

RECEIVED
STOUGHTON, MASS
COMMONWEALTH OF MASSACHUSETTS
TOWN OF STOUGHTON
ANNUAL TOWN MEETING WARRANT

2024 FEB -8 P 1:06
OFFICE OF
THE TOWN CLERK

NORFOLK, SS

To any constable in the Town of Stoughton:

Greetings: In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the Town of Stoughton, qualified to vote on Town affairs, to meet at:

**STOUGHTON HIGH SCHOOL AUDITORIUM
232 PEARL STREET, STOUGHTON**

ON MONDAY THE SIXTH DAY of MAY, 2024

at seven o'clock in the evening, at which time and place the following articles are to be acted upon and determined exclusively by the Town Meeting Members in accordance with the provisions of the Town of Stoughton Charter.

Article 1 - Election

Article 2 - Receive Reports

To see if the Town will vote to receive the reports of any Boards or Town Officers or of any other duly established commission, council, or authority of the Town; or take any other action relative thereto.

Inserted by: Select Board
Date: February 6, 2024
Estimated Cost: None

PROPOSED MOTION: That the Town vote to receive the reports of any Boards or Town Officers or of any other duly established commission, council, or authority of the Town.

Article 3 - Accept and Contract Funds for Town Roads

To see if the Town will vote to authorize the Select Board to accept and enter into contracts for the expenditure of any funds allocated or to be allocated by the Commonwealth for the construction, reconstruction, and improvements of Town roads; or take any other action relative thereto.

Inserted by: Select Board
Date: February 6, 2024
Estimated Cost: Amounts granted to the Town by the General Court may vary from year to year.

PROPOSED MOTION: That the Town vote to authorize the Select Board to accept and enter into contracts for the expenditure of any funds allocated or to be allocated by the Commonwealth for the construction, reconstruction, and improvements of Town roads.

FINANCE COMMITTEE:

INTERGOVERNMENTAL RELATIONS:

Article 4 - Apply for and Accept Federal/State Funding

To see if the Town will vote to authorize the Select Board to apply for and accept any federal and/or State funding or grants that are or may become available to the Town; or take any other action relative thereto.

Inserted by: Select Board
Date: February 6, 2024
Estimated Cost: None in particular, varies by grant and project

PROPOSED MOTION: That the Town vote to authorize the Select Board to apply for and accept any federal and/or State funding or grants that are or may become available to the Town.

FINANCE COMMITTEE:

INTERGOVERNMENTAL RELATIONS:

Article 5 - Disposal of Town Property

To see if the Town will vote to authorize the Select Board, and/or its designee, to dispose by auction or otherwise Town-owned property in accordance with G.L. c.30B; or take any other action relative thereto.

Inserted by: Select Board
Date: February 6, 2024
Estimated Costs: None in particular, varies from year to year.

PROPOSED MOTION: That the Town vote to authorize the Select Board, and/or its designee, to dispose by auction or otherwise Town-owned property in accordance with G.L. c.30B.

FINANCE COMMITTEE:

Article 6 - Cedar Hill Enterprise Fund Budget

To see if the Town will vote pursuant to the provisions of G.L. c.44, Section §53F½ to raise and to appropriate, transfer from available funds in the treasury, if any, and/or borrow a sufficient sum of money to fund the Cedar Hill Golf Course for Fiscal Year 2025; or take any other action relative thereto.

Inserted by: Select Board
Date: February 6, 2024
Estimated Costs: \$

PROPOSED MOTION: That the Town vote pursuant to the provisions of G.L. c.44, Section §53F½ to appropriate the sum of \$_____ to fund the Cedar Hill Golf Course for Fiscal Year 2025; with \$_____ to be raised from FY2025 Cedar Hill Golf Course revenue and \$_____ to be transferred from Cedar Hill Fund retained earnings for such purposes.

FINANCE COMMITTEE:

INSERT BUDGET CHART

Article 7 – Public Health Association Enterprise Fund Budget

To see if the Town will vote pursuant to the provisions of G.L. c.44, Section §53F ½ to raise and appropriate, transfer from available funds in the Treasury, if any, and/or borrow a sufficient sum of money to fund of Stoughton Public Health Association for Fiscal Year 2025; or take any other action relative thereto:

Inserted by: Select Board
Date: February 6, 2024
Estimated Costs: \$

PROPOSED MOTION: That the Town vote pursuant to the provisions of G.L. c.44, Section §53F ½ to appropriate the sum of \$_____ to fund the Stoughton Public Health Association Enterprise for Fiscal Year 2025; with \$_____ to be raised from FY2025 Public Health revenue and other available funds and \$_____ to be transferred from Public Health Fund retained earnings.

FINANCE COMMITTEE:

INSERT BUDGET CHART

Article 8 – Sewer Department Enterprise Fund Budget

To see if the Town will vote pursuant to the provision of G.L. c.44, Section §53F ½ to raise and appropriate, transfer from available funds in the Treasury, if any, and/or borrow a sufficient sum of money to fund the Sewer Department for Fiscal Year 2025; or take any other action relative thereto.

Inserted by: Select Board
Date: February 6, 2024
Estimated Costs: \$

PROPOSED MOTION: That the Town vote pursuant to the provision of G.L. c.44, §53F½ to appropriate the sum of \$_____ to fund the Sewer Department for Fiscal Year 2025, with \$_____ to be raised from FY2025 Sewer Enterprise revenue and other available funds.

FINANCE COMMITTEE:

INSERT BUDGET CHART

Article 9 – Water Department Enterprise Fund Budget

To see if the Town will vote pursuant to the provisions of G.L. c.44, §53F ½ to raise and appropriate, transfer from available funds in the Treasury, if any, and/or borrow a sufficient sum of money to fund the Water Department for Fiscal Year 2025; or take any other action relative thereto.

Inserted by: Select Board
Date: February 6, 2024
Estimated Costs: \$

PROPOSED MOTION: That the Town vote pursuant to the provisions of G.L. c. 44 §53F ½ to appropriate the sum of \$_____ to fund the Water Department for Fiscal Year 2025, with \$_____ to be raised from FY2025 Water Department Enterprise revenue and other available funds.

FINANCE COMMITTEE:

INSERT BUDGET CHART

Article 10 - Cable Public Access Enterprise Fund - Appropriate for FY25 Cable Costs

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, or borrow a sufficient sum of money to fund the Cable Public Access Enterprise Fund for Fiscal Year 2025; or take any action relative thereto.

Inserted by: Select Board
Date: February 6, 2024
Estimated Costs: \$

PROPOSED MOTION: That the Town vote in accordance with the provisions of G.L. c.44, §53F½ to appropriate the sum of \$_____ to fund the Cable Public Access Enterprise Fund for Fiscal Year 2025, with \$_____ to be raised from FY2025 Cable Public Access Enterprise Fund revenue.

FINANCE COMMITTEE:

INSERT BUDGET CHART

Article 11 – Reauthorization of Revolving Funds

To see if the Town will vote pursuant to the provisions of M.G.L. Chapter 44, §53E½, as most recently amended, to establish fiscal year limitations on expenditures from the revolving funds established by the General Bylaws, Section 42, Revolving Funds, with such limitations to remain applicable from fiscal year to fiscal year until such time as they are later amended, and to carry forward any monies remaining in such funds from year to year unless otherwise transferred by Town Meeting; and to amend Section 42-1, entitled “Fund, programs or purposes and revenue,” as noted below with the language to be added shown in **BOLD**, or take any other action relative thereto.

FUND	SPENDING LIMIT
Council on Aging	\$50,000
Recreation	\$200,000
Geographic Information Systems	\$15,000
Youth Commission	\$50,000
Community Events	\$10,000
Conservation Commission	\$50,000
Board of Health	\$120,000
Stormwater	\$50,000
Compost bin/Rain barrel	\$2,300

Fund	Programs or Purposes	Department Receipts
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Board of Health	<p>Continuous training and education; purchase of reference materials; equipment purchase, training and operating expenses to maintain the proper tools to use on site inspections, such as a "PID" (photo ionization detector); the sampling and testing of soil, surface water, groundwater and air in accordance with the monitoring for emissions levels of hazardous substances; hiring of qualified consultants for specialized scientific, administrative and advisory support; hiring of support including specialists to perform seminars to promote public awareness.</p> <p>Contract for services rendered for the implementation of the Municipal Hazardous Materials Collection Day Program.</p> <p>To pay the salary and benefits of a full-time Assistant Sanitarian.</p> <p>Materials and services to be used in the implementation of the Tobacco Control Program aimed at preventing the sale of tobacco products to minors; restricting the sale of tobacco products and nicotine delivery products; the use of tobacco products on public owned property; and to ensure the safe distribution of medical</p>	<p>Annual permit filing fees as specified under the fee schedule of Chapter <u>113</u>, § <u>113-24</u>; fines collected for violations of Chapter <u>113</u>, § <u>113-27</u>; monetary penalties collected for violations of Chapter <u>113</u> cited under the noncriminal disposition procedure set forth in MGL c. 40, § 21D Permit, licensing and inspection fees collected</p>
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	<p>marijuana products to the public.</p> <p>Materials to be used in the implementation of the dumpster regulations.</p> <p>Materials and equipment to be used in the implementation of the inspection programs relative to food establishments, swimming pools, recreational day camps and housing.</p> <p>Contracts for Services to Secure Condemned Buildings and Properties, Consultants not otherwise covered by G.L. c. 44, § 53G.</p>	
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Inserted by: Select Board
 Requested by: Town Manager
 Date: February 6, 2024
 Estimated Costs: \$

PROPOSED MOTION: That the Town vote pursuant to the provisions of M.G.L. Chapter 44, §53E½, as most recently amended, to establish fiscal year limitations on expenditures from the revolving funds established by the General Bylaws, Section 42, Revolving Funds, with such limitations to remain applicable from fiscal year to fiscal year until such time as they are later amended, as set forth in the warrant, and to carry forward any monies remaining in such funds from year to year unless otherwise transferred by Town Meeting, and to amend Section 42-1, entitled “Fund, programs or purposes and revenue,” as printed in the warrant;

FUND	SPENDING LIMIT
Council on Aging	\$50,000
Recreation	\$200,000
Geographic Information Systems	\$15,000
Youth Commission	\$50,000
Community Events	\$10,000
Conservation Commission	\$50,000
Board of Health	\$120,000
Stormwater	\$50,000
Compost bin/Rain barrel	\$2,300

Fund	Programs or Purposes	Department Receipts

Board of Health	<p>Continuous training and education; purchase of reference materials; equipment purchase, training and operating expenses to maintain the proper tools to use on site inspections, such as a "PID" (photo ionization detector); the sampling and testing of soil, surface water, groundwater and air in accordance with the monitoring for emissions levels of hazardous substances; hiring of qualified consultants for specialized scientific, administrative and advisory support; hiring of support including specialists to perform seminars to promote public awareness.</p> <p>Contract for services rendered for the implementation of the Municipal Hazardous Materials Collection Day Program.</p> <p>To pay the salary and benefits of a full-time Assistant Sanitarian.</p> <p>Materials and services to be used in the implementation of the Tobacco Control Program aimed at preventing the sale of tobacco products to minors; restricting the sale of tobacco products and nicotine delivery products; the use of tobacco products on public owned property; and to ensure the safe distribution of medical</p>	<p>Annual permit filing fees as specified under the fee schedule of Chapter <u>113</u>, § <u>113-24</u>; fines collected for violations of Chapter <u>113</u>, § <u>113-27</u>; monetary penalties collected for violations of Chapter <u>113</u> cited under the noncriminal disposition procedure set forth in MGL c. 40, § 21D Permit, licensing and inspection fees collected</p>
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	<p>marijuana products to the public.</p> <p>Materials to be used in the implementation of the dumpster regulations.</p> <p>Materials and equipment to be used in the implementation of the inspection programs relative to food establishments, swimming pools, recreational day camps and housing.</p> <p>Contracts for Services to Secure Condemned Buildings and Properties, Consultants not otherwise covered by G.L. c. 44, § 53G.</p>	
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FINANCE COMMITTEE:

MUNICIPAL REGULATIONS:

Article 12 - Collective Bargaining Articles - Police Superior Officers

To see if the Town will vote to appropriate a sum of money to fund the first year (FY 25) of a 3-year Collective Bargaining Agreement by and between the Town of Stoughton and the Stoughton Police Superior Officers Union, MCOP, LOCAL 461, and to meet such appropriation that said sum of money be raised and appropriated, transferred from Free Cash, and/or transferred from other available funds, and to authorize the Town Accountant to allocate such sums to the Police Department operating budget; or take any other action relative thereto.

