites must be in an accessible, safe, and sanitary location. The current sampling location is lacking in these areas. In order to continue using this location for testing, the current sampling site needs to be improved by bringing it above grade with protection from the elements and animals. This building will also have controls installed to function as a back-up controller to the Fiske Hill Tank controller. This controller will monitor the water storage level and allow for notification of the need for additional water to be pumped and treated in the storage system. The current sampling location will not pass inspection by MassDEP and could be a compliance concern in upcoming MassDEP audits. The new building will have a lifespan of over 30 years.

ARTICLE 35
STORMWATER MS4 COMPLIANCE

To see if the Town will vote to transfer from Free Cash the sum of ONE HUNDRED THOUSAND AND 00/100 DOLLARS (\$100,000.00) to pay for all activities associated with and required by the State regarding compliance with the Environmental Protection Agency’s (EPA) Stormwater MS4 Permit, or take any other action relative thereto.

Sponsor: Select Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 5 – 1 – 0.

RECOMMENDATION OF THE SELECT BOARD:

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

Summary: This funding is a mandatory program of the Department of Environmental Protection (DEP) involving every stormwater collection system in Massachusetts. This is a recurring annual cost.

ARTICLE 36
AMENDMENT OF THE ZONING BYLAW ARTICLE XI – ACCESSORY DWELLING
UNITS
(2/3 Vote Required)

To see if the Town will vote to amend the Zoning Bylaw Article XI – Accessory Dwelling Units, §300-11.4 Accessory dwelling unit standards. C. by inserting the underlined language and deleting the strikethrough language as follows:

C. Only one accessory unit shall be created. This accessory unit shall be either within the single-family dwelling, within an addition to the existing dwelling or within an attached accessory structure.

or take any other action relative thereto.

Sponsor: Planning Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 8 – 0 – 0.

RECOMMENDATION OF THE SELECT BOARD

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

RECOMMENDATION OF THE PLANNING BOARD:

That the Town vote to approve the article as written. Voted: 7 – 0 – 0.

Summary: After using the revised bylaw after the Codification Project in 2021, we have found some inconsistent terms and typographical errors. This change is for consistency within the bylaw.

ARTICLE 37
AMENDMENT OF THE ZONING BYLAW ARTICLE XIV – INTENSITY REGULATIONS
(2/3 Vote Required)

To see if the Town will vote to amend the Zoning Bylaw Article XIV – Intensity Regulations, §300-14.1 A. by inserting the underlined language as follows:

A. No building or structure shall be constructed, erected, placed or converted to use on any lot in the Town unless the following requirements are met.

or take any other action relative thereto.

Sponsor: Planning Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 8 – 0 – 0.

RECOMMENDATION OF THE SELECT BOARD

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

RECOMMENDATION OF THE PLANNING BOARD:

That the Town vote to approve the article as written. Voted: 7 – 0 – 0.

Summary: After using the revised bylaw after the Codification project in 2021, we have found some inconsistent terms and typographical errors. This change is for consistency within the bylaw.

ARTICLE 38
AMENDMENT OF THE ZONING BYLAW
ARTICLE XIV – INTENSITY REGULATIONS
(2/3 Vote Required)

To see if the Town will vote to amend the Zoning Bylaw Article XIV – Intensity Regulations §300-14.2 Table of Standards by cleaning up the numbering of the footnotes as shown by underline and strikethrough and inserting the number of stories for General Industrial that was missing in the final Codified version as per below; or take any other action relative thereto.

§ 300-14.2. Table of standards.

