

**COMMONWEALTH OF MASSACHUSETTS  
TOWN OF STOUGHTON  
SPECIAL TOWN MEETING WARRANT**

**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 TWENTY SEVENTH DAY of OCTOBER, 2025**

**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 – Unpaid Bills from Prior Fiscal Years**

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  
Date: September 9, 2025  
Estimated Cost: \$16,389.10

**Article 2 – Adopt Chapter 200A Section 9A**

To see if the Town will vote to accept the provisions of Massachusetts General Laws Chapter 200A, Section 9A, relating to the disposition of abandoned funds held in the custody of the Town, or act on anything relative thereto.

Inserted by: Select Board  
Date: September 9, 2025  
Estimated Cost: \$0

## **Article 3 – FY26 Supplemental Budget Adjustment**

To see if the Town will vote on the supplemental budget for FY2026 or act on anything relative thereto.

Inserted by: Select Board  
Date: September 9, 2025  
Estimated Cost: TBD

## **Article 4 – Amend Town Code - Tax Title Payment Agreements**

To see if the Town will vote to amend the Town of Stoughton General Bylaws (Code) by adding a new section to Article I, Section 9-1.1, entitled “Redemption of Real Estate in Tax Title,” in accordance with General Laws Chapter 60, Section 62A as follows, and to authorize the Town Clerk to make non-substantive editorial revisions to correct any scrivener’s errors and/or to ensure consistent and appropriate sequencing and numbering in the General Bylaws:

### **§ 9-1.1 Redemption of Real Estate in Tax Title**

- A. The Treasurer may enter into a payment agreement with any person(s) having an interest in any parcel or parcels of land taken for nonpayment of taxes, with a tax lien on the property, and entitled to redeem such parcel or parcels, for redemption of title to such parcel or parcels.
- B. Such person(s) shall submit payment of fifteen percent (15%) of the amount required to redeem the parcel or parcels upon the execution of the Agreement by the Treasurer.
- C. The Treasurer may waive fifty percent (50%) of any interest that has accrued on any such tax title account if the taxpayer complies with the agreed-upon schedule of payments.
- D. The terms of any such Agreement may not extend beyond seven (7) years from the date of execution of such Agreement by the Treasurer.
- E. Payment agreements may be accepted by the Treasurer for residential, owner-occupied residential, and commercial property.
- F. The Treasurer may not bring any action to foreclose on the parcel or parcels unless payments are not made in accordance with the agreed-upon schedule of payments, or timely payments on any other amounts due to the Town that are a lien on the same parcel or parcels.

Or take any action relative thereto.

Inserted by: Select Board  
Date: September 9, 2025  
Estimated Cost: \$0

#### **Article 5 - Collective Bargaining Article - Stoughton PWD AFSCME 362**

To see if the Town will vote to appropriate a sum of money to fund the first year (FY 26) of a 3-year Collective Bargaining Agreement by and between the Town of Stoughton and the Stoughton PWD AFSCME 362 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 appropriate operating budgets; or take any other action relative thereto.

Inserted by: Select Board  
Date: September 9, 2025  
Estimated Costs: Funded through FY26 Operating Budget

#### **Article 6 - Water Main Improvements**

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 otherwise, or borrow a sufficient sum or sums of money to undertake maintenance, extraordinary maintenance, improvements, repairs, upgrades, modifications and the like to the Town owned water mains, including but not limited to replacement of existing water mains, new valves, fire hydrants, customer water services, 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 there.

Inserted by: Select Board  
Date: September 9, 2025  
Estimated Costs: \$2,225,000

## **Article 7 - Annual Roadway Paving**

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 resurface and/or improve with curbs, drainage structures, regrading, sidewalks several roadways included, but not limited to, the ones listed, including utility upgrades 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.

Inserted by: Select Board  
Date: September 9, 2025  
Estimated Cost: \$2,500,000

## **Article 8 - Purchase of Sidewalk Tractor**

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 a sidewalk tractor and necessary accessories; or take any other action relative thereto.