Inserted by: Select Board
Requested by: Town Manager
Date: February 6, 2024
Estimated Costs: Funded through FY25 Operating Budget

PROPOSED MOTION: That the Town vote to implement the terms of a Collective Bargaining Agreement between the Town of Stoughton and the Stoughton Police Superior Officers Union, MCOP, LOCAL 461, Council 93 for three years, with the funds needed for the first year (FY25) to be appropriated under Article 15.

FINANCE COMMITTEE:

Article 13 - Fund the CBA for Patrolmen's Union

To see if the Town will vote to appropriate a sum of money to fund the first year (FY 25) of a 3-year Collective Bargaining Agreement by and between the Town of Stoughton and the Stoughton Police Patrolmen's Union, and to meet such appropriation that said sum of money be raised and appropriated, transferred from Free Cash, and/or transferred from other available funds, and to authorize the Town Accountant to allocate such sums to the Police Department operating budget; or take any other action relative thereto.

Inserted by: Select Board
Requested by: Town Manager
Date: February 6, 2024
Estimated Costs: Funded through FY25 Operating Budget

PROPOSED MOTION: That the Town vote to implement the terms of a Collective Bargaining Agreement between the Town of Stoughton and the Stoughton Police Patrolmen's Union for three years, with the funds needed for the first year (FY25) to be appropriated under Article 15.

FINANCE COMMITTEE:

Article 14 – Unpaid Bills

To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury, if any, a sufficient sum of money to pay any unpaid bills from prior fiscal years in excess of departmental appropriations; or take any other action relative thereto.

Inserted by: Select Board
Requested by: Town Manager
Date: February 6, 2024
Estimated Costs: \$6,517.67

PROPOSED MOTION: That the Town vote to appropriate \$6,517.67 to pay unpaid bills, as shown in the chart below, from prior fiscal year(s) and to meet this appropriation, \$1,026.19 be transferred from FY2024 Water budget, \$2,935.96 to be transferred from the FY2024 Sewer budget, \$2,233.00 from the FY2024 Snow & Ice budget and \$322.52 from the FY2024 Cedar Hill budget.

<u>Department</u>	<u>Vendor</u>	<u>Invoice #</u>	<u>Date</u>	<u>Amount</u>	<u>Proposed Funding Source</u>
Water	National Grid	53645-10015	5/30/2023	\$ 542.78	FY24 Water Department
Water	National Grid	53645-10015	4/28/2023	\$ 483.41	FY24 Water Department
Sewer	National Grid	00653-90007	10/27/2022	\$ 2,244.39	FY24 Sewer Department
Sewer	National Grid	00653-90007	11/29/2022	\$ 691.57	FY24 Sewer Department
Snow & Ice	Multiple	FY2023 Meals	6/30/2023	\$ 2,233.00	FY24 Snow & Ice Department
Cedar Hill Golf	Columbia Gas / Now Eversource	990-222-000-2	4/12/2016	\$ 322.52	FY24 Cedar Hill Golf Department

\$6,517.67

FINANCE COMMITTEE:

Article 15 – General Fund Operating Budget

To see what sum of money the Town will vote to raise and support and/or transfer from available funds in the Treasury, if any, for the maintenance and support of the several departments of the Town and for any other usual or necessary Town charges for the Fiscal Year 2025; or take any other action relative thereto.

Inserted by: Select Board
Requested by: Town Manager
Date: February 6, 2024
Estimated Costs: \$

PROPOSED MOTION: That the Town vote to appropriate \$ _____ for the maintenance and support of the several departments of the Town for Fiscal 2025 and that such sum be expended only for the purposes as described and further, that to meet this appropriation:

INSERT CHART

FINANCE COMMITTEE:

Article 16 – Supplemental Fiscal year 2024 Departmental Budgets

To see if the Town will vote to transfer available funds in the Treasury, if any, a sufficient sum of money to supplement FY24 departmental budgets or fund previously approved articles; or take any other action relative thereto.

Inserted by: Select Board
Date: February 6, 2024
Estimated Costs: \$ TBD

PROPOSED MOTION: Refer to Town Meeting.

FINANCE COMMITTEE:

Article 17 – Deposit to Stabilization Fund

To see if the Town will vote to raise and appropriate and/or transfer available funds, if any, in the Treasury, to fund the Stabilization Fund established in accordance with G.L. c. 40, Section 5B; or take any other action relative thereto.

Inserted by: Select Board
Requested by: Town Manager
Date: February 6, 2024
Estimated Costs: \$375,000

PROPOSED MOTION: That the Town vote to deposit \$375,000 to the Stabilization Fund and that to meet this appropriation, \$375,000 be transferred from Free Cash.

FINANCE COMMITTEE:

Article 18 – Community Preservation Committee FY2025 Budget/ Report

To see if the Town will vote to hear and act on the report and recommendations of the Community Preservation Committee, including to appropriate from the Community Preservation Fund FY 2025 estimated annual revenues; a sum of money to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2025 and to reserve for the future appropriation a sum of money for open space, including land for recreational use, historic resources, and community housing and further, to Preservation Projects of purposes; all as recommended by the Community Preservation Committee; or take any other action relative thereto;

Notes: This is the annual article to fund the CPA budget, as prepared by the Town Accountant, and presented every year.

Inserted by: Select Board
Requested by: Community Preservation Committee
Date: February 6, 2024
Estimated Costs: \$

PROPOSED MOTION: That the Town vote to appropriate or reserve from Community Preservation Fund FY2025 estimated annual revenues and from the Community Preservation Fund the amounts recommended by the Community Preservation Committee for Committee administrative expenses in Fiscal Year 2025 and for other CPA purposes, as specified below, with each item considered a separate appropriation:

From Community Preservation Fund FY2025 Estimated Annual Revenues

Community Preservation Administrative Expenses	\$
Community Housing Reserve	\$
Historic Resources Reserve	\$
Open Space Reserve	\$
FY2024 Budgeted Annual Reserve	\$

And further, to transfer the sum of \$_____ from the Open Space Reserve, \$_____ from the Historic Resources Reserve and \$_____ from the Undesignated Fund Balance for the following:

Long-term debt service	\$
Unissued debt service	\$
BAN principal payoff	\$

FINANCE COMMITTEE:

INTERGOVERNMENTAL RELATIONS:

Article 19 – Appropriate Funds from the Fiscal 2025 Operating Budget to OPEB

To see if the Town will appropriate any excess balance from the FY 2025 operating budget, or from any other available source, to the Other Post Employment Benefits (OPEB) trust; or take any other action relative thereto.

Inserted by: Select Board
Requested by: Town Manager
Date: February 6, 2024
Estimated Costs: \$10,000

PROPOSED MOTION: That the Town appropriate \$10,000 from Free Cash to the Other Post Employment Benefits (OPEB) trust.

FINANCE COMMITTEE:

INTERGOVERNMENTAL RELATIONS:

Article 20 - Public Works and Facilities Capital

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, including but not limited to any of the Enterprise Funds of the Town, or borrow a sufficient sum or sums of money to replace and/or purchase and/or lease purchase for terms of up to or more than three years, the following items, including equipping of vehicles and equipment, and, as applicable, professional engineering, architectural services, design, site preparation and demolition, installation, and all other incidental and related Costs, all as set forth in the chart below; or take any other action relative thereto.

Item #1: Rack Truck \$151,000

Inserted by: Select Board
Requested by: Superintendent of Public Works
Date: February 6, 2024
Estimated Costs: \$151,000

PROPOSED MOTION: That the Town vote to appropriate from Free Cash \$151,000 to replace and/or purchase and/or lease purchase for terms of up to or more than three years, the following items, including equipping of vehicles and equipment, and, as applicable, professional engineering, architectural services, design, site preparation and demolition, installation, and all other incidental and related Costs, all as set forth in the chart below:

Item #1: Rack Truck \$151,000

FINANCE COMMITTEE:

MUNICIPAL OPERATIONS:

Article 21 - Town Buildings and Facilities Maintenance and Upgrades

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, including but not limited to any of the Enterprise Funds of the Town, or borrow a sufficient sum or sums of money to undertake maintenance, extraordinary maintenance, improvements, repairs, upgrades, modifications and the like at Town-owned buildings and facilities including but not limited to, as applicable, professional engineering/architectural services, design, site preparation and demolition, installation, and all other incidental and related costs, or take any other action relative thereto.

Inserted by: Select Board
Requested by: Superintendent of Public Works
Date: February 6, 2024
Estimated Costs: \$75,000

PROPOSED MOTION: That the Town vote to appropriate from Free Cash \$75,000 to undertake maintenance, extraordinary maintenance, improvements, repairs, upgrades, modifications and the like at Town-owned buildings and facilities including but not limited to, as applicable, professional engineering/architectural services, design, site preparation and demolition, installation, and all other incidental and related costs.

FINANCE COMMITTEE:

MUNICIPAL OPERATIONS:

Article 22 - Police Department Capital

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, and/or borrow a sufficient sum of money to purchase capital for the Police Department; or take any other action relative thereto.

Item #1: Cruisers (3 standard, 1 unmarked) \$255,000

Item #2: Firearms \$160,000

Item #3: Ballistic Vests (49) \$72,000

Inserted by: Select Board
Requested by: Police Chief
Date: February 6, 2024
Estimated Costs: \$487,000

PROPOSED MOTION: That the Town vote to appropriate \$487,000 to purchase capital for the Police Department, all as set forth in the chart below; and that to meet this appropriation \$487,000 be transferred from Free Cash:

Item #1: Cruisers (3 standard, 1 unmarked) \$255,000

Item #2: Firearms \$160,000

Item #3: Ballistic Vests (49) \$72,000

FINANCE COMMITTEE:

MUNICIPAL OPERATIONS

Article 23 - Fire Department Capital

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, and/or borrow a sufficient sum of money to purchase capital for the Fire Department; or take any other action relative thereto.

Item #1: Ambulance \$450,000

Item #2: Ladder 2 Refurbishment \$200,000

Item #3: Incident Command Vehicle \$90,000

Inserted by: Select Board

Requested by: Fire Chief

Date: February 6, 2024

Estimated Costs: \$740,000

PROPOSED MOTION: That the Town vote to appropriate \$740,000 to purchase capital for the Fire Department, all as set forth in the chart below, including the payment of costs incidental or related thereto, and, to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow \$740,000 and to issue bonds or notes therefore pursuant to Chapter 44 of the General Laws or any other enabling authority, and further, although these bonds and notes will be considered general obligations of the Town:

Item #1: Ambulance \$450,000

Item #2: Ladder 2 Refurbishment \$200,000

Item #3: Incident Command Vehicle \$90,000

FINANCE COMMITTEE:

MUNICIPAL OPERATIONS:

Article 24 - Sewer Capital - Inflow and Infiltration

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, or borrow or fund from retained earnings a sufficient sum of money to continue improving the sewer system and reduce infiltration and inflow of groundwater and water from other sources, including but not limited to investigation of sources of water loading from rain leaders, or sump pumps but not limited to, as applicable, professional engineering/architectural services, design, site preparation and demolition, installation, and all other incidental and related costs, or take any other action relative thereto.

