

TOWN OF MEDWAY
WARRANT FOR MAY 8, 2023
ANNUAL TOWN MEETING

NORFOLK ss:

To either of the Constables of the Town of Medway

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of said Town who are qualified to vote in Town affairs to meet at the **Medway High School, 88 Summer Street**, on **Monday, May 8, 2023**, at 7:30 PM, then and there to act on the following articles:

ARTICLE 1: (Debt Stabilization Fund Transfer)

To see if the Town will vote to transfer the sum of \$75,000 from the Debt Stabilization Fund to the Fiscal Year 2024 operating budget for the purpose of offsetting a portion of debt exclusion projects, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 2: (Transfer from Ambulance Receipts to General Fund)

To see if the Town will vote to transfer \$750,000 from Ambulance Receipts Reserved for Appropriation to the Fiscal Year 2024 General Fund Operating Budget, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 3: (Appropriation: FY24 Operating Budget)

To see if the Town will vote to fix the salary and compensation of all elected officers of the Town, provide for a Reserve Fund, and determine what sums of money the Town will raise and appropriate, including appropriation from available funds, to defray charges and expenses of the Town including debt and interest, for the Fiscal Year ending June 30, 2024, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 4: (Appropriation: FY24 Water Enterprise Fund)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$5,037,397 for the maintenance of the Water Department Enterprise Fund as follows, or act in any manner relating thereto.

Direct Costs

	Amount
Salaries	\$ 970,996
Expenses	702,900
Debt	2,888,513
Direct Costs Total	\$ 4,562,409

Indirect Costs

Indirect costs consisting of health insurance, workers' compensation, Medicare, liability insurance, administrative and operational services.

Indirect Costs Total	\$474,988
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Total	\$5,037,397
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And further that the above listed appropriations be funded as follows:

Fees for Service [User Fees]	\$4,650,000
Retained Earnings	387,397
Total	\$5,037,397

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 5: (Appropriation: FY24 Sewer Enterprise Fund)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$1,951,368 for the maintenance of the Sewer Department Enterprise Fund as follows, or act in any manner relating thereto.

Direct Costs

	Amount
Salaries	\$ 270,511

Expenses	1,288,550
Debt	232,706
Direct Costs Total	\$1,791,767

Indirect Costs

Indirect costs consisting of health insurance, workers' compensation, Medicare, liability insurance, administrative and operational services.

Indirect Costs Total	\$159,601
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Total	\$1,951,368
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And further that the above listed appropriations be funded as follows:

Fees for Service [User Fees]	\$1,930,105
Sewer Betterment Transfer	21,263
Total	\$1,951,368

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 6: (Appropriation: FY24 Solid Waste Enterprise Fund)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$1,928,455 to operate the Solid Waste/Recycling Department Enterprise Fund as follows, or act in any manner relating thereto.

Direct Costs

	Amount
Salaries	\$ 215,212
Expenses	1,526,000
Debt Service	50,056
Direct Costs Total	\$1,791,268

Indirect Costs

Indirect costs consisting of health insurance, workers' compensation, Medicare, liability insurance, administrative and operational services.

Indirect Costs Total	\$137,187
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Total	\$1,928,455
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And further that the above listed appropriations be funded as follows:

Trash Recycling Fees/Bag Revenues	\$1,570,000
Retained Earnings	358,455
Total	\$1,928,455

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 7: (Free Cash Appropriation: Capital and Other Items)

To see if the Town will vote to appropriate the sum of \$2,739,311 from Certified Free Cash for the purpose of funding the following capital and other items, including associated engineering, personnel, maintenance and legal service costs, and for the payment of all other costs incidental or related thereto:

Project	Department	Cost
Emergency Communications Equipment	Police	\$29,274
Ballistic Vest Replacement	Police	37,576
Electronic Control Weapon (ECW) Replacement	Police	30,666
Facility Security Upgrade – Lock and Key Replacement	Police	19,645
Technology Equipment	Info Services	75,000
Infrastructure Equipment	Info Services	50,000
Security Systems	Info Services	25,000
Town-wide Telecommunications Systems	Info Services	150,000
Public Address (PA) System	Info Services	7,500
Roads and Sidewalks	DPW-Hwy	750,000
Replace 2005 International (Veh. 215)	DPW-Hwy	210,000
Replace Wacker Front Loader w/ Skid Steer (Veh. 233)	DPW-Hwy	134,400
Bridge Asset Management	DPW-Hwy	70,000
New Materials Bin for Highway Division	DPW-Hwy	9,000
Replace 2001 International (Veh. 311)	DPW-Parks	152,400
Replace 2012 Wright Mower (Veh. 348)	DPW	13,000
Replace Kubota Tractor (Veh. 342)	DPW	80,000
Garage Roof Repair, Community Farm	DPW	5,000
Renovate Kitchen Area, Community Farm	DPW	35,000
Chimney Repairs, Community Farm	DPW	8,500
Paint House, Community Farm	DPW	30,000
Irrigation Well Study	DPW	58,200
Driveway Paving, Ide House	DPW	20,000
Replace Brush 2 – Squad 5 Reassigned	Fire	97,000
Thermal Imaging Cameras	Fire	33,000
Forcible Entry Prop	Fire	7,500

