

**MINUTES FOR ANNUAL TOWN MEETING
MONDAY, MAY 3, 2021**

For consideration of the following Articles, the meeting shall be adjourned to meet in the Town Hall, 35 Central Street, at seven o'clock in the evening on Monday, May 3, 2021 in accordance with provisions of Article II, section 2-3 of the By-Laws of the Town of Stoneham.

Tellers were appointed to check the names of voters entering the Town Hall and the checklist showed 55 voters were inside the meeting.

The meeting was called to order by Moderator Jeanne Craigie at 7:00 PM in the Town Hall Auditorium. Moderator Craigie welcomed the town meeting body. Fire Chief Matt Grafton was asked to lead the Pledge of Allegiance. A motion was made, seconded and passed to allow non-resident department heads to sit on the floor of town meeting. Mrs. Craigie gave a brief explanation of consent agenda and the meeting began.

For articles requiring a majority vote:

Voted that the Town take out of order Articles 1, 2, 3, 4, 11, 13, 16, 17, 18 and 19 that they be "passed by consent" in accordance with the motions shown on the "2021 Stoneham Annual Town Meeting Consent Agenda" as made available to Town Meeting attendees.

Passes Per Moderator

Article 1. To choose the following officers:

Two (2) Select Board Members for three (3) years. **Raymie Parker & David Pignone Jr.**

Two (2) School Committee Member for three (3) years. **Jaime Wallace & Melanie Fiore**

One (1) School Committee Member for one (1) year. **Betty Chu Pryor**

One (1) Town Moderator for two (2) years. **Jeanne Craigie**

One (1) Board of Health Member for three (3) years. **John Scullin**

One (1) Planning Board Member for (5) years. **Frank Vallarelli**

One (1) Board of Assessors Member for three (3) years. **Craig Celli**

Two (2) Library Trustees for three (3) years. **Kathryn Fitzgerald & Jane Francis**

Three (3) Constables for three (3) years. **David Luciano, Robert Nardone & Robert Sweeney**

Article 1. **Voted** that the Town choose the officers at municipal election as written in the May 3, 2021 Annual Town Meeting Warrant.

Article 2. To choose all other necessary Town officers for the ensuing year in such a manner as the Town may determine.

Select Board

Article 2. **Voted** that the Town choose necessary Town Officers for Fiscal Year 2022.

Article 3. To hear reports of Town officers and committees and to act thereon and to choose committees, or do anything in relation thereto.

Select Board

Article 3. **Voted** that the Town receive the reports of Town officers and committees.

Article 4. To see if the Town will vote to fix the salaries of the several elected officers and the Boards of the Town for Fiscal Year 2022 as follows:

Town Moderator	\$200
Board of Assessors	\$1,200
Select Board	\$3,000
Town Clerk	\$82,904

or do anything in relation thereto.

Select Board

Article 4. **Voted** that the Town fix the salaries of the Town Moderator at \$200, members of the Board of Assessors at \$1,200, members of the Select Board at \$3,000, and Town Clerk at \$82,904.

Article 5. To see if the Town will vote to dissolve the Bike and Greenway Committee as established at the October 2009 Town Meeting or do anything in relation thereto.

Town Moderator

After the consent agenda vote was taken Mrs. Craigie acknowledged Article 5 to explain that we were dissolving the Bike & Greenway Committee as their charge had been met. This should be voted at a future Town Meeting.

Article 11. To see if the Town will vote to authorize the Town Administrator to negotiate and execute a PILOT (Payment in Lieu of Taxes) agreement to be negotiated by the Town Administrator with the successful proposer of a solar facility on the premises at Central Middle School, 101 Central Street, Stoneham, for the purposes of a solar array, or do anything in relation thereto.

Town Administrator

Article 11. Voted that the Town authorize the Town Administrator to negotiate and execute a PILOT (Payment in Lieu of Taxes) agreement to be negotiated by the Town Administrator with the successful proposer of a solar facility on the premises at Central Middle School, 101 Central Street, Stoneham, for the purposes of a solar array and to execute such other and further documents as may be necessary to effectuate the terms hereof.

Article 13. To see if the Town will vote to authorize the Town Administrator to negotiate and execute a PILOT (Payment in Lieu of Taxes) agreement to be negotiated by the Town Administrator with the successful proposer of a solar facility on the premises at Colonial Park Elementary School, 30 Avalon Road, Stoneham, for the purposes of a solar array, or do anything in relation thereto.

Town Administrator

Article 13. Voted that the Town authorize the Town Administrator to negotiate and execute a PILOT (Payment in Lieu of Taxes) agreement to be negotiated by the Town Administrator with the successful proposer of a solar facility on the premises at Colonial Park Elementary School, 30 Avalon Road, Stoneham, for the purposes of a solar array, and to execute such other and further documents as may be necessary to effectuate the terms hereof.

Article 16. To see if the Town will vote to raise and appropriate from taxation or by transfer from available funds, such sums as may be necessary to defray Town charges for the ensuing year, including debt and interest and a reserve fund, or do anything in relation thereto.

	Department Requested FY22	Administrator Recommended FY22	Select Board Recommended FY22	Finance Committee Recommended FY22
PEG Access Enterprise Fund				
Expenses	600,000	600,000	600,000	600,000
Total Expenses	600,000	600,000	600,000	600,000
Total PEG Access Budget	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000

Select Board

Article 16. Voted that the Town appropriate the sum of \$600,000 to the PEG Access Enterprise Fund for the purpose of monitoring compliance of the Town’s cable operator(s) with their franchise agreements and providing local cable access services and programming for the Town of Stoneham in Fiscal Year 2022, as set forth in the chart set forth in Article 16 of the Annual Town Meeting Warrant and to meet this appropriation raise \$600,000 from Cable Access Fees.

Article 17. To see if the Town will vote to transfer the sum of \$300,000 from the Water Enterprise Fund Retained Earnings to the account of Current Water Revenue to be used and applied by the Town Administrator to reduce water rate(s), or do anything in relation thereto.

Select Board

Article 17. Voted that the Town transfer the sum of \$300,000 from the Water Enterprise Fund Retained Earnings to the account of Current Water Revenue to be used and applied by the Town Administrator to reduce water rates.

Article 18. To see if the Town will vote to transfer the sum of \$350,000 from the Sewer Enterprise Fund Retained Earnings to the account of Current Sewer Revenue to be used and applied by the Town Administrator in the reduction of sewer rate(s), or do anything in relation thereto.

Select Board

Article 18. Voted that the Town transfer the sum of \$350,000 from the Sewer Enterprise Fund Retained Earnings to the account of Current Sewer Revenue to be used and applied by the Town Administrator to reduce water rates.

Article 19. To see if the town will vote to fix the maximum amount that may be spent during Fiscal Year 2022 beginning on July 1, 2021 for the revolving funds established in the town by-laws for certain departments, boards, committees, agencies or officers in accordance with Massachusetts General Laws Chapter 44, Section 53E1/2, or do anything in relation thereto.

Revolving Fund	Department, Board, Committee, Agency or Officer	FY2022 Spending Limit
Recreation	Recreation Director	\$ 100,000
Farmers' Market	Farmers' Market Committee	\$ 20,000
Council on Aging	COA Director	\$ 85,000
Health Services	Health Director	\$ 25,000
Energy	Director of Planning & Community Development	\$ 100,000
Prevention & Outreach	Stoneham Coalition	\$ 20,000

Select Board

Article 19. Voted that the Town approve the maximum amount that may be spent during Fiscal Year 2022 beginning on July 1, 2021 for the town's bylaw authorized revolving funds as set forth in Article 19 of the Annual Town Meeting Warrant.

Revolving Fund	Department, Board, Committee, Agency or Officer	FY2022 Spending Limit
Recreation	Recreation Director	\$ 100,000
Farmers' Market	Farmers' Market Committee	\$ 20,000
Council on Aging	COA Director	\$ 85,000
Health Services	Health Director	\$ 25,000
Energy	Director of Planning & Community Development	\$ 100,000
Prevention & Outreach	Stoneham Coalition	\$ 20,000

Consent Agenda
Articles 1, 2, 3, 4, 11, 13, 16, 17, 18, 19
Majority Vote Required
Passes Per Moderator

For articles requiring a 2/3 vote:

Voted that the Town take out of order Articles 8, 9, 10, 12 and that they be “passed by consent” in accordance with the motions shown on the “2021 Stoneham Annual Town Meeting Consent Agenda” as made available to Town Meeting attendees.

2/3 Vote Required

2/3 Vote Passes Unanimous

Article 8. To see if the Town will vote to amend the Stoneham Town Code, Chapter 15, Zoning By-law by adding Section 4.23 and Section 6.12 as follows:

**4.23 DIVISION OF LAND INTO TEN OR MORE LOTS OR
CONSTRUCTION OF TEN OR MORE DWELLING UNITS**

4.23.1 Applicability

The division and/or subdivision of land held in single ownership as of January 1, 2021 into eight (8) or more lots or the construction of ten or more dwelling units whether on one or more contiguous parcels held in single ownership as of January 1, 2021 shall require a special permit from the Planning Board. In cases where the proposed division of land is for eight (8) or more lots and said division is proposed as a division of land not requiring Planning Board approval (G.L. c.41, s.81-P), the Planning Board’s special permit powers shall be limited to enforcing the provisions of Section 6.12 of the Zoning Bylaw.

4.23.2 Multiple Special Permits

The special permit requirements of Section 4.23 may be subsumed by the special permit requirement of 6.12 such that only one special permit shall be required of an applicant dividing land into eight or more lots or constructing eight or more dwelling units.

and

6.12 INCLUSIONARY HOUSING

6.12.1 Purpose and Intent

The purpose of this Bylaw is to outline and implement a coherent set of policies and objectives for the development of affordable housing in compliance with G.L. c. 40B §20-23 and ongoing programs within the Town of Stoneham to promote a reasonable percentage of housing that is affordable to moderate income buyers (“affordable housing units”). It is intended that the affordable housing units that

result from this Bylaw meet the programmatic requirements for the same as specified by the Department of Housing and Community Development (DHCD) and, that said units count toward and are placed on, the Town's Subsidized Housing Inventory as maintained by DHCD.

6.12.2 Definitions

1. Affordable housing unit. A dwelling unit available at a cost generally of no more than 30% of gross household income of households at or below 80% of the Middlesex County median income as reported by the U.S. Department of Housing and Urban Development, such that the dwelling unit is included in the Town of Stoneham's Subsidized Housing Inventory.
2. Qualified affordable housing unit purchaser or tenant. An individual or family with household incomes that do not exceed 80% of the median income, with adjustments for household size, as reported by the United States Department of Housing and Urban Development (HUD) and DHCD or as otherwise established by DHCD such that the housing unit is included in the Town of Stoneham's Subsidized Housing Inventory.

6.12.3 Applicability

1. Division of Land. This Bylaw shall apply to the division of land into eight (8) or more lots and shall require a special permit from the Planning Board under Section 7.4 et seq. of the Zoning Bylaw. A special permit shall be required for land divisions under G.L. c.40A §9 as well as for "conventional" or "grid" divisions allowed by G.L. c.41 §81-L and §81-U, including those divisions of land that do not require subdivision approval.
2. Multiple Units. This Bylaw shall apply to the construction of eight (8) or more dwelling units, whether on one or more contiguous parcels, and shall require a special permit from the Planning Board pursuant to Section 7.4.

6.12.4 Mandatory Provision of Affordable Units

1. The Planning Board shall, as a condition of approval of any development referred to in Sections 6.12.3 (1) and 6.12.3 (2), require that the applicant for special permit approval comply with the obligation to provide affordable housing pursuant to this Bylaw and more fully described in Section 6.12.5.

