

ANNUAL TOWN MEETING WARRANT

May 9, 2022 HOLLISTON HIGH SCHOOL

TOWN OF HOLLISTON

Commonwealth of Massachusetts

Middlesex, ss.

Town of Holliston

To any Constable of the Town of Holliston, Greetings:

In the name of the Commonwealth you are hereby required to notify and warn the inhabitants of the Town of Holliston who are qualified to vote in Town affairs to meet in the Holliston High School auditorium on:

Monday,	May 9, 2022
Tuesday,	May 10, 2022 (if necessary)
Wednesday,	May 11, 2022 (if necessary)
Thursday,	May 12, 2022 (if necessary)

at **7:00 p.m.** to act on the following Articles, to wit:

ARTICLE 1. HEAR REPORT OF THE SELECT BOARD

SPONSORED BY: Select Board

To hear and act on the report of the Select Board.

COMMENTS: The Select Board will provide a report on activities of the Board since the last Annual Town Meeting. This is a standard article that allows reports commissioned by the Town to be heard.

ARTICLE 2. HEAR REPORT OF THE FINANCE COMMITTEE

SPONSORED BY: Finance Committee

To hear and act on the report of the Finance Committee.

COMMENTS: The Chairman of the Finance Committee will provide a report regarding the Town's overall financial condition.

**ARTICLE 3: ESTABLISHMENT OF CANNABIS REVENUE
STABILIZATION FUND**

SPONSORED BY: Select Board

To see if the Town will vote to establish a special purpose stabilization fund pursuant to MGL Chapter 40 Section 5B to reserve for expenditures related to (i) acquisition of tangible assets or the undertaking of capital projects which are reasonably related to local impacts related to Marijuana Establishments, drug diversion, drug prevention and drug awareness; (ii) drug awareness programs, (iii) drug awareness and utilization plans; (iv) drug diversion and

management programs; (v) drug detection or training programs; or take any action relative thereto.

COMMENTS: The creation of this stabilization fund allows the Town to set aside funds to manage the local impacts of marijuana establishments as contemplated by G.L. c. 94G. Drug diversion, prevention and awareness activities can be seen in many departments in Holliston, including the Holliston Public Schools, Youth & Family Services, Council on Aging (i.e. Senior Center), Police Department, and Fire/Ambulance Department.

ARTICLE 4: DEDICATION OF CERTAIN RECEIPTS

SPONSORED BY: Select Board

To see if the Town will vote to accept the fourth paragraph of Massachusetts General Laws Chapter 40, Section 5B, which allows the dedication, without further appropriation, of all, or a percentage not less than 25 percent, of particular fees, charges or receipts to a stabilization fund established under Massachusetts General Laws Chapter 40, Section 5B, to be effective for the fiscal year beginning on July 1, 2022, or take any action relative thereto.

COMMENTS: By accepting this section of Chapter 40, Section 5B, the Town, through a separate Town Meeting vote, may dedicate certain funds to a particular stabilization account. Following the dedication, the particular fees, charges, and receipts are automatically placed in the specified stabilization account without the need of a separate Town Meeting vote.

ARTICLE 5: DEDICATION OF CANNABIS RECEIPTS WITHOUT FURTHER APPROPRIATION

SPONSORED BY: Select Board

To see if the Town will vote to dedicate 100 percent of the local sales tax on the sale or transfer of marijuana or marijuana products by a marijuana retailer operating within the Town collected pursuant to Massachusetts General Laws Chapter 64N, Section 3 and 100 percent of the community impact fees for marijuana establishments operating within the Town collected pursuant to Massachusetts General Laws Chapter 94G, Section 3 and applicable Host Community Agreements to the Cannabis Revenue Stabilization Fund established under Massachusetts General Laws Chapter 40, Section 5B, to be effective for fiscal year beginning on July 1, 2022, or take any action relative thereto.

COMMENTS: Approval of this article allows the dedication of local sales tax and community impact fees paid by marijuana establishments to the Cannabis Revenue Stabilization Fund so that the Town can set aside these funds for expenditure on costs related to the operation of marijuana establishments in Town. Though marijuana retailers are currently prohibited in the Town, the inclusion of local sales tax in this dedication allows for a dedication if the prohibition were changed by a future Town Meeting.

ARTICLE 6. MARIJUANA DELIVERY – GENERAL BY-LAWS

SPONSORED BY: Select Board

To see if the Town will vote to amend Article XLV, Section 1, of the General By-Laws to add Marijuana Courier, Marijuana Delivery Operator, Marijuana Delivery Licensee as a use, licensed by the Select Board, as follows; or take any action relative thereto.

Section 1. Operation.

No person shall operate a Craft Marijuana Cultivator Cooperative, Marijuana Cultivator, *Marijuana Courier, Marijuana Delivery Operator, Marijuana Delivery Licensee*, Marijuana Product Manufacturer, and Marijuana Testing Facility, as defined by Massachusetts General Laws Chapter 94G, or any other licensed marijuana operation, within the Town unless first duly licensed thereof by the Select Board, which license is renewable annually.

COMMENTS: One of three articles related to allowance of “delivery” of cannabis and cannabis products by Holliston cannabis businesses. Planning Board unanimously in favor.

ARTICLE 7. MARIJUANA DELIVERY – ZONING BY-LAWS

SPONSORED BY: Planning Board

To amend the Zoning By-Laws at Sections I-E Definitions and Section III(G) Use to add Marijuana Licensees and to allow the uses within the Industrial zoning district by Special Permit.

I-E DEFINITIONS

Marijuana Establishment: ~~A cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana related business, all as defined by the Massachusetts General Laws, Chapter 94G, said Marijuana establishments shall be deemed independent of any other definitions in this by-law and not a subset or subcategory of any other category.~~ *Limited to Marijuana Cultivators, Craft Marijuana Cooperatives, Marijuana Product Manufacturers, Independent Testing Laboratories, Marijuana Transporters, Marijuana Delivery Licensees (including Marijuana Couriers and Marijuana Delivery Operators).* (Added October 2018 – STM, Art. 24)

Marijuana Courier – An entity licensed to deliver Finished Marijuana Products, Marijuana Accessories and Branded Good directly to Consumers from a Marijuana Retailer, or directly to Registered Quality Patients or Caregivers from an Marijuana Treatment Center, but is not authorized to sell Marijuana or Marijuana Products directly to Consumers, Registered Qualifying Patients or Caregivers and is not authorized or to Wholesale, Warehouse, Process, Repackage, or White Label. A Marijuana Courier is an additional marijuana use that allows for limited delivery of marijuana or marijuana products to consumers; and shall not be considered to be a Marijuana Retailer.

Marijuana Delivery Licensee – An entity that is authorized to deliver Marijuana and Marijuana Products directly to Consumers and as permitted, Marijuana Couriers to Patients and Caregivers.

Marijuana Delivery Operator – An entity licensed to purchase at Wholesale and Warehouse Finished Marijuana Products acquired from a Marijuana Cultivator, Marijuana Product Manufacturer, Microbusiness or Craft Marijuana Cooperative, and White Label sell and deliver Finished Marijuana Products, Marijuana Accessories and Marijuana Branded Goods directly to Consumers, but is not authorized to Repackage Marijuana or Marijuana Products or operate a storefront under this license. A Delivery Operator is an additional marijuana use that allows for limited delivery of Marijuana or Marijuana Products to Consumers; and shall not be considered to be a Marijuana Retailer.

G. Industrial and Outdoor Uses	District							
	AR-1	AR- 2	R-1	VR	C-1	VC	I	APT
<i>9. Marijuana Delivery Licensees (Marijuana Courier and Marijuana Delivery Operator)</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>SP</i>	<i>N</i>

; or to take any action relative thereto.

