

TOWN OF HOLLISTON
ANNUAL TOWN MEETING
MAY 9,10, 2016
INDEX

ARTICLE 1	PASSED	To hear and act on the report of the Selectmen
ARTICLE 2	PASSED	To hear and act on the report of the Finance Committee
ARTICLE 3	PASSED	To authorize the Treasurer to sell tax title foreclosure property at public auction.
ARTICLE 4	PASSED	To amend Sec. 29-Job Classification Plan of the Personnel By-Law
ARTICLE 5	PASSED	To amend Sec. 30-Job Compensation Plan of the Personnel By-Law
ARTICLE 6	PASSED	To pay any unpaid bills from prior years
ARTICLE 7	PASSED	To supplement the FY16 budget
ARTICLE 8	PASSED	To authorize an auction to dispose of surplus equipment
ARTICLE 9	PASSED	To authorize the use of Chapter 90 reimbursements from the State
ARTICLE 10	PASSED	To authorize revolving accounts
ARTICLE 11	PASSED	To accept Ch. 73 of the Acts of 1986 relating to property tax exemptions
ARTICLE 12	PASSED	To amend the interest rate for tax deferrals under clause 41A of Sec. 5 of Ch. 59
ARTICLE 13	PASSED	To accept ch. 184 s. 51 of the Acts of 2002 income requirements
ARTICLE 14	PASSED	Omnibus Budget
ARTICLE 15	PASSED	To provide funds for the Capital Expenditure Fund
ARTICLE 16	PASSED	Community Preservation Committee
ARTICLE 17	PASSED	To appropriate funds for Capital Expenditures
ARTICLE 18	PASSED	To transfer funds to the Stabilization Fund
ARTICLE 19	PASSED	Water Main Design/Replacement for Mudville Area
ARTICLE 20	PASSED	Water Main Design/Replacement for Shaw Farm Road Area
ARTICLE 21	PASSED	Amend Zoning By-Law sec. I-C Pre-Existing, Non-Conforming
ARTICLE 22	PASSED	Amend Zoning By-Law sec. I-E Definitions
ARTICLE 23	PASSED	Amend Zoning By-Law sec. III-A Use Regulations
ARTICLE 24	PASSED	Amend Zoning By-Law sec. V-J Flood Plain Dist. Regulations
ARTICLE 25	FAILED	Amend Zoning By-Law sec. V-9 Senior Residential Development

ARTICLE 26	INDEF PP	Amend Zoning By-Law sec. V-P (3) Establishment & Delineation of Senior Residential District
ARTICLE 27	PASSED	Amend Zoning By-Law sec. V-I Adult Entertainment – Not approved by Atty. Gen.
ARTICLE 28	PASSED	Amend Zoning By-Law sec. I-E, III-A, VII Medical Marijuana
ARTICLE 29	PASSED	Sale of Andrews School
ARTICLE 30	PASSED	Downtown Signalization
ARTICLE 31	PASSED	Transfer Chamberlain St. land from BOS to Housing Trust
ARTICLE 32	PASSED	Demolition of Flagg School
ARTICLE 33	PASSED	PILOT agreement 128 Fisher St
ARTICLE 34	PASSED	Fall Town Meeting Date Change

TOWN OF HOLLISTON
ANNUAL TOWN MEETING
MAY 9, 2016

The Annual Holliston Town Meeting of May 9, 2016 was held at the High School Auditorium and was brought to order by Town Clerk, Elizabeth Turner Greendale at 7:30 PM, with a quorum of 137 and growing.

The Town Clerk opened the meeting and read the Call of the Meeting and posting of the Warrant. Ms. Greendale explained that in the absence of the Moderator, she would take nominations from the floor. Selectman Marsden nominated Jacqueline Dellicker and Mr. Szajda seconded the nomination. Mr. Marsden made a motion to close nominations, seconded by Mr. Szajda. Given that there was only one nomination from the floor Ms. Greendale asked for unanimous consent from Town Meeting that Jacqueline Dellicker be elected Temporary Moderator. Mrs. Dellicker was unanimously elected Temporary Moderator.

Jacqueline Dellicker was sworn in by Town Clerk, Elizabeth Greendale. Ms. Dellicker went over the preliminary rules for Town Meeting then read the following Motion as required by the Town By-Laws.

PRIOR TO ARTICLE 1

MOTION: Moved that the following non-resident and non-voting Town officials, consultants to committees and petitioners be allowed to speak during the course of this Annual Town Meeting:

Scott Moles	Health Director/Agent
Leslie McDonnell	Library Director
Sharon Emerick	Town Accountant
Kathryn Peirce	Principal Assessor
Peter Tartakoff	Building Inspector
Brad Jackson	Superintendent of Schools
Sara Ahern	Assistant Superintendent of Schools
Sean Reese	DPW Director
Karen Sherman	Town Planner
John Moore	Police Chief
David Gatchell	Police Lieutenant
Chris Meo	Technology Director
Charles Katuska	Conservation Agent
Kirsteen Leveille	Keefe Tech Superintendent-Director
Maureen Chlebek	McMahon Associates
Richard Todd Barber	Habitat for Humanity
Mark Bobrowski	Special Zoning Counsel
Jeff Ritter	Town Administrator
John Carey	Special Labor Counsel
Mary Bousquet	Treasurer/Collector

Tom Smith	Highway Superintendent
Jean Boulette	Senior Center Director
Matthew Buckley	Resident – Non Voter

SECONDED

DISCUSSION: Our By-laws require that the Town Meeting vote to allow non-residents and non-voters to address the Town Meeting

VOTE: Passed by unanimous voice vote.

ARTICLE 1. To hear and act on the report of the Selectmen.

MOTION: Moved that the Annual Report of the Town for the 12 month period ending June 30, 2015, be accepted.

SECONDED

DISCUSSION: Jay Marsden, 32 Wendy Lane, spoke about all the programs and projects that were completed throughout the year.

VOTE: Unanimously passed by voice call vote to accept Article 1 as stated in the motion.

ARTICLE 2. To hear and act on the report of the Finance Committee.

MOTION: Moved that the Annual Report of the Finance Committee be received and laid on the table and that motions offered in the report be accepted as motions before this meeting as the articles and the budget are taken up.

SECONDED

DISCUSSION: Ken Szajda, 676 Fiske St. and Chairperson of the Finance Committee, gave a presentation updating Town Meeting on the finances of the town.

VOTE: Unanimously passed by voice call vote to accept Article 2 as stated in the motion.

ARTICLE 3. To see if the Town will vote to authorize the Town Treasurer, subject to the approval of the Selectmen, 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 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 may hold a public auction and may reject any bid which s/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.

MOTION: Moved that this Article be approved as presented in the Warrant.

SECONDED

DISCUSSION: None

VOTE: Unanimously passed by voice call vote to accept Article 3 as stated in the motion.

ARTICLE 4. To see if the Town will vote to amend the Consolidated Personnel By-law Section 29, Job Classification Plan, by reflecting those revisions, deletions and/or additions to be effective as of July 1, 2016; or take any action relative thereto. **(Town Administrator)**

SECTION 29, JOB CLASSIFICATION PLAN (Full-time Permanent Positions)

POSITION	GRADE	POSITION	GRADE
Administrative Assessor	400	Head Dispatcher	400
Assistant Clerk	200	Head of Circulation, Library	400
Assistant Director, Library	400	Library Page	50
Assistant, Town Clerk	400	Matron, Police	100
Assistant, Treasurer/Collector	400	Outreach Manager	400
Cataloger, Library	300	Principal Clerk	300
Children's Librarian	400	Program Coordinator	200
Clerk to a Board or Committee	100	Reference Librarian	400
Crossing Guard	100	Technician, Library	100
Custodian	100	Van Driver	100
Dispatcher	200		

MOTION: Moved that this Article be approved as presented in the Warrant.

SECONDED

DISCUSSION: None

VOTE: Unanimously passed by voice call vote to accept Article 4 as stated in the motion.

ARTICLE 5. To see if the Town will vote to amend the Consolidated Personnel By-law Section 30, Job Compensation Plan, to reflect the rates listed below, and the inclusion of any new rates resulting from reevaluation or new or revised positions to be effective as of July 1, 2016; or take any action relative thereto. (**Town Administrator**)

SECTION 30, JOB COMPENSATION PLAN, PART I, SCHEDULE B, HOURLY RATES

GRADE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7
50	10.77	11.45	11.93	12.23	12.52	13.04	13.31
100	15.99	17.01	17.72	18.16	18.52	19.30	19.71
200	18.97	20.18	21.02	21.53	21.97	22.89	23.38
300	19.56	20.81	21.68	22.21	22.66	23.60	24.11
400	22.52	23.96	24.95	25.56	26.09	27.18	27.76
500	24.44	26.00	27.08	27.74	28.31	29.49	30.13

MOTION: Moved that the Town vote to amend the Consolidated Personnel By-law Section 30, Job Compensation Plan, by implementing the rates shown in Article 5, effective July 1, 2016, as presented in the Warrant.

SECONDED

DISCUSSION: None

VOTE: Unanimously passed by voice call vote to accept Article 5 as stated in the motion.

ARTICLE 6. 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. (**Board of Selectmen**)

MOTION: Moved that the Town raise and appropriate \$808.68 for the payment of previous fiscal year bills.