6.12.5 Provision of Affordable Units

1. The Planning Board shall deny any application for a special permit for development under Sections 7.0 of the Zoning Bylaw if the applicant for special permit approval does not comply, at a minimum, with the following requirements for affordable units:
 - (a) At least twelve (12) percent of the housing units in a division of land or multiple unit development subject to this Bylaw for developments up to thirty (30) dwelling units, and at least fifteen (15) percent of the housing units in a division of land or multiple unit development subject to this Bylaw for developments greater than thirty (30) dwelling units, shall be established as affordable housing units either through new construction or rehabilitation of an existing structure(s) on the locus subject to the special permit.
 - (b) If the percentages applied to the required number of affordable units results in a fraction, the required number of affordable units shall be rounded up to the next whole number. Example: A twenty dwelling unit development requires 2.4 affordable housing units (20 multiplied by 12%). Rounding up to the next whole number is 3. Three (3) affordable dwelling units are required.
 - (c) The applicant may offer, and the Planning Board may accept, up to a fifty (50) percent reduction in the total number of affordable dwelling units required to be constructed on the locus subject to this Bylaw where the required number of affordable housing units is greater than ten (10), if and only if, the applicant pays, upon receipt of the special permit issued pursuant to this Bylaw and the expiration of all appeal periods governing the same, fees in lieu of each affordable housing unit not constructed in the amount of \$200,000 per dwelling unit. The fees shall be paid to the Town of Stoneham for the dedicated use by the Town for affordable housing purposes. Example: An eighty (80) dwelling unit development requires twelve (12) affordable housing units (80 multiplied by 15%). The applicant may offer and the Planning Board may accept a reduction of six (6) affordable housing units provided the applicant pays, upon receipt of a special permit and the lapse of relevant appeal periods, \$1,200,000 to the Town for affordable housing purposes.
 - (d) The Planning Board may, as part of any Special Permit decision, modify the number of affordable units as required by Section

6.12.5. (1)(a) upon a finding that due to unique conditions effecting the property, project location, or other beneficial site designs, that the affordable unit requirements of this section would unreasonably restrict the use of the property or would be detrimental to the orderly development of the area or would create a better project. In granting such modifications, the Board may impose conditions it deems necessary to protect the purpose of this section. In no case shall the percentage of affordable units be reduced to less than twelve (12) percent.

6.12.6 Provisions Applicable to Affordable Housing Units On- and Off-Site

1. Siting of affordable units. All affordable units constructed or rehabilitated under this Bylaw shall be situated within the development so as not to be in less desirable locations than market-rate units in the development and shall, on average, be no less accessible to public amenities, such as open space, as the market-rate units.
2. Minimum design and construction standards for affordable units. The exterior of the affordable housing units within market rate developments shall be integrated with the rest of the development and shall be compatible in design, appearance, construction and quality of materials with other units.
3. Timing of construction or provision of affordable units or lots. Where feasible, affordable housing units shall be provided coincident to the development of market-rate units, but in no event shall the development of affordable units be delayed beyond the schedule noted below:

<u>MARKET-RATE UNIT %</u>	<u>AFFORDABLE HOUSING UNIT %</u>
Up to 30%	None required
30% plus 1 unit	At least 12%
Up to 50%	At least 30%
Up to 75%	At least 50%
75% plus 1 unit	At least 70%
Up to 90%	100%

Fractions of units shall be rounded to the higher numerical value in counting the number of affordable units.

6.12.7 Local Preference

The Planning Board shall require the applicant to comply with local preference requirements, if any, as established by the Board of Selectmen or Stoneham Housing Authority pursuant to applicable law.

6.12.8 Marketing Plan for Affordable Units

Applicants under this Bylaw shall submit a marketing plan or other method approved by the Planning Board, to the Planning Board for approval, which describes how the affordable units will be marketed to potential homebuyers or tenants. This plan shall include a description of the lottery or other process to be used for selecting buyers or tenants.

6.12.9 Maximum Incomes, Sale and Rental Prices

1. The maximum sale or rental price for an affordable housing unit shall be as established by DHCD for the type, size and tenancy of the housing unit.

6.12.10 Preservation of Affordability; Restrictions on Resale and Rental

1. Each affordable unit created in accordance with this Bylaw and made available for sale, shall have limitations governing its resale. The purpose of these limitations is to preserve the long-term affordability of the unit and to ensure its continued availability for affordable income households. The resale controls shall be established through the execution of an affordable housing restriction pursuant to G.L. c.184, ss.31-32 and shall be in force in perpetuity or for the longest period permitted by law.
 - (a) Resale price. The resale price of any affordable housing units created pursuant to this Bylaw shall be determined based upon then current formulas set by the Department of Housing and Community Development such that the resold unit will remain on the Town's Subsidized Housing Inventory.
 - (b) The Planning Board shall require, as a condition for special permit under this Bylaw, that the applicant comply with the affordable housing unit requirements and accompanying restrictions on affordability, including the execution and recording of an affordable housing restriction pursuant to G.L. c.184, ss31-32. The Building Commissioner shall not issue an occupancy permit for

any affordable unit until an affordable housing restriction for each relevant dwelling unit has been recorded at the Middlesex County Registry of Deeds.

- (c) For developments subject to this Bylaw where the affordable housing units are made available for rental purposes, the Building Commissioner shall not issue an occupancy permit for any affordable unit until an affordable housing restriction pursuant to G.L. c.184, ss.31-32 has been recorded against the affordable unit at the Middlesex County Registry of Deeds.

or do anything in relation thereto.

Planning Board

Article 8. Voted that the Town amend the Stoneham Town Code, Chapter 15, Zoning By-law by adding Section 4.24 and Section 6.12 as follows:

4.24 DIVISION OF LAND INTO EIGHT OR MORE LOTS OR CONSTRUCTION OF EIGHT OR MORE DWELLING UNITS

4.24.1 Applicability

The division and/or subdivision of land held in single ownership as of January 1, 2021 into eight (8) or more lots or the construction of eight (8) or more dwelling units whether on one or more contiguous parcels held in single ownership as of January 1, 2021 shall require a special permit from the Planning Board. In cases where the proposed division of land is for eight (8) or more lots and said division is proposed as a division of land not requiring Planning Board approval (G.L. c.41, s.81-P), the Planning Board's special permit powers shall be limited to enforcing the provisions of Section 6.12 of the Zoning Bylaw.

4.24.2 Multiple Special Permits

The special permit requirements of Section 4.24 may be subsumed by the special permit requirement of 6.12 such that only one special permit shall be required of an applicant dividing land into eight or more lots or constructing eight or more dwelling units.

and

6.12 INCLUSIONARY HOUSING

6.12.1 Purpose and Intent

The purpose of this Bylaw is to outline and implement a coherent set of policies and objectives for the development of affordable housing in compliance with G.L. c. 40B §20-23 and ongoing programs within the Town of Stoneham to promote a reasonable percentage of housing that is affordable to moderate income buyers (“affordable housing units”). It is intended that the affordable housing units that result from this Bylaw meet the programmatic requirements for the same as specified by the Department of Housing and Community Development (DHCD) and, that said units count toward and are placed on, the Town’s Subsidized Housing Inventory as maintained by DHCD.

6.12.2 Definitions

1. Affordable housing unit. A dwelling unit available at a cost generally of no more than 30% of gross household income of households at or below 80% of the Middlesex County median income as reported by the U.S. Department of Housing and Urban Development, such that the dwelling unit is included in the Town of Stoneham’s Subsidized Housing Inventory.
2. Qualified affordable housing unit purchaser or tenant. An individual or family with household incomes that do not exceed 80% of the median income, with adjustments for household size, as reported by the United States Department of Housing and Urban Development (HUD) and DHCD or as otherwise established by DHCD such that the housing unit is included in the Town of Stoneham’s Subsidized Housing Inventory.

6.12.3 Applicability

1. Division of Land. This Bylaw shall apply to the division of land into eight (8) or more lots and shall require a special permit from the Planning Board under Section 7.4 et seq. of the Zoning Bylaw. A special permit shall be required for land divisions under G.L. c.40A §9 as well as for “conventional” or “grid” divisions allowed by G.L. c.41 §81-L and §81-U, including those divisions of land that do not require subdivision approval.
2. Multiple Units. This Bylaw shall apply to the construction of eight (8) or more dwelling units, whether on one or more contiguous parcels, and shall require a special permit from the Planning Board pursuant to Section 7.4.

6.12.4 Mandatory Provision of Affordable Units

1. The Planning Board shall, as a condition of approval of any development referred to in Sections 6.12.3 (1) and 6.12.3 (2), require that the applicant for special permit approval comply with the obligation to provide affordable housing pursuant to this Bylaw and more fully described in Section 6.12.5.

6.12.5 Provision of Affordable Units

1. The Planning Board shall deny any application for a special permit for development under Sections 7.0 of the Zoning Bylaw if the applicant for special permit approval does not comply, at a minimum, with the following requirements for affordable units:
 - (a) At least twelve (12) percent of the housing units in a division of land or multiple unit development subject to this Bylaw for developments up to thirty (30) dwelling units, and at least fifteen (15) percent of the housing units in a division of land or multiple unit development subject to this Bylaw for developments greater than thirty (30) dwelling units, shall be established as affordable housing units either through new construction or rehabilitation of an existing structure(s) on the locus subject to the special permit.
 - (b) If the percentages applied to the required number of affordable units results in a fraction, the required number of affordable units shall be rounded up to the next whole number. Example: A twenty dwelling unit development requires 2.4 affordable housing units (20 multiplied by 12%). Rounding up to the next whole number is 3. Three (3) affordable dwelling units are required.
 - (c) The applicant may offer, and the Planning Board may accept, up to a fifty (50) percent reduction in the total number of affordable dwelling units required to be constructed on the locus subject to this Bylaw where the required number of affordable housing units is greater than ten (10), if and only if, the applicant pays, upon receipt of the special permit issued pursuant to this Bylaw and the expiration of all appeal periods governing the same, fees in lieu of each affordable housing unit not constructed in the amount of \$200,000 per dwelling unit. The fees shall be paid to the Town of Stoneham for the dedicated use by the Town for affordable housing purposes. Example: An eighty (80) dwelling unit development requires twelve (12) affordable housing units (80 multiplied by 15%). The applicant may offer and the Planning Board may accept a reduction of six (6) affordable housing units provided the applicant pays, upon receipt of a special permit and the lapse of relevant appeal periods, \$1,200,000 to the Town for

affordable housing purposes.

- (d) The Planning Board may, as part of any Special Permit decision, modify the number of affordable units as required by Section 6.12.5. (1)(a) upon a finding that due to unique conditions effecting the property, project location, or other beneficial site designs, that the affordable unit requirements of this section would unreasonably restrict the use of the property or would be detrimental to the orderly development of the area or would create a better project. In granting such modifications, the Board may impose conditions it deems necessary to protect the purpose of this section. In no case shall the percentage of affordable units be reduced to less than twelve (12) percent.

6.12.6 Provisions Applicable to Affordable Housing Units On- and Off-Site

- 1. Siting of affordable units. All affordable units constructed or rehabilitated under this Bylaw shall be situated within the development so as not to be in less desirable locations than market-rate units in the development and shall, on average, be no less accessible to public amenities, such as open space, as the market-rate units.
- 2. Minimum design and construction standards for affordable units. The exterior of the affordable housing units within market rate developments shall be integrated with the rest of the development and shall be compatible in design, appearance, construction and quality of materials with other units.
- 3. Timing of construction or provision of affordable units or lots. Where feasible, affordable housing units shall be provided coincident to the development of market-rate units, but in no event shall the development of affordable units be delayed beyond the schedule noted below:

<u>MARKET-RATE UNIT %</u>	<u>AFFORDABLE HOUSING UNIT %</u>
Up to 30%	None required
30% plus 1 unit	At least 12%
Up to 50%	At least 30%
Up to 75%	At least 50%
75% plus 1 unit	At least 70%
Up to 90%	100%

Fractions of units shall be rounded to the higher numerical value in counting the number of affordable units.

6.12.7 Local Preference

The Planning Board shall require the applicant to comply with local preference requirements, if any, as established by the Select Board or Stoneham Housing Authority pursuant to applicable law.

6.12.8 Marketing Plan for Affordable Units

Applicants under this Bylaw shall submit a marketing plan or other method approved by the Planning Board, to the Planning Board for approval, which describes how the affordable units will be marketed to potential homebuyers or tenants. This plan shall include a description of the lottery or other process to be used for selecting buyers or tenants.

6.12.9 Maximum Incomes, Sale and Rental Prices

1. The maximum sale or rental price for an affordable housing unit shall be as established by DHCD for the type, size and tenancy of the housing unit.

