

**TOWN OF MEDWAY**  
**WARRANT FOR MAY 9, 2022**  
**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 9, 2022**, 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 \$113,000 from the Debt Stabilization Fund to the Fiscal Year 2023 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 \$700,000 from Ambulance Receipts Reserved for Appropriation to the Fiscal Year 2023 General Fund Operating Budget, or act in any manner relating thereto.

**SELECT BOARD**

**SELECT BOARD RECOMMENDATION:** **Approve**

**FINANCE COMMITTEE RECOMMENDATION:** **Approve**

**ARTICLE 3:** (Appropriation: FY23 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, 2023, or act in any manner relating thereto.

**SELECT BOARD**

**SELECT BOARD RECOMMENDATION:** **Approve**

**FINANCE COMMITTEE RECOMMENDATION:** **Approve**

**ARTICLE 4:** (Appropriation: FY23 Water Enterprise Fund)  
To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$4,673,560 for the maintenance of the Water Department Enterprise Fund as follows, or act in any manner relating thereto.

Direct Costs

	Amount
Salaries	\$ 879,028
Expenses	745,400
Debt	2,597,373
<b>Direct Costs Total</b>	<b>\$ 4,221,801</b>

Indirect Costs

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

<b>Indirect Costs Total</b>	<b>\$451,759</b>
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<b>Total</b>	<b>\$4,673,560</b>
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And further that the above listed appropriations be funded as follows:

Fees for Service [User Fees]	\$4,100,000
Retained Earnings	573,560
<b>Total</b>	<b>\$4,673,560</b>

**SELECT BOARD**

**SELECT BOARD RECOMMENDATION:** **To Be Determined**

**FINANCE COMMITTEE RECOMMENDATION:** **To Be Determined**

**ARTICLE 5:** (Appropriation: FY23 Sewer Enterprise Fund)  
To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$1,892,374 for the maintenance of the Sewer Department Enterprise Fund as follows, or act in any manner relating thereto.

Direct Costs

	Amount
Salaries	\$ 278,369

Expenses	1,188,550
Debt	272,712
<b>Direct Costs Total</b>	<b>\$1,739,631</b>

Indirect Costs

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

<b>Indirect Costs Total</b>	<b>\$152,743</b>
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<b>Total</b>	<b>\$1,892,374</b>
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And further that the above listed appropriations be funded as follows:

Fees for Service [User Fees]	\$1,871,238
Sewer Betterment Stabilization	21,136
<b>Total</b>	<b>\$1,892,374</b>

**SELECT BOARD**

**SELECT BOARD RECOMMENDATION:** **Approve**

**FINANCE COMMITTEE RECOMMENDATION:** **To Be Determined**

**ARTICLE 6:** (Appropriation: FY23 Solid Waste Enterprise Fund)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$1,804,050 to operate the Solid Waste/Recycling Department Enterprise Fund as follows, or act in any manner relating thereto.

Direct Costs

	Amount
Salaries	\$ 221,202
Expenses	1,400,300
Debt Service	51,668
<b>Direct Costs Total</b>	<b>\$1,673,170</b>

Indirect Costs

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

<b>Indirect Costs Total</b>	<b>\$130,880</b>
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<b>Total</b>	<b>\$1,804,050</b>
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And further that the above listed appropriations be funded as follows:

Trash Recycling Fees/Bag Revenues	\$1,555,000
Retained Earnings	249,050
<b>Total</b>	<b>\$1,804,050</b>

**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 \$2,184,916 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:

<b>Project</b>	<b>Department</b>	<b>Cost</b>
Roads & Sidewalks	DPW	\$750,000
Replace 2001 Mack RD690S (216-Truck 6)	DPW	230,000
Replace 1994 Ford F350 Utility 4X4 (513)	DPW	60,000
Replace 2011 Ford F250 (313)	DPW	59,000
Skid Mounted 2 Ton Hot Box	DPW	13,365
John Deere Gator Utility Vehicle	DPW	30,000
Replace Kubota 1750 Lawn Tractor (344)	DPW	26,000
Fire Station 1 HVAC Units	DPW	20,000
Technology Equipment	IT	75,000
Technology Infrastructure Equipment	IT	25,000
Building Security Systems	IT	25,000
Classroom Projection Systems	IT	35,000
High School: Public Address (PA) Systems	IT	30,000
Memorial School Exterior Site Drainage	School	130,000
McGovern: Replace Sidewalks	School	60,000
Memorial: Paint First Floor Classrooms	School	60,000
Burke: Replace Sidewalks	School	50,000
McGovern: Office A/C Installation	School	25,000
High School: Replace Downspouts	School	30,000
Memorial: Replace Tile Flooring (10 Classrms)	School	65,000
Memorial: Replace Carpet/Tile (Various Rms and Hallway)	School	50,000
High School: Paint First Floor Classrooms/Offices	School	36,000
High School: Replace Acid Neutralizer Tank	School	25,000
Memorial: Replace Window Glazing	School	60,000
McGovern: Install Two Basketball Hoops	School	10,000
Burke-Memorial: Purchase & Install Two Basketball Hoops	School	35,000