SECONDED

DISCUSSION: None

VOTE: Unanimously passed by voice call vote to accept Article 6 as stated in the motion.

ARTICLE 7. To see if the Town will vote to transfer from available funds a sum of money for the purpose of supplementing various accounts of the Town's Fiscal Year 2016 annual budget, previously voted by the Town under Article 17 of the Warrant for the 2015 Annual Town Meeting and under Article 1 of the Warrant for the October 26, 2015 Special Town Meeting; or take any action relative thereto. **(Board of Selectmen)**

MOTION: Moved that the Town vote to transfer \$176,729 from Water Surplus 60100-31900, to the fiscal year 2016 Water Personal Services budget 60150-51000; and to transfer \$39,000 from account number 01423-52000 (Snow and Ice) to account number 01210-51000 (Police Personal Services)

SECONDED

DISCUSSION: None

VOTE: Unanimously passed by voice call vote to accept Article 7 as stated in the motion.

ARTICLE 8. To see if the Town will vote to authorize the Board of Selectmen to hold a public auction for the purpose of disposing of surplus departmental equipment; or take any action relative thereto. **(Board of Selectmen)**

MOTION: Moved that the Town vote to authorize the Board of Selectmen to dispose of surplus equipment, including office equipment, property, and or vehicles during Fiscal Year 2017.

SECONDED

DISCUSSION: Paul Faramelli, 80 Kim Place, asked to get an accounting of what is sold. Jay Leary, 146 Karen Circle, responded that as of now there is nothing to sell, but the Board of Selectmen would provide that listing if /when something is sold.

VOTE: Unanimously passed by voice call vote to accept Article 8 as stated in the motion.

ARTICLE 9. To see if the Town will vote to authorize the Department of Public Works, with the approval of the Board of Selectmen, 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. **(Board of Selectmen)**

MOTION: Moved that the Department of Public Works with the approval of the Board of Selectmen, be authorized 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.

SECONDED

DISCUSSION: None

VOTE: Unanimously passed by voice call vote to accept Article 9 as stated in the motion.

ARTICLE 10. To see if the Town will vote, under the provisions of Massachusetts General Laws Chapter 44, section 53E1/2, as amended, to reauthorize the following revolving accounts for fiscal year 2017:

1. a Wetlands Filing Fee revolving account into which shall be deposited receipts received as payment of filing fees for wetlands determinations and from which account expenditures for the costs of wetland determinations may be made with the approval of the Board of Selectmen in an amount not to exceed \$30,000 during fiscal year 2017, except that expenditures from said account in excess of said \$30,000 may be authorized by vote of the Board of Selectmen and Finance Committee;
2. a Council on Aging fee revolving account into which shall be deposited receipts received as payment of fees for the use of the Senior Center and from which account expenditures for Senior Center expenses may be made in an amount not to exceed \$5,000;
3. a Composting Kit revolving account into which shall be deposited receipts received from the sale of composting kits and from which account expenditures for purchasing composting kits may be made in an amount not to exceed \$3,000;
4. a Response and Recovery fee revolving account into which shall be deposited receipts received as payment of fees and reimbursements for response to natural and man-made emergencies and from which account expenditures for planning, response, recovery and mitigation efforts by Town departments may be made in an amount not to exceed \$25,000;
5. an Abutter's List fee revolving account into which shall be deposited receipts received as payment of fees for abutter's lists and from which fund expenditures for preparing and issuing abutter's lists, including technologies, may be made in an amount not to exceed \$5,000;
6. a Building Inspection revolving account into which shall be deposited receipts received as payment of all fees received by the Building Inspection department for plumbing, gas and wiring permits and from which account expenditures reasonably related to inspectional services for plumbing, gas and wiring may be made in an amount not to exceed \$100,000;

7. a Town Hall revolving account into which shall be deposited receipts received as payment of all fees for rental of the Town Hall facility and from which account expenditures reasonably related to maintaining the Town Hall for purposes of rental may be made in an amount not to exceed \$25,000;
8. a Senior Center Van Services revolving account into which shall be deposited receipts received as payment of all fees, reimbursements and contracted receipts for use of the Senior Center van and transportation program and from which account expenditures reasonably related to maintaining the Senior Center van service and transportation program may be made in an amount not to exceed \$10,000;
9. an Agricultural Commission programs revolving account into which shall be deposited receipts received as payment for all programs and activities of the Agricultural Commission and from which account expenditures reasonably related to the programs and activities of the Agricultural Commission may be made in an amount not to exceed \$10,000;
10. a Sealer of Weights and Measures revolving account into which shall be deposited receipts received for Sealer of Weights and Measures services and from which account expenditures related to the services of the Sealer of Weights and Measures may be made in an amount not to exceed \$5,000;
11. a Fluorescent Bulb recycling revolving account into which shall be deposited receipts received from recycling fluorescent bulbs and from which account expenditures for recycling fluorescent bulbs may be made in an amount not to exceed \$3,000;
12. a Banner Revolving account into which shall be deposited receipts received as payment of fees for banners over Washington Street and from which account expenditures for placing the banners may be made in an amount not to exceed \$5,000;
13. an Accident Fee revolving account into which shall be deposited receipts received as payment of fees for motor vehicle accident investigations and from which account expenditures for investigating motor vehicle accidents may be made in an amount not to exceed \$5,000;
14. an Inoculation revolving account into which shall be deposited receipts received for reimbursement for inoculations and from which account expenditures for inoculations may be made in an amount not to exceed \$20,000;
15. a Cost of Prosecution account into which shall be deposited receipts received as payment of fees for court imposed penalties and from which account expenditures for the costs of prosecution may be made in an amount not to exceed \$30,000; and
16. a Nutrition revolving account into which shall be deposited receipts received for nutrition programs at the Senior Center and from which account expenditures for nutrition programs at the Senior Center may be made in an amount not to exceed \$10,000;

17. a Pinecrest Golf Course revolving account into which shall be deposited receipts received for golf course and restaurant fees and from which account expenditures for debt payments and lease payments of the Pinecrest Golf Course of the Pinecrest Golf Course may be made in an amount not to exceed \$200,000;

18. a Technology Repair and Replenishment account into which shall be deposited receipts received for an optional insurance policy for families who have borrowed student technology under the care and custody of the School Committee and from which account expenditures for the costs of repair, replacement, and future replenishment may be made with the approval of the School Committee in an amount not to exceed \$75,000;

provided that expenditures from said accounts shall require the approval of the Board of Selectmen (except for the School Committee) and expenditures in excess of the amounts stated shall require the approval of the Board of Selectmen and the Finance Committee; or take any action relative thereto. **(Board of Selectmen)**

MOTION: Moved that the Town reauthorize and approve the revolving accounts as it is printed in the Warrant, except for number 4, the response and recovery fund. (\$25,000 from \$100,000)

SECONDED

DISCUSSION: Doug Foss, 1225 Washington St, asked Town Counsel if Town Meeting is allowed to take up the revolving accounts collectively instead of individually, as has been done in the past. William Mayer, Town Counsel, recalls approving them collectively in the past and agrees that it is legal to do so.

VOTE: Unanimously passed by voice call vote to accept Article 10 as stated in the motion.

ARTICLE 11. To see if the Town will vote to accept the provisions of Chapter 73 of the Acts of 1986, as amended by Chapter 126 of the Acts of 1988, authorizing the Board of Assessors to grant an increase of twenty percent (20%) to all exemptions from property taxes excluding those granted under clause 18 of section 5 of Chapter 59 of the Massachusetts General Laws for the fiscal year commencing July 1, 2016; or take any action relative thereto. **(Board of Assessors)**

MOTION: Moved that the Town vote to accept the provisions of Chapter 73 of the Acts of 1986, as amended by Chapter 126 of the Acts of 1988, authorizing the Board of Assessors to grant an increase of twenty percent (20%) to all exemptions from property taxes excluding those granted under clause 18 of section 5 of Chapter 59 of the General Laws for the Fiscal Year commencing July 1, 2016.

SECONDED

DISCUSSION: None

VOTE: Unanimously passed by voice call vote to accept Article 11 as stated in the motion.

ARTICLE 12. 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. **(Board of Assessors)**

MOTION: Moved that the Town vote to accept the provisions of clause 41A as amended of section 5 of General Laws Chapter 59, as amended by Chapter 136 of the Acts of 2005, amending the interest rate per annum from 8% to 6% for tax deferrals for homeowners 65 years or older, for the fiscal year commencing July 1, 2016.

SECONDED

DISCUSSION: None

VOTE: Unanimously passed by voice call vote to accept Article 12 as stated in the motion.

ARTICLE 13: 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. **(Board of Assessors)**

MOTION: Moved that the Town 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, for the fiscal year commencing July 1, 2016.

SECONDED

DISCUSSION: Pamula Zicko, 180 Fiske St., asked for an explanation. Peter Barbieri, Chair Board of Assessors, explained that it provides a greater opportunity for senior citizens to a small exemption on their taxes.

VOTE: Unanimously passed by voice vote to accept Article 13 as stated in the motion

ARTICLE 14. 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, Conservation Fund, Stabilization Fund, and to appoint trustees or caretakers or authorize the Selectmen to appoint caretakers of the cemeteries of the Town not otherwise provided for, for the ensuing year; or take any action relative thereto. **(Omnibus Budget)**

MOTION: The budget amounts in the recommended column will be discussed and voted individually.