6.12.10 Preservation of Affordability; Restrictions on Resale and Rental

1. Each affordable unit created in accordance with this Bylaw and made available for sale, shall have limitations governing its resale. The purpose of these limitations is to preserve the long-term affordability of the unit and to ensure its continued availability for affordable income households. The resale controls shall be established through the execution of an affordable housing restriction pursuant to G.L. c.184, ss.31-32 and shall be in force in perpetuity or for the longest period permitted by law.
 - (a) Resale price. The resale price of any affordable housing units created pursuant to this Bylaw shall be determined based upon then current formulas set by the Department of Housing and Community Development such that the resold unit will remain on the Town's Subsidized Housing Inventory.
 - (b) The Planning Board shall require, as a condition for special permit under this Bylaw, that the applicant comply with the affordable housing unit requirements and accompanying restrictions on affordability, including the execution and recording of an affordable housing restriction pursuant to G.L. c.184, ss31-32. The Building Commissioner shall not issue an occupancy permit for

any affordable unit until an affordable housing restriction for each relevant dwelling unit has been recorded at the Middlesex County Registry of Deeds.

- (c) For developments subject to this Bylaw where the affordable housing units are made available for rental purposes, the Building Commissioner shall not issue an occupancy permit for any affordable unit until an affordable housing restriction pursuant to G.L. c.184, ss.31-32 has been recorded against the affordable unit at the Middlesex County Registry of Deeds.

2/3 Vote Passes Unanimous

Article 9. To see if the Town will vote to amend the Stoneham Town Code, Chapter 15, Zoning By-law by amending the Zoning Map and adding Section 4.23 as follows:

MAPLE STREET RESIDENTIAL OVERLAY DISTRICT

4.23 *Maple Street Residential Overlay District*

4.23.1 *Purpose:* The purpose of the Maple Street Residential Overlay District is to encourage the development of residential use within the Commercial 1 District on Maple Street, and this bylaw is adopted as an overlay district for all properties within the Commercial 1 District that abut Maple Street and sets forth the design and dimensional standards that apply to all developments in the Maple Street Residential Overlay District. These standards shall apply to any development proposing a new building or any redevelopment that will require the alteration of an existing building and parking area. All applications under this Maple Street Residential Overlay District shall comply with Section 6.8 “Performance Standards” and Section 7.4 “Special Permit”, of the Zoning By-Laws.

4.23.2. *Uses in the Maple Street Residential Overlay District:* Uses within the Maple Street Residential Overlay District are permitted on a Special Permit granted by the Planning Board and Site Plan Approval by the Select Board as follows:

4.23.2.1 *Apartment Buildings or Garden Style Dwelling Units*

- (a) Each structure shall be connected to and serviced by municipal water and sewer.
- (b) All existing or proposed utilities shall be installed underground at the time of initial construction

- (c) The applicant must provide documentation to the Town of Stoneham Department of Public works that the site is satisfactory in regard to drainage, water supply, and sewage disposal for the number of units to be constructed, such documentation to be prepared by a registered professional engineer and approved by the Town Engineer.

4.23.2.2 *Application of Maple Street Residential Overlay District Regulations*

(a) *Application Process:* The Planning Board shall be the Special Permit Granting Authority and the Select Board shall be the Site Plan Granting Authority for developments proposed under Section 4.23 “Maple Street Residential Overlay District.” Applicants shall comply with the procedures for Site Plan and Special Permit review as listed elsewhere in this by-law.

(b) *Waivers:* The Planning Board may, as part of any Special Permit decision, modify or waive any dimensional requirement of the Maple Street Residential Overlay District unless otherwise noted, upon a finding that due to unique conditions effecting the property, project location, or other beneficial site designs, that the dimensional requirements of this section would unreasonably restrict the use of the property or would be detrimental to the orderly development of the area or would create a better project. In granting such modifications or waivers, the Board may impose conditions it deems necessary to protect the purpose of this section.

4.23.3 *General Requirements:*

- (a) *Design:* The site layout shall utilize appropriate building placement and landscape design to reasonably protect project residents from excessive noise, lights, and traffic, emanating from adjacent properties.
- (b) *Infrastructure:* The proposed site shall be serviced by municipal water and sewer services and shall comply with all utility design standards imposed by the Town Department of Public Works and Town Engineer.
- (c) The proposed site is an appropriate location for such use, structure, or condition
- (d) The proposed use as developed and operated will not adversely affect the neighborhood
- (e) There will be no nuisance or serious hazard to vehicles or pedestrians.
- (f) Adequate and appropriate facilities will be provided for the proper operation of the proposed use

- (g) Access to the site over streets is appropriate for the type of vehicles involved.

4.23.4 *Signage:*

- (a) Developments constructed under the Maple Street Residential Overlay District By-law shall comply with the signage requirements of the Commercial 1 District, as described within Section 6.7 “Signs” contained elsewhere within this By-law.

4.23.5 *Dimensional Requirements and Additional Regulations:*

- (a) *Dimensional Restrictions:* Dimensional restrictions shall be consistent with the limitations specified for the Commercial 1 District, as described within Section 5.2.1 “Table One – Dimensional Requirements”, of this By-law, subject to the following requirements below and waiver provisions as detailed in Section 4.23.2.2(b) of this By-Law.
- (b) *Building Height:* If some or all of the required parking spaces for the proposed dwelling units are enclosed within the structure of the building, the height requirement specified within Section 5.2.1 “Table One – Dimensional Requirements”, is permitted to be raised by ten (10) feet for that specific structure.
- (c) *Multiple Structures;* The Maple Street Residential Overlay District allows for the construction of multiple structures on one lot in order to minimize sprawl and to encourage the creation of useable open space for residents. In all cases, the buildings shall maintain a minimum separation of thirty (30) feet and shall be subject to applicable Massachusetts State Building Code requirements. The building locations shall be designed to ensure that adequate emergency vehicle access is provided.
- (d) *Connections:* Buildings may be connected by a series of covered walkways, pursuant to applicable Massachusetts State Building Code requirements.
- (e) *Common Open Space:* The development shall provide an area of useable common open space which will be accessible by residents of the development for passive recreational opportunities. Qualifying useable common open space shall mean (i) Existing vegetated areas which are left substantially in a natural state; (ii) areas improved by such landscaping as required in Section 6.5 and primarily designed and intended for passive recreational opportunities; or (iii) enclosed common space (i.e., clubhouse), available for use only by residents of the facility and their

guests. Useable common open space shall not include a public or privately owned right-of-way, open parking or service areas, or driveways.

- (f) *Base Unit Density*: subject to the dimensional requirements and restrictions outlined within this By-law, the base number of units permitted within a Maple Street Residential Overlay development shall be limited to 1 unit per 1,000 square feet of total land area, inclusive of wetlands or other land areas regulated by the Conservation Commission.
- (g) *Density Bonus*: Notwithstanding the limitations set out above, the Planning Board may, at their discretion, authorize an increase in the permissible intensity of a Maple Street Residential Overlay District development for the Base Unit Density, provided the applicant offers one or more of the following public benefits: (In no event shall the Density Bonus increase the Base Unit Density more than 10%)
 1. Traffic or pedestrian improvements (such as, but not limited to, bike path connections, off-site sidewalks, or pedestrian improvements; traffic mitigation).
 2. Landscaped open space which adds unusual value or character to the community or provides enhanced protection to an environmentally sensitive area.
 3. Any other benefits as determined by the Planning Board in its reasonable discretion.

4.23.6 *Off-Street Parking, Layout and Loading Requirements*: Off-Street parking, layout and loading requirements for Maple Street Residential Overlay District shall be in accordance with section 6.3 Off Street Parking Requirements except as follows:

- (a) Minimum required parking of 1.7 parking spaces per dwelling unit.
- (b) Parking spaces shall be a minimum of eight (8') feet by sixteen (16') feet.
- (c) Minimum aisle width of twenty-two (22') feet.
- (d) No minimum or maximum for the number of driveways permitting entrance to and exit from a lot to a street.
- (e) Parking spaces shall be on the same lot as the principle use except that parking spaces may be provided on an adjacent lot provided there is a special permit granted for said parking by the Planning Board.

- (f) One level of parking within the building footprint is allowed beneath the uses permitted as described in 4.16.2.1 above in which case the height regulations of Section 5.2.1 Table One will be raised ten (10') feet for that building.
- (g) No requirement for off-street loading area for apartment buildings or garden style dwelling units.

or do anything in relation thereto.

Planning Board

Article 9. Voted that the Town amend the Stoneham Town Code, Chapter 15, Zoning By-law by amending the Zoning Map and adding Section 4.23 as follows:

MAPLE STREET RESIDENTIAL OVERLAY DISTRICT

4.23 *Maple Street Residential Overlay District*

4.23.1 *Purpose:* The purpose of the Maple Street Residential Overlay District is to encourage the development of residential use within the Commercial 1 District on Maple Street, and this bylaw is adopted as an overlay district for all properties within the Commercial 1 District that abut Maple Street and sets forth the design and dimensional standards that apply to all developments in the Maple Street Residential Overlay District. These standards shall apply to any development proposing a new building or any redevelopment that will require the alteration of an existing building and parking area. All applications under this Maple Street Residential Overlay District shall comply with Section 6.8 “Performance Standards” and Section 7.4 “Special Permit”, of the Zoning By-Laws.

4.23.2. *Uses in the Maple Street Residential Overlay District:* Uses within the Maple Street Residential Overlay District are permitted on a Special Permit granted by the Planning Board and Site Plan Approval by the Select Board as follows:

4.23.2.1 *Apartment Buildings or Garden Style Dwelling Units*

- (a) Each structure shall be connected to and serviced by municipal water and sewer.
- (b) All existing or proposed utilities shall be installed underground at the time of initial construction
- (c) The applicant must provide documentation to the Town of Stoneham Department of Public works that the site is satisfactory in regard to drainage, water supply, and sewage disposal for the number of units to be constructed, such documentation to be prepared by a registered professional engineer and approved by the Town Engineer.

4.23.2.2 *Application of Maple Street Residential Overlay District Regulations*

(a) *Application Process:* The Planning Board shall be the Special Permit Granting Authority and the Select Board shall be the Site Plan Granting Authority for developments proposed under Section 4.23 “Maple Street Residential Overlay District.” Applicants shall comply with the procedures for Site Plan and Special Permit review as listed elsewhere in this by-law.

(b) *Waivers:* The Planning Board may, as part of any Special Permit decision, modify or waive any dimensional requirement of the Maple Street Residential Overlay District unless otherwise noted, upon a finding that due to unique conditions effecting the property, project location, or other beneficial site designs, that the dimensional requirements of this section would unreasonably restrict the use of the property or would be detrimental to the orderly development of the area or would create a better project. In granting such modifications or waivers, the Board may impose conditions it deems necessary to protect the purpose of this section.

4.23.3 *General Requirements:*

- (a) *Design:* The site layout shall utilize appropriate building placement and landscape design to reasonably protect project residents from excessive noise, lights, and traffic, emanating from adjacent properties.
- (b) *Infrastructure:* The proposed site shall be serviced by municipal water and sewer services and shall comply with all utility design standards imposed by the Town Department of Public Works and Town Engineer.
- (c) The proposed site is an appropriate location for such use, structure, or condition
- (d) The proposed use as developed and operated will not adversely affect the neighborhood
- (e) There will be no nuisance or serious hazard to vehicles or pedestrians.
- (f) Adequate and appropriate facilities will be provided for the proper operation of the proposed use
- (g) Access to the site over streets is appropriate for the type of vehicles involved.

4.23.4 *Signage:*

- (b) Developments constructed under the Maple Street Residential Overlay District By-law shall comply with the signage requirements of the Commercial 1 District, as described within Section 6.7 “Signs” contained elsewhere within this By-law.