New Command Vehicle	Fire	62,551
Replace Firearms	Police	19,000
Building Ventilation (Add Fresh Air Intake)	Library	20,000
Replace Tech Services Countertop	Library	15,000
Replace Exterior Doors	Library	30,000
Baseline Doc for Conserv Land & Restrictions w/ Survey	Com & Econ Dev	24,000
<b>Free Cash Total</b>		<b><u>\$2,184,916</u></b>

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:** (Free Cash and Sewer Retained Earnings Transfer: Stormwater Compliance)

To see if the Town will vote to transfer the sum of \$150,000 from Certified Free Cash and \$181,000 from Sewer Enterprise Fund retained earnings for the purpose of funding the purchase and equipping of a stormwater compliance and street debris collection unit, and for the payment of all other costs incidental and related thereto, or act in any manner relating thereto.

**PUBLIC WORKS DEPT.**

**SELECT BOARD RECOMMENDATION:** **Approve**

**FINANCE COMMITTEE RECOMMENDATION:** **Approve**

**ARTICLE 10:** (Water Retained Earnings Transfer: Purchase Generator)

To see if the Town will vote to transfer the sum of \$40,000 from Water Enterprise Fund retained earnings for the purpose of funding the purchase and equipping of a generator at the Village Street

well, and for the payment of all other costs incidental and related thereto, or act in any manner relating thereto.

**PUBLIC WORKS DEPT.**

**SELECT BOARD RECOMMENDATION: Approve**

**FINANCE COMMITTEE RECOMMENDATION: Approve**

**ARTICLE 11:** (Borrowing – New Centralized Water Treatment Plant)

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds a sum of money for the purpose of funding the construction, equipping and furnishing of a new centralized water treatment plant at 19 Populatic St, including engineering, design and project management services, site preparation, and for the payment of all other costs incidental and related thereto; and further, to authorize the Board of Selectmen to apply for, accept and expend any county, state or federal grant for this purpose, or act in any manner relating thereto.

**SELECT BOARD**

**BOARD OF SELECTMEN RECOMMENDATION: To Be Determined**

**FINANCE COMMITTEE RECOMMENDATION: To Be Determined**

**ARTICLE 12:** (Borrowing – Oakland Well Water Line to New Centralized Water Treatment Plant)

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds the sum of \$1,800,000 for the purpose of funding the construction of a water line from the Oakland Well to the new centralized water treatment plan, including engineering, design and project management services, site preparation, and for the payment of all other costs incidental and related thereto; and further, to authorize the Board of Selectmen to apply for, accept and expend any county, state or federal grant for this purpose, or act in any manner relating thereto.

**SELECT BOARD**

**BOARD OF SELECTMEN RECOMMENDATION: Approve**

**FINANCE COMMITTEE RECOMMENDATION: Approve**

**ARTICLE 13:** (Borrowing – Redundant Wells at Oakland and Village Streets)

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds the sum of \$485,000 for the purpose of purchasing materials, site preparation and construction, for a second well at Oakland Street and at Village Street, including engineering and design and for the payment of all other costs incidental and related thereto; and further, to authorize the Board of Selectmen to apply for, accept and expend any county, state or federal grant for this purpose, or act in any manner relating thereto.