Inserted by: Select Board  
Date: September 9, 2025  
Estimated Cost: \$220,000

## **Article 9 - Unforeseen repairs and FF&E for Community Center**

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 ensure the completion of the new Stoughton Community Center, located at 45 Wyman Street, Stoughton, MA including all unforeseen necessary repairs during the recent renovations, the purchase of furniture, fixtures and equipment (FF&E), clock tower renovations, 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  
Date: September 9, 2025  
Estimated Cost: \$350,000

## **Article 10 - Repairs for ADA Compliance to Town Buildings**

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 complete recommended construction to ensure ADA compliance within Town Buildings; or take any other action relative thereto.

Inserted by: Select Board  
Date: September 9, 2025  
Estimated Cost: \$206,000

## **Article 11 - Purchase of Voting Machines**

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 five (5) voting machines; or take any other action relative thereto.

Inserted by: Select Board  
Date: September 9, 2025  
Estimated Cost: \$40,000

## **Article 12 - 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 May 14, 2025 by rezoning the following:

To rezone the portions of 59 and 51 Peters Drive as identified on Assessors Map 90, Lots 70 & 71 currently zoned I (Industrial) Zone to RB (Residential-Suburban B) Zone;

to rezone 15 and 37 Central Street as identified on Assessors Map 90, Lots 94, 95 & 96 currently zoned I (Industrial) Zone to RB (Residential-Suburban B) Zone;

to rezone 37 – 57 Dykeman Way as identified on Assessors Map 90, Lot 93 currently zoned currently zoned I (Industrial) to GB (General Business) Zone;

to rezone 130 Central as identified on Assessors Map 90, Lot 65 currently zoned I (Industrial) to GB (General Business) Zone;

to rezone 120 Central as identified on Assessors Map 90, Lot 64 currently zoned I (Industrial) to GB (General Business) Zone;

to rezone the front approximately 240-feet of Assessors Map 90, Lot 63 currently zoned I (Industrial) to GB (General Business) Zone and the remainder of the lot 63 to rezone from I (Industrial) to RB (Residential-Suburban B) Zone;

And to rezone the portions of 99 Central Street and 28 Dykeman Way as identified on Assessors Map 90, Lots 91 & 92 currently zoned RB (Residential-Suburban B) Zone to GB (General Business) Zone as shown in Figure 1.

And to amend the Zoning Map in accordance with the above [or as further shown on a plan entitled "Town of Stoughton Zoning Map" as amended through May 14, 2025]: or take any action relative thereto.

Inserted by: Select Board  
Date: September 9, 2025  
Estimated Cost: \$0

#### **Article 13 - Acquisition of Fano Drive & Three Lots (76-007, 76-008, 76-009)**

To see if the Town will take, accept as a gift, or otherwise acquire the parcels of land known as Fano Drive, and parcels identified in the Assessor's records as Lots 076-007, 076-008, and 076-009 owned by DAD LLC; and further to authorize the Select Board to enter into any and all agreements necessary to effectuate said acquisition; and further to amend Article 1 of the February 3, 2025 Town Meeting (the South Elementary School Appropriation Vote) to include said parcels, Lots 076-007, 076-008, and 076-009, within said project; or take any other action relative thereto.

Inserted by: Select Board  
Date: September 9, 2025  
Estimated Cost: \$0

#### **Article 14 - Disposition of Land - Portion of Assessor Lot 76-147**

To see if the Town will vote to change the use in a portion of the land identified in the Assessor's records as Lot 76-147, owned by the Town of Stoughton, to general municipal purposes and land for disposition and thereafter authorize the Select Board to convey, sell or otherwise dispose of same and to authorize the Select Board to enter into and negotiate all necessary documents subject to such restrictions and limitations as the Select Board deems appropriate, in order to effectuate the disposition of said parcel, or take any other action relative thereto.

Inserted by: Select Board  
Date: September 9, 2025  
Estimated Cost: \$0

### **Article 15 - Demolition of the State Theater**

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 raze the property known as the State Theater located at 797-809 Washington Street and shown as Assessors' Parcel 054 392 0; and further to authorize the Select Board to enter into any and all agreements necessary to effectuate said demolition, or take any other action relative thereto.