COMMENTS: One of three articles related to allowance of “delivery” of cannabis and cannabis products by Holliston cannabis businesses. Planning Board unanimously in favor. **Requires 2/3rds majority vote.**

ARTICLE 8. MARIJUANA DELIVERY – AUTHORIZE SELECT BOARD TO NOTIFY CCC OF ALLOWANCE OF DELIVERY

SPONSORED BY: Planning Board

To see if the Town will vote to allow for the delivery of marijuana or marijuana products to consumers within the town borders, notify the Cannabis Control Commission that delivery of marijuana or marijuana products to consumers is permitted in Holliston under 935 CMR 500.145(1), and to make all corresponding amendments to the Town’s General By-Laws to reflect such change; or take any action relative thereto.

COMMENTS: Since the Town has prohibited the operation of Marijuana Retailers with its borders, the Town must notify the CCC its decision to allow a company, located outside of the Town, to deliver cannabis or cannabis products to a resident of Holliston. This article instructs the Select Board to notify the CCC that the Town will allow companies, which are located outside of the Town of Holliston, to deliver to its residents. Planning Board unanimously in favor.

ARTICLE 9. MARIJUANA DELIVERY – NOTIFY CCC OF ALLOWANCE OF DELIVERY

SPONSORED BY: Citizen’s Petition

To see if the Town will vote to allow for the delivery of marijuana or marijuana products to consumers within the town borders, notify the Cannabis Control Commission that delivery of marijuana or marijuana products to consumers is permitted in Holliston under 935 CMR 500.145(1), and to make all corresponding amendments to the Town’s General By-Laws to reflect such change; or take any action relative thereto.

ARTICLE 10. AMEND ZONING BY-LAWS (SECTION I-E, DEFINITIONS)

SPONSORED BY: Citizen’s Petition

To see if the Town will vote to amend the Zoning By-Laws by inserting the text below into Section I-E, definitions:

“Marijuana Delivery Licensee – an entity that is authorized by the Cannabis Control Commission (CCC) to deliver marijuana and marijuana products directly to consumers, and as permitted by the CCC, limited delivery to patients and caregivers. Marijuana Delivery Operator and Marijuana Courier as those terms are defined by 935 CMR 500 are included in this definition. Marijuana Delivery Licensees shall not be deemed Marijuana Retailers for the purposes of this By-Law.”

And, further, to amend the Section III of the Zoning By-Laws to add Marijuana Delivery Licensee as a permissible use, and to make any other necessary amendments to the Town’s General By-Laws and Zoning By-Laws to allow for Marijuana Delivery Licensees to operate within the Town; or take any action relative thereto.

ARTICLE 11. AUTHORIZE TREASURER/COLLECTOR TO SELL FORECLOSED TAX TITLE PROPERTIES

SPONSORED BY: Select Board

To see if the Town will vote to authorize the Town Treasurer/Collector, subject to the approval of the Select Board, to sell property acquired through foreclosure of tax titles by the Town and other real estate, after first giving notice of the time and place of the sale by posting such notice of sale in some convenient place in the Town, by publishing such notice of such sale in a newspaper having general circulation in the Town and by posting such notice on a Holliston Cable Access Television (HCAT) bulletin board and on the Town’s website at least fourteen (14) days before the sale. The Treasurer/Collector shall also give notice of such sale to the Executive Director of the Holliston Housing Authority, the Chair of the Holliston Housing Trust and the Chair of the Holliston Housing Committee or its subsequent equivalent by first class letter at least forty-five (45) days before the sale. The Treasurer/Collector may hold a public auction and may reject any bid which she/he deems inadequate, and any such advertisement, notice or indication that real property is to be offered for sale by the Town of Holliston, or any department, commission, or other subdivision of the Town shall include the following statement: “Buyers should be aware that the Town of Holliston does not guarantee this property to be in conformity with existing zoning bylaws.”

Whenever the proceeds of the sale or other disposal of real estate, other than that acquired through tax title foreclosure, by the Town of Holliston exceed five hundred dollars, the same shall be applied to the payment of indebtedness incurred in acquiring such real estate or shall be added to the sinking fund, if any, from which said indebtedness is payable, or if no such indebtedness is outstanding will be applied to the Town's Capital Expenditure Fund as established by Chapter 46 of the Acts of 1993. The proceeds of a sale in excess of five hundred dollars of any park land by the Town shall be used only by the Town for acquisition of land for park purposes or for capital improvements to park land; or take any action relative thereto.

COMMENTS: From time to time, the Treasurer/Collector takes personal property (mostly real estate) with the approval of the Land Court due to delinquency to make property tax payments. This article would allow the Treasurer/Collector to dispose of those properties.

ARTICLE 12. TAX WORKOFF PROGRAM – CH. 59, SEC. 5K & 5N
SPONSORED BY: Select Board

To see if the Town will vote to amend prior acceptance of Chapter 59, Sections 5K and 5N, by allowing the maximum reduction of the real property tax bill, up to 125 volunteer service hours in a given tax year; or take any action relative thereto.

COMMENTS: Currently the Town is allowing the reduction of the real property bill by \$1,000 in a tax year, and required to pay minimum wage for the volunteer service hours, meaning the number of hours allowed to be worked decreases if/when minimum wage increases. By amending the Town's acceptance of Chapter 59, the Town will be able to allow for 125 volunteer hours in a given tax year as minimum wage is set to increase.

ARTICLE 13. COMPENSATION FOR ELECTED OFFICIALS
SPONSORED BY: Select Board

To see if the Town will vote to raise and appropriate or transfer from available funds for the purposes of fixing the salaries and compensation of all elected officers of the Town effective July 1, 2022, which salaries and compensation are printed below.

COMPENSATION SCHEDULE – ELECTED OFFICIALS	FY2022	FY2023
Board of Assessors	\$7,500	\$5,000
Select Board	\$175	\$125
Town Clerk (Salary)	\$79,475	\$81,860

or take any action relative thereto.

COMMENTS: Based on advice from the Massachusetts Department of Revenue, Town Meeting must approve the annual compensation for all elected Town officials. The Town Clerk's salary adjustment is consistent with the Department Heads salaries, however, because the Town Clerk is an elected official, Town Meeting must set the salary at the Annual Town Meeting. Decreases in stipends for Select Board and Board of Assessors represent the phasing-out of stipends for these Boards over a three-year period.

ARTICLE 14. PAY UNPAID BILLS**SPONSORED BY: Select Board**

To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money for unpaid bills from prior years; or take any action relative thereto.

Vendor	Fiscal Year	Amount	Board
Martel	2021	\$82.60	Select Board
MIIA / Cabot	Multiple	\$11,295.47	Select Board

COMMENTS: Bills from a prior year, after a reasonable amount of time, can no longer be paid without additional Town Meeting approval. The reasons for this to occur may include late submission of an invoice from the vendor, or late submission from a department for a Reserve Fund Transfer request to the Finance Committee by a Board, Committee, Commission or Department. **(\$11,378.07 from Free Cash)**

ARTICLE 15. CURRENT FISCAL YEAR TRANSFERS**SPONSORED BY: Select Board**

To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money for the purpose of supplementing various accounts of the Town's Fiscal Year 2022 annual operating budget, previously voted by the Town under Article 18 of the Warrant for the May 10, 2021 Annual Town Meeting; or take any action relative thereto.