SECONDED

DISCUSSION: The Moderator read the omnibus line by line and each budget was seconded, discussed if needed and voted on:

Board of Selectmen **01122**

51000 Personnel Services	\$217,940
52000 Purchased Services	43,475
54000 Supplies & Materials	2,300
57000 Other Expenses	210,000
TOTAL	\$473,715

Finance Committee **01131**

51000 Personnel Services	\$ 1,475
52000 Purchased Services	0
54000 Supplies & Materials	50
TOTAL	\$ 1,525

Town Accountant **01134**

51000 Personnel Services	107,254
52000 Purchased Services	29,725
54000 Supplies & Materials	550
TOTAL	\$137,529

Board of Assessors **01137**

51000 Personnel Services	\$178,978
52000 Purchased Services	25,668
54000 Supplies & Materials	1,000
TOTAL	\$205,646

Treasurer/Collector **01138**

51000 Personnel Services	\$ 268,439
52000 Purchased Services	45,120
54000 Supplies & Materials	6,644
TOTAL	\$ 320,203

Other Financial Administration **01149**

57810 Reserve for Transfers	\$ 215,000
TOTAL	\$215,000

Technology **01154**

51000 Personnel Services	\$ 88,872
52000 Purchased Services	4,700
54000 Supplies & Materials	300
58000 Capital	7,406
TOTAL	\$ 99,278

Town Clerk **01161**

51000 Personnel Services	\$ 136,251
52000 Purchased Services	6,148
54000 Supplies & Materials	1,900
TOTAL	\$ 144,299

Elections **01162**

51000 Personnel Services	\$ 18,837
52000 Purchased Services	3,242
54000 Supplies & Materials	3,582
TOTAL	\$ 25,661

Conservation Commission	01171	
51000 Personnel Services		\$ 46,795
52000 Purchased Services		2,500
54000 Supplies & Materials		600
TOTAL		\$ 49,895
Planning Board	01172	
51000 Personnel Services		\$ 75,613
52000 Purchased Services		6,400
54000 Supplies & Materials		500
TOTAL		\$ 82,513
Zoning Board of Appeals	01173	
51000 Personnel Services		\$ 6,499
52000 Purchased Services		4,200
54000 Supplies & Materials		151
TOTAL		\$ 10,850
Economic Development	01182	
51000 Personnel Services		\$ 10,455
52000 Purchased Services		1,950
54000 Supplies & Materials		100
TOTAL		\$ 12,505
Public Buildings	01192	
51000 Personnel Services		\$ 0
52000 Purchased Services		217,472
53000 Repair & Maintenance		50,814
54000 Supplies & Materials		2,000
TOTAL		\$ 270,286
Employee Benefits	01194	
51750 Insurance		\$5,184,893
51780 Benefits		3,381,902
TOTAL		\$8,566,795
Police Department	01210	
51000 Personnel Services		\$2,526,607
52000 Purchased Services		104,312
53000 Repairs & Maintenance		25,206
54000 Supplies & Materials		15,650
58000 Capital Outlay		0
TOTAL		\$2,671,775
Auxiliary Police	01211	
52000 Purchased Services		\$ 5,775
53000 Repairs & Maintenance		190
54000 Supplies & Materials		7,264
TOTAL		\$ 13,229
Fire Department	01220	
51000 Personnel Services		\$735,950
52000 Purchased Services		47,166
53000 Repair & Maintenance		20,800
54000 Supplies & Materials		12,250
58000 Capital		12,500
TOTAL		\$828,666
Ambulance	26231	
51000 Personnel Services		\$ 228,690
52000 Purchased Services		88,275
53000 Repair & Maintenance		13,750

54000 Supplies & Materials	21,300
58000 Capital	2,100
TOTAL	\$ 354,115

Building Inspection 01251	
51000 Personnel Services	\$127,831
52000 Purchased Services	3,250
54000 Supplies & Materials	700
TOTAL	\$131,781

Sealer of Weights & Measures 01254	
51000 Personnel Services	\$ 0
52000 Purchased Services	0
54000 Supplies & Materials	0
TOTAL	\$ 0

Emergency Management 01291	
52000 Purchased Services	\$ 10,500
54000 Supplies & Materials	62
57000 Other Expense	275
TOTAL	\$ 10,837

Animal Control 01292	
51000 Personnel Services	\$ 0
52000 Purchased Services	38,570
54000 Supplies & Materials	0
TOTAL	\$ 38,570

Schools 01300	
51000 Personnel Services	\$ 24,851,023
52000 Purchased Services	2,666,113
53000 Repair & Maintenance	809,275
54000 Supplies & Materials	565,585
55000 Fuels	104,000
56000 Intergovernmental	2,278,098
57000 Other Expenses	456,241
58000 Capital Outlay	153,402
TOTAL	\$ 31,883,737

Keefe Technical School: 01371	
57000 Intergovernmental	\$ 840,586
TOTAL	\$ 840,586

DPW Highway Department 01420	
51000 Personnel Services	\$ 775,498
52000 Purchased Services	84,096
53000 Repair & Maintenance	27,664
54000 Supplies & Materials	65,953
58000 Capital	352,973
TOTAL	\$ 1,306,184

DPW Snow & Ice Removal 01423	
51000 Personnel Services	\$ 0
52000 Purchased Services	250,000
53000 Repair & Maintenance	0
TOTAL	\$ 250,000

Street Lighting 01424	
52120 Street Lighting	\$ 60,000
TOTAL	\$ 60,000

Solid Waste 01433

52120 Solid Waste	\$ 1,045,156
TOTAL	\$ 1,045,156

Wastewater Treatment **01440**

52000 Purchased Services	\$ 73,000
53000 Repair & Maintenance	1,000
TOTAL	\$ 74,000

Other Public Works **01499**

54000 Motor Vehicle Fuels	\$ 125,000
TOTAL	\$ 125,000

Board of Health **01512**

51000 Personnel Services	\$ 124,365
52000 Purchased Services	9,400
54000 Supplies & Materials	700
TOTAL	\$ 134,465

Council on Aging **01541**

51000 Personnel Services	\$ 159,051
52000 Purchased Services	40,165
53000 Repair & Maintenance	4,060
54000 Supplies & Materials	11,650
TOTAL	\$ 214,926

Youth Services **01542**

51000 Personnel Services	\$ 118,760
52000 Purchased Services	3,276
54000 Supplies & Materials	500
57000 Other Expenses	0
TOTAL	\$ 122,536

Veterans' Services: **01543**

51000 Personnel Services	\$ 0
52000 Purchased Services	0
54000 Supplies & Materials	0
56000 Intergovernmental	21,319
57000 Benefits	31,250
TOTAL	\$ 52,569

Library **01610**

51000 Personnel Services	\$ 316,024
52000 Purchased Services	68,814
53000 Repair & Maintenance	9,581
54000 Supplies & Materials	79,604
TOTAL	\$ 475,023

Park Commission **01650**

51000 Personnel Services	\$ 102,172
TOTAL	\$ 102,172

Debt Service **01710**

52000 Purchased Services	\$ 5,579
57600 Debt Service	\$ 5,527,871
TOTAL	\$ 5,533,450

Dept. of Public Works **60150**

51000 Personnel Services	\$ 751,771
52000 Purchased Services	395,478
53000 Repair & Maintenance	83,000
54000 Supplies & Materials	225,000
56000 Intergovernmental	3,600
57000 Debt Service	774,501

58000 Capital
TOTAL

15,000
\$2,248,350

DISCUSSION: Carol Emmons, 1207 Highland St., said the School Committee wanted to give a brief presentation on their budget. Anne Louise Hanstad, 8 Cassandra Ln., gave a presentation on why they asked for an over guideline increase. Mark Shultz, 21 Wedgewood Dr., asked how much the cost has been reduced due to electronic textbooks becoming more popular. Ms. Hanstad responded that, although they are great, there is still a charge for using the on-line version.

Tom Chipman, 116 Stagecoach Rd., asked if we have looked into using LED Street Lights, it could save the Town a lot of money. Mr. Marsden, stated that it has come up, but the street lights are owned by NSTAR.

VOTE: As read each article was voted on and passed by at least majority voice vote to accept the Motions in Article 14 as read.

ARTICLE 15. 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.
(Board of Selectmen)

MOTION: Moved that the Town raise and appropriate the sum of \$800,000 for the Capital Expenditure Fund.

SECONDED

DISCUSSION: None

VOTE: Unanimously passed by voice call vote to accept Article 15 as stated in the motion.

ARTICLE 16. To see if the Town will vote to act on the report of the Community Preservation Committee on the fiscal year 2017 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; or take any action relative thereto.
(Community Preservation Committee)

MOTION: Moved to appropriate \$168,500 in Fiscal 2017 Community Preservation General Revenue to assist the Parks and Recreation Department with the rehabilitation of the tennis and basketball courts at ~~Stoddard Park~~ *Patoma Park*, with all funds to be expended before the end of fiscal year 2017.

SECONDED

DISCUSSION: Frank Chamberlain, 333 Hollis St., gave a summary of the year and the projects completed. Ken Szajda, 676 Fiske St., made a motion to amend the Article.

MOTION TO AMEND: The Motion should read the same, except to replace Stoddard Park with Patoma Park

SECONDED

VOTE: Unanimously passed by voice call vote to amend the above motion.