Repair Parking Lot Curb and Handicap Access	Library	30,000
Replace Flagstone Front Entrance and Rear Concrete Stairs	Library	30,000
Baseline Doc. for Conserv. Land & Restrictions w/ Survey	Comm & Econ Dvlt	24,000
Door Replacement for Kitchen and Gym	Senior Center	39,630
Replace High School Water Heater #1	School	135,700
Middle School Library Upgrades	School	50,000
McGovern School Tile Abatement and Replacement	School	178,320
Chimney Stack Replacement, Memorial School	School	5,000
Police, Fire and Town Hall Feasibility Study	Town Manager	85,000
Musical Equip. & Accessories for High School Pgrms.	Town Manager	24,000
Free Cash Total		<u>\$2,739,311</u>

Or act in any manner relating thereto.

CAPITAL IMPROVEMENT PLANNING COMMITTEE

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 8: (Raise & Appropriate: Roads & Sidewalks)

To see if the Town will vote to raise and appropriate the sum of \$800,000 for the purposes of making repairs to various roads, sidewalks, bridges and related appurtenances, and to fund, as needed, design, engineering, and construction management services, and for the payment of all other costs incidental and related thereto, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 9: (Appropriation: OPEB Trust)

To see if the Town will vote to raise and appropriate the sum of \$300,000 to the Town of Medway Other Post-Employment Benefits (OPEB) Trust account, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 10: (Appropriation: General Stabilization)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$100,000 to be allocated to the General Stabilization Fund, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 11: (Capital Stabilization Transfer: McGovern School Roof Replacement)
To see if the Town will vote to transfer a sum of money from the Capital Stabilization Fund for the purpose of design, engineering, and construction of the McGovern Elementary School roof, and for the payment of all other costs incidental and related thereto, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **To Be Determined**

ARTICLE 12: (Field Stabilization Transfer: Hanlon Track & Field Design)
To see if the Town will vote to transfer \$85,500 from the Field Stabilization Fund for the purpose of funding design and engineering services for the replacement of the Hanlon track and field, and for the payment of all other costs incidental and related thereto, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 13: (Water and Sewer Enterprise: Fund Asset Management Plan)
To see if the Town will vote to raise and appropriate, borrow or transfer from available funds the sum of \$250,000 for the purpose of completing a water, wastewater, and stormwater asset management plan, including to provide matching funds for a reimbursable grant from the Massachusetts Department of Environmental Protection, and to authorize acceptance of the full amount of said grant, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 14: (Transfer from Ambulance Receipts to Capital Items)
To see if the Town will vote to transfer from Ambulance Receipts Reserved for Appropriation the sum of \$6,000 for the purchase of CPR mannequins with feedback, and for the payment of all other costs incidental and related thereto, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 15: (Appropriation: Community Preservation Committee)

To see if the Town will vote to act on the report of the Community Preservation Committee for the Fiscal Year 2024 Community Preservation budget and to appropriate, or reserve for later appropriations, monies from the 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 Fiscal Year 2024, as follows:

CPA Administration:	
CPC Expenses	\$15,000
CPC Salaries	5,000
CPC Debt Expense	404,775
Transfer to Affordable Housing Trust:	
Coordinator Salary	10,000
Expenses	10,000
Historic Resources:	
Gravestone Restoration Project	60,000
Historic Property Signs	4,000
Open Space:	
50 Winthrop St Survey	4,500
Total Direct Costs	\$513,275

10% of Estimated Reserves: Fund Revenues	
Open Space	\$157,539
Community Housing	\$142,039
Historical Preservation	\$98,039

or act in any manner relating thereto.

COMMUNITY PRESERVATION COMMITTEE

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 16: (Revolving Funds –Authorize FY24 Spending Limits)

To see if the Town will vote, pursuant to Massachusetts General Laws Chapter 44, Section 53E1/2, to set Fiscal Year 2024 spending limits for revolving funds as follows:

Program or Purpose	FY2024 Spending Limit
Self-supporting parks and recreation services, including salaries and benefits	\$490,000
Dial-a-ride van service for seniors and disabled; shuttle service to Norfolk commuter rail station, and other necessary transportation services	\$130,000
Library printer, copier and fax expenses	\$3,000
Library meeting room	\$1,000
Thayer Homestead partial self-support of property, including salaries and benefits	\$95,000
Tobacco license compliance inspections	\$2,500

or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 17: (Amend Zoning Bylaws: Central Business District)

To see if the Town will vote to amend the Zoning Bylaw, Section 10, Central Business District, Section 10.3.D.6, with the text to be inserted shown in **bold**, as follows:

6. Affordability Requirements. The provisions of Section 8.6. Affordable Housing shall apply to Mixed-Use Developments; **however, for a proposed development where the percentage of affordable units required under Section 8.6 exceeds 10%, the Planning and Economic Development Board may by special permit provide for a lower percentage of affordable units than required by Section 8.6, but in no event less than 10%, if the Planning and Economic Development Board finds that the special permit would be in the best interests of the Town; provides additional design or other community benefits beyond the minimum requirements of the zoning bylaw or the proposal integrates street-facing, ground floor non-residential uses along Main Street; and is consistent with the purposes of the Central Business District. The Decision Criteria in Section 3.4.C do not apply to special permit applications under this Section.**

Or act in any manner related thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 18: (Amend Zoning Bylaws: Electric Vehicles)

To see if the Town will vote to amend the Zoning Bylaw, Section 2 DEFINITIONS by adding the following definitions:

ELECTRIC VEHICLE (EV): An automotive-type vehicle for on-road use, such as passenger, automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current.