	Lot Size		Setbacks (feet)		Max. Lot Coverage (%)	Max. # Bldg. Stories	Max. Height (Mean) (feet)	Max. Impervious Surface	Min. Habitable Floor Area ⁶ ₄ (square feet)
	Area (acres)	Frontage (feet)	Street ²	Other					
Rural Residential	1	150	30	20	15	2	35	—	750
Suburban Residential	3/4 ¹	125	30	15	15	2	35	—	750
Commercial	1	150	25	10	30	3 ³	35 ³	70%	750
Commercial Tourist	10,000 square feet	100	25	10	30	3 ³	35 ^{5,3}	—	750
Commercial II	1	150	25	10	30	3 ³	35 ³	70%	750
Historic Commercial	1	200	50	20	30	—	35	—	750
General Industrial	1	150	30	20	50	3 ³	35 ³	70%	750
Industrial Park	2	300	60	30	33 ³	3 ³	35 ³	70%	750
Special Use	1 ⁺	200 ⁵	50	30	30	3 ³	35 ³	—	750

¹ 1/2 acre area allowed if lot is serviced by Town water and sewer.

² Street line setbacks apply to all streets forming corner lots.

³ May be varied by special permit by the Planning Board.

⁴ Except as otherwise provided in this bylaw, no residential use shall have a net floor area of living space per family of less than 750 square feet.

~~⁴ May be varied by special permit by the Planning Board.~~

~~⁵ May be varied by special permit by the Planning Board.~~

~~⁶ Except as otherwise provided in this bylaw, no residential use shall have a net floor area of living space per family of less than 750 square feet.~~

Sponsor: Planning Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 8 – 0 – 0.

RECOMMENDATION OF THE SELECT BOARD

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

RECOMMENDATION OF THE PLANNING BOARD:

That the Town vote to approve the article as written. Voted: 7 – 0 – 0.

Summary: After using the revised bylaw after the Codification project in 2021, we have found some inconsistent terms and typographical errors. This change is for consistency within the bylaw.

ARTICLE 39
AMENDMENT OF THE ZONING BYLAW TERMS DEFINED
(2/3 Vote Required)

To see if the Town will vote to amend the Zoning Bylaw, §300-2.2 Terms Defined by deleting the strikethrough language and inserting the underlined language in the appropriate locations within the bylaw as follows:

§300-2.2 Terms defined:

CAMPGROUND - A parcel of land used or intended to be used, let or rented for temporary short-term occupancy (not to exceed 90 days) by campers or transient tourists utilizing tents, recreational vehicles, trailer coaches, park model trailers or other types of movable or temporary shelter.

DWELLING - A building designed or used as the living quarters for one or more families. The terms "dwelling," "one-family dwelling," "two-family dwelling," "multifamily dwelling" or "dwelling group" shall not be deemed to include a trailer coach, ~~mobile home~~ manufactured home, house trailer or any similar term used in the business of selling trailer, trailer coach parks, campgrounds, tourist home or boardinghouse.

MANUFACTURED HOME - A structure designed, built and installed in conformance with the National Construction and Safety Standards, which is transportable in one or more sections and which is built on a permanent chassis and designed to be used as a dwelling unit, with or without a permanent foundation, when connected to the required utilities and includes plumbing, heating, air conditioning and electrical systems contained therein.

MANUFACTURED HOUSING COMMUNITY - Any lot or tract of land upon which three or more structures occupied for dwelling purposes are located, including any buildings, structures, fixtures and equipment used in connection with the community.

MOBILE HOME - See "~~trailer coach~~" manufactured home

~~**TRAILER COACH**—Any vehicle or object on wheels and having no motive power of its own, but which is drawn by or used in connection with a motor vehicle and which is so designed and constructed or reconstructed or added to by means of such accessories as to permit the use and occupancy thereof for human habitation, whether resting on wheels, jacks or other foundation, and shall include the type of vehicle commonly known as a "mobile home," and specifically excludes the type of vehicle commonly known as a "camping or tenting trailer."~~

TRAILER COACH - A vehicle designed for human habitation or human occupancy for recreational purposes for carrying property on its own structure or for being drawn by a motor vehicle and includes a camper, camp trailer, converted van, bus or other vehicle, recreational vehicle, trailer, travel trailer, trailer coach, and park model.