Department	Amount	Source
Snow & Ice (01423-54000)	\$165,000	Free Cash
Finance Committee (01131-51000)	\$881	Reserve Fund (01132-57810)
Finance Committee (01131-51113)	\$95	Finance Comm. (01131-57000)
Human Resources (01152-51100)	\$36,000	Select Board (01122-51100)
Human Resources (01152-51110)	\$58,000	Treasurer/Co. (01445-51110)
Human Resources (01152-53000)	\$8,000	Treasurer/Co. (01445-57100)
DPW Highway (01420-52000)	\$70,000	DPW Highway (01420-51000)
Street Lights (01424-52000)	\$8,000	Reserve Fund (01132-57810)
Wastewater Treatment (01433-52000)	\$10,000	Reserve Fund (01132-57810)
Motor Vehicle Fuels (01499-55392)	\$20,000	Reserve Fund (01132-57810)
Liability Insurance (01945-57400)	\$36,916	Unemployment (01913-51780)
Liability Insurance (01945-57400)	\$4,599	Workers Comp. (01912-51710)

COMMENTS: Free Cash is certified by the Commonwealth each fall and is then generally appropriated for specific purposes at the October Fall Town Meeting; however, the 2021 FTM appropriations intentionally left a balance of \$206,405 which can be used to cover the fluctuating costs of snow & ice in challenging winter seasons, among other things.

Additionally, multiple Town Meeting approvals (December 2020 and May 2021) have supported the re-development of existing positions to support personnel, resulting in the “HR Benefits Specialist” and “Assistant Town Administrator / HR Director” positions, and a Human Resources Department is presented as a standalone unit in the FY23 Omnibus Budget (see article 27 below); the transfers listed above are intended to improve transparency of the cost of Human Resources in future years by starting the tracking of costs in FY22. ***(\$165,000 from Free Cash; \$252,491 from “Other – Available Funds”)***

ARTICLE 16.**AMEND CONSOLIDATED PERSONNEL BY-LAW
SECTION 29, JOB AND WAGE CLASSIFICATION PLAN****SPONSORED BY: Town Administrator**

To see if the Town will vote to amend the Consolidated Personnel By-law Section 29, Job and Wage Classification Plan, by reflecting those revisions, deletions and/or additions to be effective as of July 1, 2022; or take any action relative thereto.

**JOB CLASSIFICATION PLAN - FY2023
(Full and Part-Time Employees)**

POSITION	Grade	POSITION	Grade
Administrative Assessor	400	Custodian	100
Assistant Clerk	200	Dispatcher	200
Assistant Building Inspector	400	Head Dispatcher	400
Assistant, Senior Center Director	400	Head of Circulation, Library	400
Assistant Director, Library	500	Library Page	50
Assistant, Recreation Director	400	Matron, Police	100
Assistant, Town Clerk	400	Outreach Coordinator	400
Assistant, Treasurer/Collector	400	Principal Clerk	300
Cataloger, Library	300	Program Coordinator	200
Children's Librarian	500	Reference Librarian	400
Crossing Guard	100	Technician, Library	100
Court Diversion/Community Therapist	500	Van Driver	100

**JOB COMPENSATION PLAN
FISCAL YEAR 2023**

GRADE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8 **
50*	13.27	14.03	14.36	14.69	15.01	15.60	15.89	
100	17.82	18.96	19.77	20.25	20.67	21.51	21.98	22.42
200	21.15	22.49	23.43	24.01	24.49	25.52	26.07	26.59
300	21.82	23.22	24.17	24.77	25.28	26.33	26.89	27.42
400	25.11	26.71	27.82	28.51	29.10	30.30	30.96	31.58
500	27.24	29.00	30.19	30.93	31.56	32.86	33.60	34.27

*Grade 50 eliminated and added to Intermittent, Seasonal and Per Diem chart.

** Step 8 new to FY23, see comments for details.

JOB AND WAGE CLASSIFICATION PLAN-MANAGERIAL - FY2023

Position	Grade	Position	Grade
Asst. Town Adm/HR Director	M4	IT Director	M3
Building Inspector	M3	Library Director	M2
COA Director	M2	Police Chief	M5
Conservation Agent	M2	Police Lieutenant	M4
DPW Director	M4	Principal Assessor	M3
Deputy DPW Dir/Hwy Super.	M3	Recreation Director	M2
Facilities Manager	M3	Town Accountant	M3
Finance Dir/Treasurer/Collector	M4	Town Administrator	M6
Fire Chief	M5	Town Planner	M2
Health Agent/Director	M2	Youth & Family Services Dir.	M2

GRADE	MIN	1/3 POINT	MIDPOINT	2/3 POINT	MAX
M2	59,996	70,531	81,065	91,598	102,132
M3	75,480	84,183	92,887	101,590	110,293
M4	95,078	106,271	111,866	117,463	128,656
M5	135,252	148,257	161,262	174,267	187,272
M6	156,060	163,863	171,666	179,469	187,272

JOB AND WAGE CLASSIFICATION-ADMINISTRATIVE SUPPORT - FY2023

Position	Grade	Position	Grade
Administrative Assistant (40 hr/wk)	A2	Office Manager (35 hr/wk)	A1
		HR/Benefits Specialist (35 hr/wk)	HR1

	MIN				1/3 PT		MID		2/3 PT		MAX		
Grade	1	2	3	4	5	6	7	8	9	10	11	12	13
A1/HR1	48,044	49,457	50,869	52,282	53,696	55,109	56,521	57,934	59,348	60,760	62,173	63,586	65,001
A2	60,597	62,371	64,145	65,919	67,692	69,466	71,243	73,017	74,781	76,555	78,329	80,103	81,887

JOB COMPENSATION PLAN-INTERMITTENT AND FIRE DEPARTMENT POSITIONS-FY2023

INTERMITTENT RATES

(Temporary, Seasonal, Miscellaneous and Per Diem Position)

Position	Beginning Rate	Each Year Returning	Max Rate
Bathroom Cleaners	\$25 per cleaning		
Camp Counselors	Minimum Wage	.25 per hour	\$16.00
Camp Director	\$20.00		\$24.00
Camp Supervisor	\$16.00		\$20.00
Clerks to the Boards/Committees	\$18.00	.25 per hour	\$22.00
Clinic Assistants	Minimum Wage	.25 per hour	\$16.00
Clinic Counselors	\$25		\$25.00
Gate Guards	Minimum Wage	.25 per hour	\$16.00
Grounds Maintenance-Park	Minimum Wage	.25 per hour	\$16.00
IT Support	\$18.00	.25 per hour	\$22.00
Landscaper	\$15	.25 per hour	\$19.00
Library Page*	Minimum Wage	.25 per hour	\$20.00
Life Guards	Minimum Wage plus \$1	.25 per hour	\$17.00
Lifeguard Supervisor	\$16.00		\$20.00
Multi-Sport Counselor	60% of the clinic revenues		
Per Diem Dispatchers	\$20.00	.25 per hour	\$26.07
Program Assistants	Minimum Wage	.25 per hour	\$16.00
Program Coordinator	\$20	.25 per hour	\$24.00
Recycle Center Supervisor	\$20	.25 per hour	\$24.00
Temporary Clerical Employees	\$18.00	.25 per hour	\$22.00
Temporary DPW Employees	\$15	.25 per hour	\$19.00

*Position falls under Personnel By-Laws

FIREFIGHTERS RATES

Deputy Chief		Monthly	\$818.32
Captain		Monthly	\$541.96
Lieutenant		Monthly	\$496.24
Firefighter		Monthly	\$489.67
Fire-Weekend	Deputy, Captain, Lieutenant	Weekend	\$423.22
Fire-Weekend	Firefighters	Weekend	\$105.08
Fire Hourly	Firefighter	Hourly	\$35.26
	Lieutenant	Hourly	\$35.88
	Captain	Hourly	\$37.57
	Deputy	Hourly	\$40.93
Training		2 Hr Training	\$78.82

AMBULANCE / EMT RATES

Amb/EMT Hourly	First Responder/EMT-Basic	Hourly	\$23.11
	EMT-Advanced	Hourly	\$24.76
	EMT-Paramedic	Hourly	\$25.38
EMT/Shift Stipend	First Responder	12 Hr Shift	\$98.78
	EMT-Basic	12 Hr Shift	\$105.43
	EMT-Advanced	12 Hr Shift	\$108.69
	EMT-Paramedic	12 Hr Shift	\$118.97
Shift Differential-Station Standby	First Responder/EMT-Basic	Standby (Hourly)	\$2.30
	EMT-Advanced	Standby (Hourly)	\$2.45
	EMT-Paramedic	Standby (Hourly)	\$2.55
Deputy Fire Chief	Deputy/EMS Supervisor	Monthly	\$935.90
Training		2 Hr Training	\$78.82

COMMENTS: The Consolidated Personnel By-Law article covers the pay scales of all non-union full-time, part-time and temporary employees of the Town.