VOTE: Unanimously passed by voice call vote to accept the above motion, as amended, in Article 16.

MOTION: Moved to appropriate \$5,000 for fiscal year 2017 from the Community Preservation Fund General Reserve to support the administrative functions of the Community Preservation Committee for the Town of Holliston, for expenses incurred in fiscal 2017.

SECONDED

DISCUSSION: None

VOTE: Unanimously passed by voice call vote to accept the above motion in Article 16.

*Paul Faramelli, 80 Kim Place made a motion to take Article 30 out of order, which was seconded and voted down. Yes-2 No-205

ARTICLE 17. To see if the Town will vote to raise and appropriate, 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 School, Police, Fire and Public Works departments, and authorize the Board of Selectmen to trade or sell used equipment toward part of the purchase price; or take any action relative thereto. **(Board of Selectmen)**

MOTION: Moved that the Town vote to appropriate from the Capital Expenditure Fund \$661,807 for the following purchases and acquisitions for the Department of Public Works, 1 Utility Rack Body Truck, \$48,807; Department of Public Works, Purchase and Install Gasoline Tank, \$245,000; Schools, Chromebooks, \$125,000; Conservation Commission, Dam Inspections & Improvements, \$28,000; Selectmen, Senior Center Parking Lot, \$185,000; Selectmen, Cart Path Improvements, \$30,000.

SECONDED

DISCUSSION: None

VOTE: Unanimously passed by voice call vote to accept Article 17 as stated in the motion.

ARTICLE 18. 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. **(Board of Selectmen)**

MOTION: Moved that the Town vote to indefinitely postpone this Article.

SECONDED

DISCUSSION: None

VOTE: Unanimously passed by voice call vote to Indefinitely Postpone Article 18, as stated in the motion.

ARTICLE 19. To see if the Town will vote to appropriate from Water Surplus, Water Infrastructure Account, \$43,000 for engineering design and tasks related to replacement of approximately 6,100 linear feet of water mains in the Mudville Area. The scope of this project includes new water mains, valves, hydrants, service connections and related work in Pleasant, Spring, School, Exchange, Mechanic and Union Streets; or take any action relative thereto. **(Board of Selectmen)**

MOTION: Moved that the Town vote to appropriate \$43,000 from Water Surplus, Water Infrastructure Account for engineering design and tasks related to the replacement of approximately 6,100 linear feet of water mains in the Mudville area.

SECONDED

DISCUSSION: Liz Theiler, 17 Norland St., asked why these funds can't come from the Water Repair & Maintenance account. Jay Leary, 146 Karen Cir., responded that the purpose of the Water Infrastructure Account, is for replacing water mains.

VOTE: Unanimously passed by voice call vote to accept Article 19, as stated in the motion.

ARTICLE 20. To see if the town will vote to appropriate from Water Surplus, Water Infrastructure Account \$39,000 for engineering design and tasks related to replacement of approximately 5,000 linear feet of water mains in the Shaw Farm Road Area. The scope of this project includes new water mains, valves, hydrants, service connections and related work in Clark, Cold Spring and Shaw Farm Roads, Cynthia Circle, Appleyard Lane, Roberta Circle and Heritage Way; or to take any other action relative thereto. **(Board of Selectmen)**

MOTION: Moved that the Town vote to appropriate \$39,000 from Water Surplus, Water Infrastructure Account for engineering design and tasks related to the replacement of approximately 5,100 linear feet of water mains in the Shaw Farm Road Area.

SECONDED

DISCUSSION: None

VOTE: Unanimously passed by voice call vote to accept Article 20, as stated in the motion.

****Henry Dellicker, 24 Skyview Terrace, made a motion to take up Article 27 after Article 23.**

MOTION: To Consider Article 27 after Article 23.

SECONDED

DISCUSSION: Taro Matsuno, Planning Board, stated that they have legal counsel here tonight to answer any questions, and he is not available to be here tomorrow.

VOTE: The motion to advance Article 27 passed by more than a 2/3 vote.

Yes – 159 No – 26

ARTICLE 21. To see if the Town will vote to amend the Zoning By-Law by making the following changes: Delete Section I-C in its entirety and substitute the following therefor:

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

1. Applicability.

This By-law shall not apply to structures or uses lawfully in existence or lawfully begun, or to a building or special permit issued before the first publication of notice of the public hearing required by G.L. c. 40A, s. 5 at which this By-law, or any relevant part thereof, was adopted.

Construction or operations under a building permit or special permit shall conform to any subsequent amendments to this By-law, unless the use or construction is commenced within a period of not more than six months after the issuance of the permit and in any case involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.

2. Nonconforming Uses.

The Zoning Board of Appeals may award a special permit to change a nonconforming use in accordance with this Section only if it determines that such change shall not be substantially more detrimental than the existing nonconforming use to the neighborhood.

2.1 Permissible Changes. The following types of changes to nonconforming uses may be considered by the Zoning Board of Appeals:

1. Change or substantial extension of the use.
2. Change from one nonconforming use to another, less detrimental, nonconforming use.

2.2 Reversion to Nonconformity. No nonconforming use shall, if changed to a conforming use, revert to a nonconforming use.

3. Nonconforming Structures.

The Zoning Board of Appeals may award a special permit to change a nonconforming structure in accordance with this Section only if it determines that such change shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood.

3.1 Permissible Changes. The following types of changes to nonconforming structures may be considered by the Zoning Board of Appeals:

1. Reconstruction, extension or structural change.
2. Alteration to provide for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent.

3.2 Changes Resulting in Increased or New Nonconformity. Except as provided below, the change of a nonconforming structure in such a manner as to increase an existing nonconformity, or create a new nonconformity, shall require the issuance of a dimensional variance; the extension of an exterior wall at or along the same nonconforming distance within a required yard shall also require the issuance of a dimensional variance from the Zoning Board of Appeals.

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 nonconforming nature of said structure by more than 50% of the existing gross floor area.

3.3.1 Permissible Changes. The following circumstances shall **not** be deemed to increase the nonconforming nature of said structure and a building permit may be issued:

1. Alteration to a structure located on a lot with non-conforming area, provided that the structure and any alterations thereto comply with all current setbacks, building height, and percent building coverage requirements. See Section IV-B.
2. Alteration of a structure on a lot with non-conforming frontage, provided that the structure and any alterations thereto comply with all current setbacks, building height, and percent building coverage requirements. See Section IV-B.
3. Alteration to a structure which encroaches upon one or more required yard or setback areas, where the alteration will comply with all current setback, building coverage and building height requirements. See Section IV-B.
4. When an existing residence does not meet the minimum required side yard setback, an addition may be constructed on the same line as the existing residence.

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 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.

3.4 Abandonment or Non-Use. A nonconforming use or structure which has been abandoned, or not used for a period of two years, shall lose its protected status and be subject to all of the provisions of this zoning by-law; provided, however, that by special permit the Zoning Board of Appeals may reestablish a nonconforming use or structure otherwise abandoned or not used.

3.5 Reconstruction After Catastrophe or Demolition. Any nonconforming structure may be reconstructed after a catastrophe or after demolition in accordance with the following provisions:

3.5.1 Procedures.

1. Reconstruction of said premises shall commence within two years after such catastrophe or demolition.

2. Building(s) reconstructed as of right shall be located on the same footprint as the original nonconforming structure and shall be only as great in volume or area as the original nonconforming structure.

3. In the event that the proposed reconstruction would (a) cause the structure to exceed the volume or area of the original nonconforming structure or (b) cause the structure to be located other than on the original footprint, a Special Permit shall be required. In the case of voluntary demolition, the Special Permit shall be obtained from the Zoning Board of Appeals prior to such demolition.

4. Non-Conforming Lots

4.1 Changes to Nonconforming Lots. A lot that does not currently comply with the dimensional requirements set forth in Section IV-B may be changed provided that such change reduces or does not increase the extent of the existing nonconformity and does not create a new nonconformity. Such change shall not cause the protected status of the lot to be forfeited and the lot shall be considered a nonconforming lot.

4.2 Government Acquisition. If government acquisition of land causes a lot to be rendered nonconforming, or more nonconforming, it shall not cause the protected status of the lot to be forfeited and the lot shall be considered a nonconforming lot; or take any action relative thereto. **(Zoning Board of Appeals and Planning Board)**

MOTION: Moved that this Article to be approved as it is printed in the Warrant.

SECONDED

DISCUSSION: Mark Bobrowski, Special Zoning Counsel, explained the proposed changes to this Zoning By Law.

VOTE: Unanimously passed by voice call vote to Article 21, as stated in the motion.

*See Attached Letter from Planning Board

ARTICLE 22. To see if the town will vote to make the following changes to Section I-E of the Zoning By-Laws:

Item 1. Add the following new definitions, placed in proper alphabetical order:

Apartment - A multi-family dwelling authorized under Section V-G and V-K, herein.

Business or Professional Office - A building or part thereof, for the transaction of business or provision of services exclusive of the receipt, sale, storage, or processing of merchandise. Shall include but not be limited to other uses such as an office of a manufacturer's representative or salesperson, bank or financial institution, lawyer, real estate office, and outpatient medical or dental uses.

Child Care Center - A child care center as defined in G.L. c. 15D, s. 1A.

Electric Charging Station, Level Two - A facility equipped with a compatible cable such as J-1772, for the recharging of the batteries of motor vehicles.