ELECTRIC VEHICLE READY PARKING SPACE (“EV READY SPACE”): A designated parking space which is provided with wiring and electrical service located within 6 feet of the parking space that is sufficient to provide AC Level 2 or better EV charging, as defined by Standard SAE J1772 for EVSE servicing electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE): The conductors, including the ungrounded, grounded, and equipment grounding conductors, and the Electric Vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.

And by amending Section 7.1.1 Off-Street Parking and Loading, E. General Parking Requirements, item 4. Electric Vehicle Parking by revising the text with text to be inserted shown in **bold** and text to be deleted shown in ~~striketrough~~:

4. Electric Vehicle Parking

- a.** Industrial, **municipal**, commercial, and multi-family housing developments with fifteen or more parking spaces shall include parking spaces with Electric Vehicle Charging Stations for employee, resident, and customer use. The quantity of such spaces shall be as follows:

Total # of Parking Spaces	# of Electric Vehicle Parking Spaces with Electric Vehicle Charging Stations
15-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
Over 500	2% of total

- b. Electric Vehicle Ready Parking Spaces shall also be provided in accordance with:
- 1) 2023 Stretch Code Update, 225 CMR, Chapter 22, Section R404.4 Wiring for Electric Vehicle (EV) charging (Residential); and
 - 2) 225 CMR, Chapter 23, Section C405.13 Wiring for Electric Vehicle (EV) charging (Commercial)
- c. The required number of **Parking Spaces with Electric Vehicle Charging Stations and Electric Vehicle Ready Parking Spaces** is to be included within the total number of required parking spaces computed pursuant to section 7.1.1.E. 1.

Or act in any manner related thereto.

**PLANNING AND ECONOMIC DEVELOPMENT BOARD
& ENERGY AND SUSTAINABILITY COMMITTEE**

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 19: (Amend Zoning Bylaws: Oak Grove and Central Business District)
To see if the Town will vote to amend the Zoning Bylaw, by:

1. Amending the Oak Grove Park Districts, Tables 9.4.C.1.A through 9.4.C.1.C, with text to be inserted shown in **bold** and text to be deleted shown in ~~strike through~~:

TABLE 9.4.C.1.A - RESIDENTIAL BUILDING TYPES AND DESIGN STANDARDS			
1. BUILDING TYPES AND DEFINITIONS			
		ROWHOUSE (RH) ON SEPARATE LOT	ROWHOUSE (RH) ON COMMON LOT
1. DEFINITION		A small footprint attached single family residential building with narrow massing and located on an individual lot. Each dwelling unit is separated horizontally by a common wall and groups of buildings may be separated by a common driveway or community space.	A small footprint attached single family residential building with narrow massing and located on a common lot with other units. Each dwelling unit is separated horizontally by common walls and groups of buildings may be separated by a common driveway or community space.
2. LOT STANDARDS			
2.1	Lot Size (S.F.) (Min.)	1,200 S.F.	1,200 3,000 S.F.
2.2	Frontage (Min./ Max.)	18 Ft. / 24 Ft.	18 40 Ft. / 24 Ft.
2.3	Front Yard Build-To-Zone (Min./Max.)	5 Ft./15 Ft.	5 Ft./15 Ft.
2.4	Side Yard Setback (Min.)	0 Ft. (15 Feet if Detached)	0 Ft. (15 Feet if Detached) (0 ft if common wall)
2.5	Rear Yard Setback (Min.)	15 Ft.	15 Ft.
2.6	Outdoor Amenity Space Lot Coverage (Min.)	15%	15%

3. DESIGN STANDARDS			
3.1	Building Height (Max.)	2.5 Stories/35 Ft.	2.5 Stories/35 Ft.
3.2	Street Facing Wall Width (Min./Max.)	18 Ft. / 24 Ft.	18 Ft. / 24 Ft.
3.3	Street Facing Entrance	Not Required	Not Required
3.4	Maximum Building Footprint (SF)	Not Required	Not Required
4. ADDITIONAL STANDARDS			
4.1		Off-street parking is not allowed between the buildings.	Off-street parking is not allowed between the buildings.
4.2		A maximum of 8 units can be attached by a common wall before accessway of 20 feet is provided for pedestrians, vehicles or Outdoor Amenity Space.	A maximum of 8 units can be attached by a common wall before accessway of 20 feet is provided for pedestrians, vehicles or Outdoor Amenity Space.