4.23.5 *Dimensional Requirements and Additional Regulations:*

- (a) *Dimensional Restrictions:* Dimensional restrictions shall be consistent with the limitations specified for the Commercial 1 District, as described within Section 5.2.1 “Table One – Dimensional Requirements”, of this By-law, subject to the following requirements below and waiver provisions as detailed in Section 4.23.2.2(b) of this By-Law.
- (b) *Building Height:* If some or all of the required parking spaces for the proposed dwelling units are enclosed within the structure of the building, the height requirement specified within Section 5.2.1 “Table One – Dimensional Requirements”, is permitted to be raised by ten (10) feet for that specific structure.
- (c) *Multiple Structures;* The Maple Street Residential Overlay District allows for the construction of multiple structures on one lot in order to minimize sprawl and to encourage the creation of useable open space for residents. In all cases, the buildings shall maintain a minimum separation of thirty (30) feet and shall be subject to applicable Massachusetts State Building Code requirements. The building locations shall be designed to ensure that adequate emergency vehicle access is provided.
- (d) *Connections:* Buildings may be connected by a series of covered walkways, pursuant to applicable Massachusetts State Building Code requirements.
- (e) *Common Open Space:* The development shall provide an area of useable common open space which will be accessible by residents of the development for passive recreational opportunities. Qualifying useable common open space shall mean (i) Existing vegetated areas which are left substantially in a natural state; (ii) areas improved by such landscaping as required in Section 6.5 and primarily designed and intended for passive recreational opportunities; or (iii) enclosed common space (i.e., clubhouse), available for use only by residents of the facility and their guests. Useable common open space shall not include a public or privately owned right-of-way, open parking or service areas, or driveways.
- (f) *Base Unit Density:* subject to the dimensional requirements and restrictions outlined within this By-law, the base number of units permitted within a Maple Street Residential Overlay development shall be limited to 1 unit per 1,000 square feet of total land area, inclusive of wetlands or other land areas regulated by the Conservation Commission.
- (g) *Density Bonus:* Notwithstanding the limitations set out above, the

Planning Board may, at their discretion, authorize an increase in the permissible intensity of a Maple Street Residential Overlay District development for the Base Unit Density, provided the applicant offers one or more of the following public benefits: (In no event shall the Density Bonus increase the Base Unit Density more than 10%)

1. Traffic or pedestrian improvements (such as, but not limited to, bike path connections, off-site sidewalks, or pedestrian improvements; traffic mitigation).
2. Landscaped open space which adds unusual value or character to the community or provides enhanced protection to an environmentally sensitive area.
3. Any other benefits as determined by the Planning Board in its reasonable discretion.

4.23.6 *Off-Street Parking, Layout and Loading Requirements:* Off-Street parking, layout and loading requirements for Maple Street Residential Overlay District shall be in accordance with section 6.3 Off Street Parking Requirements except as follows:

- (a) Minimum required parking of 1.7 parking spaces per dwelling unit.
- (b) Parking spaces shall be a minimum of eight (8') feet by sixteen (16') feet.
- (c) Minimum aisle width of twenty-two (22') feet.
- (d) No minimum or maximum for the number of driveways permitting entrance to and exit from a lot to a street.
- (e) Parking spaces shall be on the same lot as the principle use except that parking spaces may be provided on an adjacent lot provided there is a special permit granted for said parking by the Planning Board.
- (f) One level of parking within the building footprint is allowed beneath the uses permitted as described in 4.16.2.1 above in which case the height regulations of Section 5.2.1 Table One will be raised ten (10') feet for that building.
- (g) No requirement for off-street loading area for apartment buildings or garden style dwelling units.

2/3 Vote Passes Unanimous

Article 10. To see if the Town will vote to authorize the Superintendent of Schools, with the approval of the School Committee, to lease for a term of years a portion of the premises known as Central Middle School and located at 101 Central Street, Stoneham, Massachusetts, including but not limited to a portion of the roof area, in compliance with Mass. Gen. L. c. 30B, for a roof-mounted solar photovoltaic facility, and to execute such other and further documents as may be necessary to effectuate the terms hereof, or do anything in relation thereto.

Superintendent of Schools

Article 10. **Voted** that the Town authorize the Superintendent of Schools, with the approval of the School Committee, to lease for a term of years a portion of the premises known as Central Middle School and located at 101 Central Street, Stoneham, Massachusetts, including but not limited to a portion of the roof area, in compliance with Mass. Gen. L. c. 30B, for a roof-mounted solar photovoltaic facility, and to execute such other and further documents as may be necessary to effectuate the terms hereof.

Article 12. To see if the Town will vote to authorize the Superintendent of Schools, with the approval of the School Committee, to lease for a term of years a portion of the premises known as Colonial Park Elementary School and located at 30 Avalon Road, Stoneham, Massachusetts, including but not limited to a portion of the parking lot area, in compliance with Mass. Gen. L. c. 30B, for a ground-mounted solar photovoltaic facility, and to execute such other and further documents as may be necessary to effectuate the terms hereof, or do anything in relation thereto.

Superintendent of Schools

Article 12. **Voted** that the Town authorize the Superintendent of Schools, with the approval of the School Committee, to lease for a term of years a portion of the premises known as Colonial Park Elementary School and located at 30 Avalon Road, Stoneham, Massachusetts, including but not limited to a portion of the parking lot area, in compliance with Mass. Gen. L. c. 30B, for a ground-mounted solar photovoltaic facility, and to execute such other and further documents as may be necessary to effectuate the terms hereof.

Consent Agenda
Articles 8, 9, 10 & 12
2/3 Vote Required
2/3 Vote Passes Unanimous

Article 6. To see if the Town will vote to amend the Stoneham Town Code, Chapter 11, Wetlands Protection Bylaw, by amending the provisions relating to a 25' continuous no-touch strip by inserting the underlined text in the existing bylaw as follows:

A continuous strip no less than twenty-five (25) feet in width, untouched and in its natural state, shall be left undisturbed adjacent to those areas meeting the description of a "wetland" as identified in the Wetlands Protection Act, G.L. Ch. 131§40, and regulations thereunder (310 CMR 10.00) and areas meeting the description of a "wetland" under this Ch. 11, Wetland Protection Bylaw and the regulations thereunder. No person shall remove, fill, dredge, alter or build upon or within this strip.

Establishment of this strip shall be accomplished in the same manner as the buffer zone boundary is established as described in the Wetlands Protection Act, G.L. Ch 131,§40, and regulations thereunder (310 CMR 10.00) and under this Ch. 11, Wetland Protection Bylaw and the regulations thereunder. or do anything in relation thereto.

Conservation Commission

Article 6. **Voted** that the Town amend the Stoneham Town Code, Chapter 11, Wetlands Protection Bylaw, as set forth in Article 6 of the Annual Town Meeting Warrant, and further, that the Town Clerk be authorized to make clerical, editorial or other adjustments to effectuate the purposes hereof.

Passes Unanimous

Article 20. To see if the Town will vote to raise and appropriate, or transfer from available funds, a sum of money to amend the Fiscal Year 21 departmental budgets approved under Article No. 8 of the June 29, 2020 Annual Town Meeting, as amended, or do anything in relation thereto.

Select Board

Article 20. **Voted** that the Town indefinitely postpone Article 20.

Passes Per Moderator

Article 7. To see if the Town will vote to amend the Stoneham Town Code, Chapter 11A, Stormwater, by amending certain sections of the existing bylaw as follows:

1. By amending Section 11A.1.(a) by inserting the words “and associated fees” after the word “regulations” prior to the end of subsection (a).
2. By inserting the following new paragraph after the existing first paragraph of Section 11A.3.3 as follows:

“The SSB shall have the authority to seek remedies as described within this Bylaw and the stormwater regulations to enforce the Bylaw, Regulations, and/or the terms and conditions of permits issued thereunder.”

3. By deleting the existing paragraph under Subsection 1 Rules and Regulations in Section 11A.3.3 and inserting the following new paragraph:

“The SSB may adopt, and periodically amend, rules and regulations to effectuate the purposes of Section 11A.3 or to implement any requirements of the Town’s NPDES stormwater discharge permit. Said regulations may include but shall not be limited to provisions regarding administration, application requirements, fees, permitting procedures, design standards, surety requirements, inspection and site supervision requirements, waivers and exemptions, and enforcement procedures.”

4. By adding new subsections (e) to (g) under Section 11A.3.4, Applicability, Section 1, Regulated Activities, as follows:

(e) No person shall dump, discharge, cause or allow to be discharged any pollutant or non-stormwater discharge into the Municipal Storm Drain System, into a watercourse, or into the waters of the Commonwealth of Massachusetts.

(f) No person shall construct, use, allow, maintain or continue any illicit connection to the Municipal Storm Drain System, regardless of whether the connection was permissible under applicable law, regulation or custom at the time of connection.

(g) No person shall obstruct or interfere with the normal flow of stormwater into or out of the Municipal Storm Drain System without prior written approval from the SSB.

5. By inserting a new Subsection 2 into Section. 11A.3.4 “Subsection 2. Allowable Discharges” as follows:

Subsection 2 Allowable Discharges

Discharge or flow resulting from firefighting activities are exemptions applicable to Sec. 11A.7 of this chapter.

The following non-stormwater discharges or flows are exempt from the prohibition of non-stormwater discharges provided that the source is not a significant contributor of a pollutant to the Municipal Storm Drain System:

- (a) Waterline flushing;
- (b) Flow from potable water sources;
- (c) Springs;
- (d) Natural flow from riparian habitats and wetlands;
- (e) Diverted stream flow;
- (f) Rising groundwater;
- (g) Uncontaminated groundwater infiltration as defined in 40 CFR 35.2005(20), or uncontaminated pumped groundwater;
- (h) Water from exterior foundation drains, footing drains (not including active groundwater dewatering systems), crawl space pumps, or air conditioning condensation;
- (i) Discharge from landscape irrigation or lawn watering;
- (j) Water from individual residential car washing;
- (k) Discharge from dechlorinated swimming pool water (less than one ppm chlorine) with written authorization to discharge received from the SSB, provided the water is allowed to stand for one week prior to draining and the pool is drained in such a way as not to cause a nuisance;
- (l) Street wash water by methods approved by SSB;
- (m) Water used for dyed water testing, provided verbal notification is given to the SSB prior to the time of the test;
- (n) Non-stormwater discharge permitted under a NPDES permit or a Surface Water Discharge Permit, waiver, or waste discharge order administered under the authority of the United States Environmental Protection Agency or the Department of Environmental Protection, provided that the discharge is in full

compliance with the requirements of the permit, waiver, or order and applicable laws and regulations; and

- (o) Discharge for which advanced written approval is received from the SSB as necessary to protect public health, safety, welfare or the environment.

6. By renumbering the existing Subsection 2 of Section 11A.3.4 entitled “Exempt Activities” as Subsection 3 Exempt Activities leaving the remainder of the existing Subsection.

7. By inserting a new Subsection 4, Notification of Spills in Section 11A.3.4 as follows:

Subsection 4 Notification of Spills

Notwithstanding other requirements of local, state or federal law, as soon as a person responsible for a facility or operation, or responsible for emergency response for a facility or operation has information of or suspects a release of materials at that facility or operation resulting in or which may result in discharge of pollutants to the Municipal Storm Drain System or waters of the Commonwealth of Massachusetts, the person shall take all necessary steps to ensure containment, and cleanup of the release. In the event of a release of oil or hazardous materials, the person shall immediately notify the Fire and Police Departments, Board of Health, and the Department of Public Works. In the event of a release of non-hazardous material, the reporting person shall notify the SSB no later than the next business day. The reporting person shall provide to the SSB written confirmation of all telephone, e-mail, facsimile or in-person notifications within three business days thereafter. If the discharge of prohibited materials is from a commercial or industrial facility, the facility owner or operator of the facility shall retain on-site a written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three (3) years.

8. By inserting the words “land disturbing” before the word “activity” in Subsection 1 of Section 11A.3.5 and amending the first and second paragraphs of said section to read as follows:

“Prior to the commencement of any land disturbing activity regulated by Section 11A.3, a stormwater permit application shall be filed with the SSB.

Permit procedures and requirements shall be defined and included as part of any rules and regulations promulgated as permitted under this Bylaw.”

9. By deleting the existing Subsection 2 of Section 11A.3.5, renumbering existing Subsection 3 Public Hearing as Subsection 2 and amending its language as set forth below, by deleting existing Subsection 4 Information Requests and

Subsection 5 Action by the SSB, and inserting in a new Subsection 3 as set forth below:

Subsection 2 Public Hearing

The SSB shall hold a public hearing on each stormwater permit application that satisfies the requirements of Sec. 11A.3.5 Subsection 1. The hearing may be combined with the hearing for any other permit or approval for the same project that is within the jurisdiction of the SSB.