Changes specific to FY2023 from prior Town Meetings are as follows:

1. The “50-500” Scale proposes two significant changes: (a) removal of the 50 grade as only one position was represented in the group and the first steps of the 50 grade are now in conflict with changes to the federal minimum wage in CY2022, even before factoring in scheduled future increases to minimum wage, and (b) an addition of Step 8 in recognition of market increases for these positions in the MetroWest area - it should also be noted that the Town is currently engaged with a consultant – GovHR – to review the classifications of positions on the 50-500 Scale to determine if any positions require reclassification and if changes are recommended, they will be brought to a future Town Meeting for consideration.
2. The Managerial “M-Schedule” has one change, with “Finance Director” added to the Treasurer/Collector title in relation to the Town’s succession planning for its finance staffing, but does not impact the position’s grade (remains at M4). The Administrative Support schedule (A2, A1/HR1) clarifies movement across the scale, but does not include any increases to the scale (it is impacted only by the non-union COLA for FY23 of 2.0%).
3. The Intermittent Rate chart is impacted by minimum wage changes; it also now includes the Grade 50 position moved from the 50-500 Scale, though any current employee moved would maintain benefit accruals, and only future hirings would be considered intermittent. Separately, the Fire Department and EMS rates are currently under review from a consultant – Municipal Resources, Inc. (MRI) – and will be discussed prior to the October 2022 Fall Town Meeting.

ARTICLE 17. AMEND CONSOLIDATED PERSONNEL BY-LAW
SPONSORED BY: Select Board

To see if the Town will vote to amend the Consolidated Personnel By-law for Section 16 as the following: Upon completion of thirty days’ employment, a permanent employee shall accrue one and one-quarter (1 ¼) days of sick leave with pay for each month of employment completed in any given calendar year. A physician’s note may be required after three (3) consecutive days of absence or after a series of repeated absences during the calendar year at the request of Human Resources; or take any action relative thereto.

COMMENTS: The recommendation to allow new employees to use sick time accruals after the first month of employment, instead of waiting until the end of their 6-month probationary period, is in response to the administrative burden the Town has experienced while managing sick time, especially during COVID. This will also address internal inequities around accrued time benefits. There are also more employees in this 6-month probation period to manage, due to a higher turnover rate the past few years. The administrative burdens include tracking accrual balances, direct-billing benefits and payroll issues. Additionally, adding that doctors’ notes may be required by Human Resources, rather than a Department Head, centralizes the management of sick leaves, extended sick leaves and/or FMLA to ensure consistent administration.

**ARTICLE 18. AUTHORIZE THE SELECT BOARD TO SELL
SURPLUS EQUIPMENT**

SPONSORED BY: Select Board

To see if the Town will vote to authorize the Select Board to hold a public auction for the purpose of disposing of surplus departmental equipment; or take any action relative thereto.

COMMENTS: This standard article allows the Town to sell used vehicles, equipment or other personal property.

**ARTICLE 19. AUTHORIZATION TO EXPEND CHAPTER 90 (STATE
AID FOR HIGHWAYS PROGRAM)**

SPONSORED BY: Select Board

To see if the Town will vote to authorize the Department of Public Works, with the approval of the Select Board, to use and expend sums received from the Commonwealth of Massachusetts as reimbursements under the Chapter 90 State Aid to Highways program for further construction, reconstruction and improvements, including surface treatments of approved public ways within the Town; or take any action relative thereto.

COMMENTS: Annually, the Commonwealth provides state assistance to cities and towns in support of road reconstruction and maintenance projects. Holliston is projected to receive \$511,349 during FY23, however supplemental appropriations have also been discussed and would be accepted and expended by the Select Board through this article.

ARTICLE 20. AMEND INTEREST RATE PER ANNUM

SPONSORED BY: Board of Assessors

To see if the Town will vote to amend the interest rate per annum from 8% to 6% under the provisions of Massachusetts General Laws Chapter 59, Section 5, clause 41A, which regulates tax deferral for homeowners 65 years or older, pursuant to the authority contained in Chapter 136 of the Acts of 2005, thereby amending said clause 41A; or take any action relative thereto.

COMMENTS: Residents who are 65 and older may take advantage of this option at an annual rate of 6%. This Article requires annual approval at Town Meeting. The Board of Assessors unanimously in favor.

ARTICLE 21. AMEND INCOME REQUIREMENTS

SPONSORED BY: Board of Assessors

To see if the Town will vote to accept the provisions of Section 51 of Chapter 184 of the Acts of 2002, amending the income requirements under Massachusetts General Laws Chapter 59, Section 5, clause 41C; or take any action relative thereto.

COMMENTS: This would allow the Town to increase the statutory income requirements to \$20,000 for single and \$30,000 for married couples from \$10,000-\$12,000. The Article was

originally adopted by the Town in 2006. This Article requires annual approval at Town Meeting. The Board of Assessors unanimously in favor.

ARTICLE 22. VETERANS' TAX EXEMPTIONS

SPONSORED BY: Board of Assessors

To see if the Town will vote to accept the following statutory provisions affording tax exemptions:

M.G.L. Chapter 59 Section 5 Clause 22G (inserted by Chapter 218 of the Acts of 2018 known as an Act Relative to Veterans' Benefits, Rights, Appreciation, Validation, and Enforcement ("BRAVE Act")), signed into law August 28, 2018, which provides for a property tax exemption for any real estate that is the domicile of a person but is owned by a trustee, conservator or other fiduciary for the person's benefit if the real estate would be eligible for exemption under clause 22, 22A, 22B, 22C, 22D, 22E, or 22F if the person were the owner of the real estate;

M.G.L. Chapter 59 Section 5, Clause 22H (inserted by Chapter 218 of the Acts of 2018 known as an Act Relative to Veterans' Benefits, Rights, Appreciation, Validation, and Enforcement ("BRAVE Act")), signed into law August 28, 2018, which provides for a property tax exemption for real estate to the full amount of the taxable valuation of the real property of the surviving parents or guardians of soldiers and sailors, members of the National Guard and Veterans who: (i) during active duty service, suffered an injury or illness documented by the United States Department of Veteran Affairs or a branch of the armed forces that was a proximate cause of their death; or (ii) are missing in action with a presumptive finding of death as a result of active duty service as members of the Armed Forces of the United States; provided, however, that the real estate shall be occupied by the surviving parents or guardians as the surviving parents' or guardians' domicile; and provided further that the surviving parents or guardians shall have been domiciled in the commonwealth for the 5 consecutive years immediately before the date of filing for an exemption pursuant to this clause or the soldier or sailor, member of the National Guard or veteran was domiciled in the commonwealth for not less than 6 months before entering service. Surviving parents or guardians eligible for an exemption pursuant to this clause shall be eligible regardless of when the soldier, sailor, member of the National Guard or veteran died or became missing in action with a presumptive finding of death; provided however, that the exemption shall only apply to tax years beginning on or after January 1, 2019. Such exemption shall be available until such time as the surviving parents or guardians are deceased. No real estate shall be so exempt which has been conveyed to the surviving parents or guardians to evade taxation; and

That Veterans must have (1) been domiciled in Massachusetts for at least 6 consecutive months before entering military service, or (2) lived in Massachusetts for at least 1 consecutive year before the tax year begins;

Or take any action relative thereto.