Inserted by: Select Board
Requested by: Sewer Superintendent
Date: February 6, 2024
Estimated Costs: \$400,000

PROPOSED MOTION: That the Town vote to appropriate \$400,000.00 to continue improving the sewer system and reduce infiltration and inflow of ground water and water from other sources, including but not limited to investigation of sources of water loading from rain leaders, or sump pumps but not limited to, as applicable, professional engineering/architectural services, design, site preparation and demolition, installation, and all other incidental and related costs, and that to meet this appropriation, the Treasurer, with the approval of the Select Board is authorized to borrow \$400,000.00 and to issue bonds or notes therefore pursuant to Chapter 44 and/or Chapter 29C of the General Laws or any other enabling authority; that all or a portion of this appropriation may be borrowed from the Massachusetts Clean Water Trust and that in connection therewith, the Treasurer or the Town Manager, or any other appropriate Town official, is authorized to sign a financing agreement, or agreements, and a project regulatory agreement, or agreements, and any other documents relating to such borrowing from the Trust, and further, although these bonds and notes will be considered general obligations of the Town, the debt service on these obligations is intended to be repaid by the Sewer Enterprise Fund.

FINANCE COMMITTEE:

MUNICIPAL OPERATIONS:

Article 25 - Water and Sewer Department Capital

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, and/or borrow or fund from retained earnings a sufficient sum of money to design, permit, install and construct, and purchase capital improvement items and projects for the Water and Sewer Department Department; or take any other action relative thereto.

Item #1: New Jet Truck \$350,000

Item #2: Two F250 Work Trucks with Plows \$154,000 (Replacements)

Item #3: One (1) New F250 Work Truck with Plow \$82,000

Inserted by: Select Board

Requested by: Water and Sewer Superintendent

Date: February 6, 2024

Estimated Costs: \$586,000

PROPOSED MOTION: That the Town vote to appropriate \$586,000 to design, permit, install and construct, and purchase capital improvement items and projects for the Water and Sewer Department Department, all as set forth in the chart below, including the payment of costs incidental or related thereto; and that to meet this appropriation, the Treasurer, with the approval of the Select Board is authorized to borrow \$586,000 and to issue bonds or notes therefore pursuant to Chapter 44 of the General Laws or any other enabling authority, and further, although these bonds and notes will be considered general obligations of the Town, the debt service on these obligations is intended to be repaid by the Water and Sewer Enterprise Funds.

Item #1: New Jet Truck \$350,000

Item #2: Two F250 Work Trucks with Plows \$154,000 (Replacements)

Item #3: One (1) New F250 Work Truck with Plow \$82,000

FINANCE COMMITTEE:

MUNICIPAL OPERATIONS:

Article 26 - Pratt's Court Water Treatment Improvements

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, and/or borrow a sum of money for the purpose of financing the design, permitting and construction of upgrades and improvements of the Water Treatment Plant for the Pratt's Court water supply sources, required for the treatment of per- and polyfluoroalkyl substances (PFAS) in said water supply sources, filter media change-out for iron and manganese removal, install three new well pumps, and all incidental and related costs, or take any other action relative thereto.

Inserted by: Select Board
Requested by: Water Superintendent
Date: February 6, 2024
Estimated Costs: \$4,440,000

PROPOSED MOTION: That the Town vote to appropriate \$4,440,000 for the purpose of financing the design, permitting and construction of upgrades and improvements of the Water Treatment Plant for the Pratt's Court water supply sources, required for the treatment of per- and polyfluoroalkyl substances (PFAS) in said water supply sources, filter media change-out for iron and manganese removal, install three new well pumps, and all incidental and related costs; and that to meet this appropriation, the Treasurer, with the approval of the Select Board is authorized to borrow \$4,440,000.00 and to issue bonds or notes therefore pursuant to Chapter 44 and/or Chapter 29C of the General Laws or any other enabling authority; that all or a portion of this appropriation may be borrowed from the Massachusetts Clean Water Trust and that in connection therewith, the Treasurer or the Town Manager, or any other appropriate Town official, is authorized to sign a financing agreement, or agreements, and a project regulatory agreement, or agreements, and any other documents relating to such borrowing from the Trust, and further, although these bonds and notes will be considered general obligations of the Town, the debt service on these obligations is intended to be repaid by the Water Enterprise Fund.

FINANCE COMMITTEE:

MUNICIPAL OPERATIONS:

Article 27 - Cedar Hill Capital

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, and/or borrow, or fund from retained earnings, a sufficient sum of money to design, permit, install and construct and purchase capital improvements projects and items for the Cedar Hill Golf Course; and to determine whether this appropriation shall be raised from borrowing or otherwise; or take any other action relative thereto.

Item #1: Cart and Equipment Storage Tent \$30,000

Item #2: Course Renovations \$40,000

Item #3: Greens Roller \$18,000

Inserted by: Select Board

Requested by: Cedar Hill Superintendent

Date: February 6, 2024

Estimated Costs: \$88,000

PROPOSED MOTION: That the Town vote to appropriate and fund from retained earnings, \$88,000 to design, permit, install and construct and purchase capital improvements projects and items for the Cedar Hill Golf Course, all as set forth in the chart below:

Item #1: Cart and Equipment Storage Tent \$30,000

Item #2: Course Renovations \$40,000

Item #3: Greens Roller \$18,000

FINANCE COMMITTEE:

MUNICIPAL OPERATIONS:

Article 28 - Town Pond Management Program

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, and/or borrow a sufficient sum of money for the continuation of the Town of Stoughton's Town-wide lake/pond management program to include engineering, consulting, studies and ongoing treatment to control exotic and invasive aquatic vegetation in our Town lakes and ponds, including all incidental and related expenses; or take any action relative thereto.

Inserted by: Select Board
Requested by: Conservation Commission
Date: February 6, 2024
Estimated Costs: \$64,000

PROPOSED MOTION: That the Town vote to appropriate \$64,000 for the continuation of the Town of Stoughton's Town-wide pond management program to include engineering, consulting, studies and ongoing treatment to control exotic and invasive aquatic vegetation in our Town ponds, including all incidental and related expenses, and that to meet this appropriation, \$64,000 be transferred from Free Cash.

FINANCE COMMITTEE:

MUNICIPAL OPERATIONS:

Article 29 – Intersection Improvements Design - Plain and West Street Intersection

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, and/or borrow a sufficient sum of money for professional consulting services to provide survey, civil engineering, landscape design, and other related consulting services with respect to traffic improvements at the West Street/ Plain Street Intersection and surrounding areas, or take any action relative thereto.

Inserted by: Select Board
Requested by: Town Engineer
Date: February 6, 2024
Estimated Costs: \$55,000

PROPOSED MOTION: That the Town vote appropriate \$55,000 for professional consulting services to provide survey, civil engineering, landscape design, and other related consulting services with respect to traffic improvements at the West Street/ Plain Street Intersection and surrounding areas, including the payment of costs incidental or related thereto; and that to meet this appropriation \$55,000 be transferred from Free Cash.

FINANCE COMMITTEE:

MUNICIPAL OPERATIONS:

ARTICLE 30 - Canton & School Street Intersection Improvements Design

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, or borrow a sum sufficient for the costs of a consultant to undertake transportation-related engineering analysis, design and surveying services for the Canton Street and School Street intersection and surrounding areas, including all incidental and related costs, or take any other action relative thereto.

Inserted by: Select Board
Requested by: Town Engineer
Date: February 6, 2024
Estimated Costs: \$225,000

PROPOSED MOTION: That the Town vote to appropriate \$225,000 for the costs of a consultant to undertake transportation-related engineering analysis, design and surveying services for the Canton Street and School Street intersection and surrounding areas, including all incidental and related costs; and that to meet this appropriation, the Treasurer, with the approval of the Select Board is authorized to borrow \$225,000 and to issue bonds or notes therefore pursuant to Chapter 44 of the General Laws or any other enabling authority.

FINANCE COMMITTEE:

MUNICIPAL OPERATIONS:

Article 31 – Cedar Hill Drainage and Parking Improvements

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, and/or borrow a sufficient sum of money for professional consulting services to provide survey, civil engineering, and other related consulting services with respect to drainage, parking, traffic and landscape improvements at the Cedar Hill Golf Course or take any action relative thereto.

Inserted by: Select Board
Requested by: Town Engineer
Date: February 6, 2024
Estimated Costs: \$67,000

PROPOSED MOTION: That the Town vote to appropriate \$67,000 for professional consulting services to provide survey, civil engineering, and other related consulting services with respect to drainage, parking, traffic and landscape improvements at the Cedar Hill Golf Course, including the payment of costs incidental or related thereto; and that to meet this appropriation \$67,000 be transferred from retained earnings.

FINANCE COMMITTEE:

MUNICIPAL OPERATIONS:

Article 32 – Police Station Expansion and Renovation Design

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, or borrow a sum of money for the preparation of design documents for the construction, equipping and furnishing of an expansion and renovation of the existing Police Station, located at 26 Rose Street (Assessors' Property ID 054 175 0), including but not limited to professional engineering/architectural and owner's project manager services, plans for demolition and removal of the existing building(s) or portions thereof, and site preparation, including any required testing and/or investigations, and all other incidental and related expenses; and to authorize the Board of Selectmen to enter into any agreements, including contracts for terms in excess of three years, and to execute all documents necessary to effectuate the purposes of the vote taken hereunder; or take any action related thereto.

Inserted by: Select Board
Requested by: Town Engineer
Date: February 6, 2024
Estimated Costs: \$300,000

PROPOSED MOTION: That the Town vote to appropriate the sum of \$300,000.00 for the preparation of design documents, to include schematic documents, for the construction, equipping and furnishing of an expansion and renovation of the existing Police Station, located at 26 Rose Street (Assessors' Property ID 054 175 0), including but not limited to professional engineering/architectural and owner's project manager services, plans for demolition and removal of the existing building(s) or portions thereof, and site preparation, including any required testing and/or investigations, and all other incidental and related expenses, and as funding therefor, to authorize the Treasurer, with the approval of the Board of Selectmen to borrow said sum pursuant to G.L. c.44, §§7 or 8 or any other enabling authority and issue bonds and notes of the Town therefor; and further to authorize the Board of Selectmen to execute all instruments, and/or other agreements, and take all other action as may be necessary to effectuate the purposes of this vote, including contracts for terms in excess of three years.

FINANCE COMMITTEE:

MUNICIPAL OPERATIONS:

Article 33 - Properties located at 760 Washington Street (Map 54, Lot 285) & Off Rose Street (Map 54, Lot 180)

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, or borrow a sufficient sum or sums of money to take by gift, negotiated purchase or eminent domain the property located at 760 Washington Street (Map 54, Lot 285) & Off Rose Street (Map 54, Lot 180) , or take any other action relative thereto.

Inserted by: Select Board
Requested by: Town Manager
Date: February 6, 2024
Estimated Costs: \$750,000.00

PROPOSED MOTION: That the Town vote to appropriate the sum of \$750,000.00 to acquire, by gift, negotiated purchase or eminent domain, land, together with improvements thereon, the property known as the Malcolm Parsons building located at 760 Washington Street, being the same property described in Land Court Certificate No. 197218, consisting of approximately 0.293 acres, more or less, and property located off Rose Street denoted as Assessor's Map 54, Lot 180 together with improvements thereon, for general municipal purposes; and to authorize the Select Board to enter into and/or execute any offers, licenses, temporary or permanent easements, agreements or instruments as may be necessary for such conveyance, and to expend funds which may be necessary for professional engineering, architectural, legal, design, and/or site investigation/testing services, site preparation and/or demolition, installation and all other incidental and related costs, on such terms as the Select Board deems appropriate, and, as funding therefor, to authorize the Treasurer, with the approval of the Select Board, to borrow said sum under and pursuant to the provisions of G.L. c.44, §7 or any other enabling authority.