Subsection 3 Fee Structure

Each stormwater permit application shall be accompanied by the appropriate application fee established by the SSB which shall not be less than five hundred (500) dollars. In addition, the SSB may retain a Registered Professional Engineer or other professional consultant to advise it on any aspects of the stormwater permit application. The SSB may require the applicant to pay the reasonable costs of such engineer or consultant pursuant to rules promulgated by the SSB pursuant to this Bylaw and MGL Chapter 44 Section 53G. The SSB shall not be required to act on the stormwater permit application until the costs of such engineer or consultant have been paid.

10. By inserting a new Section 11A.3.6 Authority to Enter, Inspect, Sample, Establish Sampling Devices, and Test as set forth below:

Sec. 11A.3.6 Authority to Enter, Inspect, Sample, Establish Sampling Devices, and Test

To the extent permitted by law, or if authorized by the owner or other party in control of the property, the SSB, or other agents, officers, and employees of the Department of Public Works may enter upon privately owned property for the purpose of performing their duties under this Bylaw and may make or cause to be made such examinations, surveys or sampling as the SSB deems reasonably necessary. During any inspection as provided herein, the SSB may take any samples and perform any testing deemed necessary to aid in the pursuit of the inquiry or to record site activities.

The SSB may require by written notice that any person engaged in any activity and/or owning or operating any facility which may cause or contribute to stormwater pollution, Illicit Discharges, and/or non-stormwater discharges to the Municipal Storm Drain System or waters of the Commonwealth, undertake at said person's expense such monitoring and analyses and furnish such reports to the Town as deemed necessary to determine compliance with this Bylaw.

The SSB may suspend municipal storm drain system access to any person or property without prior written notice when such suspension is necessary to stop an

actual or threatened discharge of pollutants that presents imminent risk of harm to the public health, safety, welfare or the environment. In the event any person fails to comply with an emergency suspension order, the Authorized Enforcement Agency may take all reasonable steps to prevent or minimize harm to the public health, safety, welfare or the environment.

11. By deleting the existing Section 11A.3.6 Erosion and Sediment Control Plan.

12. By deleting the existing Section 11.A.3.10 Surety and inserting a new Section 11A.3.7 Surety as follows:

Sec. 11A.3.7 Surety

The SSB may require the permittee to post before the start of any land disturbance activity, a surety bond, irrevocable letter of credit, cash, or other acceptable security. The form of the bond shall be approved by the Town Counsel, if necessary, and be in an amount deemed sufficient by the SSB to ensure that the work will be completed in accordance with the permit. If the project is phased, the SSB may, in its sole and absolute discretion, release part of the bond as each phase is completed in compliance with the permit but the bond may not be fully released until the SSB has received a final report and As-Built Plan demonstrating compliance with the terms and conditions of the stormwater permit.

or do anything in relation thereto.

Director of Public Works

Article 7. **Voted** that the Town amend the Stoneham Town Code, 11A, Stormwater, as set forth in Article 7 of the Annual Town Meeting Warrant and further, that the Town Clerk be authorized to make clerical, editorial or other adjustments to effectuate the purposes hereof.

Passes Unanimous

Article 14. To see if the Town will vote to raise and appropriate from taxation or transfer from available funds, such sums as may be necessary to defray Town charges for the ensuing year, including debt and interest and a reserve fund, or do anything in relation thereto.

Select Board

Article 14. A. **Voted** that the Town raise and appropriate the sum of \$73,883,332 for a total General Fund Operating Budget, to provide for a reserve fund and to defray the expenses of the Town, and for the purposes as itemized in Exhibit A, and to meet said appropriation transfer the sum of \$40,000 from the Overlay Reserve Account, the sum of \$630,210 from Free Cash, and raise the sum of \$73,213,122 from the FY2022 Tax Levy.

B. Voted that the Town appropriate the sum of \$6,858,756 for costs of operations of the Sewer Enterprise Fund as itemized in Exhibit A, and to meet said appropriation raise \$6,508,756 from Sewer Receipts.

C. Voted that the Town appropriate the sum of \$5,301,606 for costs of operations of the Water Enterprise Fund as itemized in Exhibit A, and to meet said appropriation raise \$5,001,606 from Water Receipts.

Exhibit A

Town of Stoneham Summary of Revenues and Expenditures July 1, 2021					
	APPROVED TAX RATE FY21	DEPARTMENT REQUEST FY22	ADMINISTRATOR RECOMMENDED FY22	SELECT BOARD RECOMMENDED FY22	FINANCE & ADVISORY RECOMMENDED FY21
I. REVENUES					
TAX LEVY	51,765,771	53,671,242	53,671,242	53,671,242	53,671,242
DEBT EXCLUSION	1,914,125	1,542,622	1,542,622	1,542,622	1,542,622
NEW GROWTH	596,416	450,000	450,000	450,000	450,000
SUBTOTAL	54,276,312	55,663,864	55,663,864	55,663,864	55,663,864
LOCAL RECEIPTS	5,450,000	6,175,000	6,175,000	6,175,000	6,175,000
MSBA REIMBURSEMENT	1,148,092	341,826	341,826	341,826	341,826
EST CHERRY SHEET	9,824,563	9,992,887	9,992,887	9,992,887	9,992,887
FREE CASH		-			
INTERGOVERNMENTAL	959,066	1,039,766	1,039,766	1,039,766	1,039,766
SUBTOTAL	17,381,721	17,549,479	17,549,479	17,549,479	17,549,479
TOTAL REVENUE	71,658,033	73,213,342	73,213,342	73,213,342	73,213,342
II. EXPENSES					
TOWN BUDGETS	16,647,797	17,868,151	17,394,803	17,394,803	17,526,818
SCHOOL BUDGET	30,126,729	31,540,480	30,963,029	30,963,029	30,963,029
VOCATIONAL SCHOOL	1,445,229	1,570,229	1,570,229	1,570,229	1,485,880
SHARED EXPENSES					
HEALTH INSURANCE	8,322,140	8,822,472	8,822,472	8,822,472	8,822,472
RETIREMENT	6,273,630	6,880,229	6,880,229	6,880,229	6,880,229
MEDICARE	550,000	575,000	575,000	575,000	575,000
PROPERTY & CASUALTY INSURANCE	529,147	554,147	554,147	554,147	616,781
WORKER'S COMPENSATION	365,267	420,057	420,057	420,057	309,537
UNCOMPENSATED BALANCES	-	-	-	-	-
RESERVE FUND	125,000	125,000	125,000	125,000	125,000
DEBT	4,154,276	2,964,572	2,964,572	2,964,572	2,964,572
TOWN AUDIT	78,800	85,000	85,000	85,000	85,000
CAPITAL STABILIZATION(Non Operational)	183,500	203,037	203,037	203,037	203,037
STABILIZATION (Non Operational)	319,500	327,173	327,173	327,173	327,173
OPEB TRUST FUND(Non Operational)	100,000	100,000	100,000	100,000	100,000
OVERLAY PROVISIONS	215,475	225,000	225,000	225,000	225,000
ASSESSMENTS/OFFSETS	2,441,412	2,673,804	2,673,804	2,673,804	2,673,804
STM		-	-	-	
AMOUNT RAISED ON TAX RATE					
PRINCIPLE PAYMENT					
TAX TITLE					
TOTAL EXPENSES	71,877,902	74,934,351	73,883,552	73,883,552	73,883,332
BALANCE AVAILABLE	(219,869)	(1,721,008)	(670,210)	(670,210)	(669,990)
ONE TIME REVENUES					
FREE CASH	603,000	630,210	630,210	630,210	630,210
OVERLAY SURPLUS		40,000	40,000	40,000	40,000
EXCESS/(DEFICIT)	383,131	(1,050,798)	(0)	(0)	220
ENTERPRISE FUNDS					
WATER RECEIPTS	4,483,458	5,301,606	5,301,606	5,301,606	5,301,606
SEWER RECEIPTS	6,203,334	6,858,756	6,858,756	6,858,756	6,858,756
SEWER EXPENSES	6,203,334	6,858,756	6,858,756	6,858,756	6,858,756
WATER EXPENSES	4,483,458	5,301,606	5,301,606	5,301,606	5,301,606
TOTAL BUDGET	82,564,694	87,094,712	86,043,914	86,043,914	86,043,694

DEPARTMENTAL BUDGET

July 1, 2021 through June 30, 2022

Actual FY20	Approp. FY21	It. No.	Department Requested FY'22	Administrator Recommended FY'22	Select Board Recommended FY'22	Finance & Advisory Recommended FY'22
<u>114 MODERATOR</u>						
200	200	1	200	200	200	200
\$ 200	\$ 200	2	\$ 200	\$ 200	\$ 200	\$ 200
\$ 400	\$ 400		\$ 400	\$ 400	\$ 400	\$ 400
<u>122 SELECT BOARD</u>						
66,044	67,930		71,933	71,933	71,933	71,933
12,000	12,500		15,000	15,000	15,000	15,000
\$ 78,044	\$ 80,430	3	\$ 86,933	\$ 86,933	\$ 86,933	\$ 86,933
5,468	7,000		7,000	7,000	7,000	7,000
2,202	2,600		2,600	2,600	2,600	2,600
725	4,000		4,000	4,000	4,000	4,000
343	1,200		1,200	1,200	1,200	1,200
845	2,500		2,500	2,500	2,500	2,500
9,583	17,300	4	17,300	17,300	17,300	17,300
\$ 87,627	\$ 97,730		\$ 104,233	\$ 104,233	\$ 104,233	\$ 104,233
<u>123 TOWN ADMINISTRATOR</u>						
336,433	339,781		351,373	351,373	351,373	351,373
60,071	61,435		63,429	63,429	63,429	63,429
9,420	-		10,000	-	-	-
-	-		-	-	-	-
\$ 405,924	\$ 401,216	5	\$ 424,802	\$ 414,802	\$ 414,802	\$ 414,802
4,697	2,800		3,080	3,080	3,080	3,080
6,878	8,000		8,000	8,000	8,000	8,000
3,576	3,000		3,000	3,000	3,000	3,000
400	1,000		1,000	1,000	1,000	1,000
4,286	6,500		6,500	6,500	6,500	6,500
1,253	2,000		2,000	2,000	2,000	2,000
1,348	3,000		3,000	3,000	3,000	3,000
22,438	26,300	6	26,580	26,580	26,580	26,580
\$ 428,362	\$ 427,516		\$ 451,382	\$ 441,382	\$ 441,382	\$ 441,382
<u>131 FINANCE & ADVISORY BOARD</u>						
280	500	7	500	500	500	500
\$ 280	\$ 500		\$ 500	\$ 500	\$ 500	\$ 500
<u>132 RESERVE FUND</u>						
100,000	125,000	8	125,000	125,000	125,000	125,000
\$ 100,000	\$ 125,000		\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000