TABLE 9.4.C.1.B. MIXED-USE & COMMERCIAL BUILDING TYPES AND DESIGN STANDARDS

1. BUILDING TYPES AND DEFINITIONS			
		MIXED USE BUILDING (MUB)	GENERAL COMMERCIAL BUILDING (GCB)
1.1 DEFINITION		A building that typically can accommodates a variety of ground floor commercial and business uses and upper floor residential and/or office uses at a scale that is compatible and complimentary to its given district.	A building that typically can accommodates a variety of ground floor commercial, business, office and retail uses and upper floor office uses, or all office uses, at a scale that is compatible and complimentary to its given district. GC Buildings do not include residential uses.
2. LOT STANDARDS			
2.1	Lot Size (S.F.) (Min.)	Not Required	Not Required
2.2	Frontage (Min./ Max.)	50 Ft. Min.	50 Ft. Min.
2.3	Front Yard Build-To-Zone (Min./Max.)	0 Ft. / 20 Ft.	0 Ft. / 20 Ft.
2.4	Side Yard Setback (Min.)	10 Ft. (0 Ft if Common Wall)	10 Ft. (0 Ft if Common Wall)
2.5	Rear Yard Setback (Min.)	20 Ft.	15 Ft.
2.6	Outdoor Amenity Space Lot Coverage (Min.)	15%	10%
3. DESIGN STANDARDS			
3.1	Building Height (Max.)	4 Stories /40 Ft.	3 Stories/40 Ft.
3.2	Street Facing Wall Width (Min./Max.)	30 Ft. / 150 Ft.	30 Ft. / 100 Ft.
3.4	Street Facing Entrance	Required	Required
3.5	Maximum Building Footprint (SF)	Not required	Not required
4. ADDITIONAL STANDARDS			
4.1		One-story buildings must have a minimum street facing façade height of 18 feet.	One-story buildings must have a minimum street facing façade height of 18 feet.

4.2		Where there is a side setback, a minimum of 8 feet is required to accommodate pedestrian access or 25 feet to accommodate vehicle access to the side and rear of the property.	Where there is a side setback, a minimum of 8 feet is required to accommodate pedestrian access or 20 feet to accommodate vehicle access to the side and rear of the property.
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TABLE 9.4.C.1.C. - INDUSTRIAL AND COMMUNITY BUILDING AND DESIGN STANDARDS			
1. BUILDING TYPES AND DEFINITIONS			
		FABRICATION OR FLEX BUILDING (FFB)	CIVIC OR COMMUNITY BUILDING (CB)
1.2 DEFINITION		A building located and designed to accommodate a variety of fabrication, trades and general industrial uses and related support services such as office, storage, distribution, and sales. Flex buildings also support these uses and provide affordable space to small and creative business enterprises.	A building located and designed for public use and/or assembly such as for municipal , social, religious, educational, recreational, and similar civic uses.
2. LOT STANDARDS			
2.1	Lot Size (S.F.) (Min.)	Not Required	Not Required
2.2	Frontage (Min./ Max.)	50 Min.	80 Min.
2.3	Front Yard Build-To-Zone (Min./Max.)	0 Ft. / 30 Ft.	20 Ft. Min.
2.4	Side Yard Setback (Min.)	20 Ft (0 Ft if Common Wall)	15 Ft
2.5	Rear Yard Setback (Min.)	20 Ft	20 Ft
2.6	Outdoor Amenity Space Lot Coverage (Min.)	10%	20%
3. DESIGN STANDARDS			
3.1	Building Height (Max.)	4 Stories / 60 Ft	3 Stories / 45 Ft
3.2	Street Facing Wall Width (Min./Max.)	60 Ft. / 100 Ft.	60 Ft. / 100 Ft.
3.4	Street Facing Entrance	Required	Required
3.5	Maximum Building Footprint (SF)	Not required	Not Required
4. ADDITIONAL STANDARDS			
4.1		Where there is a side setback, a minimum of 8 feet is required to accommodate pedestrian access or 25 feet to accommodate vehicle access to the side and rear of the property.	

2. And by amending Central Business Zoning District, Section 10.4.C.1 by eliminating sub-section (a) in its entirety, as follows:

a. Rowhouse (RH) on Separate Lot as set forth in TABLE 9.4.C.1.A.

and amending sub-section (b) to read

(b) Rowhouse (RH) on Common Lot as set forth in TABLE 9.4.C.1.A
and re-lettering the remaining subsections of Section 10.C.1 accordingly.
Or act in any manner related thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 20: (Amend Zoning Bylaws: Dimensional Regulations)
To see if the Town will vote to amend the Zoning Bylaw with text to be inserted shown in **bold**
and text to be deleted shown in ~~striketrough~~ as follows:

1. Add the following in Section 2, Definitions:

Footprint: The land area covered by a structure at ground level measured on a horizontal plane.

2. And Section 6, Dimensional Requirements, Section 6.2.F by adding a new item 5 as follows:

5. Nothing herein shall prevent the projection of steps, porches (not exceeding 30 square feet in area), eaves, cornices, windowsills or belt courses into any required setback.