Inserted by: Select Board  
Date: September 9, 2025  
Estimated Cost: \$1,000,000

### **Article 16 - Purchase of 30 Porter Street Property for Town Parking**

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 purchase 30 Porter Street for Town Parking and to authorize the Select Board to enter into and/ or execute any temporary or permanent easements, agreements or instruments as may be necessary for such conveyance; or take any other action relative thereto.

Inserted by: Select Board  
Date: September 9, 2025  
Estimated Cost: \$TBD

### **Article 17 - Accept Donation of Five Parcels of Land off Mill Street**

To see if the Town will purchase, take, accept as a gift, or otherwise acquire the parcels of land off Mill Street identified in the Assessor's records as Parcels 017-64, 017-65, 017-66, 017-67, and 017-68 owned by Mill 75 Associates LLC; and appropriate, transfer or borrow a sum of money as funding therefor, and further to authorize the Select Board to enter into any and all agreements necessary to effectuate said acquisition; or take any other action relative thereto.

Inserted by: Select Board  
Date: September 9, 2025  
Estimated Cost: \$0

## **Article 18 – Historic Foundation & Stone Walls Preservation at Bird St Conservation Area**

To see if the Town will raise and appropriate, transfer from available funds in the Treasury, pursuant to GL c. 44B, the Community Preservation Act, or pursuant to any other enabling authority, a sum of money to fund the preservation of the Bird Farm barn foundation and associated stone walls within the Bird Street Conservation Area, Assessors Map 051, Parcel 048, and creation of public access including construction of a handicap accessible walkway, to include clearing of brush and debris, purchase of hand-held rechargeable tools and related equipment, landscaping, and any related expenses, or take any other action relative thereto.

Inserted by: Select Board  
Requested by: Community Preservation Committee  
Date: September 9, 2025  
Estimated Costs: \$115,000

## **Article 19 – Rescind Authorized and Unissued Borrowing**

To see if the Town will vote to rescind the unissued borrowing authorizations approved under certain previously voted Town Meeting articles; or take any other action relative thereto.

<u>Article #</u>	<u>TM Date</u>	<u>Description</u>	<u>Amount to Rescind</u>
45C	5/18/2015	Capen Reynolds Grounds & Rec	\$118,000.00

Inserted by: Select Board  
Requested by: Community Preservation Committee  
Date: September 9, 2025  
Estimated Costs: \$0

## **Article 20 – School Capital - Safety and Security Measures**

To see if the Town will raise and appropriate a sum of money for the purpose of enhancing safety and security at Stoughton Public Schools, which may include but is not limited to: the installation of fencing, traffic control gates, or any other safety or security purpose as determined by the Superintendent, and to include labor, materials, and any other incidental costs.

Inserted by: Select Board  
Date: September 9, 2025  
Estimated Costs: \$64,000



Stephen Cavey, Chair



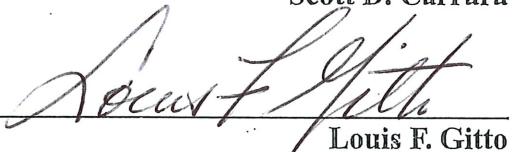
Debra Roberts, Vice Chair



Joseph M. Mokrisky



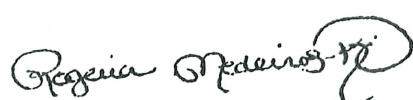
Scott D. Carrara



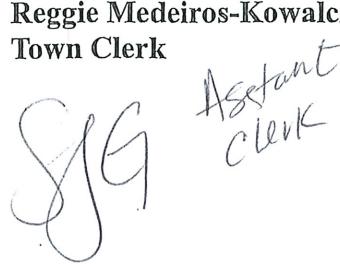
Louis F. Gitto

**A True Copy  
Attest:**

**Stoughton Town Clerk 02072**



Reggie Medeiros-Kowalczykowsk, CMC  
Town Clerk



SG  
Assistant Clerk