Family day care home, large and small - An accessory use as defined in G.L. c. 15D, s. 1A.

General Service Establishment - Establishments engaged primarily in providing services and assistance, as opposed to products, to individuals or businesses including but not limited to repair, trades, dry cleaning, personal fitness center, and the like.

Qualified Acres - Parcels two (2) acres or more if the sale of products produced from the

agriculture, aquaculture, silviculture, horticulture, floriculture or viticulture use on the parcel annually generates at least \$1,000 per acre based on gross sales dollars per G.L. c. 40A, s. 3.

School Aged Child Care Program - A school aged child care program as that term is defined in G.L. c. 15D, s. 1A.

Warehouse - A building used primarily for the storage of goods and materials, for distribution, but not for sale on the premises.

Item 2. Delete the following existing definitions:

~~**Child Care Facility** - Day care center and School-age child care program as defined in MGL, c. 28A, s. 9. (Added May 2001 - ATM, Art. 40)~~

~~**Family Day Care Home** - Any private residence utilized for day care of children as defined in MGL, c. 28A, s.9. (Added May 2001 - ATM, Art. 40);~~

or take any action relative thereto. ~~what it will do in relation thereto.~~ **(Planning Board)**

MOTION: Moved that this Article be approved as it is printed in the Warrant.

SECONDED

DISCUSSION: Mark Bobrowski, Special Zoning Counsel, explained the proposed changes to this Zoning By Law. Theresa Lamkin, 448 Underwood St., made a motion to amend the General Service Establishment section.

MOTION: To remove *personal fitness center* from the classification of *General Service Establishment*.

SECONDED

DISCUSSION: None

VOTE: Unanimously passed by voice vote to amend Article 22.

*See Attached Letter from Planning Board

ARTICLE 23. To see if the Town will vote to delete the existing Schedule of Use Regulations in Section III-A of the Zoning By-Law, and substitute the following therefor:

SECTION III - USE REGULATIONS

In any district, no building or structure shall be erected or used for any purpose other than those set forth in the Schedule of Use Regulations and in accordance with the following notations:

Y - Permitted Use

SP - Use allowed under Special Permit by the Special Permit Granting Authority as provided in Section VI-D and VI-E hereinafter.

N - Prohibited Use

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.

A single-family dwelling in an Apartment District shall be governed by the requirements for the Residential or Agricultural-Residential District on which the Apartment District is superimposed.

****** Except 'SP' for a new building over 5,000 s.f. gross floor area or an addition resulting in a building over 5,000 s.f. gross floor area.

******* No adult use Special Permit shall be issued to any person convicted of violating the provisions of MGL, c. 119, Section 60 or MGL, c. 272, s. 28. All building entries and windows shall be screened in such a manner as to prevent visual access to the interior of the establishment by the public. No sign or other like materials shall display any sexually explicit figures or words as defined in MGL, c. 272, s. 31.

MOTION: Moved that this Article be approved as it is submitted in the Warrant.

SECONDED

DISCUSSION: Mark Bobrowski, Special Zoning Counsel, explained the proposed changes to this Zoning By Law. Ellen George, 62 Persis Place, asked if any of these proposed changes would affect Solar By Law. Mr. Bobrowski stated that it would make no change.

VOTE: Unanimously passed by voice call vote to accept Article 23 as stated in the motion.

*See Attached Letter from Planning Board

ARTICLE 27. To see if the town will vote to amend the Zoning By-Laws by making the following changes with regard to Adult Entertainment Establishments:

Item 1. Add the following new Section V-I:

V-I ADULT ENTERTAINMENT ESTABLISHMENTS.

1. Purposes. It is the purpose of this Section governing Adult Entertainment Establishments to address and mitigate the secondary effects of Adult Entertainment Establishments and sexually oriented businesses that are referenced and defined herein. Secondary effects have been shown to include increased crime, adverse impacts on public health, adverse impacts on the business climate of the Town, adverse impacts on the property values of residential and commercial properties, and adverse impacts on the quality of life in the Town. All of said secondary impacts are adverse to the health, safety and general welfare of the Town and its inhabitants.

The provisions of this By-Law have neither the purpose nor intent of imposing a limitation on the content of any communicative matter or materials, including sexually oriented matter or materials. Similarly, it is not the purpose or intent of this By-Law to restrict or deny access by adults to Adult Entertainment Establishments or to sexually oriented matter or materials that are protected by the Constitution of the United States of America or of the Commonwealth of Massachusetts, nor to restrict or deny rights that distributors or exhibitors of such matter or materials may have to sell, rent, distribute or exhibit such matter or materials. Neither is it the purpose or intent of this By-Law to

legalize the sale, rental, distribution or exhibition of obscene or other illegal matter or materials.

2. Authority. This By-Law is enacted pursuant to G.L. Chapter 40A and pursuant to the Massachusetts Constitution to serve the compelling Town interests of limiting the location of and preventing the clustering and concentration of certain Adult Entertainment Establishments for the reasons set forth, above.

3. Applicability. An Adult Entertainment Establishment may be permitted by special permit by the Special Permit Granting Authority provided a written determination is issued by said Board that the special permit decision criteria of Section VI-E have been met.

4. Location. Adult Entertainment Establishments may be located only in an Industrial District.

5. Conditions.

- a. In no instance shall the Special Permit Granting Authority issue a special permit to any person convicted or violating G.L. c. 119, s. 63 or G.L. c. 272, s. 28.
- b. No pictures, publications, electronic media, or other implements, items, or advertising that fall within the definition of adult merchandise shall be displayed in store windows or be visible from areas used by the general public.
- c. No sign or other like materials shall display any sexually explicit figures or words as defined in G.L. c. 272, s. 31.

Item 2. Add the following definitions, alphabetically placed, to Section I-E:

Adult Entertainment Establishments: Shall include and be defined as follows:

Adult bookstore: An establishment having as a substantial or significant portion of its stock in trade, books, magazines, and other matter which are distinguished or characterized by their emphasis depicting, describing, or relating to sexual conduct or sexual excitement as defined in section thirty-one of chapter two hundred and seventy-two of the General Laws..

Adult motion picture theatre: an enclosed building used for presenting material distinguished by an emphasis on matter depicting, describing, or relating to sexual conduct or sexual excitement as defined in section thirty-one of chapter two hundred and seventy-two of the General Laws.

Adult paraphernalia store: an establishment having as a substantial or significant portion of its stock devices, objects, tools, or toys which are distinguished or characterized by their association with sexual activity, including sexual conduct or sexual excitement as defined in section thirty-one of chapter two hundred and seventy-two of the General Laws.

Adult video store: an establishment having as a substantial or significant portion of its stock in trade, videos, movies, or other film material which are distinguished or characterized by their emphasis depicting, describing, or relating to sexual conduct or sexual excitement as defined in said section thirty-one of said chapter two hundred and seventy-two of the General Laws.

Establishment which displays live nudity for its patrons: any establishment which provides live entertainment for its patrons, which includes the display of nudity, as that term is defined in section thirty-one of chapter two hundred and seventy-two of the General Laws; or take any action relative thereto. **(Planning Board)**

MOTION: Moved that this Article be approved as it is printed in the Warrant.

SECONDED

DISCUSSION: Mark Bobrowski, Special Zoning Counsel, explained why we need to regulate secondary effects of this current by law. Chris Keenan, 32 Beatrice Lane, noticed an error under Item 1 Section 3. Ken Szajda, 676 Fiske St., made a motion to correct the error.

MOTION TO AMEND: To change Item 1, Section 3, by replacing Section V-E to Section VI-E

SECONDED

DISCUSSION: None

VOTE: Unanimously passed by voice to amend Article 27 as noted above in italics.

DISCUSSION: Liz Theiler, 17 Norland St., asked if there could be restrictions on the distance from residences. Mr. Bobrowski, responded that this by law does not change the existing one which allows in Industrial Zoned areas.

VOTE: Unanimously passed by voice call vote to accept Article 27 as stated in the motion.

*See Attached Letter from Planning Board

****The Moderator adjourned the meeting at 11:11 pm to May 10, 2016 at 7:30 PM**

The second night of the Holliston Annual Town meeting, May 10, 2016 was brought to order by Temporary Moderator Jacqueline Dellicker at 7:31 pm with a quorum of 137 and growing.

ARTICLE 24. To see if the Town will vote to amend the Holliston Zoning By-Laws at Section V-J Flood Plain District Regulations to correct references to a FEMA flood study and insurance rate maps for Middlesex County (effective date July 7, 2014) as well as other language to

comply with National Flood Insurance Program regulations as follows (strikethrough text is to be deleted and italicized text is new):

2. Flood Plain District

The map panels of the Middlesex County FIRM that are wholly or partially within the Town of Holliston are panel numbers ~~25017C0610E, 25017C627E, 25017C628E, and 25017C0631E dated June 4, 2010~~ and *25017C0610F, 25017C27F, 25017C0628F and 25017C0631F dated July 7, 2014.*

3. Use and Development Regulations.

In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Middlesex County FIRM encroachments are prohibited in the regulatory floodway which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

All subdivision proposals must be designed to assure that:

- a) such proposals minimize flood damage;
 - b) all public utilities and facilities are located and constructed to minimize or eliminate flood damage; and
 - c) adequate drainage is provided to reduce exposure to flood hazards.
- or take any action relative thereto. **(Planning Board)**

MOTION: Move that this Article be approved as it is printed in the Warrant.