Actual FY20	Approp. FY21	It. No.	Department Requested FY'22	Administrator Recommended FY'22	Select Board Recommended FY'22	Finance & Advisory Recommended FY'22
135 Town Accountant						
265,640	254,130			243,270	243,270	243,270
39,305	42,100			48,470	48,470	48,470
304,945	296,230	9	Total Salaries	291,740	291,740	291,740
2,212	7,500		Education & Training	11,190	11,190	11,190
3,696	1,000		Office Supplies	1,000	1,000	1,000
67	1,300		In State Travel	1,850	1,850	1,850
1,320	1,260		Dues & Subscriptions	1,260	1,260	1,260
-	9,750		Outside Services	10,000	10,000	10,000
7,295	20,810	10	Total Expenses	25,300	25,300	25,300
\$ 312,240	\$ 317,040		Total Accounting Budget	\$ 317,040	\$ 317,040	\$ 317,040
138 Purchasing/Procurement						
36,624	42,823	11	Full-Time Salaries	45,000	45,000	45,000
2,089	2,000	12	Office Supplies	2,000	2,000	2,000
\$ 38,713	\$ 44,823		Total Purchasing/Procurement Budget	\$ 47,000	\$ 47,000	\$ 47,000
141 ASSESSOR'S						
139,900	146,660		Full-Time Salaries	151,886	151,886	151,886
3,600	3,600		Elected Salaries	3,600	3,600	3,600
\$ 143,500	\$ 150,260	13	Total Salaries	\$ 155,486	\$ 155,486	\$ 155,486
1,259	1,500		Education & Training	1,500	1,500	1,500
945	1,000		Data Processing	1,000	1,000	1,000
2,355	-		Outside Services	40,000	40,000	40,000
-	200		In State Travel	200	200	200
953	1,500		Dues & Subscriptions	1,500	1,500	1,500
5,512	4,200	14	Total Expenses	44,200	44,200	44,200
\$ 149,012	\$ 154,460		Total Assessor's Budget	\$ 199,686	\$ 199,686	\$ 199,686
145 TREASURER/COLLECTOR						
238,919	241,697		Full-Time Salaries	266,532	261,776	261,776
33,949	32,086		Part-Time Salaries	32,579	32,579	32,579
272,868	273,783	15	Total Salaries	299,111	294,355	294,355
-	200		Repairs & Maintenance	1,000	1,000	1,000
14,933	15,000		Legal Services	15,000	15,000	15,000
174	1,200		Advertising	1,200	1,200	1,200
1,862	2,700		Printing Services	8,000	8,000	8,000
60,351	70,000		Other Purchased Services	65,500	65,500	65,500
999	1,760		In State Travel	1,760	1,760	1,760
355	355		Dues & Subscriptions	355	355	355
78,674	91,215	16	Total Expenses	92,815	92,815	92,815
\$ 351,542	\$ 364,998		Total Treasurer/Collector Budget	\$ 391,926	\$ 387,170	\$ 387,170
151 Town Counsel						
82,460	100,000	17	Town Counsel Contract Expense	100,000	100,000	100,000
\$ 82,460	\$ 100,000		Total Law Budget	\$ 100,000	\$ 100,000	\$ 100,000
155 GIS/MIS						
166,681	166,792		Full-Time Salaries	174,793	174,793	174,793
166,681	166,792	18	Total Salaries	174,793	174,793	174,793
157,335	162,653		Computer Equipment Maintenance	162,653	162,653	162,653
5,191	6,000		Data Processing	6,000	6,000	6,000
16,663	18,000		Telephones	18,000	18,000	18,000
9,572	3,800		Cellphones	3,800	3,800	3,800
4,995	10,000		Printing & Copying	10,000	10,000	10,000
18,325	10,000		Data Processing Supplies	10,000	10,000	10,000
-	2,400		Dues & Subscriptions	2,400	2,400	2,400
212,081	212,853	19	Total Expense	212,853	212,853	212,853
\$ 378,762	\$ 379,645		Total Technology Budget	\$ 387,646	\$ 387,646	\$ 387,646

Actual FY20	Approp. FY21	It. No.	Department Requested FY'22	Administrator Recommended FY'22	Select Board Recommended FY'22	Finance & Advisory Recommended FY'22
161 TOWN CLERK						
19,504	38,445					
797	800		39,029	39,029	39,029	39,029
78,445	71,767		850	850	850	850
79,130	80,495		55,141	55,141	55,141	55,141
			84,193	82,904	82,904	82,904
\$ 177,876	\$ 191,507	20	\$ 179,213	\$ 177,924	\$ 177,924	\$ 177,924
3,226	2,600		2,600	2,600	2,600	2,600
3,435	3,100		2,200	2,200	2,200	2,200
8,099	10,600		13,600	13,600	13,600	13,600
1,123	1,500		500	500	500	500
1,083	1,300		1,300	1,300	1,300	1,300
-	1,500		1,500	500	500	500
370	400		400	400	400	400
17,336	21,000	21	22,100	21,100	21,100	21,100
\$ 195,212	\$ 212,507		\$ 201,313	\$ 199,024	\$ 199,024	\$ 199,024
Total Clerk Budget						
\$ 201,313 \$ 199,024 \$ 199,024 \$ 199,024						
171 Conservation						
-	-		-	-	-	-
-	-		23,000	23,000	23,000	23,000
-	-		-	-	-	-
\$ -	\$ -		\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000
-	-		-	-	-	-
-	-		250	250	250	250
-	-		1,233	1,233	1,233	1,233
-	-		-	-	-	-
-	-		574	574	574	574
-	-		2,057	2,057	2,057	2,057
\$ -	\$ -		\$ 25,057	\$ 25,057	\$ 25,057	\$ 25,057
Total Conservation Budget						
\$ 25,057 \$ 25,057 \$ 25,057 \$ 25,057						
182 Planning Bd/BOA						
68,043	72,253		49,253	49,253	49,253	49,253
68,043	72,253	22	49,253	49,253	49,253	49,253
-	-		100	100	100	100
691	960		342	342	342	342
448	1,000		1,000	1,000	1,000	1,000
748	1,250		950	950	950	950
1,744	2,465		1,800	1,800	1,800	1,800
242	574		-	-	-	-
3,873	6,249	23	4,192	4,192	4,192	4,192
\$ 71,916	\$ 78,502		\$ 53,445	\$ 53,445	\$ 53,445	\$ 53,445
Total PLN/CONS/ ZBA Budget						
\$ 53,445 \$ 53,445 \$ 53,445 \$ 53,445						
185 ECONOMIC & COMMUNITY DEV.						
85,317	85,646		115,082	96,746	96,746	96,746
85,317	85,646	24	115,082	96,746	96,746	96,746
30,876	31,700		31,700	31,700	31,700	31,700
505	1,000		1,000	1,000	1,000	1,000
415	1,020		1,020	1,020	1,020	1,020
514	1,020		1,020	1,020	1,020	1,020
90	1,000		1,000	1,000	1,000	1,000
32,400	35,740	25	35,740	35,740	35,740	35,740
\$ 117,717	\$ 121,386		\$ 150,822	\$ 132,486	\$ 132,486	\$ 132,486
Total Planning Budget						
\$ 150,822 \$ 132,486 \$ 132,486 \$ 132,486						
192 PUBLIC PROPERTY MAINTENANCE						
59,458	137,970		163,880	137,954	137,954	137,954
13,192	-		-	-	-	-
72,650	137,970	26	163,880	137,954	137,954	137,954
30,273	33,500		36,850	36,850	36,850	36,850
16,709	15,000		16,500	16,500	16,500	16,500
-	1,000		1,000	1,000	1,000	1,000
119,457	100,000		102,500	102,500	102,500	102,500
1,191	7,770		7,700	7,700	7,700	7,700
\$ 167,630	\$ 157,270	27	\$ 164,550	\$ 164,550	\$ 164,550	\$ 164,550
\$ 240,280	\$ 295,240		\$ 328,430	\$ 302,504	\$ 302,504	\$ 302,504
Total Budget - Public Property Maintenance						
\$ 328,430 \$ 302,504 \$ 302,504 \$ 302,504						

Actual FY20	Approp. FY21	It. No.	Department Requested FY'22	Administrator Recommended FY'22	Select Board Recommended FY'22	Finance & Advisory Recommended FY'22
210 POLICE DEPARTMENT						
3,496,963	3,679,765		3,978,907	3,849,035	3,849,035	3,871,035
107,251	115,190		140,130	140,130	140,130	140,130
362,216	360,000		390,000	360,000	360,000	360,000
17,901	35,000		35,000	35,000	35,000	35,000
29,227	64,140		64,140	64,140	64,140	64,140
30,004	22,400		29,400	22,400	22,400	22,400
4,043,562	4,276,495	28	4,637,577	4,470,705	4,470,705	4,492,705
59,621	65,000		65,000	65,000	65,000	65,000
30,237	30,000		32,000	32,000	32,000	32,000
22,790	21,250		21,250	21,250	21,250	21,250
-	-		-	-	-	-
13,796	14,500		18,275	18,275	18,275	18,275
2,291	12,000		12,000	12,000	12,000	12,000
-	200		200	200	200	200
10,892	27,500		28,500	28,500	28,500	28,500
17,094	11,500		13,000	13,000	13,000	13,000
4,403	5,500		5,500	5,500	5,500	5,500
6,341	13,000		13,000	13,000	13,000	13,000
4,370	6,500		6,500	6,500	6,500	6,500
567	1,000		1,000	1,000	1,000	1,000
627	5,000		5,000	5,000	5,000	5,000
45,209	37,500		37,500	37,500	37,500	37,500
19,203	38,000		38,000	38,000	38,000	38,000
3,759	4,000		4,000	4,000	4,000	4,000
12,124	11,290		11,290	11,290	11,290	11,290
-	7,200		4,000	4,000	4,000	4,000
253,324	310,940	29	316,015	316,015	316,015	316,015
145,000	-	30	145,000	-	-	-
			-	-	-	-
			8,000	-	-	-
\$ 4,441,886	\$ 4,587,435		\$ 5,106,592	\$ 4,786,720	\$ 4,786,720	\$ 4,808,720
Total Police Budget						
211 TRAFFIC DIRECTORS						
126,540	150,605		154,684	154,684	154,684	154,684
126,540	150,605	31	154,684	154,684	154,684	154,684
1,770	4,500		4,500	4,500	4,500	4,500
1,770	4,500	32	4,500	4,500	4,500	4,500
\$ 128,310	\$ 155,105		\$ 159,184	\$ 159,184	\$ 159,184	\$ 159,184
Total Traffic Budget						
212 Dispatch						
357,873	384,575		399,659	399,659	399,659	399,659
600	13,000		13,000	13,000	13,000	13,000
38,093	70,000		70,000	70,000	70,000	70,000
4,869	8,750		8,750	8,750	8,750	8,750
401,435	476,325	33	491,409	491,409	491,409	491,409
13,534	13,500		13,500	13,500	13,500	13,500
244	2,500		2,500	2,500	2,500	2,500
156	200		200	200	200	200
239	450		450	450	450	450
1,213	4,000		4,000	4,000	4,000	4,000
119	200		200	200	200	200
125	400		400	400	400	400
13,200	8,800		8,800	8,800	8,800	8,800
28,830	30,050	34	30,050	30,050	30,050	30,050
\$ 430,265	\$ 506,375		\$ 521,459	\$ 521,459	\$ 521,459	\$ 521,459
Total Dispatch Budget						

Actual FY20	Approp. FY21	It. No.	Department Requested FY'22	Administrator Recommended FY'22	Select Board Recommended FY'22	Finance & Advisory Recommended FY'22
220 FIRE DEPARTMENT						
2,810,871	3,091,925		3,300,325	3,300,325	3,300,325	3,300,325
7,100	10,000		10,000	10,000	10,000	10,000
219,794	245,000		300,000	245,000	245,000	245,000
279	15,000		15,000	15,000	15,000	15,000
3,038,044	3,361,925	35	3,625,325	3,570,325	3,570,325	3,570,325
15,278	16,500		16,500	16,500	16,500	16,500
11,948	13,000		13,000	13,000	13,000	13,000
14,166	15,000		15,000	15,000	15,000	15,000
29,862	22,500		22,850	22,850	22,850	22,850
8,848	8,000		8,000	8,000	8,000	8,000
2,509	3,000		3,000	3,000	3,000	3,000
4,721	5,000		5,000	5,000	5,000	5,000
6,621	5,000		5,000	5,000	5,000	5,000
75,394	50,000		50,000	50,000	50,000	50,000
48,667	25,000		25,000	25,000	25,000	25,000
7,589	7,500		7,500	7,500	7,500	7,500
18,679	22,100		22,100	22,100	22,100	22,100
29,708	21,000		21,000	21,000	21,000	21,000
3,935	6,000		6,000	6,000	6,000	6,000
277,925	219,600	36	219,950	219,950	219,950	219,950
\$ 3,315,969	\$ 3,581,525		\$ 3,845,275	\$ 3,790,275	\$ 3,790,275	\$ 3,790,275
221 BUILDING INSPECTION SERVICES						
197,652	199,493		207,943	207,943	207,943	221,083
63,866	59,603		60,403	60,403	60,403	60,403
2,913	6,300		6,300	6,300	6,300	8,675
264,431	265,396	37	274,646	274,646	274,646	290,161
2,899	3,000		3,000	3,000	3,000	3,000
1,265	5,000		5,000	5,000	5,000	5,000
1,487	3,000		3,000	3,000	3,000	3,000
-	500		500	500	500	500
-	-		-	-	-	-
5,651	11,500	38	11,500	11,500	11,500	11,500
\$ 270,082	\$ 276,896		\$ 286,146	\$ 286,146	\$ 286,146	\$ 301,661
291 EMERGENCY MANAGEMENT						
2,000	2,000		2,000	2,000	2,000	2,000
2,000	2,000	39	2,000	2,000	2,000	2,000
9,500	5,000		5,000	5,000	5,000	5,000
9,500	5,000	40	5,000	5,000	5,000	5,000
11,500	7,000		7,000	7,000	7,000	7,000
Schools						
30,298,496	30,126,729	41	31,540,480	30,963,029	30,963,029	30,963,029
\$ 107,267	\$ 110,000		\$ 110,000	\$ 110,000	110,000	110,000
\$ -	\$ -		\$ -	\$ -	-	-
\$ 1,038,573	\$ 1,335,229		\$ 1,460,229	\$ 1,460,229	\$ 1,460,229	1,375,880
\$ 1,145,840	\$ 1,445,229	42	\$ 1,570,229	\$ 1,570,229	\$ 1,570,229	\$ 1,485,880
\$ 31,444,336	\$ 31,571,958		\$ 33,110,709	\$ 32,533,258	\$ 32,533,258	\$ 32,448,909