FINANCE COMMITTEE:

INTERGOVERNMENTAL RELATIONS:

MUNICIPAL REGULATIONS:

MUNICIPAL OPERATIONS:

Article 34 – School Safety - Vestibules

To see if the Town will vote to appropriate, borrow, and/or transfer from available funds in the Treasury, if any, for the upgrade of main entrance vestibules, including doors, frames, locks and technology at the Wilkins Elementary School, Jones Elementary School and O'Donnell Middle School, or take any other action relative thereto.

Inserted by: Select Board
Requested by: School Committee
Date: February 6, 2024
Estimated Costs: \$90,000

PROPOSED MOTION: That the Town vote to appropriate \$90,000 for the upgrade of main entrance vestibules, including doors, frames, locks and technology at the Wilkins Elementary School, Jones Elementary School and O'Donnell Middle School, including the payment of costs incidental or related thereto; and that to meet this appropriation, the Treasurer, with the approval of the Select Board is authorized to borrow \$90,000 and to issue bonds or notes therefore pursuant to Chapter 44 of the General Laws or any other enabling authority.

FINANCE COMMITTEE:

MUNICIPAL OPERATIONS:

Article 35 – School Safety - Lining and Marking of Parking Lots

To see if the Town will vote to appropriate, borrow, and/or transfer from available funds in the Treasury, if any, for the purposes of completing the marking, lines and signage of the parking lots at all PreK-8 schools, or take any other action relative thereto.

Inserted by: Select Board
Requested by: School Committee
Date: February 6, 2024
Estimated Costs: \$55,000

PROPOSED MOTION: That the Town vote to appropriate \$55,000 for the purposes of completing the marking, lines and signage of the parking lots at all PreK-8 schools, including the payment of costs incidental or related thereto; and that to meet this appropriation, the Treasurer, with the approval of the Select Board is authorized to borrow \$55,000 and to issue bonds or notes therefore pursuant to Chapter 44 of the General Laws or any other enabling authority.

FINANCE COMMITTEE:

MUNICIPAL OPERATIONS:

Article 36 – School Safety - Security Audit

To see if the Town will vote to appropriate, borrow, and/or transfer from available funds in the Treasury, if any, for the purposes of hiring a professional school security consultant to complete a thorough and comprehensive safety/security audit of all eight (8) school buildings.

Inserted by: Select Board
Requested by: School Committee
Date: February 6, 2024
Estimated Costs: \$20,000

PROPOSED MOTION: That the Town vote to appropriate \$20,000 for the purposes of hiring a professional school security consultant to complete a thorough and comprehensive safety/security audit of all eight (8) school buildings; and that to meet this appropriation, that \$20,000 be transferred from Free Cash.

FINANCE COMMITTEE:

MUNICIPAL OPERATIONS:

Article 37 – Hebrew Senior Life Affordable Senior Housing - Project Support Funds

To see if the Town will raise and appropriate, transfer from available funds in the Treasury, or borrow, pursuant to GL c. 44B, the Community Preservation Act, or pursuant to any other enabling authority, a sum of money to support the design, permitting and construction by Hebrew Senior Life of a senior housing complex with 200 units of age-restricted affordable housing for seniors on Assessor's Map 043, Parcel 003; or take any other action relative thereto.

Inserted by: Select Board
Requested by: Community Preservation Committee
Date: February 6, 2024
Estimated Costs: \$2,300,000

PROPOSED MOTION: That the Town vote to appropriate \$1,300,000.00, and that to meet this appropriation, the treasurer, with the approval of the Select Board, be authorized to borrow said sum as authorized under the Community Preservation Program pursuant to Massachusetts General Laws, chapter 44B section 11, or any other enabling authority; and vote to appropriate from the Community Preservation Fund Undesignated Fund Balance the sum of \$1,000,000.00, to support the design, permitting and construction by Hebrew Senior Life of a senior housing complex with 200 units of age-restricted affordable housing for seniors on Assessor's Map 043, Parcel 003. The amount of \$1,300,000.00 shall be available for only for Phase I; the remaining \$1,000,000.00 shall be available for the cost of bonding and for the construction of Phase II; and provided further that such support is subject to and contingent upon construction on Phase I beginning within three years of Town Meeting approval and Phase II construction beginning within five years of Town Meeting approval of this appropriation; and to authorize the Community Preservation Committee and the Select Board to submit on behalf of the town any

and all applications deemed necessary for grants and/or reimbursements from The Commonwealth of Massachusetts, or the United States, under any state or federal programs in any way connected with the scope of this vote; said gifts or grants to be deposited in the Undesignated Community Preservation Fund balance.

EXPLANATION: This project seeks the funds necessary to support the construction of an affordable senior living residential complex on property in Stoughton owned by the applicant, Hebrew Senior Life. The total project cost is estimated at \$101 million, of which \$2.3 million, or approximately 2.3%, would be provided by the Town of Stoughton with the passage of this article. This is a two-phase project, with approximately half the units being constructed in each phase. Phase I will also include much of the basic infrastructure. The motion dictates that \$1.3 million of CPA funds are available for the first phase, and the remaining \$1 million will be available to the applicant only for the second phase. The motion also requires Phase I to begin within three years of Town Meeting approval, and Phase II to begin within five years. Additional language to be contained in the Grant Agreement between Hebrew Senior Life and the Town requires periodic project updates be given to the CPC, and specifies an expiration date on the availability of CPA funds, which is subject to one-year extensions upon request by the applicant and approval by the CPC.

The need for affordable housing in Stoughton is tremendous. It is especially pressing with regard to seniors. All the units in this project will qualify as affordable and will be added to Stoughton's count of affordable housing units. The Town's financial participation is required in order for the project to be eligible for the state and federal funding which will provide the majority of funding for the proposed facility. That participation will be satisfied by the passage of this article. In addition, the applicant will shoulder a substantial portion of the costs, and will secure funding from public and private financial institutions to cover the remainder.

The CPC has unanimously recommended \$2,300,000 for this project, with the funding for Phase I to be bonded for a term of between 20 and 25 years, and the funding for Phase II to be paid in cash.

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FINANCE COMMITTEE:

MUNICIPAL OPERATIONS:

COMMUNITY PRESERVATION COMMITTEE: Recommended as a partially bonded article by the Community Preservation Committee, 8-0.

Article 38 – Renovation of Town-Owned Barn on West Street

To see if the Town will raise and appropriate, transfer from available funds in the Treasury, borrow, or fund, pursuant to GL c. 44B, the Community Preservation Act, a sum of money to fund the renovation of the barn on the property at Assessor's Map 37, Parcel 34, or take any other action relative thereto.

Inserted by: Select Board
Requested by: Stoughton Historical Commission
Date: February 6, 2024
Estimated Cost: \$230,000.00

PROPOSED MOTION: That the Town vote, pursuant to G.L. c.44B, the Community Preservation Act, to appropriate from the Community Preservation Fund _____ the sum of \$230,000.00 to fund the renovation of the Hurley-McNamara Barn located on a parcel owned by the Town of Stoughton between 1460 and 1498 West Street, and identified as Assessors Map 37, Lot 34.

FINANCE COMMITTEE:

MUNICIPAL OPERATIONS:

COMMUNITY PRESERVATION COMMITTEE: Recommended as cash article by the Community Preservation Committee, 8-0.

Article 39 – Historic Signage - Group 2

To see if the Town will raise and appropriate, transfer from available funds in the Treasury, borrow, or fund, pursuant to GL c. 44B, the Community Preservation Act, a sum of money for the purchase and installation of fifteen (15) historic site signs in Stoughton, or take any other action relative thereto.

Inserted by: Select Board
Requested by: Stoughton Historical Commission
Date: February 6, 2024
Estimated Costs: \$17,000

PROPOSED MOTION: That the Town vote, pursuant to G.L. c.44B, the Community Preservation Act, to appropriate from the Community Preservation Fund _____ the sum of \$17,000 for the purchase and installation of fifteen (15) historic site signs in Stoughton.

FINANCE COMMITTEE:

MUNICIPAL OPERATIONS:

COMMUNITY PRESERVATION COMMITTEE: Recommended as cash article by the Community Preservation Committee, 8-0.

Article 40 – Stoughton Youth Baseball Field Improvements

To see if the Town will vote to cancel authorization for the expenditure of \$145,000.00 for lighting at Miller Field and scoreboard replacements at Goff Field and O'Day Field approved under Article 30 at the 2023 Annual Town Meeting, and to raise and appropriate, transfer from available funds in the Treasury, borrow, or fund, under G.L. c. 44B, the Community Preservation Act, a sum of money for improvements at the Elm Street Complex, including new fences and protective padding, dugout renovations, walkway repairs, three new scoreboards and related electrical work, and other miscellaneous repairs and enhancements, or take any other action relative thereto.

Inserted by:	Select Board
Requested by:	Stoughton Youth Baseball
Date:	February 6, 2024
Estimated Costs:	Proposed New Project: \$241,000.00
	Cancel Previous Authorization: <u>-\$145,000.00</u>
	Net Additional Cost Above Prior Appropriation: \$96,000.00

PROPOSED MOTION: That the Town vote to cancel authorization for the expenditure of \$145,000.00 for lighting at Miller Field and scoreboard replacements at Goff Field and O'Day Field approved under Article 30 at the 2023 Annual Town Meeting, and pursuant to G.L. c.44B, the Community Preservation Act, and appropriate \$241,000.00 from the Stoughton Community Preservation Undesignated Fund for improvements at the Elm Street Complex, including new fences and protective padding, dugout renovations, walkway repairs, three new scoreboards and related electrical work, and other miscellaneous repairs and enhancements; and to authorize the Community Preservation Committee and the Board of Selectmen to submit on behalf of the town any and all applications deemed necessary for grants and/or reimbursements from the Commonwealth of Massachusetts, or the United States, under any state or federal programs in any way connected with the scope of this Article; said gifts or grants to be deposited in the Undesignated Community Preservation Fund balance; and to authorize the Select Board to enter into all agreements and execute any and all instruments as may be necessary to effectuate said project.

FINANCE COMMITTEE:

MUNICIPAL OPERATIONS:

COMMUNITY PRESERVATION COMMITTEE: Recommended as cash article by the Community Preservation Committee, 7-0-1.

EXPLANATION: Stoughton Youth Baseball Elm Street Complex Improvements

Stoughton Youth Baseball was granted \$145,000.00 at the 2023 Annual Town Meeting for renovations at the Elm Street Complex. This project was found to be impossible to proceed with, mainly due to wetlands issues at Miller Field. This is a revised project which includes replacing fencing, repairing dugouts, replacing three electronic scoreboards, walkway repairs, and renovating the point-of-sale area which generates income to support the organization.

The project's cost of \$241,000.00, of which \$145,000.00 will be available from the funds granted last year and canceled in this article, has been recommended by the CPC for inclusion in this warrant as a cash article.

Article 41 – Renovation of Marks Field, Construction Phase

To see if the Town will raise and appropriate, transfer from available funds in the Treasury, borrow, or fund, pursuant to GL c. 44B, the Community Preservation Act, a sum of money to fund the construction phase of the renovation of Marks Field, or take any other action relative thereto.

Inserted by: Select Board
Requested by: Stoughton Youth Lacrosse (StoLax)
Date: February 6, 2024
Estimated Costs: \$518,000

PROPOSED MOTION: That the Town vote, pursuant to G.L. c.44B, the Community Preservation Act, to appropriate from the Community Preservation _____ the sum of \$518,000 to fund the construction phase of the renovation of Marks Field.

FINANCE COMMITTEE:

MUNICIPAL OPERATIONS:

COMMUNITY PRESERVATION COMMITTEE: Recommended as cash article by the Community Preservation Committee, 8-0.

Article 42 – Stoughton Motel Conversion

To see if the Town will raise and appropriate, transfer from available funds in the Treasury, borrow, or fund, under G.L. c. 44B, the Community Preservation Act, a sum of money to support the conversion of the Stoughton Motel into twenty-four single-resident studio apartment housing units for homeless individuals, or take any other action relative thereto.