SECONDED

DISCUSSION: None

VOTE: Unanimously passed by voice call vote to accept Article 24 as stated in the motion.

*See Attached Letter from Planning Board

ARTICLE 25. To see if the Town will vote to amend the Zoning By-Laws at Section V-P Senior Residential Dwelling Development Requirements, sub-section 5. Special Definitions to allow for developments on one parcel or contiguous parcels totaling at least 10 acres in size under a. Age-Restricted Development or Senior Residential Dwelling Development and to clarify that a qualified non-profit entity may hold a conservation restriction on the designated open space if it to be held by a condominium association as follows:

Item 1.

Amend sub-section 5. Special Definitions to allow for developments on one parcel or contiguous parcels totaling at least 10 acres in size under a. Age-Restricted Development or Senior Residential Dwelling Development and 6. Special Requirements (f)

Item 2.

Amend sub-section 4. Common Land and/or Open Space (a) Ownership of Common Land or Open Space at (1)...and shall grant a separate conservation restriction to the Town of Holliston *or by a non-profit organization, satisfactory to the Planning Board, the principal business of which is the use and protection of common open space in perpetuity ...satisfactory to the Holliston Conservation Commission and the Planning Board,* over such land pursuant to Chapter 184, Sections 31-33, General Laws, to insure its perpetual use....
or take any action relative thereto. **(Planning Board)**

MOTION: Moved that this Article be approved as it is printed in the Warrant.

SECONDED

DISCUSSION: James Glidden, 177 Cedar St, feels that this Article is to benefit a builder and not good for residents. He also wanted to make it clear that this Article is asking to reduce the minimum acreage from 15 acres to 10 acres, and urges Town Meeting not to pass this Article. Taro Matsuno, 67 Adams St, and member of the Planning Board, stated that their intent for this Article is to create more affordable senior housing. Mary Greendale, 57 Roy Ave., said that she, and many other residents in her position cannot afford \$500K for a condominium and this would be an affordable alternative to moving out of town. John Beling, 31 Franklin St., has been on the Open Space Committee in the past and feels that Holliston has done a great job acquiring and maintaining open space, and that we have not done a great job with affordable senior housing. Karen Sherman, Town Planner, stated that this is a well thought out Article. Marty Lamb, 57 Wingate Rd, said that as a Real Estate Atty. in town, he sees a good number of people selling their homes and moving to surrounding towns, because we don't have this option for them. Danika Haueisen, 6 Indian Ridge Rd., feels that there are sufficient housing opportunities for Seniors and this type of development should be in the downtown area, where ambulances can travel more easily than Cedar Street. David Adams, 223 Courtland St., identified himself as the builder in question. He explained that the development will not be off of Cedar St., it will be off Indian Ridge Rd. South. His plan is to build smaller, 1 to 2 bedroom homes for \$299K - \$399K and leave 25% of the land as open space. Gary Sencio, 49 Cheryl Ln., said that there have been ongoing water issues in his neighborhood, and what guarantee is there, that these houses will be affordable. Lisa Robinson, 26 Cheryl Ln., feels that this parcel is not accessible to downtown, public transportation or sidewalks. Several more people spoke both for and against this Article.

VOTE: Article 25 was defeated by hand count vote.
Yes – 123 No – 127

ARTICLE 26. To see if the Town will vote to amend the Zoning By-Laws at Section V-P(3) Establishment and Delineation of Senior Residential District by adding Assessors Map 14, Block 3, Lot 1 to the map entitled "Senior Residential District" dated April 2005 (revised May 2006). The parcel is 12.67 acres and is located off Indian Ridge Road and Indian Ridge Road South. or take any action relative thereto. **(Zoning Board of Appeals and Planning Board)**

MOTION: Moved that this Article be approved as it is printed in the Warrant.

SECONDED

DISCUSSION: Ken Szajda, 676 Fiske St., made a motion to indefinitely postpone Article 26.

SECONDED

DISCUSSION: Henry Dellicker, 24 Skyview Terrace spoke in favor of indefinite postponement, so the Planning Board can revise the Article and come back at a later date.

VOTE: The motion to Indefinitely Postpone Article 26 passed by voice vote.

*See Attached Letter from Planning Board

ARTICLE 28. To see if the Town will vote to amend the Zoning By-Laws at Sections I-E Definitions, III-A Schedule of Uses, and VII Site Plan Review to add regulation of Medical Marijuana Treatment Centers as follows:

Item 1. Add the following at Section I-E Definitions:

Medical Marijuana Treatment Center/Registered Marijuana Dispensary – As defined in the Humanitarian Medical Use of Marijuana Act, GL c. 94C 369, means a not-for-profit entity registered under 105 CMR725.100, that acquires, cultivates, possesses, processes, transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies or educational materials to registered qualifying patients or their personal caregivers. Unless otherwise specified, this is a site for dispensing, cultivation and preparation of medical marijuana.

Item 2. Add the following at Section III-A Schedule of Use Regulations:

~~52.~~ D (23). Medical Marijuana Treatment Center/Registered Marijuana Dispensary
Industrial District – Y (Permitted Use)

Item 3. Amend Section VII Site Plan Review, sub-section 2. Applicability of Site Plan Review as follows:

(b)(v.) No new Medical Marijuana Treatment Center/Registered Marijuana Dispensary.....shall be allowed except in conformity with a site plan bearing an endorsement of approval from the Planning Board; or take any action relative thereto. **(Planning Board)**

MOTION: Moved that this Article be approved as it is printed in the Warrant.

SECONDED

DISCUSSION: Ann Chipman, 116 Stagecoach Rd., wanted to make Town Meeting aware that the Board of Selectmen have given letters of non-opposition to 3 different Medical Marijuana Companies, as of this date. She is concerned that there is no plan in place for dispensaries and how many will be allowed. Ms. Chipman made a motion to amend the article, that Town Counsel deemed out of order, because it went beyond the scope of the article. Jay Leary, 146 Karen Cir., said that the Board of Selectmen support this Article and wants Town Meeting to understand that these agreements are only for cultivation purposes and not retail.

A Motion to reconsider Article 25 was made by Mr. Adams and seconded. The Moderator asked for a vote and the Motion failed by voice vote.

Motion to Amend Article 28 for some technical changes, due to incorrect numeration was made and seconded.

VOTE: To Amend Article 28 by replacing c. 94C with c. 369 and replacing 52 with D (23), passed unanimously.

*See Attached Letter from Planning Board

The Moderator read Ms. Chipman's revised Motion to Amend Article 28, to require a Special Permit through the Planning Board.

MOTION TO AMEND: To see if the Town will vote to amend the Zoning By-Laws at Sections I-E Definitions, III-A Schedule of Uses, and VII Site Plan Review to add regulation of Medical Marijuana Treatment Centers as follows:

Item 1. Add the following at Section I-E Definitions:

Medical Marijuana Treatment Center/Registered Marijuana Dispensary – As defined in the Humanitarian Medical Use of Marijuana Act, GL c. 94C 369, means a not-for-profit entity registered under 105 CMR725.100, that acquires, cultivates, possesses, processes, transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies or educational materials to registered qualifying patients or their personal caregivers. Unless otherwise specified, this is a site for dispensing, cultivation and preparation of medical marijuana.

Item 2. Add the following at Section III-A Schedule of Use Regulations:

~~52.~~ *D (23) Medical Marijuana Treatment Center/Registered Marijuana Dispensary*

~~Industrial District – Y (Permitted Use) SP (Special Permit)~~

Item 3. Amend Section VII Site Plan Review, sub-section 2. Applicability of Site Plan Review as follows:

(b)(v.) No new Medical Marijuana Treatment Center/Registered Marijuana Dispensary.....shall be allowed except in conformity with a site plan bearing an endorsement of approval from the Planning Board; or take any action relative thereto. **(Planning Board)**

VOTE: The motion to Amend Article 28 was defeated by voice vote.

VOTE: Article 28 passed by voice vote, as amended in the original Article above.

*See Attached Letter from Planning Board

ARTICLE 29. To see if the Town will vote to authorize the Board of Selectmen to sell the former Andrews School located at 17 School Street for the purposes of demolition, redevelopment, and or housing consistent with the Town's General By-laws and Zoning By-laws; or to take any action relative thereto. **(Board of Selectmen)**

MOTION: Moved that Town Meeting vote to authorize the Board of Selectmen to sell the former Andrews School.

SECONDED

DISCUSSION: None

VOTE: Unanimously passed by voice call vote to accept Article 29 as stated in the motion.

ARTICLE 30. To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money for the purpose of roadway and streetscape

improvements, including traffic signals and engineering costs, in the downtown area; or take any action relative thereto. **(Board of Selectmen)**

MOTION: Moved that the Town vote to authorize the Board of Selectmen to make roadway and streetscape improvements, including traffic signals and to implement the McMahon Transportation Engineers & Planners recommendations which include the following modifications: the plan will have three traffic signals, one at Hollis Street, one at Central Street and one at Exchange Street; a single through traffic lane configuration in a westerly direction shall remain the same; relocation of the crosswalk in front of the Mobil Station from mid-block to the intersection and the elimination of the crosswalk at the Library; conversion of some parking spaces to a second travel lane during the morning commuting hours from 6:30 a.m. to 8:30 a.m. heading in an easterly direction from approximately Central Street to approximately Charles Street more or less; at least one public hearing at the 75% design phase will be held by the Board of Selectmen; and an independent engineering review will be completed for the purpose of reviewing the improvements after one year including at least one public hearing.