Actual FY20	Approp. FY21	It. No.	Department Requested FY22	Administrator Recommended FY22	Select Board Recommended FY22	Finance & Advisory Recommended FY22
Public Works						
400 DPW Administration						
854,401	903,320		953,502	953,502	953,502	953,502
14,228	25,500		26,500	26,500	26,500	26,500
33,064	45,000		45,000	45,000	45,000	45,000
\$ 901,693	\$ 973,820	43	\$ 1,025,002	\$ 1,025,002	\$ 1,025,002	\$ 1,025,002
5,390	14,700		14,700	14,700	14,700	14,700
-	1,000		1,000	1,000	1,000	1,000
2,939	5,000		5,000	5,000	5,000	5,000
74,821	121,000		121,000	121,000	121,000	121,000
-	500		500	500	500	500
10,000	10,000		10,000	10,000	10,000	10,000
-	2,000		2,000	2,000	2,000	2,000
34,280	55,000		55,000	55,000	55,000	55,000
1,600	1,600		1,600	1,600	1,600	1,600
38	1,000		1,000	1,000	1,000	1,000
9,895	17,500		17,500	17,500	17,500	17,500
40,000	40,000		40,000	40,000	40,000	40,000
8,185	8,000		8,000	8,000	8,000	8,000
-	-		81,000	81,000	81,000	81,000
5,000	5,000		5,000	5,000	5,000	5,000
213	500		3,400	500	500	500
500	500		1,265	1,265	1,265	1,265
192,861	283,300	44	367,965	365,065	365,065	365,065
\$ 1,094,554	\$ 1,257,120		\$ 1,392,967	\$ 1,390,067	\$ 1,390,067	\$ 1,390,067
423 DPW Snow & Ice						
3,629	10,000		10,000	10,000	10,000	10,000
131,204	195,000		195,000	195,000	195,000	195,000
-	1,000		1,000	1,000	1,000	1,000
340	1,000		1,000	1,000	1,000	1,000
-	2,000		2,000	2,000	2,000	2,000
26,119	10,000		10,000	10,000	10,000	10,000
60	1,500		1,500	1,500	1,500	1,500
139,242	75,000		75,000	75,000	75,000	75,000
300,594	295,500	45	295,500	295,500	295,500	295,500
\$ 300,594	\$ 295,500		\$ 295,500	\$ 295,500	\$ 295,500	\$ 295,500
424 DPW Street Lighting						
90,088	133,000		133,000	100,000	100,000	100,000
135	22,500		22,500	22,500	22,500	22,500
\$ 90,223	\$ 155,500	46	\$ 155,500	\$ 122,500	\$ 122,500	\$ 122,500
433 DPW REFUSE						
24,576	20,000		20,000	20,000	20,000	20,000
448	-		-	-	-	-
\$ 25,024	\$ 20,000	47	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
EXPENSES						
67,050	70,000		108,000	108,000	108,000	108,000
-	500		500	500	500	500
67,050	70,500	48	108,500	108,500	108,500	108,500
\$ 92,074	\$ 90,500		\$ 128,500	\$ 128,500	\$ 128,500	\$ 128,500
490 DPW MOTOR VEHICLE						
14,116	15,000		15,000	15,000	15,000	15,000
12,669	12,000		12,000	12,000	12,000	12,000
27,500	27,500		27,500	27,500	27,500	27,500
491	500		500	500	500	500
69,560	85,000		85,000	85,000	85,000	85,000
93,838	100,000		100,000	100,000	100,000	100,000
\$ 218,174	\$ 240,000	49	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000
491 DPW Cemetery						
188,419	199,382		214,788	214,788	214,788	214,788
9,037	20,000		20,000	20,000	20,000	20,000
10,398	10,000		10,000	10,000	10,000	10,000
\$ 207,854	\$ 229,382	50	\$ 244,788	\$ 244,788	\$ 244,788	\$ 244,788
670	670		670	670	670	670
1,800	1,800		1,800	1,800	1,800	1,800
564	400		400	400	400	400
-	50		50	50	50	50
6,313	6,500		6,500	6,500	6,500	6,500
-	100		100	100	100	100
-	50		50	50	50	50
2,555	2,000		2,000	2,000	2,000	2,000
-	200		200	200	200	200
5,000	5,000		5,000	5,000	5,000	5,000
16,902	16,770	51	16,770	16,770	16,770	16,770
\$ 224,756	\$ 246,152		\$ 261,558	\$ 261,558	\$ 261,558	\$ 261,558
\$ 2,020,375	\$ 2,284,772		\$ 2,474,025	\$ 2,438,125	\$ 2,438,125	\$ 2,438,125

Actual FY20	Approp. FY21	It. No.	Department Requested FY22	Administrator Recommended FY22	Select Board Recommended FY22	Finance & Advisory Recommended FY22
WAGES - Sewer						
389,975	418,526		400,429	400,429	400,429	400,429
12,957	23,000		23,000	23,000	23,000	23,000
30,268	30,000		30,000	30,000	30,000	30,000
\$ 433,200	\$ 471,526	52	\$ 453,429	\$ 453,429	\$ 453,429	\$ 453,429
29,602	34,000		34,000	34,000	34,000	34,000
1,730	2,000		2,000	2,000	2,000	2,000
262	1,000		1,000	1,000	1,000	1,000
57,459	50,000		50,000	50,000	50,000	50,000
300	300		300	300	300	300
234	500		500	500	500	500
-	500		500	500	500	500
-	4,000		4,000	4,000	4,000	4,000
-	8,000		8,000	8,000	8,000	8,000
20,615	21,000		21,000	21,000	21,000	21,000
5,000	5,000		5,000	5,000	5,000	5,000
4,804,861	4,988,619		5,624,810	5,624,810	5,624,810	5,624,810
79,700	74,700		69,700	69,700	69,700	69,700
4,999,763	5,189,619	53	5,820,810	5,820,810	5,820,810	5,820,810
-	25,000	54	25,000	25,000	25,000	25,000
845,489	517,189	55	559,517	559,517	559,517	559,517
\$ 5,845,252	\$ 5,731,808		\$ 6,405,327	\$ 6,405,327	\$ 6,405,327	\$ 6,405,327
\$ 6,278,452	\$ 6,203,334		\$ 6,858,756	\$ 6,858,756	\$ 6,858,756	\$ 6,858,756
WAGES - Water						
326,182	359,190		339,297	339,297	339,297	339,297
34,377	23,000		23,000	23,000	23,000	23,000
39,802	50,000		50,000	50,000	50,000	50,000
\$ 400,361	\$ 432,190	56	\$ 412,297	\$ 412,297	\$ 412,297	\$ 412,297
2,342	1,500		1,500	1,500	1,500	1,500
5,577	7,000		7,000	7,000	7,000	7,000
39,450	45,000		45,000	45,000	45,000	45,000
51,093	40,000		40,000	40,000	40,000	40,000
-	1,000		1,000	1,000	1,000	1,000
706	4,000		4,000	4,000	4,000	4,000
-	100		100	100	100	100
-	1,000		1,000	1,000	1,000	1,000
190,133	210,000		210,000	210,000	210,000	210,000
1,622	2,000		2,000	2,000	2,000	2,000
-	500		500	500	500	500
346	400		400	400	400	400
6,474	9,000		9,000	9,000	9,000	9,000
-	20,000		20,000	20,000	20,000	20,000
-	500		500	500	500	500
64,291	70,000		70,000	70,000	70,000	70,000
2,294	5,000		7,500	7,500	7,500	7,500
3,018,426	2,870,605		3,576,774	3,576,774	3,576,774	3,576,774
6,695	10,000		10,000	10,000	10,000	10,000
311,186	286,786		377,786	377,786	377,786	377,786
3,700,635	3,584,391	57	4,384,060	4,384,060	4,384,060	4,384,060
-	25,000	58	25,000	25,000	25,000	25,000
-	-	59	-	-	-	-
749,915	441,877		480,249	480,249	480,249	480,249
\$ 4,450,550	\$ 4,051,268		\$ 4,889,309	\$ 4,889,309	\$ 4,889,309	\$ 4,889,309
\$ 4,850,911	\$ 4,483,458		\$ 5,301,606	\$ 5,301,606	\$ 5,301,606	\$ 5,301,606
\$ 11,129,363	\$ 10,686,792		\$ 12,160,362	\$ 12,160,362	\$ 12,160,362	\$ 12,160,362
\$ 13,149,738	\$ 12,971,564		\$ 14,634,387	\$ 14,598,487	\$ 14,598,487	\$ 14,598,487

Actual FY20	Approp. FY21	It. No.		Department Requested FY'22	Administrator Recommended FY'22	Select Board Recommended FY'22	Finance & Advisory Recommended FY'22
510 HEALTH DEPARTMENT							
73,608	77,149			79,795	79,795	79,795	79,795
99,025	81,490		Full-Time Salaries	83,679	83,679	83,679	83,679
2,914	2,400		Part-Time Salaries	2,400	2,400	2,400	2,400
175,547	161,039	60	Total Salaries	165,874	165,874	165,874	165,874
3,760	150		Repairs & Maintenance	150	150	150	150
-	500		Professional Services	500	500	500	500
97	150		Advertising	150	150	150	150
7,440	6,000		Public Safety Service	6,000	6,000	6,000	6,000
150	1,000		Printing Services	1,000	1,000	1,000	1,000
238	350		Office Supplies	350	350	350	350
8,795	5,400		Medical Supplies	5,400	5,400	5,400	5,400
613	2,350		Dues & Subscriptions	2,350	2,350	2,350	2,350
21,093	15,900	61	Total Expenses	15,900	15,900	15,900	15,900
\$ 196,640	\$ 176,939		Total Health Budget	\$ 181,774	\$ 181,774	\$ 181,774	\$ 181,774
541 COUNCIL ON AGING							
68,332	75,369			120,492	120,492	120,492	120,492
114,321	77,460		Full-Time Salaries	63,930	63,930	63,930	63,930
182,653	152,829	62	Total Salaries	184,422	184,422	184,422	184,422
15,210	18,200		Electric	18,200	18,200	18,200	18,200
5,993	2,000		Gas	2,000	2,000	2,000	2,000
12,834	3,500		Repair	4,000	3,500	3,500	3,500
524	1,500		Printing	1,500	1,500	1,500	1,500
1,091	1,130		Other Purchased Services	1,130	1,130	1,130	1,130
2,908	2,500		Office Supplies	2,500	2,500	2,500	2,500
1,391	2,000		Custodial Supplies	2,000	2,000	2,000	2,000
244	1,074		Dues & Subscriptions	1,074	1,074	1,074	1,074
40,195	31,904	63	Total Expenses	32,404	31,904	31,904	31,904
\$ 222,848	\$ 184,733		Total Council on Aging Budget	\$ 216,826	\$ 216,326	\$ 216,326	\$ 216,326
542 RECREATION							
78,473	78,775			86,496	86,327	86,327	86,327
78,473	78,775	64	Total Salaries	86,496	86,327	86,327	86,327
-	-		Professional Development	1,250	500	500	500
-	-		Equipment	500	500	500	500
6,621	5,000		Other Purchased Services	4,000	4,000	4,000	4,000
6,621	5,000	65	Total Expenses	5,750	5,000	5,000	5,000
\$ 85,094	\$ 83,775		Total Recreation Budget	\$ 92,246	\$ 91,327	\$ 91,327	\$ 91,327
543 VETERANS' SERVICE							
42,523	53,638			53,000	53,000	53,000	53,000
42,523	53,638	66	Total Salaries	53,000	53,000	53,000	53,000
125	450		Computer Equipment	-	-	-	-
428	-		Other Purchased Services	-	-	-	-
-	-		Office Supplies	500	500	500	500
220	750		Flags	750	750	750	750
-	750		In State Travel	-	-	-	-
108,222	113,150		Veteran Ordinary Benefits	120,000	120,000	120,000	120,000
-	-		Veteran Fuel	-	-	-	-
-	-		Veteran Doctors	-	-	-	-
-	-		Veteran Medicines	-	-	-	-
-	-		Veteran Hospitals	-	-	-	-
-	-		Professional Development	1,000	1,000	1,000	1,000
-	-		Military Holiday Events	500	500	500	500
-	-		Veteran Dentist	-	-	-	-
21,308	30,000		Veteran Other Benefits	30,000	30,000	30,000	30,000
130,303	145,100	67	Total Expenses	152,750	152,750	152,750	152,750
\$ 172,826	\$ 198,738		Total Veteran's Budget	\$ 205,750	\$ 205,750	\$ 205,750	\$ 205,750
590 Prevention and Outreach							
77,809	-			-	-	-	-
77,809	-	68	Total Salaries	-	-	-	-
805	-		Education & Training	-	-	-	-
798	600		Advertising	600	600	600	600
1,455	1,000		Public Safety	1,000	1,000	1,000	1,000
-	22,000		Outside Services	22,000	22,000	22,000	22,000
860	1,000		Office Supplies	1,000	1,000	1,000	1,000
3,918	24,600	69	Total Expenses	24,600	24,600	24,600	24,600
\$ 81,727	\$ 24,600		Total Substance Abuse Budget	\$ 24,600	\$ 24,600	\$ 24,600	\$ 24,600