BOARD OF ASSESSORS' COMMENTS: The article would provide three separate impacts for Veterans: (1) the residency definition would allow Veterans less time in Massachusetts to qualify for the exemptions currently offered by the Town, (2) add 22H which allows "Gold Star"

parents to be exempted from taxes at a rate of 100%, and (3) add 22G which allows a parent who is a caretaker to a Veteran to receive exemption normally given to the Veteran, so long as they file a fiduciary trust. The Board of Assessors unanimously in favor.

ARTICLE 23. PERSONAL PROPERTY EXEMPTION

SPONSORED BY: Board of Assessors

To see if the Town will vote to accept clause 54 of Section 5 of Chapter 59 of the Massachusetts General Laws, and authorize the Town to establish a minimum fair cash value required for a personal property account to be taxed, and further establish such minimum fair cash value at \$5,000, to be effective for the fiscal year beginning July 1, 2022 and ending June 30, 2023; or take any action relative thereto.

COMMENTS: The personal property exemption was voted for FY2007 at \$3,000 and has been in place since this time. The Board of Assessors voted on February 15, 2022 to increase this exemption from \$3,000 to \$5,000. The Board of Assessors unanimously in favor.

**ARTICLE 24. ESTABLISH MEANS-TESTED SENIOR CITIZEN
PROPERTY TAX EXEMPTION**

SPONSORED BY: **Board of Assessors**

To see if the Town will petition the Great and General Court to approve an act authorizing the town of Holliston to establish a means-tested senior citizen property tax exemption; or take any action relative thereto.

The proposed act reads as follows:

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. With respect to each qualifying parcel of real property classified as class one, residential in the town of Holliston, there shall be an exemption from the property tax in an amount to be set annually by the Select Board as provided in Section 3. The exemption shall be applied to the domicile of the taxpayer only. For the purposes of this act, “parcel” shall mean a unit of real property as defined by the Board of Assessors under the deed for the property and shall include a condominium unit. The exemption provided for in this section shall be in addition to any other exemptions allowed pursuant to the General Laws.

SECTION 2. The Board of Assessors of the town of Holliston may deny an application for exemption if the board finds that the applicant has excessive assets that place the applicant outside of the intended recipients of the senior exemption established pursuant to this act. Real property shall qualify for the exemption pursuant to Section 1 if the following criteria are met: (i) the qualifying real property is owned and occupied by a person whose prior year's income would

make the person eligible for the circuit breaker income tax credit pursuant to subsection (k) of Section 6 of Chapter 62 of the General Laws; (ii) the qualifying real property is owned by a single applicant who was age 65 or older at the close of the previous year or jointly by persons who are 60 years of age or older, provided that not less than 1 joint owner was age 65 or older at the close of the previous year; (iii) the qualifying real property is owned and occupied by the applicant or joint applicants as their domicile; (iv) the applicant, or at least 1 of the joint applicants, has been domiciled and owned a home in the town of Holliston for not less than 10 consecutive years before filing an application for the exemption; (v) the maximum assessed value of the domicile is not greater than the prior year's maximum assessed value for qualification for the circuit breaker income tax credit pursuant to subsection (k) of Section 6 of Chapter 62 of the General Laws, as adjusted annually by the Department of Revenue; and (vi) the Board of Assessors has approved the application for the exemption.

SECTION 3. The Select Board of the town of Holliston shall annually set the exemption amount provided for in Section 1; provided, however, that the amount of the exemption shall be not less than 50 percent and not more than 200 percent of the amount of the circuit breaker income tax credit pursuant to subsection (k) of Section 6 of Chapter 62 of the General Laws for which the applicant qualified in the previous year. The total amount exempted by this act shall be allocated proportionally within the tax levy on all residential taxpayers.

SECTION 4. A person who seeks to qualify for the exemption pursuant to Section 1 shall, before the deadline established by the Board of Assessors of the town of Holliston, file an application, on a form adopted by the Board of Assessors, with the supporting documentation of the applicant's income and assets as described in the application. The application shall be filed each year for which the applicant seeks the exemption.

SECTION 5. No exemption shall be granted pursuant to this act until the Department of Revenue certifies a residential tax rate for the applicable tax year where the total exemption amount is raised by a burden shift within the residential tax levy.

SECTION 6. The exemption provided in this act shall expire 3 years after the effective date of this act; provided, however, that the town of Holliston may reauthorize the exemption for additional 3-year intervals by a vote of the legislative body of the town.

SECTION 7. This act shall take effect upon its passage.

COMMENTS: This article relates to a “home rule” petition that, when passed, would allow the Town to offer a means-tested property tax exemption for seniors based on the same criteria as the “Circuit Breaker” state income tax credit. Current property tax exemptions for seniors are either \$375 or \$1,000. Establishing such a local exemption would allow the Town to offer exemptions ranging from \$575 up to \$2,340. The Board of Assessors unanimously in favor.

ARTICLE 25. SOLAR PILOT – 39 MARSHALL STREET
SPONSORED BY: Select Board

To see if the Town, in accordance with Massachusetts General Laws Chapter 59, Section 38H, authorize the Select Board and the Board of Assessors to negotiate and enter into a tax agreement for the payment of personal property taxes on the solar photovoltaic facility being constructed at 39 Marshall Street, or take any action relative thereto.

COMMENTS: This article would authorize the Select Board and Board of Assessors to negotiate and enter into a Payment in Lieu of Taxes (PILOT) agreement with the developers of the solar photovoltaic facility being constructed at the former Bird Property at 39 Marshall Street. The Board of Assessors and Select Board unanimously in favor.

ARTICLE 26. REVOLVING FUND SPENDING LIMITS
SPONSORED BY: Board of Selectmen

To see if the Town will vote to authorize the spending limits of the following revolving funds established under the Town Bylaw and General Laws Chapter 44, Section 53E ½:

Revolving Fund	Spending Limit
Wetlands Filing Fee	\$40,000
Council on Aging	\$5,000
Composting Kit	\$3,000
Recycling & Sustainability	\$60,000
EV Charging Stations	\$100,000
Response and Recovery	\$25,000
Abutters List	\$5,000
Building Inspection	\$150,000
Town Hall Rental	\$25,000
Senior Center Van	\$10,000
Agricultural Commission	\$10,000
Sealer of Weights and Measures	\$10,000
Fluorescent Bulb Recycling	\$3,000
Banner	\$5,000
Accident Fee	\$5,000
Inoculation	\$20,000
Cost of Prosecution	\$30,000
Nutrition	\$10,000

Pinecrest Golf Course	\$355,000
Technology Repair and Replenish	\$75,000

COMMENTS: Newly created Revolving Funds as of May 2021 Annual Town Meeting: (1) Recycling & Sustainability and (2) EV Charging Stations. Changes to recurring funds: (1) Building Inspection and (2) Pinecrest Golf Course, based on specific needs. The Building Inspection Revolving Fund will support an Assistant Building Inspector position, while the Pinecrest Golf Course Revolving Fund is being increased for capital improvements to the Golf Course with the anticipation that the spending limit will be reduced for FY24.