SECONDED

DISCUSSION: David Ullenbruch, 180 Fiske St., asked why the plan that was voted on by Town Meeting last year wasn't implemented. He feels that this current plan is not beneficial to downtown business owners, due to the lack of street parking. Walking from the Exchange St. parking lot is very difficult for the elderly and for anyone in the winter. Mr. Ullenbruch made a motion to Indefinitely Postpone Article 30.

MOTION TO INDEFINITELY POSTPONE

SECONDED

DISCUSSION: Jay Marsden, 32 Wendy Lane, detailed the history of the studies that have been done on downtown signalization in 1997, 2010, 2012 and 2015. He feels that the Board has not rushed into this plan. Their goal is to make it easy for residents to visit the stores, safely get traffic through and pedestrian safety. They have given the residents many opportunities to provide feedback on the plan. He urges Town Meeting to vote on the Article as written and not to postpone it. Ken Szajda, 676 Fiske St., said that the Finance Committee recommended an amount "up to" \$1.5 million, giving the ability to borrow less if necessary. Carolyn Dykema, 429 Marshall St., spoke against Indefinite Postponement. Herb Brockert, 766 Central St., feels that this is an over-engineered plan and giving up the spaces could be a potential loss of up to 66 customers per week, at local businesses. He would like to see more work done on this plan and supports postponing this article. John Moore, Police Chief, said that from a public safety perspective this is a good plan and opposed Indefinite Postponement.

VOTE: The vote to Indefinitely Postpone the above motion failed.

DISCUSSION: Maureen Chelebek, McMahon Assoc., clarified that the previous plan removed 11 parking spaces, this modified plan only removes 4 spaces. Eric Maki, 79 Winthrop St., said

that he is a Traffic Engineer and he is in favor of this plan. Chris Keenan, 32 Beatrice Ln., made a motion to amend this motion under Article 30, as follows:

MOTION TO AMEND: Move that the Town vote to authorize the Board of Selectmen to make improvements that include traffic signals at the intersections of Washington and Exchange and Green streets, Washington and Central streets, and Washington and Hollis and Charles streets, and, other than the removal of unsignalled crosswalks and of existing parking spots that would otherwise be immediately adjacent to the oncoming traffic side of crosswalks, retain traffic flows and parking spots in the downtown area in as close to the existing conditions as practicable under the law, including any “grandfathering” provisions of the law.

SECONDED

DISCUSSION: Kevin Conley, 44 Cranberry Ln., said that the Board has taken a lot of different factors into consideration. They realize there will be a westbound back up in the morning, and with the travel lane their hope is to minimize the amount of traffic cutting through the Mudville neighborhood to avoid the lights. Ken Szajda, 676 Fiske St., stated that this has been studied multiple times and we should not go with a Motion on the Floor, that has not been looked at by Engineers, we should trust the experts and approve the original plan.

VOTE: The Motion to Amend Article 30 was defeated by voice vote.

VOTE: The 1st Motion under Article 30 passed by a hand count vote.
158 – Yes 28 - No

MOTION: That the Town appropriates \$1.5 million dollars to pay costs of roadway and streetscape improvements, including traffic signals and engineering costs, in the downtown area, and including the payment of all costs incidental or related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under and pursuant to M.G.L c. 44, s. 7(14), or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. No amount shall be borrowed or expended hereunder unless the Town shall have voted to exclude the amounts necessary to repay any borrowing pursuant to this vote from the limitations on total property taxes set forth in M.G.L. c. 44, s.21C (also known as Proposition 2 ½).

SECONDED

DISCUSSION: None

VOTE: The 2nd Motion under Article 30 passed by hand count vote.
163 – Yes 13 – No

Jay Marsden, 32 Wendy Ln., made a motion to extend the time of Town Meeting after 11:00, the Motion was Seconded and passed by a voice call vote.

ARTICLE 31. To see if the Town will take a confirmatory vote to transfer title to the property shown as Lot 366.2 of Block 7 on Assessors’ Map 7 located on Chamberlain Street, Holliston, Massachusetts which property is also shown as Lots 2A and 2B on a plan entitled, “Plan of Land in Holliston, Massachusetts,” dated September 30, 2014 prepared by Colonial Engineering, Inc.

filed as Plan Number 1023 of 2014 in the Middlesex Registry of Deeds (the "Property") in connection with constructing affordable, low/moderate income housing, the care, custody and control of which property was transferred from the Board of Selectmen to the Holliston Housing Trust by Town vote dated May 5, 2014, for the purpose of constructing low and moderate income housing; or take any action relative thereto. **(Board of Selectmen)**

MOTION: Moved that the Town vote to authorize the Board of Selectmen to convey title to the property shown as Lot 366.2 of Block 7 on Assessor's Map 7 located on Chamberlain Street, Holliston, Massachusetts which property is also shown as Lot 2A and 2B on a Plan entitled "Plan of Land in Holliston, Massachusetts" dated September 30, 2014 prepared by Colonial Engineering, Inc. filed as Plan Number 1023 of 2014 in the Middlesex Registry of Deeds (the "Property"), in connection with constructing affordable, low/or moderate income housing, the care, custody and control of which Property was transferred from the Board of Selectmen to the Holliston Housing Trust from the Board of Selectmen for the purpose of constructing affordable, low and or moderate income housing, to Habitat for Humanity; MetroWest-Greater Worcester, Inc. or to a third party non-profit for the sum of \$1.00 for the purpose of constructing affordable, low and or moderate income housing or take any action relative thereto.

SECONDED

DISCUSSION: None

VOTE: Unanimously passed by voice call vote to accept Article 31 as stated in the motion.

ARTICLE 32. To see if the Town will vote to raise and appropriate, transfer from available funds or to borrow a sum of money for the purpose of paying all costs associated with the environmental remediation and demolition of the Flagg School building and to convey to the Board of Selectmen from the School Committee the parcel and building until the demolition has been completed at which time the parcel will be returned to the School Committee; or to take any action relative thereto. **(Board of Selectmen)**

MOTION: Moved that the Town will vote to raise and appropriate \$225,000 and transfer \$200,000 from the Stabilization fund to complete hazardous material remediation necessary to prepare the former Flagg School building for demolition.

SECONDED

DISCUSSION: None

VOTE: Unanimously passed by voice call vote to accept Article 32 as stated in the motion.

ARTICLE 33. To see if the Town will vote to authorize the Board of Selectmen to enter into a Payment in Lieu of Taxes (PILOT) agreement for the solar power project at 128 Fischer Street ; or take any action relative thereto. (Board of Assessors)

MOTION: Moved that the Town authorize-the Board of Selectmen to enter into a “Payment in Lieu of Taxes” (PILOT) agreement for a solar power project to be located at 128 Fischer Street.

SECONDED

DISCUSSION: None

VOTE: Unanimously passed by voice call vote to accept Article 33 as stated in the motion.

ARTICLE 34. To see if the Town will amend Section 1 of Article 1 of the General By-Laws of the Town of Holliston and provide that Fall Town Meeting will be held on the 4th Monday in October, or take any action relative thereto. **(Town Clerk)**

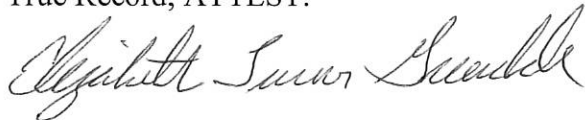
MOTION: Moved that the Town amend the Town’s General Bylaws, Section 1 of Article, 1 providing that the Fall Special Town Meeting will be held on the last Monday in October, unless the last Monday in October is October 31, in which case the Fall Special Town Meeting will be held on the fourth Monday in October.

DISCUSSION: None

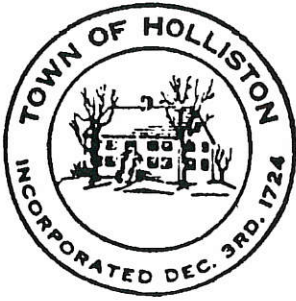
VOTE: Unanimously passed by voice vote to accept Article 34 as stated in the motion.

The Meeting was adjourned at 11:39 PM.

True Record, ATTEST:

A handwritten signature in cursive script, appearing to read "Elizabeth Turner Greendale".

Elizabeth Turner Greendale, CMC/CMMC
Town Clerk



**TOWN OF HOLLISTON
PLANNING BOARD**

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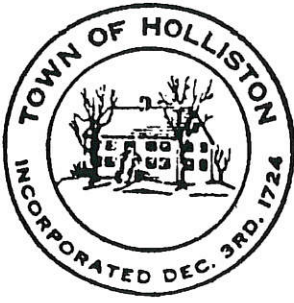
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TOWN CLERK
HOLLISTON, MASS.
2016 MAY -9 AM 11: 56

MEMORANDUM

TO: Town Moderator
FROM: Geoffrey Zeamer, Chairman *bul*
CC: Elizabeth Greendale, Town Clerk
DATE: May 9, 2016
RE: **Article 21 – Section I-C Zoning By-Law Amendment**
Planning Board Report

With regard to the proposed amendment to Zoning By-Laws Section I-C Pre-Existing, Non-Conforming Uses, Structures and Lots, I would respectfully report that the Planning Board held a public hearing as required by MGL, c. 40A, s. 5 on April 7th. The members voted unanimously to recommend support of the proposed article as written. Additionally, the Economic Development Committee endorsed the proposal at its March meeting.