3. And Section 6, Dimensional Requirements, Section 6.3.C, as follows:

C. In a residential zoning district, the ~~area~~ **footprint** of any single accessory building or structure shall not exceed the ~~gross floor area of footprint of the principle~~ **principal** residential building on the premises unless authorized by special permit from the Zoning Board of Appeals.

Or act in any manner related thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 21: (Amend Zoning Bylaws: Agricultural Residential III)
To see if the Town will vote to amend the Zoning Bylaw as follows:

Amend Section 4.1.A by adding: “3. Agricultural Residential III (AR-III)”, and renumbering Village Residential accordingly to 4.

Amend Table 1, Schedule of Uses, by changing the column labeled “AR-II” to read “AR-II and

AR-III”.

Amend Section 6.1 Table 2: Dimensional and Density Regulations, by inserting a new column labeled “AR-III”, shown in **bold** as follows:

	TABLE 2. DIMENSIONAL AND DENSITY REGULATIONS										
Requirement	AR-I	AR-II	AR-III	VR	CB*	VC	NC	BI	EI	ER	WI
Minimum Lot Area (Sq. Ft.)	44,000	22,500 30,000 ^{a, b}	10,000 30,000 ^{a,b}	22,500 30,000 ^{a, b}	10,000	10,000	20,000	20,000	20,000	20,000	40,000
Minimum Lot Frontage (Ft.) <i>(Amended 5-10-21)</i>	180'	150'	85'	150'	NA ^f	50'	50'	75'	100'	150'	100'
Minimum Setbacks (Ft) ^c											
Front	35'	35'	25'	20' ^d	10'	20' ^d	35'	25'	30'	30'	30'
Side	15'	15'	15'	10' ^d	10' 25' ^e	10' ^d	15'	15'	20'	20'	20'
Rear	15'	15'	15'	10' ^d	25'	10' ^d	15'	15'	30'	30'	30'
Maximum Building Height (Ft.)	35'	35'	32'	35'	40'	40'	40'	40'	60'	40'	60'
Maximum Lot Coverage (Pct. of lot) (Primary and accessory buildings and structures) – <i>Amended 5-8-17</i>	25%	30%	30%	30%	80%	80%	40%	40%	NA	NA	NA
Maximum Impervious Coverage (Pct. of lot)	35%	40%	40%	40%	NA	NA	80%	80%	80%	80%	80%
Minimum Open Space (Pct. of lot)	NA	NA	NA	NA	15%	NA	20%	20%	20%	20%	20%

Amend Section 8.11, Solar Installations, Section 8.11.C.3 and Section 5.6.4, Multi-Family Housing, Section 5.6.4.B.1 by adding “AR-III” after “AR-II”.

And by amending the Zoning Map to re-zone the following parcels to AR-III:

Beatrice Lane: numbers 2, 4, 5, 6, 7 and 8;
 Carole Lane: numbers 1, 2, 3, 4, 5 and 6;
 Coffee Street: numbers 20, 22, 24, 30, 32, 34, 36, 38, 40 and 42;
 Douglas Street: numbers 1, 3, 4, 5 and 6;
 Gorwin Drive: numbers 1 through 17, 19 through 29, 31, 33, and 35 through 48;
 Holliston Street: numbers 38, 40, 42, 46, 92, 96, 98, and 102;
 Karen Avenue: numbers 1, 3 through 15, 17, 19, 20, 22, 23, 23A, 24, 25, and 26;
 Lee Lane: numbers 1, 2, 4, 6, 8, 10, 11, and 12;
 Main Street: numbers 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, and 64;
 Meryl Street: numbers 1, 2, 3, 4, 5, 7, 9, and 10 through 25;
 Richard Road: numbers 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 14, and 15;
 Robin Circle numbers 2 through 11, 13, 15, 15R, 16 and 17;
 Kenart Road numbers 1, 2 and 4;
 Koyview Place numbers 2, 3, and 4;
 Kenney Drive numbers 0 and 19;

As shown on the attached zoning map amendment.

Amended zoning maps are shown below:



Brentwood Neighborhood

Or act in any manner related thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 22: (Amend Zoning Bylaws: Groundwater Protection)

To see if the Town will vote to amend the Zoning Bylaw, Groundwater Protection Overlay District, Section 5.6.3 E.2, Prohibited Uses, by inserting a new item “p”. as follows:

p. Installation of metal roofs as defined in the current version of the Massachusetts Stormwater Handbook (Volume 1, MA Stormwater Management Standards, Standard #3,) on any

new or existing structure, unless such metal roof meets the pollution prevention measures as specified in the Massachusetts Stormwater Handbook for infiltration of runoff from a metal roof that is located within the Zone II or Interim Wellhead Protection Area of a public water supply. This prohibition shall not apply to roofs of 200 square feet or less.