Inserted by: Select Board
Requested by: Father Bill's & Mainspring, Inc.
Date: February 6, 2024
Estimated Costs: \$250,000

PROPOSED MOTION: That the Town vote, pursuant to G.L. c.44B, the Community Preservation Act, to appropriate from the Community Preservation _____ the sum of \$250,000 to support the conversion of the Stoughton Motel into twenty-four single-resident studio apartment housing units for homeless individuals.

FINANCE COMMITTEE:

MUNICIPAL OPERATIONS:

COMMUNITY PRESERVATION COMMITTEE: Recommended as cash article by the Community Preservation Committee, 4-3-1.

Article 43 – Bird Street Conservation Area Entryway Improvements

To see if the Town will raise and appropriate, transfer from available funds in the Treasury, borrow, or fund, pursuant to GL c. 44B, the Community Preservation Act, a sum of money for the design and construction of entryway improvements at the Bird Street Conservation Area, to include an electronic gate, monitoring camera, utility infrastructure for the gate and camera, signage and fencing, and landscaping and tree work, or take any other action relative thereto

Inserted by: Select Board
Requested by: Conservation Commission
Date: February 6, 2024
Estimated Costs: \$110,000

PROPOSED MOTION: That the Town vote, pursuant to G.L. c.44B, the Community Preservation Act, to appropriate from the Community Preservation _____ the sum of \$110,000 for the design and construction of entryway improvements at the Bird Street Conservation Area, to include an electronic gate, monitoring camera, utility infrastructure for the gate and camera, signage and fencing, and landscaping and tree work.

FINANCE COMMITTEE:

MUNICIPAL OPERATIONS:

COMMUNITY PRESERVATION COMMITTEE: Recommended as cash article by the Community Preservation Committee, 8-0.

ARTICLE 44 - Climate Action Plan Committee Consultant

To see if the Town will vote to raise and appropriate, and/or transfer from available funds in the Treasury, if any, or borrow a sufficient sum of money not to exceed \$100,000.00 for the purposes of hiring a consultant to assist the Committee in research, analysis, strategic planning, and preparation of a written report and recommendation outlining how the Town can efficiently minimize greenhouse gas emissions and other activity that contributes to climate change, and develop preparedness plans to protect the citizens of the Town, which appropriation may be supplemented by any available Federal and/or State grant monies and/or used to contribute matching funds toward any such grant, or take any other action relative thereto.

Requested by: Stoughton Climate Action Plan Committee

Inserted by: The Select Board

Date: February 6, 2024

Estimated Cost: \$100,000.00

PROPOSED MOTION: I move that the Town vote to appropriate \$100,000.00 for the purposes of hiring a consultant or consultants to assist the Climate Action Committee in research, analysis, strategic planning, and preparation of a written report and recommendation outlining how the Town can efficiently minimize greenhouse gas emissions and other activity that contributes to climate change, and develop preparedness plans to protect the citizens of the Town; said hiring and expenditures to be subject to approval by the Town Manager, and further to authorize the Climate Action Committee together with the Town Manager to apply for and receive any available grants which may supplement said appropriation and/or contribute to matching funds toward any such grant; and to meet this appropriation that \$100,000 be transferred from Free Cash.

FINANCE COMMITTEE:

EXPLANATION: In alignment with the Commonwealth of Massachusetts's climate goals, and the 2023 Annual Town Meeting Vote approving Article 71, the goal of Stoughton's climate action plan would be for the Town to reach net zero greenhouse gas emissions by 2050 or sooner. Expert assistance is critical in order to determine cost-effective steps needed to achieve emissions reduction targets, as well as to undertake climate adaptation measures.

Article 45 - Zoning Bylaw Amendment – Stoughton Center District, Section 9.3.4 SCD Table of Use Regulations

To see if the Town will vote to amend the Town of Stoughton Zoning Bylaw November 18, 2015 as amended through May 22, 2022, Section 9.3.4, SCD Table of Use Regulations - A.3, as set forth below, with text to be deleted shown in bold strikethrough, and further that the Town Clerk be authorized to make clerical, editorial or other adjustments to effectuate the purposes hereof; or take any other action relative thereto.

3. Entirely residential multifamily dwelling ~~provided that no more than 10% of the total number of units at any one time be units of three or more bedrooms~~

Inserted by: Select Board
Requested by: Town Planner
Date: February 6, 2024
Estimated Costs: \$0

PROPOSED MOTION: That the Town vote to approve Article 45 as printed in the warrant and further that the Town Clerk be authorized to make clerical, editorial or other adjustments to effectuate the purposes hereof.

PLANNING BOARD:

FINANCE COMMITTEE:

INTERGOVERNMENTAL RELATIONS:

Article 46 - Zoning Map Amendment

To see if the Town will vote to amend the Town of Stoughton Zoning Bylaw and the Zoning Map as amended through November 6, 2023 by rezoning the following:

The portion of Parcels identified on Assessors Map 56, Lots 12, 13, 15, 16, 17 & 18 currently zoned I (Industrial) Zone to GB (General Business) Zone as shown in Exhibit “A”; and to amend the Zoning Map in accordance with the above and as further shown on a plan entitled “Town of Stoughton Zoning Map” as amended through November 6, 2023, and further that the Town Clerk be authorized to make clerical, editorial or other adjustments to effectuate the purposes hereof; or take any action relative thereto.

Inserted by: Select Board
Requested by: Town Planner
Date: February 6, 2024
Estimated Costs: \$0

PROPOSED MOTION: That the Town vote to approve Article 46 as printed in the warrant.

PLANNING BOARD:

FINANCE COMMITTEE:

INTERGOVERNMENTAL RELATIONS:

Article 47 - Zoning Bylaw Amendment - Zoning Bylaw Amendment – proposed Industrial-2 (“I-2”) Zoning District, Section 2.1 Establishment of Zoning Districts, Section 9.3.4 SCD Table of Use Regulations and Zoning Map Amendment Proposed I2 zoning district.

To see if the Town will vote to amend the Town of Stoughton Zoning Bylaw November 18, 2015 as amended through May 22, 2022, and amend the Zoning Map dated as amended through November 6, 2023, as set forth below, with text to be inserted shown in bold underline, text to be deleted shown in bold ~~strikethrough~~, and attached map, and further that the Town Clerk be authorized to make clerical, editorial or other adjustments to effectuate the purposes hereof; or take any other action relative thereto.

Section 2.2.1 Division into Districts.

Full Name	Abbreviation
Residential-Suburban A	RA
Residential-Suburban B	RB
Residential-Suburban C	RC
Residential-Urban	RU
Residential-Multifamily	RM
Central Business District	CBD
General Business	GB
Neighborhood Business	NB
Highway Business	HB
Industrial	I
<u>Industrial 2</u>	<u>I-2</u>

Section 3.1.4 - TABLE OF USE REGULATIONS
[Amended 12-5-2016 STM, Art. 14

Principal Uses	Residential						Business			Industrial	
	R-M	R-U	R-C	R-B	R-A	GB	NB	HB	I	12	
A. RESIDENTIAL											-
1. One-family detached dwelling	N	Y	Y	Y	Y	N	N	N	N		
2. Two-family dwelling	Y	BA	N	N	N	N	N	N	N	<u>N</u>	
3. Multifamily dwelling provided that no more than 10% of the total number of units at any one time be units of three or more bedrooms	Y	N	N	N	N	N	N	N	N	<u>N</u>	
4. Flexible development (See Section 7.1)	N	N	PB	PB	PB	N	N	N	N	<u>N</u>	
5. Conversion of existing (as of September 8, 1970) dwelling structure to multifamily dwelling provided the total number of units in the converted dwelling structure shall not exceed four dwelling units	Y	BA	N	N	N	BA	N	N	N	<u>N</u>	
6. Planned multifamily development provided that no more than 10% of the total number of units at any one time be units of three or more bedrooms	Y	N	N	N	N	N	N	N	N	<u>N</u>	
7. Conversion of existing nonresident structures to multifamily structures containing five or more dwelling units (See Section 7.3)	BA	N	N	N	N	N	N	BA	N	<u>N</u>	
8. Nursing, rest or convalescent home	BA	BA	BA	BA	BA	N	N	N	N	<u>N</u>	
9. Bed and Breakfast Establishment	PB	PB	PB	PB	PB	N	N	N	N	<u>N</u>	
10. Mixed Use Building	N	N	N	N	PB	PB	PB	PB	N	<u>N</u>	
11. Housing for the Elderly and Congregate Housing Constructed under the provisions of Chapter 667, Acts of 1954, and Chapter 689, Acts of 1974 and amendments thereto, of the Commonwealth of Massachusetts	Y	BA	BA	N	N	BA	N	N	N	<u>N</u>	
B. COMMUNITY AND EXEMPT FACILITIES											-
1. Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	
2. Use of land or structures for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	
3. Public park, conservation area and preserved open spaces including areas for passive recreation, but not including active recreational facilities	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	
4. Nonprofit recreational facility, not including a membership club	Y	Y	Y	Y	Y	N	N	N	N	<u>N</u>	
5. Nonprofit country, hunting, fishing, tennis, or golf club without a liquor license; a nonprofit golf club with or without a liquor license	N	N	BA	BA	BA	N	N	N	N	<u>N</u>	
6. Nonprofit day camp or other nonprofit camp	N	N	BA	BA	BA	N	N	N	N	<u>N</u>	
7. Town building except equipment garage	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	
8. Town cemetery, including any crematory therein	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	
Principal Uses	Residential						Business			Industrial	
9. Town equipment garage	N	N	N	N	N	N	Y	N	Y	<u>N</u>	

	N	N	N	N	N	N	N	N	N	N	N	N	Y	N
10. Town Refuse Transfer Station provided that it not be located within an Aquifer Protection Area	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
11. Historical association or society	N	N	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
12. Hospital	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
13. Child care center or school aged child care program	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
14. Sewerage treatment plant provided that it not be located within an Aquifer Protection Area	N	BA	N	N	N	N	N	N	N	N	N	N	N	N
15. Essential Services	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
16. Power plant	N	N	N	N	N	N	N	N	N	N	N	N	N	N
17. Multi-Family Senior Housing	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
C. AGRICULTURAL * (See Note)														
1. Agriculture, horticulture, and floriculture except for a greenhouse or stand for retail sale	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. Year-round greenhouse or stand for wholesale and retail sale of agricultural or farm products	N	N	N	N	N	N	N	N	N	N	N	N	N	N
3. Temporary (not to exceed erection or use for a period exceeding 3 months in any one year) greenhouse or stand for retail sale of agricultural or farm products raised primarily on the same premises	N	N	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
4. Raising and for keeping of livestock, horses, and poultry, not including the raising of swine or fur animals, with the approval of the Board of Health under Chapter 111 of Section 155 of the General Laws	N	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
5. Commercial stables, commercial kennels, veterinary hospital or other commercial establishments in which all animals, fowl or other forms of life are completely enclosed in pens or other structures	N	N	N	N	N	N	N	N	N	N	N	N	N	N
D. RETAIL, TRADE, AND RESTAURANT														-
1. Retail, small	N	N	N	N	N	N	N	N	N	N	N	N	N	N
2. Retail, large	N	N	N	N	N	N	N	N	N	BA	N	Y	N	N
3. Eating and drinking places (including alcoholic beverages) not including drive-in establishments or fast order food establishments	N	N	N	N	N	N	N	N	N	Y	BA	Y	BA	Y
4. Drive in fast order food establishments	N	N	N	N	N	N	N	N	N	BA	N	BA	BA	N
5. All other drive in or drive-through facilities, provided the principal use is allowed	N	N	N	N	N	N	N	N	N	PB	PB	PB	PB	N
6. Fast order food establishments	N	N	N	N	N	N	N	N	N	BA	N	BA	N	N
7. Sales by vending machines as a principal use	N	N	N	N	N	N	N	N	N	N	Y	N	N	N
8. Establishment selling new or new and used motor vehicles, new tires and other accessories, aircraft, boats, motorcycles and household trailers	N	N	N	N	N	N	N	N	N	BA	N	BA	N	N
Principal Uses	R-M	R-U	R-C	R-B	R-A	GB	NB	HB	I	12				
9. ZIP car or similar facility for short term leasing of vehicles	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y
10. Hotels and motels	N	N	N	N	N	N	N	N	N	N	Y	BA	BA*	
11. Lodging House	BA	N	N	N	N	N	BA	N	BA	N	BA	N	N	N