ARTICLE 27. FISCAL YEAR 2023 BUDGET

SPONSORED BY: Omnibus Budget

To see what money the Town will vote to raise and appropriate or transfer from available funds to meet expenses and outlays to Town departments, salaries of Town Officers, sundry and miscellaneous but regular expenditures, for a Reserve Fund, and to appoint trustees or caretakers or authorize the Select Board to appoint caretakers of the cemeteries of the Town not otherwise provided for, the ensuing year; or take any action relative thereto.

COMMENTS: Tracking of budget development process from December 2021 to May 2022 is available on the Town's website, from (1) Departmental Requests in February 2022, to (2) Town Administrator Recommended budget on March 4, 2022, to (3) Select Board Recommended budget on March 21, 2022, to (4) Finance Committee Recommended budget on April 12, 2022. The 5th and final step of the budget process is a Town Meeting approved Omnibus Budget which becomes the official budget for FY2023.

ARTICLE 28. TRANSFER FROM AVAILABLE FUNDS A SUM OF MONEY FOR THE CAPITAL EXPENDITURE FUND

SPONSORED BY: Select Board Estimated Cost: \$1,715,000

To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money for the Capital Expenditure Fund; or take any action relative thereto.

COMMENTS: It has been the custom of the Town to annually transfer from reserves a sum of money to the Capital Expenditure Fund to be used at the October Special Town Meeting to fund capital expenditure requests. The Select Board voted 2-1 in favor of \$1.7 million appropriation into the Fund for May 2022 Annual Town Meeting (*\$1,715,000 from Raise & Appropriate*)

ARTICLE 29. CAPITAL EXPENDITURES

SPONSORED BY: Select Board Estimated Cost: \$1,033,805

To see if the Town will vote to raise and appropriate or transfer from available funds, or borrow a sum of money for the purpose of capital expenditures, including replacement and new vehicles and equipment, for the Schools, Select Board, Facilities Maintenance, Fire, Police and Public

Works Departments, and authorize the Select Board to trade or sell used equipment toward part of the purchase price; or take any action relative thereto.

Department	Item / Activity	Estimated Cost
Finance	Microfiche Machine and accessories	\$10,000
Fire	Skid Unit – Brush Truck	\$16,250
Ambulance	Medical CPR Device	\$15,950
Facilities	Town Hall Exterior Painting	\$65,000
Facilities	Town Hall HVAC	\$12,150
Facilities	Central Fire Improvements (incl. Front Entrance)	\$120,000
Facilities	COA Exterior Improvements (incl. drainage)	\$60,000
DPW (Hwy)	Replace 5-Ton Trailer	\$16,250
DPW (Hwy)	Replace Asphalt Roller	\$24,000
DPW (Hwy)	Replace Leaf Vacuum	\$13,005
DPW (Hwy)	Replace International Dump Truck (Equip.)	\$249,950
DPW (Water)	Pickup Truck (Equip.)	\$54,000
DPW (Water)	Mini Excavator	\$66,000
DPW (Water)	Tilt Trailer	\$16,250
School	Technology (incl. switches)	\$275,000
School	Interior Cameras	\$20,000
		\$1,033,805

COMMENTS: The Town approves capital requests in both May and October, with larger requests generally scheduled for the Fall Town Meeting when Free Cash is certified. The list above are items that have been vetted and represented in the Town's 5-Year Capital Improvement Plan (FY2022-2026). The balance of the Capital Expenditure Fund as of March 31, 2022 is \$8.3 million and the total impact of capital costs in this Warrant are offset by the funding into the Capital Expenditure Fund (see Article 28, above). The Water Enterprise Fund pays for its own equipment. *(\$897,555 from Capital Expenditure Fund; \$136,250 from Water Retained Earnings)*

ARTICLE 30. STREETLIGHT CONVERSION TO LED

SPONSORED BY: Select Board **Estimated Cost: \$354,900**

To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money for the purpose of converting streetlights to LED; or take any action relative thereto.

COMMENTS: The Town purchased its streetlights from Eversource in March 2022 to avoid a 3x rate/tariff increase, but the silver lining is that the Town can now pursue conversion of the streetlight units to LED for a more environmentally-friendly and cost-effective product.

This project is estimated to reduce 231,072 kWh in electrical usage for the Town's streetlights (formerly owned by Eversource, now owned by the Town). This equates to estimated annual savings of \$30,156 in electricity costs. Additionally, the conversion will decrease CO₂, NO_x, and SO₂ by 293,909, 248.9, and 919.8 lbs per year, respectively. The Town is also pursuing grant funding (Green Communities) to potentially offset up-to \$200,000 of this project, which

would allow the funds to be returned to the Capital Expenditure Fund. *(\$354,900 from Capital Expenditure Fund)*

ARTICLE 31. WATER SYSTEM IMPROVEMENTS – CENTRAL ST. TO BULLARD ST. & FISKE STREET CULVERT

SPONSORED BY: Select Board Estimated Cost: \$800,000

To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money for the purpose of replacing water mains in the area of Central Street and Bullard Street to provide bi-directional flow and for culvert improvements under Fiske Street; or take any action relative thereto.

COMMENTS: The top priority project from the Stantec Water Modernization Study finalized in late 2021, this project has been designed with funding from the October 2021 Fall Town Meeting and is shovel-ready. The purpose of the project is to provide bi-directional flow of water supplied to the entire system from the Water Treatment Plant at Well No. 5, scheduled to come online in Summer 2022. *(\$800,000 from Water Infrastructure Fee Account)*

ARTICLE 32. REPORT OF THE COMMUNITY PRESERVATION COMMITTEE

SPONSORED BY: Community Preservation Committee

To see if the Town will vote to act on the report of the Community Preservation Committee for the fiscal year 2022 community preservation budget and to appropriate or reserve for later appropriation monies from Community Preservation Fund annual revenues or available funds for the administrative expenses of the Community Preservation Committee, the payment of debt service, the undertaking of community preservation projects and all other necessary and proper expenses for the year:

Reserves

Community Housing Reserve	\$ 71,000
Open Space Reserve	\$ 71,000
Historic Resources Reserve	\$ 71,000

Appropriations

Administrative Functions to support the Committee	\$5,000
Cemetery Preservation	\$500,000
Blair Square Site Improvements	\$568,785
Community Farm Improvements (sunset extension)	\$55,000

Total: \$1,128,785

or take any action relative thereto.

COMMENTS: Total balance of Community Preservation Fund as of May 2022 Annual Town Meeting is approximately \$3.8 million. Comments to be made at Town Meeting by Community Preservation Committee.

**ARTICLE 33. REPORT OF THE COMPREHENSIVE LONG RANGE
PLAN COMM. (ENVISIONING FUTURE HOLLISTON)**

SPONSORED BY: Town Administrator

To hear a report from the Comprehensive Long Range Plan Committee (also known as “Envisioning Future Holliston”) pursuant to the charge established at the May 2021 Annual Town Meeting, or take any action relative thereto.

COMMENTS: Article 35 of the May 2021 Annual Town Meeting established the Comprehensive Long Range Plan Committee (also known as “Envisioning Future Holliston”) and the charge includes an update to the May 2022 Annual Town Meeting. The group has executed and analyzed a community-wide survey and will present an update to Town Meeting, with plans for additional work.

ARTICLE 34. 300th ANNIVERSARY PREPARATION

SPONSORED BY: Select Board Estimated Cost: \$30,000

To provide for funding associated with the Town’s three hundredth celebration;

Further to direct the Select Board to: apply for and receive any state or federal grants or other funds available for this year-long event; consider any applications for town events and activities in recognition of the anniversary, and; to act as the executive authority for all permits, liabilities, and other municipal obligations;

or take any action relative thereto.