This Article has been developed by Special Counsel at the request of the Zoning Board of Appeals. The Zoning Board and Planning Board co-sponsored this article and held a joint workshop on December 21st.



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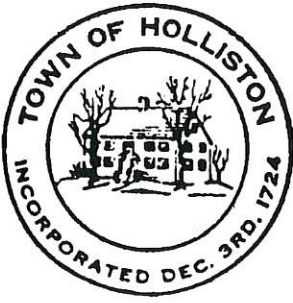
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2016 MAY -9 AM 11:56

MEMORANDUM

TO: Town Moderator
FROM: Geoffrey Zeamer, Chairman *by [signature]*
CC: Elizabeth Greendale, Town Clerk
DATE: May 9, 2016
RE: **Article 22 – Section I-E Definitions Zoning By-Law Amendment**
Planning Board Report

With regard to the proposed amendment to Zoning By-Laws Section I-E Definitions, I would respectfully report that the Planning Board held a public hearing as required by MGL, c. 40A, s. 5 on April 7th. The members voted unanimously to recommend support of the proposed article as written. Additionally, the Economic Development Committee endorsed the changes at their meeting of March 3rd.

This Article has been developed by Special Counsel at the request of staff and the Zoning Board of Appeals.



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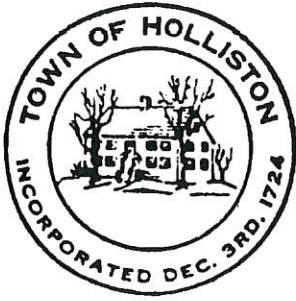
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2016 MAY -9 AM 11:56

MEMORANDUM

TO: Town Moderator
FROM: Geoffrey Zeamer, Chairman *by K18*
CC: Elizabeth Greendale, Town Clerk
DATE: May 9, 2016
RE: **Article 23 – Section III-A Schedule of Uses Zoning By-Law Amendment**
Planning Board Report

With regard to the proposed amendment to Zoning By-Laws Section III-A Schedule of Uses, I would respectfully report that the Planning Board held a public hearing as required by MGL, c. 40A, s. 5 on April 7th. The members voted unanimously to recommend support of the proposed article as written. Additionally, the Economic Development Committee endorsed the amendments at its meeting of March 3rd.

This Article has been developed by Special Counsel at the request of staff and the Zoning Board of Appeals.



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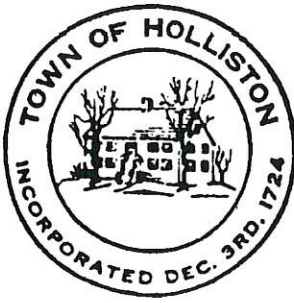
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2016 MAY -9 AM 11:56

MEMORANDUM

TO: Town Moderator
FROM: Geoffrey Zeamer, Chairman *myl28*
CC: Elizabeth Greendale, Town Clerk
DATE: May 9, 2016
RE: **Article 24 – Section V-J Flood Plain District Regulations Zoning By-Law Amendment**
Planning Board Report

With regard to the proposed amendment to Zoning By-Laws Section V-J, I would respectfully report that the Planning Board held a public hearing as required by MGL, c. 40A, s. 5 on April 7th. The members voted unanimously to recommend support of the proposed article as written.

This Article has been developed by staff and is the result of a December 2015 audit of the Town's bylaw by the state Department of Conservation and Recreation's Flood Hazard Management Program. The proposed changes are being proposed so that the community will be fully compliant with FEMA requirements. Previous map changes in 2010 and 2014 have now been referenced correctly. Several performance standards from FEMA's model by-law have been added regarding prohibiting encroachments into the floodway and subdivision design. These changes do not increase the number of individuals impacted by current flood zones in the community.



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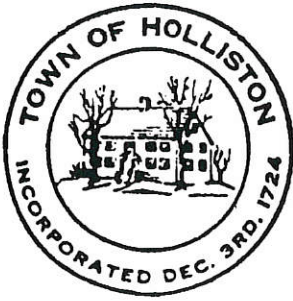
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2016 MAY -9 AM 11:56

MEMORANDUM

TO: Town Moderator
FROM: Geoffrey Zeamer, Chairman *by GZ*
CC: Elizabeth Greendale, Town Clerk
DATE: May 9, 2016
RE: **Article 25 – Section V-P Senior Residential Dwelling Development Regulations**
Zoning By-Law Amendment
Planning Board Report

With regard to the proposed amendment to Zoning By-Laws Section V-P, I would respectfully report that the Planning Board held a public hearing as required by MGL, c. 40A, s. 5 on April 7th. The members voted unanimously to recommend support of the proposed article as written.

This Article has been developed by staff and is two-fold: 1) The first change would reduce the minimum lot area for a qualifying parcel or assembly of parcels from 15 acres to 10 acres. The by-law currently also allows for 5 acre parcels to be developed for Senior Residential in the Village Center Commercial district and within 1,000 feet of the district. The intent of the proposed change is to allow other parcels to be eligible for an overlay and reduce competition for farm and open space (Chapter 61 and 61A) as well as industrial parcel conversion. The Board would also like to encourage smaller projects with smaller, more reasonably-priced homes. The average value of our existing over-55 units is over \$440,000 and projects under construction are advertising units over \$500,000; and 2) The second provision would allow for a conservation restriction to be held by an entity other than the Town (i.e. a non-profit conservation group such as Trustees of Reservations or the Audubon Society). In a recent case, the Conservation Commission decided that it was not interested in holding a restriction on open space that was being partially disturbed and contains some utilities. An experienced non-profit would be in a better position to provide annual monitoring of this type open space as required by the state.



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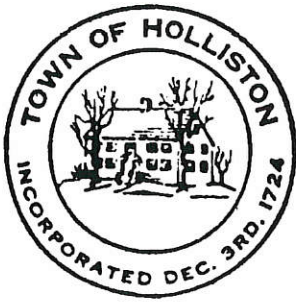
MEMORANDUM

TO: Town Moderator
FROM: Geoffrey Zeamer, Chairman *by GK*
CC: Elizabeth Greendale, Town Clerk
DATE: May 9, 2016
RE: **Article 26 – Section V-P(3) Senior Residential Dwelling Development District
Zoning By-Law Amendment
Planning Board Report**

With regard to the proposed amendment to Zoning By-Laws Section V-P(3), I would respectfully report that the Planning Board held a public hearing as required by MGL, c. 40A, s. 5 on April 7th. The members voted unanimously to recommend support of the proposed article as written.

This Article came to the Board at the request of the landowner, who is interested in building a smaller project with smaller, more reasonably-priced homes than our current inventory of projects. The parcel's true carrying capacity has not been evaluated by an engineer for septic or stormwater infrastructure. There are also wetlands present that have not been delineated. No local permitting has been completed for this parcel. No "net developable area" or project density has been determined or endorsed by the Board at this time. A Special Permit and public hearing process would be required to permit a project if establishment of an overlay is allowed.

If the provisions of Article 25 fail to pass, we would request that this Article be indefinitely postponed as the lot size would not meet the minimum currently required.



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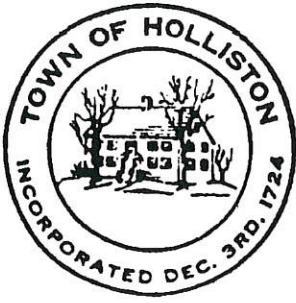
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2016 MAY -9 AM 11:56

MEMORANDUM

TO: Town Moderator
FROM: Geoffrey Zeamer, Chairman *by VLS*
CC: Elizabeth Greendale, Town Clerk
DATE: May 9, 2016
RE: **Article 27 – V-I Adult Entertainment Establishments**
Zoning By-Law Amendment
Planning Board Report

With regard to the proposed amendment to Zoning By-Laws at Section V-I, I would respectfully report that the Planning Board held a public hearing as required by MGL, c. 40A, s. 5 on April 28th. The members voted unanimously to recommend support of the proposed article as written.

This Article was developed by Special Counsel in conjunction with Articles 21, 22, and 23. Adult Entertainment Uses are currently regulated as Use #51 under Section III-A Schedule of Uses. They are currently only allowed in the Industrial zoning district by Special Permit. Current provisions have been in place since May 2001. There are no permitted establishments currently operating in the community.



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MEMORANDUM

TO: Town Moderator
FROM: Geoffrey Zeamer, Chairman *may 11/16*
CC: Elizabeth Greendale, Town Clerk
DATE: May 9, 2016
RE: **Article 28 – Medical Marijuana Treatment Centers**
Zoning By-Law Amendment
Planning Board Report

With regard to the proposed amendment to Zoning By-Laws at Sections I-E Definitions, III-A Schedule of Uses and VII Site Plan Review, I would respectfully report that the Planning Board held a public hearing as required by MGL, c. 40A, s. 5 on April 7th. The members voted unanimously to recommend support of the proposed article as written.

This Article was developed by staff and is intended to 1. Define, 2. Allow for limited location(s) in the Industrial district only, and 3. Require Site Plan Review for both new construction and retrofit of existing facilities to accommodate medical marijuana uses.