Or act in any manner related thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 23: (Amend Zoning Bylaws: Housekeeping)

To see if the Town will vote to amend the Zoning Bylaw as follows:

1. Change the words "Town Administrator" to "Town Manager" wherever it appears in the Zoning Bylaw.
2. Amend Section 1.7 by deleting "Planning and Economic Coordinator, under the auspices of the Planning and Economic Development Board", and inserting "Director, Community and Economic Development".
3. In Section 8.9.C and Section 8.10.C, delete the definitions for "Host Community Agreement (HCA)" in their entirety; delete Section 8.9.O and Section 8.10.O, which require Host Community Agreements for Registered Medical Marijuana Facilities and Recreational Marijuana Facilities, in their entirety.
4. To amend Section 3.5.4 Procedures for Site Plan Review, I. 3. with text to be inserted shown in **bold** and text to be deleted shown in ~~strikethrough~~:

Unless the Board determines that adequate means of pedestrian travel is already provided to the site, sidewalks shall be provided along the entire frontage of the subject property along existing public ways, including the frontage of any lots held in common ownership with the parcel(s) within five years prior to the submission of the application for site plan review and approval. In those instances where the Board determines that sidewalk construction is not feasible or practical, the Applicant will fund sidewalk construction elsewhere in the community. ~~This may be accomplished either by constructing an equivalent length of sidewalk elsewhere in the community as authorized by the Department of Public Works or by making a payment in lieu of sidewalk construction to the Town. or a combination of both.~~

Or act in any many related thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 24: (Amend Zoning Bylaws: Home Based Businesses)

To see if the Town will vote to amend the Zoning Bylaw, Section 8.3 Home Based Business with text to be inserted shown in **bold** and text to be deleted shown in ~~strike through~~ as follows:

8.3. HOME-BASED BUSINESS

- A. Purposes. The purposes of the Home-Based Business bylaw ~~is~~**are** to provide for the conduct of home occupations in a residential or mixed-use district while preserving the residential character of the premises and preventing adverse effects on the neighborhood.
- B. Applicability. A Home-Based Business shall be allowed by right as shown in TABLE 1 if it meets the requirements of this Section 8.3.
- C. Definitions. See Section 2 Definitions herein for definitions of: Home-Based Business and Gross Vehicle Weight Rating (GVWR) and Outdoor Storage.**
- ~~C.~~ **D. Basic Requirements.**
1. The business use is subordinate to the **primary** residential use of the premises. No more than 20 percent of the gross floor area of the dwelling and any accessory structures, up to a maximum of 1,000 square feet of gross floor area, shall be used for the home-based business.
 2. **Other than as specified in items D. 5, 6, 7 and 8,** ~~There~~ shall be no visible evidence of the home-based business from the street or an adjacent lot. A home-based business shall be conducted entirely indoors within the principal dwelling on the lot or a building accessory thereto.
 3. There shall be no ~~outside~~ **outdoor** storage associated with the home-based business. Accessory structures such as sheds, detached garages, and barns may be used for unheated storage of the home-based business's stock in trade, commodities, tools, equipment, **vehicles** or products.
 4. Not more than one non-resident shall be employed on the premises at any time, and the maximum number of customers on the premises at any given time shall not exceed the number that can be accommodated in one passenger vehicle.
 5. The maximum number of off-street parking spaces for employee and customer parking shall be two. (Amended 11-16-15)
 6. **Off-street parking spaces for vehicles and trailer associated with the home-based business shall not be located within the standard zoning setbacks of the property except for those on already existing driveways or established parking areas at such time as the home-based business is established. No additional curb cuts are permitted.**
 7. There shall be no outside parking of more than two Class 3 ~~commercial~~ motor vehicles and no ~~commercial~~ motor vehicles rated Class 4 and above as defined by gross vehicle

weight rating (GVWR), **and no more than one registered trailer with a maximum bed length of 18 feet, associated with the home-based business.** (Added 11-16-15).

8. There shall be no change in the exterior appearance of the dwelling or accessory building used for the home-based business. Any new building constructed for the business shall not deviate from the residential character of the area. No signs shall be permitted for a home-based business except as provided in Section 7.2.2 of this Zoning Bylaw.
 9. No equipment or process shall be used in the home-based business which creates noise, vibration, odor, fumes, gas, smoke, dust, or electrical disturbance detectable to the normal senses off the lot.
 10. A home-based business shall not generate any solid waste or sewage discharge in volume or type greater than that associated with a typical residential use.
 11. Deliveries or pick-ups of supplies or products for the home-based business are allowed between 8 am and 8 pm. Vehicles used for such delivery and pick-ups shall be limited to those that customarily serve residential neighborhoods.
 12. The owner or operator of the home-based business shall reside on the premises. (Added 11-16-15)
- ~~D.~~ **E.** There is no limit to the number of home-based businesses that may occupy a single dwelling unit, provided that the cumulative total of the area used for home-based businesses on the premises shall not exceed Paragraph ~~E~~ **D** (1) above.
- ~~E.~~ **F.** Special Permits. A home-based business that does not comply with all of the above standards shall only be allowed by special permit from the Zoning Board of Appeals. Special permits granted hereunder shall be based upon the criteria in Section 3.4.
- ~~F.~~ **G.** Registration. Pursuant to G.L. c. 110, Sections 5-6 and Chapter 227, § 5A, most home-based businesses are required to register with the Town Clerk and obtain a Business Certificate before commencing business operations.