**SELECT BOARD**

**BOARD OF SELECTMEN RECOMMENDATION: Approve**

**FINANCE COMMITTEE RECOMMENDATION: Approve**

**ARTICLE 14:** (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 15:** (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 16:** (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 2023 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 2023, as follows:

CPA Administration:	
CPC Expenses	\$15,000
CPC Salaries	5,000
CPC Debt Expense	418,725
Historic Resources:	
Digitize Jameson's History of Medway	10,000
Open Space:	
Trail Improvements and Extensions	5,000
Total Direct Costs	\$453,725

<b>Reserves:</b>	<b>10% of Estimated Fund Revenues</b>
Open Space	\$142,879
Community Housing	\$147,879
Historical Preservation	\$137,879

or act in any manner relating thereto.

**COMMUNITY PRESERVATION COMMITTEE**

**SELECT BOARD RECOMMENDATION:** **Approve**

**FINANCE COMMITTEE RECOMMENDATION:** **Approve**

**ARTICLE 17:** (Revolving Funds –Authorize FY23 Spending Limits)  
 To see if the Town will vote, pursuant to Massachusetts General Laws Chapter 44, Section 53E1/2, to set Fiscal Year 2023 spending limits for revolving funds as follows:

<b>Program or Purpose</b>	<b>FY2023 Spending Limit</b>
Self-supporting parks and recreation services, including salaries and benefits	\$450,000
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	\$80,000
Tobacco license compliance inspections	\$2,500
Self-supporting food services, including salaries and benefits	\$12,000

or act in any manner relating thereto.

**SELECT BOARD**

**SELECT BOARD RECOMMENDATION:** **Approve**

**FINANCE COMMITTEE RECOMMENDATION:** **Approve**

**ARTICLE 18:** (Change in Personal Property Value Subject to Taxation)  
 To see if the Town will vote pursuant to Massachusetts General Laws Chapter 59, Section 5, Subsection 54, to increase the minimum value of personal property subject to taxation from \$2,500 to \$5,000, or act in any manner relating thereto.

**BOARD OF ASSESSORS**

**SELECT BOARD RECOMMENDATION:** **Approve**

**FINANCE COMMITTEE RECOMMENDATION:** **Approve**

**ARTICLE 19:** (Amend General Bylaw: Historical Properties)

To see if the Town will vote to amend the General By-laws, Article XVII, Building Demolition, as follows (language to be deleted shown in ~~strike through~~, language to be added is underlined):

Section 17.1 Intent and Purpose

This bylaw is enacted to promote the public welfare and safeguard Medway's historical, cultural and architectural heritage by protecting historical resources that make the town a more interesting, attractive and desirable place in which to live. The bylaw aims to protect "preferably-preserved historically significant buildings" within the town by encouraging their owners to seek alternatives to their demolition and by providing the town an opportunity to work with owners of such properties in identifying alternatives to their demolition.

Section 17.2 Definitions

As used in this bylaw, the following words and terms shall have the meanings set forth below, unless the context otherwise requires:

- 2.1 "APPLICANT" - any person or entity who files an application for a demolition permit.
- 2.2 "BUILDING" - any combination of materials forming a shelter for persons, animals or property.
- 2.3 "COMMISSION" - the Medway Historical Commission.
- 2.4 "DEMOLITION" - any act of destroying, pulling down, razing or removing a building or substantial portion thereof, or starting the work of any such act with the intention of completing the same.
- 2.5 "HISTORICALLY SIGNIFICANT BUILDING" - any building or portion thereof, which:
  - (a) Is in whole or in part seventy-five or more years old; and
  - (b) Is listed on the National Register of Historic Places or the Massachusetts Register of Historic Places, or which is the subject of a pending application for such listing, or is eligible for such listing, or;
  - (c) Is within any historic district, or;
  - (d) Has an important association with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the Town or the Commonwealth, or;
  - (e) Is historically or architecturally important (in terms of period, style, method of building construction, or association with a recognized architect or builder) either by itself or in the context of a group of buildings.
- 2.6 "PREFERABLY-PRESERVED HISTORICALLY SIGNIFICANT BUILDING" - any historically significant building which the Commission determines, as provided in section 17.3.6.iii of this bylaw, is in the public interest to be preserved or rehabilitated rather than to be demolished.