	Residential												Business			
Principal Uses	R-M	R-U	R-C	R-B	R-A	GB	NB	HB	I	12						
E. WHOLESALE, TRANSPORTATION AND INDUSTRIAL																
1. Removal of sand, gravel, quarry, or other raw material (See Section 8.3)	N	N	N	BA	BA	N	N	BA	N	N	BA	BA	N			-
2. Processing and treating of raw materials including operations appurtenant to the taking, such as grading, drying, sorting, crushing, grinding, and milling operations	N	N	N	N	N	N	N	N	N	N	BA	BA	N			
3. Construction industry including suppliers	N	N	N	N	N	N	N	BA	Y	N						
12. Personal and consumer service establishment	N	N	N	N	N	Y	Y	Y	Y	Y	BA	N				
13. Funeral establishment	BA	BA	N	N	N	Y	Y	Y	Y	Y	N	N				
14. Membership Club	N	N	N	N	N	Y	BA	Y	BA							
15. Professional and business offices and services	N	N	N	N	N	Y	Y	Y	Y	Y	Y					
16. Motor vehicle repair	N	N	N	N	N	BA	BA	BA	BA	BA	BA	N				
17. Motor vehicle light service station including the sale of gasoline (not including junkyard or open storage of abandoned automobiles or other vehicles) provided that it not be located within an Aquifer Protection Area	N	N	N	N	N	N	N	N	N	BA	BA	N				
18. Temporary business use of trailer during time of construction	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
19. General service establishment	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N			
20. Motor vehicle, machinery or other junkyard provided it shall be screened from outside view by an enclosed solid fence or wall and gate at least 12 feet in height or by natural or topographic features and provided that it not be located within an Aquifer Protection Area	N	N	N	N	N	N	N	N	N	N	N	N				
21. Motion picture establishment, outdoor	N	N	N	N	N	N	N	N	N	BA	BA	N				
22. Motion picture establishment, indoor	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N			
23. Other amusement and recreation service, outdoor	N	N	N	N	N	N	N	N	N	Y	BA	N				
24. Other amusement and recreation service, indoor	N	N	N	N	N	BA	BA	BA	Y	N	N	N				
25. Communications and television tower	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA				
26. Commercial parking lot or structure	N	N	N	N	N	BA	N									
27. Planned business development (See Section 8.4)	N	N	N	N	N	BA										
28. Trade, professional or other school conducted as a private gainful business excluding noisy accessory uses and animals	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y				
29. Adult Entertainment Establishments (See Section 8.1)	N	N	N	N	N	N	N	N	N	N	N	N				
30. Body Piercing, Massage, except in the case of massage, as an accessory use in association with a Gym or Sports facility, or Medical Practice, or weight room or training facility or swimming pool	N	N	N	N	N	N	N	N	N	BA	N	N				
31. Physicians, surgeons, chiropractors, osteopaths, physical therapists or massage therapists who are duly licensed to practice within the Commonwealth of Massachusetts	N	N	N	N	N	Y	BA	Y	Y	Y	N					
32. Tattoo Parlors	N	N	N	N	N	N	N	N	N	BA	N	N				

4. Manufacturing or light manufacturing	N	N	N	N	N	N	Y	Y	Y
5. Laundry or dry cleaning plant	N	N	N	N	N	N	BA	Y	N
6. Bakery, including the sale of bakery products on the same premises	N	N	N	N	Y	BA	Y	Y	<u>BA</u>
7. Railway express service	N	N	N	N	Y	BA	BA	Y	<u>BA</u>
8. Truck terminal, with or without warehousing of freight	N	N	N	N	Y	BA	BA	Y	<u>BA</u>
9. Bus or railroad passenger terminal	N	N	N	N	Y	Y	Y	Y	<u>N</u>
10. Heliport, subject to the design criteria and standards of the Federal Aviation Administration as published in "Heliport Design Guide" November 1969, or any later revision thereto	N	N	N	N	N	N	BA	Y	<u>N</u>
11. Other transportation service	N	N	N	N	BA	BA	BA	BA	<u>BA</u>
12. Wholesale trade and distribution including lumber, fuel, feed, and ice and accessory storage of products	N	N	N	N	N	N	Y	Y	<u>N</u>
13. Open storage of raw materials, finished goods, or construction equipment and structures for storing such equipment, provided it shall be screened outside by an enclosed solid fence and gate at least 10 ft. in height, or a solid wall of evergreens of vertical habit when planted not more than 3 ft. apart and at least 6 ft. in height, and a solid gate at least 10 ft. in height and not more than 20 ft. in width	N	N	N	N	BA	N	BA	Y	<u>N</u>
14. Research offices or establishments devoted to research and development activities	N	N	N	N	N	N	BA	Y	<u>Y</u>
15. Planned industrial development (See Section 8.5)	N	N	N	N	N	N	BA	BA	<u>BA*</u>
16. Printing and publishing provided the gross floor area does not exceed 6,000 sq. ft.	N	N	N	N	Y	N	Y	Y	<u>Y</u>
17. Printing and publishing with the gross floor area in excess of 6,000 sq. ft.	N	N	N	N	N	N	N	Y	<u>Y</u>
18. Waste Disposal Facilities including incinerators, transfer stations and resource recovery facilities	N	N	N	N	N	N	N	N	<u>BA</u> <u>N</u>
19. Hazardous Waste Facilities for the storage, treatment, dewatering, refining, incinerating, reclamation, stabilization, solidification, disposal of hazardous wastes	N	N	N	N	N	N	N	N	<u>N</u>
20. Chemical Plant for Manufacturing, Combining, Storage or Distribution of Chemicals	N	N	N	N	N	N	N	N	<u>N</u>
21. Radioactive Waste Disposal for the collection, treatment, storage, burial, incineration, or disposal of radioactive waste, including but not limited to wastes classified as low-level radioactive waste	N	N	N	N	N	N	N	N	<u>N</u>
22. Warehouse and/or distribution plant	N	Y							
23. Research & Development: including: research laboratory, product development, prototype manufacturing	N	N	N	N	N	N	Y	Y	Y
24. Creative economy:	N	Y	Y						
25. Green-economy businesses:	N	Y	Y						
26. Innovation maker-spaces and idea labs:	N	Y	Y						
27. Mixed-Use/Industrial/Commercial:	N	Y	Y						

28. Above or below grade structured parking

Principal Uses	R-M	R-U	R-C	R-B	R-A	GB	NB	HB	I	12
15. The raising of livestock, horses and poultry as an accessory use not including the raising of swine or fur animals with the approval of the Board of Health under Chapter 111 of Section 155	BA	BA	BA	BA	BA	BA	BA	BA	BA	<u>N</u>
16. Removal of gravel, sand, or other earth material incidental to and in connection with the construction of a building on a lot (See Section 8.3.)	BA	BA	BA	BA	BA	BA	BA	BA	BA	<u>BA</u>
17. Accessory Retail Store in an Industrial or Warehouse Building, providing it is selling their own products	N	N	N	N	N	N	N	N	N	<u>BA</u>
18. Temporary additional living areas (See Section 7.2)	N	Y	Y	Y	Y	N	N	N	N	<u>N</u>
19. Accessory professional offices within one hundred (100) feet of a hospital provided it not be located within fifty (50) feet of any abutter's lot line	N	N	Y	Y	Y	N	N	N	N	<u>N</u>
20. Educational purposes, not otherwise exempt, expressly: swimming lessons, horseback riding lessons, ceramic lessons, or knitting lessons	BA	BA	BA	BA	BA	N	N	N	N	<u>N</u>
21. Electric charging station, Level Two	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>
22. Donation Box	N	N	N	N	N	BA	BA	BA	N	<u>N</u>

Note: Paragraphs 1 - 6 apply only to parcels of land 5 acres or less, except for parcels with two qualified acres as defined in G.L. c. 40A, s. 3. On parcels of land over 5 acres or on two or more qualified acres, Agriculture (as defined in G.L. c. 40A, s. 3) is permitted in all zones, subject only to approval by the Board of Health under Chapter 111, Section 155 of the General Laws.

Note: BA* - Subject to Section 4.2.5 Design and Development Criteria

Section 4.1.2 - Table of Dimensional and Density Regulations

District	Use	Minimu m Lot Area (square feet)	Minimu m Lot Width (feet)	Minimu m Lot Frontage (feet)	Minimu m Lot Depth (feet)	Minimu m Yard: Front (feet)	Minimu m Yard: Side (feet)	Minimu m Yard: Rear (feet)	Maximu m Stories (no.)	Maximu m Building Area (%)	Minimu m Open Space (%)
R-M	Multi-Family Apartment House Multi-Family Row House (Town House, Condominium) Two-Family Dwelling	12,000 per dwelling unit + 2,000 per bedroom per dwelling unit (7)	150 (5)	150 (5)	80	25	10(2)	30	40	4	30
	Any other permitted use (5)		100	100							
RU	Two-Family Dwelling	35,000 (7)	120	120	100	25	15(1)	40	35	2.5	30
(10)	Single-Family Dwelling	25,000 (7)	80 (5)	80	80	25	15	40	35	2.5	30
	Any other permitted use	35,000 (7)	120 (6)	120	80	25	15	40	35	2.5	30
RC	Any permitted use	40,000 (7)	100 (5)	100	120	35	15	40	35	3	25
(10)	Any permitted use	55,000 (7)	125 (5)	125	140	40	20	40	35	2.5	20
RB	Any permitted use	55,000 (9)	150 (5)	150	180	40	20	50	35	3	25
(10)	Any permitted use	10,000 (7)	50	50	75	15	5	30	40	3	70
RA	Any permitted use	10,000 (7)	50	50	75	15	5	30	30	2.5	20
(10)	Any permitted use	20,000 + 3,000 per unit (7)	80	100	20	15	40	40	4	4	30
GB	Any permitted use										
NB	Any permitted use										
HB	Hotel and Motel										
	Any permitted use	20,000 (7)	80	80	100	20	15	40	85 (8)	6 (8)	30
1	Any permitted use	80,000 (7)	125	150	125	25	20	40	40	4	50
D1211	Any permitted use	50,000	125	100	100	25	20	30	40	4	60

[Amended 4-3-1979 TM, Art. 27]

NOTES:

R-M Previous amendment voted 6-17-81, TM, Art. 16
 R-8 Previous amendment voted 6-20-77, TM, Art. 4
 R-30 Previous amendment voted 6-23-75, TM, Art. 19
 (1) One side only for side-by-side dwelling units

(5) Amended 11-1-88 STM, Art. 8
 (6) Amended 4-24-89 ATM, Art. 42
 (7) Amended 11-12-96 STM, Art. 6
 (8) Amended 5-5-97 STM, Art. 9 (D 29)

- (2) Semidetached row unit, outside only
- (3) The requirements of Section **6.4-7-6.4** shall apply
- (4) Amended 10-28-85 STM, Art. 24

- (9) Amended 5-3-99 STM, Art. 1 (ID 1)
- (10) Amended 5-3-99 STM, Art. 3 (ID 19)
- (11) Amended?? 2024 ATM, Art. ?