~~**TRAILER COACH PARK - (See Campground)** Any lot or tract of land upon which three or more trailer coaches or park model trailers, occupied for dwelling purposes, are located, including any buildings, structures, fixtures and equipment used in connection with trailer coaches.~~

or take any other action in relation thereto.

Sponsor: Planning Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 8 – 0 – 0.

RECOMMENDATION OF THE SELECT BOARD

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

RECOMMENDATION OF THE PLANNING BOARD:

That the Town vote to approve the article as written. Voted: 7 – 0 – 0.

Summary: After using the revised bylaw after the Codification project in 2021, we have found some inconsistent terms and typographical errors. This change is for consistency within the bylaw.

ARTICLE 40
AMENDMENT OF THE ZONING BYLAW - RURAL RESIDENTIAL DISTRICT
(2/3 Vote Required)

1. To see if the Town will vote to amend the Zoning Bylaw, § 300-4.2 Rural Residential District (RR) B. (4) by deleting the strikethrough language and inserting the underlined language as shown below;:

(4) ~~Trailer coach park~~ Manufactured Housing Community, provided that the proposed park community conforms in all respects to the requirements of this bylaw and of the ~~Trailer Park Bylaw~~ Manufactured Housing Community Bylaw¹.

or take any other action in relation thereto.

Sponsor: Planning Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 8 – 0 – 0.

RECOMMENDATION OF THE SELECT BOARD

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

RECOMMENDATION OF THE PLANNING BOARD:

That the Town vote to approve the article as written. Voted: 7 – 0 – 0.

Summary: After using the revised bylaw after the Codification project in 2021, we have found some inconsistent terms and typographical errors. This change is for consistency within the bylaw.

ARTICLE 41
AMENDMENT OF THE ZONING BYLAW - TRAILER COACHES
(2/3 Vote Required)

To see if the Town will vote to amend the Zoning Bylaw, §300-15.8 Trailer coaches by deleting the strikethrough language and inserting the underlined language as shown as follows;

§ 300-15.8 Trailer coaches.

- A. Not more than one trailer coach may be kept on any parcel of land. No trailer coach may be used as living quarters while so located. Space shall not be leased for trailer coaches; provided, however, that the foregoing shall not prohibit the establishment of a campground or trailer coach park under provisions of MGL c. 140 and any amendment thereto and this bylaw and other relevant state statutes and local regulations.

or take any other action in relation thereto.

Sponsor: Planning Board

¹ *Editor's Note: See Ch. 199, Manufactured Housing Communities.*

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 8 – 0 – 0.

RECOMMENDATION OF THE SELECT BOARD

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

RECOMMENDATION OF THE PLANNING BOARD:

That the Town vote to approve the article as written. Voted: 7 – 0 – 0.

Summary: After using the revised bylaw after the Codification project in 2021, we have found some inconsistent terms and typographical errors. This change is for consistency within the bylaw.

ARTICLE 42
AMENDMENT OF THE ZONING BYLAW - FLOODPLAIN DISTRICT
(2/3 Vote Required)

To see if the Town will vote to amend the Zoning Bylaw, §300-3.4 Floodplain District G. and G(1) by deleting the strikethrough language and inserting the underlined language in the appropriate locations within the bylaw as follows:

G. ~~Trailer coach~~ Campgrounds and ~~mobile home parks~~ manufactured housing communities; recreational vehicles.

(1) No ~~trailer coach parks or mobile home parks~~ Campgrounds or manufactured housing communities will be permitted in the Floodplain District.

or take any other action in relation thereto.

Sponsor: Planning Board

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town vote to approve the article as written. Voted: 8 – 0 – 0.

RECOMMENDATION OF THE SELECTBOARD

That the Town vote to approve the article as written. Voted 4 – 0 – 0.

RECOMMENDATION OF THE PLANNING BOARD:

That the Town vote to approve the article as written. Voted: 7 – 0 – 0.

Summary: After using the revised bylaw after the Codification project in 2021, we have found some inconsistent terms and typographical errors. This change is for consistency within the bylaw.