### Section 17.3 Procedure

- 3.1 No permit for the demolition of a building which is in whole or in part seventy-five or more years old or portion thereof shall be issued other than in conformity with the provisions of this bylaw as well as in conformity with the provisions of other laws applicable to the demolition of buildings and the issuance of permits thereof generally.
- 3.2 Application contents: Every application for a demolition shall be filed with the Building Commissioner and shall contain the following information:
- (i) The owner's name and current address (and/or the name of owner's legal representative, if applicable);
  - (ii) The applicant's name, address, and interest in such building, if different from the owner;
  - (iii) The address or location of such building;
  - (iv) Assessors' Parcel ID;
  - (v) A brief description of such building including its age;
  - (vi) An explanation of the proposed use and/or changes thereof to be made of the site of such building; and
  - (vii) 4" x 6" color photos of all sides of the building exterior and all outbuildings that are visible from the street.
- 3.3 Upon receipt of an application for a demolition permit for a building which is in whole or in part seventy-five or more years old, the Building Commissioner shall forward a copy thereof to the Commission within seven business days. No demolition permit shall be issued at that time.
- 3.4 Within forty-five days after the Commission's receipt of a complete application, the Commission shall make an initial determination on whether the building is historically significant. The applicant for the permit may make a presentation to the Commission at that time. The Commission may require that the applicant provide a report from an engineer licensed to practice in Massachusetts with respect to any claims by the applicant as to the structural condition of the building. The Commission may also, at the applicant's expense, hire its own consultant to review any such reports and any claims by the applicant as to the structural condition of the building.
- 3.5 If the building is determined not to be historically significant, the Commission shall notify the Building Commissioner and the applicant, in writing, within seven business days of its initial determination and the Building Commissioner may issue a demolition permit.

If the Commission determines that the building is historically significant, it shall notify the Building Commissioner and the applicant, in writing, within seven business days of its initial determination; and the Commission shall, within forty-five days of its initial determination, open a public hearing to determine whether the historically significant building is preferably preserved.

- (i) Publication of Notice of Public Hearing

Public notice of the time, place and purpose of the hearing shall be published in a newspaper of general circulation in the Town not less

than fourteen days prior to the date of said hearing and shall be posted in a conspicuous place in town hall for a period of not less than fourteen days prior to the date of said hearing. Notice of the hearing shall also be posted online on the Town of Medway website ([www.townofmedway.org](http://www.townofmedway.org)) for a period of not less than fourteen days prior to the date of said hearing.

(ii) Notification of Abutters

At least fourteen days prior to the public hearing, the applicant shall send copy of said notice by mail, postage prepaid, to the owners of all abutting properties at their mailing addresses shown in the most recent applicable tax list of the assessors, including owners of land directly opposite on any public or private way and abutters to the abutters within 300 feet of the property line of the applicant. A list of those so notified shall be provided to the Commission prior to the opening of the public hearing.

All costs associated with publication of the legal notice and required mailings shall be the responsibility of the applicant. Failure to comply with any of the above will result in a delay of the public hearing.

3.6 The Commission shall make a determination of whether or not the historically-significant building is preferably preserved within thirty-one days following the close of the public hearing.

(i) If after a public hearing the Commission determines that the building should not be preferably preserved, the Commission shall notify the Building Commissioner and the applicant, in writing within seven business days after the close of the public hearing and the Building Commissioner may issue a demolition permit upon receipt of the written decision.

(ii) If after a public hearing the Commission determines that the building should be preferably preserved, the Commission shall so notify the Building Commissioner and the applicant in writing within seven business days after the close of the public hearing, and no demolition permit may be issued until: ~~twelve months after the date of the determination by the Commission.~~

a. at least twenty-four months after the date of determination by the Commission, for buildings that are 200 or more years old; or

b. at least eighteen months after the date of the determination by the Commission, for buildings that are at least 150 years old, but less than 200 years old;

c. at least twelve months after the date of the determination by the Commission, for buildings that are at least 75 years old, but less than 150 years old

- 3.7 The demolition permit shall expire after eighteen months of being issued. This means that once the above conditions have been satisfied, the owner of the property or applicant has eighteen months to demolish the building. If the building is not taken down in that period, the owner or applicant shall submit a new demolition permit application.
- 3.8 Notwithstanding anything contained in section 17.3.6, the Building Commissioner may issue a demolition permit for a preferably-preserved historically significant building at any time after receipt of written advice from the Commission to the effect that either:
- (i) The Commission is satisfied that there is no reasonable likelihood that either the owner or some other person or group is willing to purchase, rehabilitate and restore the subject building, or
  - (ii) The Commission is satisfied that for at least ~~twelve months~~ the demolition delay period the owner had made continuing, bona fide and reasonable efforts to locate a purchaser to preserve, rehabilitate and restore the subject building, and that such efforts have been unsuccessful.