COMMENTS: This article recognizes the commencement of activities associated with this notable anniversary. The Select Board endeavors to encourage all levels of community involvement, engagement, and volunteerism in the spirit of the public good for the Town of Holliston. *(\$30,000 appropriated from Free Cash)*

**ARTICLE 35. TRANSFER FROM AVAILABLE FUNDS A SUM OF
MONEY FOR THE STABILIZATION FUND**

SPONSORED BY: Select Board

To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money for the Stabilization Fund; or take any action relative thereto.

COMMENTS: The Stabilization Fund is a long range financial planning tool that the Town can lawfully set aside revenues and fund large unforeseen expenses. It is similar to a savings account. No contribution is anticipated in May 2022, with the article intended to be brought back to the October Fall Town Meeting.

ARTICLE 36.

CHANGE TO PRE-EXISTING NON-CONFORMING USES, STRUCTURES AND LOTS (I-C); DEFINITIONS (I-E)

SPONSORED BY: Planning Board

To see if the Town will vote to amend the Zoning By-Laws by making the following changes at Section I-C Pre-Existing Non-conforming Uses, Structures and Lots and I-E Definitions in order to address an inconsistency in the definition and applicability of the term gross floor area and to generically identify a Special Permit Granting Authority rather than to specify the Zoning Board of Appeals. Note: *Italicized and bold* text is proposed and strikethrough text is to be deleted:

I-C PRE-EXISTING NON-CONFORMING USES, STRUCTURES AND LOTS

3.3 Nonconforming Single and Two Family Residential Structures. Nonconforming single and two family residential structures may be changed upon a determination by the Building Inspector that such proposed change does not increase the gross floor area of ~~said~~ *the existing non-conforming* structure by more than 50% of the existing gross floor area *of the original gross floor area of said structure. The area of accessory structures and basements shall not be included in such calculation.* (Amended May 2019 – ATM, Art. 30)

3.3.1 Permissible Changes.

If the Building Inspector determines that proposed change exceeds the one or more of the criteria set forth above (including the 50% cap), the ~~Zoning Board of Appeals~~ *Special Permit Granting Authority* may, by Special Permit, allow such change where it determines that the proposed modification will not be substantially more detrimental than the existing nonconforming structure to the neighborhood. For the purposes of this subsection only, the term “reconstruction” shall not include the voluntary demolition of such structure and its rebuilding. See Section 3.5 below.

I-E DEFINITIONS

Gross Floor Area - The sum of the gross horizontal areas of all floors of principal *building and* ~~accessory buildings~~ on a lot, ~~including basements used for permitted uses~~, as measured from the exterior faces of the exterior walls, excluding basements and accessory structures. (Added May 1997 – ATM, Article 30)

Special Permit Granting Authority - The Board of Appeals *or Planning Board.* (Amended March 1978 – STM, Art. 1)

; or to take any action relative thereto.

COMMENTS: These proposed changes are being advanced to provide additional guidance to the Building Commissioner regarding the specific exception for pre-existing single and two family structures adopted by the Town in 2016. The purpose of the changes is to put additional control on “mansionization” through a stricter definition of gross floor area. By definition, a non-conforming structure fails to meet present dimensional requirements by virtue of its age or adoption, revision or amendment to the by-law. The by-law currently allows up to 50% increase in gross floor area by-right but does not limit the number of times expansion can occur. Planning Board unanimously in favor.

ARTICLE 37.

CHANGE TO ACCESSORY BUILDINGS AND STRUCTURES (V-A); LOCATION OF DISTRICTS (II-B); DEFINITIONS (I-E);

SPONSORED BY: Planning Board

To see if the Town will vote to amend the Zoning By-Laws at Sections I-E, II-B Location of Districts, and V-A Accessory Buildings and Structures to update several definitions and performance standards and to update zoning map interpretation standards. Note: *Italicized and bold* text is proposed and ~~striketrough text~~ is to be deleted.

I-E DEFINITIONS

Accessory Building - ~~A detached building designed, constructed and used for an Accessory Use as defined herein. (Amended November 1989 – STM, Art. 7)~~ *A building devoted exclusively to a use subordinate to and customarily incidental to the principal use.*

Accessory Use - ~~A customary use in conjunction with, incidental to, or subordinate to a use allowed by this By Law; and located on the same lot with the principal use or on an adjoining lot under the same ownership. (Amended November 1989 – STM, Art. 7)~~ *A use subordinate to and customarily incidental to the principal use.*

Private Way - Any driveway or other vehicle access way, not owned and maintained by public authority. For the purposes of Section IV-A General Requirements, a common driveway provides access to 2 to 3 lots ~~and a private way provides access to four to seven lots.~~

(Amended May 2001 – ATM, Art. 40. Added May 1993 – ATM, Article 37)

II-B LOCATION OF DISTRICTS

5. Where a district boundary line divides a lot, the regulations applying to the portion of such lot in the less restricted district may be considered as extending not more than 50 feet into the more restricted portion, but only if the lot has frontage on a street in the less restricted district, ~~provided, however, that there shall be no such extension into any area subject to the provisions of Section V-I.~~

SECTION V - SPECIAL REGULATIONS

V-A ACCESSORY BUILDINGS AND STRUCTURES

No accessory building or structure shall be located within the required front yard area. No accessory building, structure, or appurtenant element (e.g. pool decks, concrete aprons, heating or air conditioning equipment, or other similar elements which are accessory to the building or structure) shall be ~~located~~ *constructed, altered or relocated so that any part thereof shall be less than ten feet (10') from any other building or structure or* in any side yard area nearer to the side lot line than ten feet, or in the rear yard nearer than ~~five~~ *ten* feet. Freestanding non-commercial solar energy collection apparatus and wind energy systems (i.e. designed or operated and intended for single residential or business uses) are considered to be accessory structures and uses. In no case shall accessory buildings or structures cover more than 30% of the required rear *or side* yard area. *(Amended May 2009 – ATM, Art. 29. Previously amended May 1995 – ATM, Art. 42)*

COMMENTS: These proposed changes are being advanced in order to provide additional controls on placement of accessory structures on lots to address safety (i.e. fire separation) and congestion as there are no current limitations on the size or number of accessory structures allowed on a lot. Minimal separation of accessory structures from lot lines and from other structures and a limit on the percentage coverage in the side yard area are proposed. Planning Board unanimously in favor.

**ARTICLE 38. CHANGE USE REGULATIONS (SECTION III);
DEFINITIONS (I-E)**

SPONSORED BY: Planning Board

To see if the Town will vote to amend the Zoning By-Laws at Sections I-E Definitions and III – Use Regulations to clarify general service establishments, warehouses, and general industrial uses as well as accessory outdoor storage uses. Note: ***Italicized and bold*** text is proposed and ~~striktthrough~~ text is to be deleted.