4.2.5 SPECIAL REQUIREMENTS – ADDITIONAL DEVELOPMENT REVIEW CRITERIA FOR I-2 ZONING DISTRICT PROJECTS

4.2.5.1 FLEXIBLE PARKING STRATEGIES & TRAFFIC DEMAND MANAGEMENT

1. Shared Use of Required Parking: Notwithstanding anything to the contrary herein, the use of shared parking to fulfill parking demands that occur at different times of day is strongly encouraged. The minimum parking requirements in Section 6.1.6 may be reduced by the Planning Board through the Site Plan Review process or the Board of Appeals through Special Permit review (whichever is applicable) if the Applicant can demonstrate that shared spaces will meet parking demands by using acceptable methodologies, (e.g. the Urban Land Institute Shared Parking Report, ITE Shared Parking Guidelines, AASHTO A Policy on Geometric Design of Highways and Streets, or other approved studies). In considering waivers for shared parking strategies, the Planning Board or Board of Appeals shall make an express finding that shared parking strategies will meet parking demands and the waiver is a benefit to the proposal.
2. Shared Use of Required Parking allows for mixed industrial/commercial/office development and/or single-use developments near other uses to share parking, dedicate more of the landscape to usable building footprints and open spaces, and reduce the amount of impervious asphalted areas dedicated to cars for limited instances throughout the year of maximum car demand.
3. Flexible Minimum Parking Bank Option allows flexibility to allow a developer or property owner to reduce the amount of required parking based upon their particular circumstances by performing and submitting the following two analyses to the satisfaction and discretion of the Board of Appeals or Planning Board (whichever is applicable): (a) “Composition of Tenancy On-Site”; and (b) “Peak Parking and Traffic Loads To-Be Encountered”. The criteria for these analyses are found in Sec. 4.2.5.1.4. Should the applicable PB or BA review authority allow a decrease in the amount of required off-street parking, that authority shall require that a portion of the site be reserved to meet the off-street parking spaces required by this Section. This reserved area shall not be developed and shall be either landscaped or maintained in a natural state. Said area shall not contribute towards the open space requirements set forth in 4.1.2, and §200 Attachment 3.
4. Criteria for Analyses for the Flexible Minimum Parking Bank Option. Should a development proponent pursue the flexible parking bank option in Sec. 4.2.5.1.3, the following criteria must be met to the discretion and satisfaction of the applicable authority:
 - a. The intent of Sec. 4.2.5.1.3 is preserved.

- b. The amount of off-street parking to be provided will be sufficient to serve the uses for which it is intended.
- c. The decrease in required off-street parking is based on a parking study prepared by a registered professional engineer. Said study shall include, at a minimum, the following:
 - i. Size and type of uses or activities on site;
 - ii. Composition of tenancy on site;
 - iii. Rate of parking turnover. Peak traffic and parking loads to be encountered;
 - iv. Local parking habits;
 - v. Availability of public transportation.

4.2.5.2 LOW IMPACT DEVELOPMENT (“LID”) REQUIREMENTS

4.2.5.2.1 As part of the Planning Board’s Site Plan Review process, development proposals shall be required to incorporate two (2) or more of the following Low Impact Development (LID) features. These LID requirements are in addition to meeting Town and State environmental protection requirements related to stormwater run-off retention, and aquifer protection and recharge. The requirement of LID features will result in development that treat stormwater management at the site level to manage it locally on-site instead of solely discharging off-site. This approach improves water quality, minimizes the need for expensive pipe-and-pond stormwater systems, and creates more attractive developments. Requirement #1 for Parking Lot Design is required for all developments. Proposals that incorporate three (3) or more LID features may qualify for Planning Board Site Plan Review discretionary flexibility with regulatory requirements.

1. **Parking Lot Design:** (a) Create multiple smaller parking lots separated by natural vegetation, vegetated swales and bioretention areas; and/or (b) Create hybrid parking lots with conventional paving for driveways and aisles, and permeable paving for stalls. Permeable paving may also be appropriate for overflow parking areas, which are generally used only a few weeks out of the year; and/or (c) A bike rack and transit stop help to reduce the number of auto trips to the site.
2. **Cisterns and Rain Barrels:** Store rooftop runoff for reuse for landscaping and other non-potable uses. It involves directing each downspout to a 50- to 100-gallon rain barrel. A hose is attached to a faucet at the bottom of the barrel and water is distributed by gravity pressure.
3. **Permeable Pavers:** Permeable pavers when possible for walkways, patios, plazas, driveways, parking stalls, and overflow parking areas. Materials can include porous asphalt, pervious concrete, paving stones, and manufactured “grass pavers” made of concrete or plastic. Permeable paving is appropriate for pedestrian-only areas and for

low- to medium-volume, low-speed areas such as overflow parking areas, alleys, and parking stalls.

4. Green Roofs: A low-maintenance vegetated roof system that stores rainwater in a lightweight engineered soil medium, where the water is taken up by plants and transpired into the air.
5. Bioretention “Cell” or “Rain Garden”: Shallow depressions that use soil, plants and microbes to treat stormwater before it is infiltrated or discharged.
6. “Pretreatment” Grass Filter Strips: Low-angle vegetated slopes designed to treat sheet flow runoff from adjacent impervious areas by slowing runoff velocities, filtering out sediment and other pollutants, and providing some infiltration into underlying soils.
7. Vegetated Swales: Open, shallow channels that slow and filter runoff, and promotes infiltration into the ground.

4.2.5.3 DESIGN & DEVELOPMENT GUIDELINES FOR SITE LAYOUTS

4.2.5.3.1 Sites and Blocks

1. Building Placement: Buildings shall be placed on the site to define the edges of streets and public spaces with primary facades oriented to the street or public space, minimally setback and occupying a majority of the lot frontage. Buildings shall be placed to conceal parking at the interior or rear of building lots.
2. Building Setbacks: Building setbacks shall be in accordance with the Dimensional Regulations and context-sensitive. The building setback from the front lot line shall be minimized to strengthen continuity of the street form. Building setbacks shall also include setting aside sufficient right-of-way for multimodal integrated sidewalk/bike-lanes.
3. Building Orientation: Buildings shall be oriented with the primary building façade(s) facing the primary street frontage(s) of the site. Buildings should be oriented parallel to the front lot line to preserve a consistent façade line with the street unless other compelling reasons or design considerations are provided. Primary building entrances shall be easily identified and be oriented to the street.
4. Street Corners: Projects located at a corner site shall be oriented and configured to define both street edges and the corner of the site. The corner may be defined positively by placing the building with built edges to the corner or defined negatively by framing an open space at the corner with built edges setback from the corner around a landscape plaza or open space. In order to strengthen and define street form, corner buildings shall align to both street frontages.
5. Design Treatment of Edges: Landscaping shall be used to define street edges and to buffer and screen edges that may have a negative visual impact, such as parking or loading areas. Access driveways and

curb cuts using side yards may be combined between adjoining properties to access parking for multiple buildings at the interior of the block.

4.2.5.3.2 Building Massing and Form

- 1. Modulation of Building Mass, Scale and Bulk: Building design elements, details and massing shall create a well-proportioned and unified building form and exhibit an overall architectural concept.**
- 2. Building Roofs: Building mechanical equipment located on building roofs, sites, or other locations shall be screened from view from the street.**

4.2.5.3.3 Landscape

- 1. Landscape Plantings: Shall be governed through the LID requirements of this Section 4.2.5.2 so that as much of the site not occupied by the building footprint(s) performs concurrent open space functions.**
- 2. Buffers and Screens: Landscape buffers shall be used to screen parking, loading, and service areas that may be visible from public streets or open spaces. Screening may include architectural walls, fences, or other visual barriers.**

4.2.5.3.4 Parking

- 1. Parking Placement: Parking, where feasible, shall be located at the interior of lots, behind buildings or at the rear of sites, away from prominent site edges, public spaces, and streets.**
- 2. Parking Orientation: Parking lots shall be designed to create separation between parking areas and the edges of streets and sidewalks. Parking areas shall be buffered with landscaping, and screened behind buildings or other site components (fences, gates, walls or hedges) whenever feasible.**
- 3. Parking Landscape: Landscape medians, islands, and planting strips shall be designed and incorporated in accordance with the LID Section of 4.2.5.2.**
- 4. Curb Cuts: All curb cuts shall be designed so that driveways slope up from the street to the level of the sidewalk. Curb cuts shall not be designed so that the drive is set at the street elevation.**
- 5. Parking Details: Where appropriate, curbs shall be used to protect planting areas, and to define sidewalks, walkways, and parking area edges.**
- 6. Parking Areas: Where possible, parking areas shall be interconnected in a manner that allows the unobstructed flow of pedestrians between uses and parking areas. Adjacent parking areas on abutting properties shall be connected for improved circulation where possible.**

4.2.5.3.5 Lighting

1. Light Placement: Placement of lighting fixtures shall be designed to provide adequate, ambient light levels for safety and usefulness and shall be configured to highlight pedestrian paths and building entrances.
2. Site Lighting: Site lighting shall be human-scale and Dark-Skies compliant.
3. Building Lighting: Building lighting shall be Dark-Skies compliant.

Section 11.1 – DEFINITIONS

CREATIVE ECONOMY: Uses including but not limited to shared co-working offices spaces, advertising, architecture, arts and crafts, design, fashion, film, video, photography, music, performing arts, publishing, research & development, software, computer games, electronic publishing, and TV/radio

GREEN-ECONOMY BUSINESSES: Businesses that produce/sell goods, create prototypes, advance research, and/or provide services related to renewable energy, energy efficiency, clean technology, and, eco-friendly products.

INNOVATION MAKER-SPACES AND IDEA LABS: Shared work spaces that foster collaboration, ideas and innovation for product and idea development, and producing innovative products for economic and community development.

MIXED-USE/INDUSTRIAL/COMMERCIAL: A building development that includes two or more vertically and/or horizontally integrated non-residential uses. Such non-residential mixed-use development is sometimes sited where the introduction of residents or leisure/retail shoppers and Class A office visitors can result in conflicts with the operations of said businesses.

Zoning Map Amendment:

The Industrial-2 District (“I-2”) is comprised of 24 parcels totaling approximately 176 gross acres of land. The I-2 district shall be comprised of the following twenty-two (22) parcels of record as referenced by Town of Stoughton Assessors records’ map and parcel identification numbers: 087-020; 087-024; 087-025; 087-026; 087-027; 088-135; 088-136; 088-137; 088-138; 088-139; 088-140; 088-141; 088-142; 088-143; 088-144; 088-145; 088-146; 089-142; 099-008; 099-009; 099-010; 100-001; The I2 Zoning District shall be setback 125-feet for the residential properties along the north and northwestern boundary as illustrated on Proposed Zoning Exhibit A.

Inserted by: Select Board
 Requested by: Town Planner
 Date: February 6, 2024
 Estimated Costs: \$0

PROPOSED MOTION: That the Town vote to approve Article 47 as printed in the warrant and further that the Town Clerk be authorized to make clerical, editorial or other adjustments to effectuate the purposes hereof.

PLANNING BOARD:

FINANCE COMMITTEE:

INTERGOVERNMENTAL RELATIONS:

Article 48 – Rescind Dedication of Opioid Settlement Funds to Opioid Stabilization Fund

To see if the Town will vote, in accordance with G.L. c. 44, § 53(4) added by Section 9 of Chapter 77 of the Acts of 2023, to revoke Article 64 of the 2023 Annual Town Meeting which approved the dedication of 100% of the opioid settlement funds to be received to the Opioid Settlements Stabilization Fund established under Massachusetts General Laws Chapter 40, Section 5B, effective for the fiscal year beginning on July 1, 2023, or take any other action relative thereto.

Inserted by: Select Board
Requested by: Town Manager
Date: February 6, 2024
Estimated Costs: None

PROPOSED MOTION: That the Town vote, in accordance with G.L. c. 44, § 53(4) added by Section 9 of Chapter 77 of the Acts of 2023, to revoke Article 64 of the 2023 Annual Town Meeting which approved the dedication of 100% of the opioid settlement funds to be received to the Opioid Settlements Stabilization Fund established under Massachusetts General Laws Chapter 40, Section 5B, effective for the fiscal year beginning on July 1, 2023.