#### Section 17.4 Responsibility of Owners

- 4.1 During the ~~twelve-month~~ demolition delay period, the applicant shall make continuing, bona fide and reasonable ~~a good faith~~ efforts to find an alternative use for the building that will result in its preservation, including seeking a new owner willing to purchase and preserve, restore or rehabilitate the building. ~~Other A~~alternatives to demolition include, but are not limited to, incorporation of the building into the future development of the site; adaptive reuse of the building; utilization of financial incentives to rehabilitate the building; ~~seeking a new owner willing to purchase and preserve, restore or rehabilitate the building;~~ or moving or relocating the building. For the purposes of this paragraph, “continuing, bona fide and reasonable efforts” to seek a new owner shall mean retaining a licensed broker to market the property in the usual manner over substantially all of the demolition delay period, obtaining an appraisal from a reputable appraiser and providing evidence of good faith negotiations with potential buyers of the property.
- 4.2 Upon determination by the Commission that a building is a preferably preserved historically significant building, the owner shall be responsible for properly securing the building, if vacant, to the satisfaction of the Building Commissioner. Should the owner fail to so secure the building, the subsequent destruction of such building through any cause, which destruction could have been prevented by the required security measures, shall be considered a demolition in violation of this bylaw.
- 4.3 If requested by the Commission, it shall be the responsibility of the owner to assist in the facilitation of the implementation of the requirements of this Bylaw by providing information and any architectural plans readily available to the owner, allowing access to the property, participating in the investigation of preservation options, and actively cooperating in seeking alternatives with the Commission and any persons designated by the Commission.

#### Section 17.5 Emergency Demolition

Nothing in this bylaw shall restrict or prevent the Building Commissioner from ordering the demolition of a historically significant building determined by the Building Commissioner pursuant to state law and/or the State Building Code to be unused, uninhabited or abandoned, and open to the weather.

If the Building Commissioner determines there is no reasonable alternative to an emergency demolition, the Building Commissioner shall prepare a written report describing the basis of that decision. A copy of that report shall be filed with the Commission.

Section 17.6 Non-Compliance

6.1 Any owner of a historically significant building who violates any provision of this bylaw shall be penalized by a fine of not more than three hundred (\$300.00) dollars. Each day during which any portion of a violation continues shall constitute a separate offense.

As an alternative means of enforcement, the Building Commissioner may impose noncriminal penalties pursuant to G.L. c. 40, § 21D and Article XX of the Town’s General Bylaws, in accordance with the following schedule:

- (i) First offense: one hundred dollars
- (ii) Second offense: two hundred dollars
- (iii) Third and each subsequent offense per violation: three hundred dollars

6.2 The Commission and the Building Commissioner are each authorized to institute any and all proceedings in law or equity, as they deem necessary to obtain compliance with the requirements of this bylaw or to prevent a violation thereof.

6.3 No permit shall be issued with respect to any premises upon which a historically significant building has been demolished in violation of this bylaw for a period of two years after the date of the completion of such demolition. As used herein, “premises” includes all land within the property lines of said parcel of land upon which the demolished historically significant building was located.

Section 17.7 Severability

If any section, paragraph or part of this bylaw is for any reason declared invalid or unconstitutional by any court, every other section, paragraph and part shall continue in full force and effect.

Section 17.8

The Commission may enact rules and regulations to carry out the provisions and purposes of this By-law.

Or act in any manner relating thereto.

**HISTORICAL COMMISSION**

**SELECT BOARD RECOMMENDATION:**

**Approve**

**FINANCE COMMITTEE RECOMMENDATION:**

**Approve**

**ARTICLE 20:** (Amend Zoning Bylaws – Solar Electric Installations)  
To see if the Town will vote to amend the Zoning Bylaw, Section 8.11 Solar Electric Installations as follows (new wording in **bold**):

Section 8.11.C.3: *Solar Parking Canopies*, which are accessory to a residential or non-residential use may be allowed by special permit in all zones except AR-I, AR-II, and VR, **or which are otherwise allowed under the provisions of this Zoning Bylaw**, and are subject to the requirements of this Section 8.11.