I-E DEFINITIONS

Warehouse - A building used primarily for the interior storage of goods and materials, for distribution ***or fulfillment.*** *Warehouse facilities shall not exceed 200,000 square feet on any lot. Warehouse facilities may not operate between the hours of 8:00 p.m and 6:30 a.m. (Added May 2016 – ATM, Art. 22)*

SECTION III - USE REGULATIONS

Permitted Uses and uses allowed by the Special Permit Granting Authority shall be in conformity with the provisions of Section IV and V of this Zoning By-Law. ~~Where a use, structure, or activity may be classified under more than one use in the table below, the more specific classification applies. If equally specific, the more restrictive classification is used.~~

D. COMMERCIAL USES CONTINUED	AR-1	AR-2	R-1	VR	C-1	VC	I	APT
7. General service establishment	N	N	N	N	Y SP	Y SP	N SP	N

G. INDUSTRIAL AND OUTDOOR USES	AR-1	AR-2	R-1	VR	C-1	VC	I	APT
1. Wholesale office or showroom, <i>including Warehouse facility</i>	N	N	N	N	SP N	SP N	Y <i>SP</i>	N
2. General industrial uses including manufacturing, storage, processing, fabrication, packaging and assembly	N	N	N	N	N	N	Y	SP N

comprised of not more than 15,000 square feet of floor area devoted to such use and otherwise in compliance with local, state and federal laws, rules and regulations, but not including any use which involves the manufacture, storage, transportation, discharge or disposal of hazardous, toxic or radioactive materials or which generates perceptible vibration or noise levels greater than 65 dbA at the property line								
3. General Industrial uses including manufacturing, storage, processing, fabrication, packaging, and assembly that occupy more than 15,000 square feet of floor area, <i>not including Warehouse</i> or those that have no more than 15,000 square feet of floor area and which involve the manufacture, storage, transportation, discharge or disposal of hazardous, toxic, or radioactive materials	N	N	N	N	N	N	SP	N
4. Building materials and equipment exposed to view the extent actually necessary during active continuous construction work on the same lot	Y	Y	Y	Y	Y	Y	Y	Y
5. Outdoor storage of building materials and equipment, excluding scrap and junk, which is not provided for elsewhere in this by-law, if the same is subjected to screening not occupy an area exceeding 25% of the ground floor area of the main building on the lot	Y	Y	Y	Y	Y	Y	Y	SP
6. Outdoor storage of building or other materials or equipment not covered elsewhere in this by-law	SP	SP	SP	SP	SP	SP	SP	SP
H. ACCESSORY USES	AR-1	AR-2	R-1	VR	C-1	VC	I	APT
<i>10. Building materials and equipment exposed to view the extent actually necessary during active continuous construction work on the same lot</i>	Y	Y	Y	Y	Y	Y	Y	Y
<i>11. Commercial open storage of raw materials, finished goods or construction equipment not associated with active</i>	SP	SP	SP	SP	SP	SP	SP	N

<i>permitted construction or agricultural uses</i>								
<i>12. Accessory outdoor storage clearly necessary to the operation and conduct of a permitted industrial or commercial use</i>	N	N	N	N	SP	SP	SP	N
<i>13. Processing of raw materials not associated with active permitted uses</i>	N	N	N	N	N	N	SP	N

; or to take any action relative thereto.

COMMENTS: These proposed changes are being advanced to provide additional clarity to the definition and regulation of several commercial, industrial and accessory uses including: “Warehouse” by Special Permit in the Industrial zone only, "General Service Establishments" (Special Permits in Village Commercial, Commercial and Industrial zones), and relocating “Outdoor Uses” to “Accessory Uses” and re-define storage uses as either open and accessory commercial storage by Special Permit or processing of raw materials by Special Permit (Industrial district only). Planning Board unanimously in favor.

ARTICLE 39. GENERAL BY-LAWS – SECTION 12 (SWIMMING POOLS)
SPONSORED BY: Select Board

To see if the Town will vote to amend its General By-Laws by deleting, in its entirety, Section 12 of Article XXIV, pertaining to Swimming Pools.

COMMENTS: Section 12 of the Town By-Laws was approved in 1980 in lieu of building codes that addressed swimming pools. However, the Commonwealth has since adopted building codes for swimming pools and the most current code is the 2015 International Swimming Pool and Spa Code from ICC. Specially, Section 12 of the Town By-Laws requires a barrier height of 5 feet, while the Building Code is 4 feet. Removal of Section 12 would put the Town in alignment with Massachusetts State Building Code 780 CMR, 9th Edition.

ARTICLE 40. ROAD ACCEPTANCES
SPONSORED BY: Select Board

To see if the Town will vote to accept as public ways, Hopping Brook Road (Sta. 0+00 to Sta. 40+93.02) and Boynton Road in the Hopping Brook Definitive Subdivision, as shown on the plan entitled “Roadway Acceptance Plan in Holliston, MA” dated October 18, 2001 (revised through December 2022), prepared by Schofield Brothers of New England, Inc., and Indian Ridge Road South (Station 0+25 to 10+51.55) in the Clearview Estates II Subdivision as shown on the plan entitled “Street Acceptance Indian Ridge South (formerly James Road) Clearview Estates II in Holliston, MA” dated March 13, 2014, prepared by Guerrier & Halnon, Inc. such ways having been laid out as Town Ways by the Select Board and will further vote to authorize the Select Board to acquire by donation, purchase or eminent domain, rights sufficient to use Hopping Brook Road, Boynton Road, and Indian Ridge Road South all purposed for which public ways are used in the Town of Holliston, or take any action relative thereto.

COMMENTS: All of these ways have been previously accepted by actions of Town Meeting and have been subject to prior public hearings by the Select Board per M.G.L. c. 82.

ARTICLE 41. EXPAND THE SELECT BOARD TO FIVE (5) MEMBERS

SPONSORED BY: Citizens Petition

To see if the Town will vote to expand the Select Board to five (5) members, by replacing Article III, Section #1 of the Town of Holliston General By-Laws with the following:

“#1. MEMBERSHIP AND TERM OF OFFICE. The Town shall have a Select Board, consisting of five (5) members, elected for a term of three (3) years each, and so elected that the term of no more than two (2) shall expire in any one year.”

by directing the Select Board to hold a special election within 180 days from the conclusion of the 2022 Annual Town Meeting for the purpose of electing two new members, with one member being elected to a two (2) year term and one member being elected to a three (3) year term, and by raising and appropriating an amount sufficient to fund the costs of the special election; or take any action relative thereto.

You are directed to notify and warn the inhabitants of said Town who are qualified to vote in Town elections to vote at:

Voters in Precinct 1 vote at High School gymnasium
Voters in Precinct 2 vote at High School gymnasium
Voters in Precinct 3 vote at High School gymnasium
Voters in Precinct 4 vote at High School gymnasium

On Tuesday, May 24, 2022

From 7:00 a.m. to 8:00 p.m. for the following purpose:

To cast their votes in the Town Election for the election of candidates for the following offices:

Moderator	3 year term	Vote for ONE
Town Clerk	3 year term	Vote for ONE
Select Board	3 year term	Vote for ONE
Board of Assessors	3 year term	Vote for ONE
School Committee	3 year term	Vote for TWO
Board of Health	3 year term	Vote for ONE
Trustee of Public Library	3 year term	Vote for TWO
Trustee of Public Library	1 year term	Vote for ONE
Finance Committee	3 year term	Vote for THREE
Park Commissioner	3 year term	Vote for TWO
Planning Board	5 year term	Vote for ONE

And you are directed to serve this Warrant by posting true copies thereof, attested, on and within the Town Hall seven days at least before the date of said meeting. Hereof fail not and make return of this Warrant with your doings thereon at the time and place of said meeting.

Given under our hands this 21 day of April A.D. 2022.

Christie Hein

Tina Hein, Chair

SELECT BOARD

Ben Sparrell

Ben Sparrell, Vice Chair

John Cronin

John Cronin, Clerk

I have this 21ST day of April 2022, posted true copies, attested, of the within Warrant on and within the Town Hall, as herein directed.

Barry Sims

Constable

Barry Sims

A true record, ATTEST:

Elizabeth Greendale

Elizabeth Greendale, Town Clerk

A true copy of record
Attest: Elizabeth T. Greendale
Town Clerk
Holliston, MA 01746

Elizabeth T. Greendale