Or act in any many related thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION:

Approve

FINANCE COMMITTEE RECOMMENDATION:

To Be Determined

ARTICLE 25: (Amend Zoning Bylaws: Construction Services)

To see if the Town will vote to amend the Zoning Bylaw by adding the following definition in Section 2:

CONSTRUCTION CONTRACTING SERVICES - The premises and structures which serve as the office space and staging area of a building, plumbing, electrical, carpentry, or other similar construction contractor, excluding landscaping businesses and those contractors primarily involved in the excavation or the relocation or transfer of earth.

Associated retail sales, showroom, product assembly, storage areas for finished and unfinished products, and servicing of equipment in support of the contracting business are also allowed. All equipment, supplies and materials associated with the business must be stored inside at all times. In the Village Commercial Zoning Districts, on-site parking for company vehicles shall be limited to three commercial vehicles.

And by amending Table 1, Schedule of Uses in Section 5 Use Regulations to allow Construction Contracting Services by right in the following zoning districts: Business Industrial, West Industrial, East Industrial, and Oak Grove Business Park; and by special permit in the Central Business District, Neighborhood Commercial, and Village Commercial Districts, and prohibited in all other districts.

Or act in any manner related thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 26: (Amend Zoning Bylaws: Solar)

To see if the if the Town will vote to amend the Zoning Bylaw Section 8.11 Solar Electric Installations, by amending section 8.11.G.3 by inserting new text shown in **bold** as follows:

3. Control of Vegetation – Herbicides or pesticides may not be used to control vegetation or animals at a Ground-Mounted Solar Electric Installation, **except to the extent this provision may be pre-empted by state or federal law.**

And by amending the definition in Section 8.11.B by inserting new text shown in **bold** as follows:

Ground-Mounted Solar Electric Installation: A Solar Electric System that is affixed to the ground (not roof-mounted) and all appurtenant fencing, access driveways, drainage infrastructure, electronics, **batteries that are incidental and necessary for the storage of solar energy generated by the installation,** and any surrounding shade management areas.

Or act in any manner related thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 27: (Amend General Bylaws: Minor Changes)

To see if the Town will vote to amend the General Bylaws by making clerical, grammatical and other minor changes such as spelling or tense, and other limited substantive changes to bring the Bylaws into accord with the Charter and state law, with text to be inserted shown in **bold** and text to be deleted shown in ~~strike through~~, all as set forth in the report of the Bylaw Review Committee on file with the Town Clerk, or act in any manner relating thereto.

BYLAW REVIEW COMMITTEE

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 28: (Amend General Bylaws: Article III Fire Department)

To see if the Town will vote to amend the General Bylaws, Article III Fire Department, by deleting references to Town “Administrator” and replacing them with Town “Manager”, deleting text addressing the size of the Fire Department as the issue is addressed in other ways, replacing references to Medway Fire “Department” and “NED” with Medway Fire “Dispatch”, inserting a new section requiring all buildings that report directly to Fire Dispatch with a master box or central station monitoring company to have a key access box, inserting new fines for failing to provide required information to the Fire Chief, increasing the fine for fire alarm system malfunctions after the third occurrence and codifying an exemption for panel trouble signals received through actions outside the control of the building or business owner, with text to be inserted shown in **bold** and text to be deleted shown in ~~striketrough~~, all as set forth in the report of the Bylaw Review Committee on file with the Town Clerk; or act in any manner relating thereto.

BYLAW REVIEW COMMITTEE

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 29: (Amend General Bylaws: Article X Repairs to Private Ways)

To see if the Town will vote to amend the General Bylaws, Article X Repairs to Private Ways, clarifying the process for abutters to seek repairs to private ways, removing the prohibition against betterment assessments, revising the minimum amount of linear footage private way abutters need to own to petition for repairs, and removing the requirement that 100% of the immediate abutters must petition for such repairs, with text to be inserted shown in **bold** and text to be deleted shown in ~~striketrough~~, all as set forth in the report of the Bylaw Review Committee on file with the Town Clerk; or act in any manner relating thereto.

BYLAW REVIEW COMMITTEE

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 30: (Amend General Bylaws: Article XI Fire Lanes)

To see if the Town will vote to amend the General Bylaws, Article XI Fire Lanes, by deleting the text in its entirety and inserting in its place a new section updating the language to reflect more current requirements and circumstances, with text to be inserted shown in **bold** and text to be deleted shown in ~~striketrough~~, all as set forth in the report of the Bylaw Review Committee on file with the Town Clerk; or act in any manner relating thereto.

BYLAW REVIEW COMMITTEE

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 31: (Amend General Bylaws: Article XII Penal Laws, 12.9 Roadway Access)
To see if the Town will vote to amend the General Bylaws, Article XII, Section 12.9 Roadway Access to require use of concrete or asphalt only for commercial, industrial and residential driveway aprons, and to expressly prohibit the placement of basketball and other equipment in the public way; with text to be inserted shown in **bold** and text to be deleted shown in ~~striketrough~~, all as set forth in the report of the Bylaw Review Committee on file with the Town Clerk; or act in any manner relating thereto.