Section 8.11.G.1: Lighting - Large- and Small-Scale Solar Electric Installations, **except Solar Parking Canopies**, shall have no permanently-affixed exterior lighting.

Section 8.11.H.2.c: The design shall minimize the use of concrete and other impervious materials to the maximum extent possible. Ground-Mounted Solar Electric Installations, **except Solar Parking Canopies**, shall be installed on water permeable surfaces.

Or act in any manner related thereto.

**PLANNING AND ECONOMIC DEVELOPMENT BOARD**

**SELECT BOARD RECOMMENDATION:** **To Be Determined**

**FINANCE COMMITTEE RECOMMENDATION:** **To Be Determined**

**ARTICLE 21:** (Amend Zoning Bylaws – Housekeeping)  
To see if the Town will vote to amend the Zoning Bylaw as provided below:

1. Amend Flood Plain District, Section 5.6.1.E.3 as follows (words added in **bold**)

In Zones AI-30 and AE, along watercourses that have a regulatory floodway designated on the Town's FIRM, encroachments are prohibited in the regulatory floodway **unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment** would **not** result in any increase in flood levels within the community during the occurrence of the base flood discharge.

2. Amend Table 2 Dimensional and Density Regulations in Section 6, to add a Note g. as follows (words added in **bold**)

**g. See Section 9 Oak Grove Park Districts for dimensional and density regulations for properties located in the Oak Grove Village Center, Oak Grove Business Park, and Oak Grove Neighborhood zoning districts.**

3. Amend Environmental Standards, Section 7.3.D.2.a.4 as follows (words added in **bold**)

Work at construction sites and in the operation of construction equipment including start-up and movement of trucks, vehicles, and machines shall commence no earlier than 7:00 a.m. and shall cease no later than 7:00 p.m., Monday through Saturday. No construction shall take place on Sundays, federal holidays or state legal holidays without the advance written approval of the

Building Commissioner. **The limits in this subsection do not apply to interior construction work such as painting, installation of drywall, flooring, and similar work.**

Or act in any manner related thereto.

**PLANNING AND ECONOMIC DEVELOPMENT BOARD**

**SELECT BOARD RECOMMENDATION: Approve**

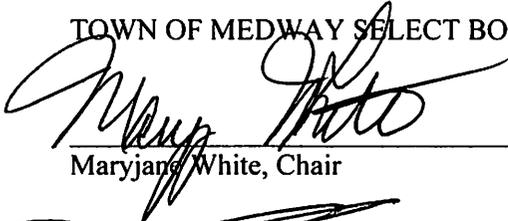
**FINANCE COMMITTEE RECOMMENDATION: Approve**

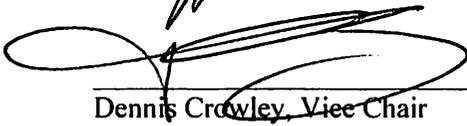
And you are hereby directed to serve this warrant by posting printed attested copies thereof at two locations in each precinct at least SEVEN days before the day of said meeting. Hereof fail not and make due return of this warrant with your doings thereon to the Clerk of said Town at or before the time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

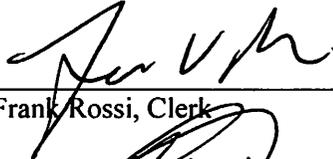
Given under our hands in Medway, this 4<sup>TH</sup> day of April 2022.

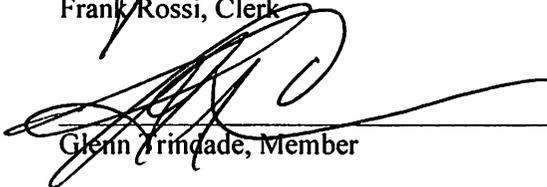
A TRUE COPY:

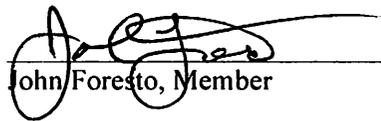
TOWN OF MEDWAY SELECT BOARD

  
\_\_\_\_\_  
Maryjane White, Chair

  
\_\_\_\_\_  
Dennis Crowley, Vice Chair

  
\_\_\_\_\_  
Frank Rossi, Clerk

  
\_\_\_\_\_  
Glenn Trindade, Member

  
\_\_\_\_\_  
John Foresto, Member

ATTEST:   
\_\_\_\_\_  
Paul Trufant, Constable