FINANCE COMMITTEE:

EXPLANATION: Prior guidance from the Massachusetts Department of Revenue required municipalities to create a stabilization fund and dedicate settlement funds received in the Opioid litigation settlement to that fund. Section 9 of Chapter 77 of the Acts of 2023, signed by the Governor on December 4, 2023, amended G.L. c. 40, Section 5B and created a process for Opioid Settlement Funds to be deposited in a special revenue fund without the need for a dedication to a stabilization fund. Accordingly, the Opioid Stabilization Fund is no longer needed due to this change in State law. All funds previously dedicated or deposited into the stabilization fund will be transferred to the special revenue fund.

Article 49 - Civil Service Revocation

To see if the Town will vote to rescind its affirmative vote pursuant to Article 7 of the June 4, 1906 Town Meeting by which the Town accepted Chapter 31, Section 48 of the General Laws and amendments thereof (Civil Service) for its regular and permanent members of the Stoughton Police Department, or take any other action relative thereto.

And further, to rescind its affirmative vote pursuant to Article 2 of the March 26, 1935 Town Meeting by which the Town accepted Chapter 31, Section 48 of the General Laws and amendments thereof (Civil Service) for its regular and permanent members of the Stoughton Fire Department, or take any other action relative thereto.

And further, to see if the town will vote to authorize the Select Board to submit a proposed Special Act to the General Court of the Commonwealth as follows:

SPECIAL ACT- AN ACT AUTHORIZING THE TOWN OF STOUGHTON TO EXEMPT ALL STOUGHTON POLICE OFFICERS AND ALL STOUGHTON FIREFIGHTERS AT ALL RANKS FROM CIVIL SERVICE.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

“SECTION 1. Notwithstanding any general or special law to the contrary, all of the positions of all police officers and firefighters in all ranks in the police and fire departments of the Town of Stoughton, excluding the Chief of Police previously exempted through the Massachusetts Acts of 1978, Chapter 474 and further excluding the Chief of the Fire Department previously exempted through the Massachusetts Acts of 1997, Chapter 30, shall be exempt from chapter 31 of the General Laws.

SECTION 2. Section 1 of this act shall not impair the current civil service status of any person holding a position as a sworn member of the police department and a sworn member of the fire department of the Town of Stoughton on the effective date of this act and only shall be applied to appointments and promotions prospectively as of the date of the Annual Town Meeting vote of May, _____, 2024.

SECTION 3. This act shall take effect upon passage.”

Inserted by: Select Board
Requested by: Police Chief and Fire Chief
Date: February 6, 2024
Estimated Costs: \$0

PROPOSED MOTION: That the Town vote to approve Article 49 as printed in the warrant.

FINANCE COMMITTEE:

INTERGOVERNMENTAL RELATIONS:

EXPLANATION: This article authorizes the Town to remove all sworn personnel from Civil Service from the requirements of Civil Service. Because the Town changed its form of government from Open Town Meeting to Representative Town Meeting, the Town will seek special legislation to ratify the Town Meeting's vote and ensure its efficacy.

ARTICLE 50 - Accept MGL Chapter 41, Section 110A

That the Town vote, in accordance with G.L. Chapter 41, §110A, to authorize the Town Clerk's office to remain closed on all Saturdays and to treat Saturdays as a legal holiday for purposes of calculating the time frame for filing matters in that office or take any action relative thereto.

Inserted by: Select Board
Requested by: Town Clerk
Date: February 6, 2024
Estimated Costs: \$0

EXPLANATION: Acceptance of this Massachusetts General Law allows the Town Clerk's Office to treat Saturdays as a legal holiday when calculating filing deadlines, such as voter registrations or submission of nomination papers.

PROPOSED MOTION: That the Town vote to accept G.L. Chapter 41, §110A as printed in the warrant.

FINANCE COMMITTEE:

INTERGOVERNMENTAL RELATIONS:

MUNICIPAL REGULATIONS:

Article 51 - Single-serving Drinking Water Plastic Bottle Reduction Bylaw (Petitioned Article)

To see if the Town will vote to amend the Town Code by adding the Article as printed in the warrant below:

Single-serving Drinking Water Plastic Bottle Reduction Bylaw

Purpose and Intent

The production and use of single-serving drinking water plastic bottles has significant impact on our environment including: littering, long-term pollution of our land and water, burden to our landfills and recycling facilities, clogging of storm drains, death to wildlife and marine animals through ingestion, consumption of millions of barrels of crude oil for their manufacture and greenhouse gas emissions that impact climate change. The purpose of this bylaw is to eliminate the sale of single-serving drinking water plastic bottles by all retail establishments in the Town of

Stoughton. The purpose is not to prohibit consumption of water in any container within our town.

Definitions

Single-serving Drinking Water Plastic Bottles

Non-sparkling, unflavored drinking water in any variety of plastic bottles of 1 liter (34 ounces) or less.

Retail Establishment

A facility selling new or used goods to an end user within the Town of Stoughton, Massachusetts, including, without limitation, restaurants, bakeries, supermarkets, convenience stores and any establishment where products or goods are dispensed to a consumer for off-site use or consumption.

Use Regulations-

A. Single-serving drinking water plastic bottles shall not be distributed or sold for checkout or other purposes at any retail establishment within the Town of Stoughton.

B. Customers are encouraged to bring their own clean, reusable bottles to stores. Retail establishments may provide facilities for refill of customer supplied bottles. Retailers are encouraged to make refillable bottles available for sale to consumers at a reasonable price.

Administration and Enforcement

A. The Board of Health and its Health Agent/ Inspector shall have the authority to administer and enforce this bylaw. The Board of Health may adopt and amend rules and regulations to effect the purposes of this bylaw.

B. The Board of Health and its Health Agent/ Inspector shall be responsible for enforcing this bylaw through issuance of a non-criminal citation notice. A non-criminal citation notice may be re-issued for each day that the activity persists until the violation is corrected.

C. Non-criminal Dispositions -- Fines assessed under Paragraph B. of this section of the bylaw may be made through non-criminal process in accordance with Massachusetts General Law Chapter 40, Section 21D. Any such fines shall be paid to the Town of Stoughton. The availability of non-criminal process under this Article shall not preclude the use of criminal process or other means of enforcement allowable under law.

D. Violations under this Article shall be punishable as follows:

Bylaw	Fine Schedule	Fine Allowed	Enforcement Agency
Single-serving Drinking Water Plastic Bottle Reduction	1st offense 2nd offense 3rd and each subsequent offense	Written Warning \$50.00 \$100.00	Board of Health and its Health Agent <i>I</i> Inspector

Effective Date

This bylaw shall become effective 90 days after its approval by the Attorney General of the Commonwealth of Massachusetts.

Co-Petitioner: Robin Zoll Address: 167 Cross Street
 Petitioner: Steven Wilkinson Address: 145 Smith Avenue

Article 52 - Sidewalks on Turnpike Street from Central Street to Park Street - Design (Petitioned Article)

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, State/federal Grants, or borrow a sufficient sum of money per G.L. c.44, §7 to pay for the Engineering survey, design services for Sidewalk(s) on Turnpike Street from Central Street to Park Street. Approximately 1.2 Miles, including, if necessary, land acquisition and/ or easements and all other work required to complete the design of the new sidewalk, or take any other action relative thereto.

This scope of services includes all phases of design including Project Development through Construction Engineering for the Intersection Improvements at Central Street at Turnpike Street and along Turnpike Street from Central Street to Campanelli Parkway in Stoughton, Massachusetts.

Est Cost: One Million Four Hundred One Thousand Four Hundred Forty-Four (\$1,401,444)
This Article to be excluded from Sunset Bylaw Restrictions.

Petitioner: Peter E. Murphy 60 Peters Drive Stoughton, MA 02072

Article 53 - Rezone Map 54 Lot 433 from RU (Residential Urban) to GB (General Business)(Petitioned Article)

To see if the Town will vote to amend the Town of Stoughton Zoning Bylaw and the Zoning Map as amended through November 6, 2023 by rezoning the following: The Parcel identified on Assessors Map 54, Lot 433 currently zoned RU (Residential Urban) Zone to GB (General Business) Zone. And to amend the Zoning Map in accordance with the above, or take any action relative thereto.

EXPLANATION: I own two adjacent lots on Perry Street (Map 54, Lots 433 and 434). Lot 434 is zoned GB and is where a commercial building is located, which my husband ran his plumbing business out of for over 45 years. Lot 433 is zoned RU, but has been used as part of the business for parking and storage; therefore, has been historically used for the business. I am requesting that Lot 433 be rezoned to GB like the adjacent lot. This will allow me to combine the lots into one conforming GB lot. I would like to have a mixed use development that provides a small scale service commercial space and residences. I feel this would be appropriate for this area due to its close proximity to the Commuter Rail Station, which is approximately 700-feet from the property.

Petitioner: Beverly A. Angelos

Address: 55 Boylston Street. Stoughton. MA 02072

Article 54 - Columbus Day name change to Indigenous Peoples Day (Petitioned Article)

To see if the Town will vote to replace the holiday "Christopher Columbus Day" on the second Monday of October with "Indigenous Peoples Day;" or take any other action relating thereto.

Explanation: Indigenous Peoples Day celebrates and honors the Indigenous peoples of the Americas and commemorates their shared history and culture. It began as a counter-celebration to honor indigenous peoples in the Americas who were nearly exterminated in the post-contact European conquest. Indigenous Peoples Day was initiated in 1989 in South Dakota, where the Governor backed a resolution to celebrate Native American Day on the second Monday of October. Today dozens of U.S. States, cities and towns celebrate Indigenous Peoples Day, including Arizona, Florida, Hawaii, Iowa, Alaska, Vermont, South Dakota, New Mexico, and Maine. In Massachusetts, twenty-eight cities and towns have adopted Indigenous Peoples Day including Amherst, Cambridge, Salem, Sharon, Somerville, Brookline, Newton, Northampton, Marblehead, Pittsfield, Provincetown, Falmouth, Wellesley and Mashpee.

The history of Stoughton as recorded by the Stoughton Historical Society clearly linked Stoughton to the Indigenous Peoples who inhabited this area before the arrival of Christopher Columbus. The Ponkapoag Indians inhabited the second "Praying Town" established by John Eliot. As early as 1636, it was recorded that Chief Kitchamakin sold all his land to one Richard Collicut of Dorchester, for 28 fathoms of wampum, reserving 40 acres of his choice for himself and his men. The Ahauton family, first mentioned in 1667, figured in the area's history right through to the 1800's. The older Ahauton was an educated Indian; his son William was a teacher, a councilor of the sachem, and signed several treaties before 1675. In 1690, he visited Major General Stoughton to assure the safety of friendly Indians. But by 1726, the Ponkapoag Indians were reduced to but a few families; their remains lie in the Indian cemetery off Indian lane. It was not until 1861 that guardians were abolished and the Indians in Massachusetts were given citizenship.

There were several blacks **living** in Stoughton in colonial days. Isaac Williams was the first "colored man" listed in Canton {Stoughton} in 1719. He was a slave of Dr. Williams, subsequently married to Elizabeth Wills, a "pure Ponkapoag," and accepted into the tribe. Isaac bought land on which he built a house in 1803.

Generations of historical trauma have been suffered by indigenous people and persists even today; a legacy that we can no longer ignore. It is now time to honor First Nations people who paid so dearly in the conquest that brought about our own nation, the United States of America. We ask that the second Monday of October be celebrated in Stoughton, MA as "Indigenous Peoples Day" henceforth.

Petitioner: Sylvia Whiting

Address: 24 Jennifer Lane

Debra Roberts

Debra Roberts, Chair

S. Cavey

Stephen Cavey, Vice Chair

Scott D. Carrara

Scott D. Carrara

Louis F. Gitto

Louis F. Gitto

Joseph M. Mokrisky

Stephanie G. Carrara

Stephanie G. Carrara, CMC/MMC

Town Clerk