BYLAW REVIEW COMMITTEE

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 32: (Amend General Bylaws: Article XII Penal Laws, 12.16 Dog Bylaw)
To see if the Town will vote to amend the General Bylaws, Article XII Penal Laws, Section 12.16 Dog Bylaw, by deleting it in its entirety, renumbering it as Section 13.16, and inserting in place thereof a new bylaw addressing a wide variety of dog-related issues, including the dates by which annual dog and kennel licenses must be obtained, updating annual and late fees for individual and kennel licenses, prohibiting dogs from being unleashed onto the property of another or on Town public property, requiring that dog owners promptly remove dog feces, updating reference to the Animal Control Officer, designating the Police Chief as hearing officer for any complaints about nuisance and dangerous dogs, and establishing the amount of non-criminal disposition fines for violations, with text to be inserted shown in **bold** and text to be deleted shown in ~~striketrough~~, all as set forth in the report of the Bylaw Review Committee on file with the Town Clerk; or act in any manner relating thereto.

BYLAW REVIEW COMMITTEE

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 33: (Amend General Bylaws: Article XIV Prevention of Leakage of Underground Fuel or Chemical Storage Tanks and Systems)
To see if the Town will vote to amend the General Bylaws, Article XIV Prevention of Leakage of Underground Fuel or Chemical Storage Tanks and Systems, by adding the Fire Department as an enforcing authority for violations, updating the definition of Hazardous Material, mandating new underground storage systems meet certain specifications and requirements of the Fire Department and state regulations, include periodic leak testing requirements with text to be inserted shown in **bold** and text to be deleted shown in ~~striketrough~~, all as set forth in the report of the Bylaw Review Committee on file with the Town Clerk, or act in any manner relating thereto.

BYLAW REVIEW COMMITTEE

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 34: (Amend General Bylaws: Article XV Town Clerk Fees)
To see if the Town will vote to amend the General Bylaws, Article XV Town Clerk Fees as set forth in a document on file with the Town Clerk, with text to be inserted shown in **bold** and text to be deleted shown in ~~strike through~~, all as set forth in the report of the Bylaw Review Committee on file with the Town Clerk, or act in any manner relating thereto.

BYLAW REVIEW COMMITTEE

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 35: (Amend General Bylaws: Article XIX Audit Committee)
To see if the Town will vote to amend the General Bylaws by deleting Article XIX Audit Committee in its entirety, or act in any manner relating thereto.

BYLAW REVIEW COMMITTEE

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 36: (Amend General Bylaws: Article XXIII Town Administrator)
To see if the Town will vote to amend the General Bylaws by deleting Article XXIII Town Administrator in its entirety, or act in any manner relating thereto.

BYLAW REVIEW COMMITTEE

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 37: (Amend General Bylaws: Article XXIV Water Use Restrictions)
To see if the Town will vote to amend the General Bylaws Article XXIV Water Use Restrictions by deleting repetitious language, replacing references to the “Town Water and Sewer Commission” with the words “Select Board”, consolidating two sections addressing activities prohibited during an outdoor water ban, and clarifying that privately owned irrigation systems cannot be installed in public roadways or right of ways or easements, declaring that the Town has no obligation to notify owners of previously existing irrigation systems in the right of way when work is to be performed in or on the public property, and clarifying that any damage that might occur will be the responsibility of the property owner and not the responsibility of the Town or any

utility company, with text to be deleted shown in ~~strike through~~ and text to be inserted shown in **bold**, all as on file with the Town Clerk; or act in any manner relating thereto.

BYLAW REVIEW COMMITTEE

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 38: (Citizens' Petition: Change Columbus Day to Indigenous Peoples' Day)
To see if the Town will vote to change the name, on all town calendars, notices & announcements including all print or digital media distributed by Town Departments, Boards and Committees, of the federal and state holiday known as "Columbus Day" to "Indigenous Peoples' Day". The holiday falls annually on the second Monday in October and by renaming this holiday a new holiday is not being proposed nor created.

In naming the second Monday of October as Indigenous Peoples' Day on all town calendars, notices, announcements, print and digital media, Medway commemorates the struggles, celebrates the resilience and contributions, and honors the wishes of the Indigenous Peoples who were the first inhabitants of these lands.

CITIZENS' PETITION

SELECT BOARD RECOMMENDATION: **Disapprove**

FINANCE COMMITTEE RECOMMENDATION:

And you are hereby directed to serve this warrant by posting printed attested copies thereof at two locations in each precinct at least SEVEN days before the day of said meeting. Hereof fail not and make due return of this warrant with your doings thereon to the Clerk of said Town at or before the time of said meeting.

Given under our hands in Medway, this 18th day of April 2023.

A TRUE COPY:

TOWN OF MEDWAY SELECT BOARD



Dennis Crowley, Chair

Glenn Trindade, Vice Chair

Frank Rossi, Clerk

Maryjane White, Member

Todd Alessandri, Member

ATTEST: 

Paul Trufant, Constable