Actual FY20	Approp. FY21	It. No.	Department Requested FY'22	Administrator Recommended FY'22	Select Board Recommended FY'22	Finance & Advisory Recommended FY'22
610 LIBRARY						
462,483	441,223		483,735	483,735	483,735	483,735
107,433	107,773		126,769	126,769	126,769	126,769
-	6,500		6,500	6,500	6,500	6,500
569,916	555,496	70	617,005	617,005	617,005	617,005
22,986	32,000		32,000	32,000	32,000	32,000
13,881	14,000		14,000	14,000	14,000	14,000
27,788	25,000		30,000	25,000	25,000	25,000
-	1,000		1,000	1,000	1,000	1,000
-	240		240	240	240	240
2,669	3,500		3,500	3,500	3,500	3,500
			5,000	5,000	5,000	5,000
2,240	3,200		5,000	5,000	5,000	5,000
41,540	50,000		60,000	53,000	53,000	53,000
111,104	128,940	71	150,740	138,740	138,740	138,740
75,220	138,000	72	144,248	156,398	156,398	156,398
\$ 756,240	\$ 822,436		\$ 911,993	\$ 912,143	\$ 912,143	\$ 912,143

Actual FY20	Approp. FY21	It. No.	Department Requested FY'22	Administrator Recommended FY'22	Select Board Recommended FY'22	Finance & Advisory Recommended FY'22
631 ARENA						
146,793	170,310		179,034	179,034	179,034	179,034
55,670	72,564		66,000	66,000	66,000	66,000
202,463	242,874	73	245,034	245,034	245,034	245,034
136,753	152,000		152,000	152,000	152,000	152,000
21,419	38,000		38,000	38,000	38,000	38,000
-	-		-	-	-	-
34,684	25,000		25,000	25,000	25,000	25,000
5,113	2,400		2,400	2,400	2,400	2,400
9,611	7,400		7,400	7,400	7,400	7,400
638	500		1,000	1,000	1,000	1,000
11,131	8,000		14,000	14,000	14,000	14,000
4,419	3,000		3,000	3,000	3,000	3,000
1,266	500		500	500	500	500
867	300		1,500	1,500	1,500	1,500
175	150		175	175	175	175
226,076	237,250	74	244,975	244,975	244,975	244,975
\$ 428,539	\$ 480,124		\$ 490,009	\$ 490,009	\$ 490,009	\$ 490,009

Actual FY20	Approp. FY21	It. No.	Department Requested FY'22	Administrator Recommended FY'22	Select Board Recommended FY'22	Finance & Advisory Recommended FY'22
Maturing Debt						
DEBT SERVICE (P&I)						
3,285,000	3,375,000		2,300,000	2,300,000	2,300,000	2,300,000
907,532	779,276		664,572	664,572	664,572	664,572
\$ 4,192,532	\$ 4,154,276	75	\$ 2,964,572	\$ 2,964,572	\$ 2,964,572	\$ 2,964,572
911 Contributory Pension						
6,611,111	6,273,630		6,880,229	6,880,229	6,880,229	6,880,229
\$ 6,611,111	\$ 6,273,630	76	\$ 6,880,229	\$ 6,880,229	\$ 6,880,229	\$ 6,880,229
912 Health Insurance						
421,891	425,000		330,600	330,600	330,600	330,600
23,685	8,500		8,500	8,500	8,500	8,500
1,044,574	1,102,440		1,140,000	1,140,000	1,140,000	1,140,000
1,551,698	1,581,350		1,676,231	1,676,231	1,676,231	1,676,231
3,354,616	3,300,000		3,498,000	3,498,000	3,498,000	3,498,000
1,824,962	1,904,850		2,019,141	2,019,141	2,019,141	2,019,141
299,996	-		150,000	150,000	150,000	150,000
8,521,422	8,322,140	77	8,822,472	8,822,472	8,822,472	8,822,472

Actual FY20	Approp. FY21	It. No.	Department Requested FY'22	Administrator Recommended FY'22	Select Board Recommended FY'22	Finance & Advisory Recommended FY'22	
919 UNCLASSIFIED							
125,000	215,000	78	Reserved for Contractual Negotiations	165,000	165,000	165,000	184,500
327,318	365,267	79	Workers Compensation	420,057	420,057	420,057	309,537
9,559	75,000	80	Unemployment Payments	7,500	7,500	7,500	7,500
44,180	51,500	81	Life Insurance	60,000	60,000	60,000	60,000
556,955	550,000	82	Medicare Tax	575,000	575,000	575,000	575,000
77,734	82,400	83	Fire & Police Injured on Duty	90,000	90,000	90,000	90,000
-	5,000	84	FD & PD IOD R/X & MED Coverage	5,000	5,000	5,000	5,000
78,615	78,800	85	Annual Audit/OPEB Study	85,000	85,000	85,000	85,000
53,652	65,000	86	Postage	65,000	65,000	65,000	65,000
437,119	529,147	87	Multi Peril/Liability/Auto	554,147	554,147	554,147	616,781
5,478	11,700	88	UNCLASSIFIED	11,700	11,700	11,700	11,700
175,000	120,000	89	Trash Subsidy	125,000	125,000	125,000	200,000
\$ 1,890,610	\$ 2,148,814		Total Unclassified Budget	\$ 2,163,404	\$ 2,163,404	\$ 2,163,404	\$ 2,210,018
920 NON-DEPARTMENTAL							
25,000	319,500	90	Stabilization	327,173	327,173	327,173	327,173
25,000	183,500	91	Capital Stabilization	203,037	203,037	203,037	203,037
5,392	5,200	92	Mass Municipal Association	5,392	5,392	5,392	5,392
-	400	93	Veterans Graves	400	400	400	400
2,893	3,400	94	Historical Commission	3,400	3,400	3,400	3,400
4,821	8,000	95	Memorial Day Parade	8,000	8,000	8,000	8,000
40,000	40,000	96	MVES-Resident Coordinator	40,000	40,000	40,000	40,000
\$ 103,106	\$ 560,000		Total Unclassified Budget	\$ 587,402	\$ 587,402	\$ 587,402	\$ 587,402
50,000	100,000		OPEB Expense	100,000	100,000	100,000	100,000
\$ 50,000	\$ 100,000	97	Total OPEB	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
\$ 67,929,945	\$ 69,221,018		TOTAL FY2021 GENERAL FUND BUDGET	\$ 72,035,547	\$ 70,984,748	\$ 70,984,748	\$ 70,984,528
2,295,733	2,441,412		State Assessments	2,641,635	2,641,635	2,641,635	2,641,635
26,078	26,808		Offsets	32,169	32,169	32,169	32,169
235,157	200,000		Overlay Reserve	225,000	225,000	225,000	225,000
\$ 2,556,968	\$ 2,668,220		Total Other Budget Items	\$ 2,898,804	\$ 2,898,804	\$ 2,898,804	\$ 2,898,804
\$ 70,486,913	\$ 71,889,238		Grand Total FY2020 Budget	\$ 74,934,351	\$ 73,883,552	\$ 73,883,552	\$ 73,883,332
\$ 11,129,363	\$ 10,686,792		TOTAL WATER & SEWER BUDGET	\$ 12,160,362	\$ 12,160,362	\$ 12,160,362	\$ 12,160,362
\$ 81,616,276	\$ 82,576,030		Total Budget Incl. Water & Sewer	\$ 87,094,712	\$ 86,043,914	\$ 86,043,914	\$ 86,043,694

Passes Unanimous

Article 15. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of \$1,030,505 for the capital projects set forth below, including all incidental and related costs and to authorize the Treasurer with the approval of the Select Board, to borrow all or a portion of said sum under the applicable provisions of M.G.L. c. 44 or any other enabling authority, or do anything in relation thereto.

Department	Amount	FY22 Funded Projects (Bonding)	Funding Source
Public Works	\$ 100,000.00	Streets and Sidewalks	Bonding
Public Works	\$ 64,000.00	Drainage MS4	Bonding
Fire	\$ 820,000.00	Fire Engine	Bonding
Golf Course	\$ 21,505.00	Rebuild Hole 9	Bonding
Public Facilities	\$ 25,000.00	Design study: Ice Arena Lower Roof and Envelope Replacement	Bonding
Total	1,030,505.00	General Fund Funding	

Select Board

Article 15. **Voted** that the Town appropriate the sum of \$1,030,505 for the capital projects set forth in Article 15 of the Annual Town Meeting Warrant, and to meet said appropriation, authorize the Town Treasurer, with the approval of the Select Board, to borrow a sum not to exceed \$1,030,505 including all costs incidental and related thereto, and to issue bonds and notes therefor under G.L. c.44, Section 7(1) or any other enabling authority, said funds to be expended under the general supervision of the Town Administrator and supervision of the department head for which the sums have been appropriated, and further any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of project costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Department	Amount	FY22 Funded Projects (Bonding)	Funding Source
Public Works	\$ 100,000.00	Streets and Sidewalks	Bonding
Public Works	\$ 64,000.00	Drainage MS4	Bonding
Fire	\$ 820,000.00	Fire Engine	Bonding
Golf Course	\$ 21,505.00	Rebuild Hole 9	Bonding
Public Facilities	\$ 25,000.00	Design study: Ice Arena Lower Roof and Envelope Replacement	Bonding
Total	1,030,505.00	General Fund Funding	

$\frac{2}{3}$ Vote Required
 $\frac{2}{3}$ Vote Passed Per Moderator

Article 21. To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money to clean out a ditch system, sketched by Town DPW Engineer M.J. Markham and installed in September of 1935 and entitled North Meetinghouse Brook, over which the Town has Easement rights and runs Westerly from land of/formerly of Samuel Weiss (also known as Weiss Farm).No funds shall be expended from said money appropriated or transferred pursuant to the motion for this warrant article if said funds are otherwise available to the Town pursuant to applicable state law or Town bylaw or regulations, including, but not limited to, M.G.L. c. 44, sec. 53G. Or do anything in relation thereto.

Martin H. Wantman
20 Gerald Road

Article 21.
Annual Town Meeting Warrant.

Voted that the Town approve Article 21 as set forth in the

Fails Per Moderator

Motion to Dissolve
Meeting Dissolved at 7:51PM

Respectfully submitted:

Maria Sagarino

Maria Sagarino
Town Clerk