

**TOWN OF MEDWAY
WARRANT FOR 2026
FALL TOWN MEETING**

NORFOLK ss:

To either of the Constables of the Town of Medway

GREETING:

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 Auditorium, 88 Summer Street, on Monday, November 9, 2026, at 7:00 PM, then and there to act on the following articles:

ARTICLE 1: (Prior Year Bills)

To see if the Town will vote to transfer \$637.41 from the Fiscal Year 2027 DPW Administration Vehicle Fuel Account and \$770.07 from the DPW Administration Heating Fuel Account for the purpose of paying prior year, unpaid bills of the Town, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 2: (Free Cash Transfer to Capital Stabilization Fund)

To see if the Town will vote to transfer \$4,000,000 from Certified Free Cash to the Capital Stabilization Fund, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 3: (Free Cash Transfer to General Stabilization Fund)

To see if the Town will vote to transfer \$100,000 from Certified Free Cash to the General Stabilization Fund, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 4: (Free Cash Transfer to Special Education Stabilization Fund)
To see if the Town will vote to transfer \$64,000 from Certified Free Cash to the Special Education Stabilization Fund, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 5: (Free Cash Transfer: Various Projects)
To see if the Town will vote to appropriate the sum of \$103,533 from Certified Free Cash for the purpose of funding the following capital 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
Radio Communication Equipment (Grant Match)	Fire	\$16,033
Housing Production Plan	CED	17,500
Senior Center Fire Panel Replacement	DPW	70,000
Total		\$103,533

Or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 6: (Sewer Retained Earnings Transfer – Purchase of Sewer Capacity)
To see if the Town will vote to transfer \$1,075,000 from Certified Sewer Enterprise Fund Retained Earnings for the purpose of purchasing 150,000 gallons-per-day of sewer capacity from the Town of Franklin pursuant to agreements with the Town of Franklin and the Charles River Pollution Control District, and further to authorize the Select Board and the Town Manager to take any action and execute any documents or agreements necessary to effectuate the purposes of this article, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 7: (Repurpose Monetary Articles: Library Projects)
To see if the Town will vote to transfer the sum of \$23,106.64 from the funds authorized under the prior Town Meeting Articles as shown in Table 1 below, which amounts are no longer needed for such purposes, to the project and in the amount listed in Table 2 below and the payment of all costs incidental or related thereto, or act in any manner relating thereto.

TABLE 1

Town Meeting Date	Article	Description	Transfer From Amount
5/13/24 Annual	7	Library Story Room Ventilation	\$10,069.64
5/9/22 Annual	7	Library Ventilation	13,037.00
Total			\$23,106.64

TABLE 2

Town Meeting Date	Article	Description	Transfer To Amount
New		Library HVAC Repairs	\$23,106.64
Total			\$23,106.64

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 8: (Expand Scope of CPA Funded Project: Trail Development)

To see if the Town will vote to amend the scope and purpose of the Medway Link Trail project authorized under Article 2 of the November 19, 2018, Fall Town Meeting and supplemented by Article 16 of the May 9, 2022, Annual Town Meeting, the balance of which is \$17,496.78, to include all Town trail improvement and development projects, or act in any manner relating thereto.

OPEN SPACE COMMITTEE

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 9: (Amend Zoning Bylaws: Nonconforming Uses and Structures)

To see if the Town will vote to amend Section 5.5 of the Zoning Bylaw, Nonconforming Uses and Structures, to conform to recent amendments to General Laws chapter 40A, as follows, new language shown in bold, deleted language shown in strikethrough:

I. Amend Section 5.5 Subsections A, B, and D as follows:

A. Applicability. Except as herein after provided, this Zoning Bylaw shall not apply to structures or uses lawfully in existence or lawfully begun, or to a building permit or special permit **or other entitlement applied for under G.L. chapter 40A** ~~issued before the first publication of notice of the public hearing on this Zoning Bylaw or any amendments thereto~~, but shall apply to any change or substantial extension of such use, to a building permit or special permit issued after the first notice of said public hearing, to any reconstruction, extension or structural change of such structure and to any alteration of a structure begun after the first notice of said public hearing to provide for its use in a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent except where alteration, reconstruction, extension or a structural change to a one-family or two-family residential structure does not increase the nonconforming nature of said structure.

B. Commencement of Construction or Operation. Construction or operations under a building permit shall conform to any subsequent amendments to this Zoning Bylaw, unless the use or construction is commenced within a period of not more than **twenty-four** ~~twelve~~ months after the issuance of the **last permit necessary for construction** and, in ~~any~~ cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable. **The twenty-four month period shall be tolled during any time the applicant is actively seeking or obtaining other necessary permits.** Construction or operations under a special permit **issued pursuant to G.L. c. 40A, §9** or site plan approval **pursuant to this Zoning Bylaw** shall conform to any subsequent amendments to this Zoning Bylaw or of any other local land use regulations unless the use or construction is commenced within a period of 3 years after the issuance of the special permit or site plan approval and, in cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable. For the purpose of the prior sentence, construction involving the redevelopment of previously disturbed land shall be deemed to have commenced upon substantial investment in site preparation or infrastructure construction, and construction of developments intended to proceed in phases shall proceed expeditiously, but not continuously, among phases.

D. Nonconforming Uses. Legally pre-existing nonconforming uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the Zoning Board of Appeals as the special permit granting authority that such extension or alteration shall not be substantially more detrimental than the existing nonconforming use **or structure** to the neighborhood. The Zoning Board of Appeals may grant a special permit to change or substantially extend a nonconforming use only if it determines that such change or extension shall not be substantially more detrimental than the existing nonconforming use to the neighborhood.

2. Add a new Section 5.5.F as follows, and re-lettering the remaining subsections accordingly:

F. Notwithstanding the above provisions, legally existing pre-existing nonconforming structures or residential uses that do not conform to zoning because of lot size or shape, frontage, lot coverage or floor area ratio requirements may be extended or altered as of right, without the need for a finding by the special permit granting authority under this paragraph, if such extension or alteration complies with the current dimensional regulations regarding height, stories, and setback.

3. Amend current Section 5.5.F, Abandonment or Non-use

G. Abandonment or Non-Use. Any nonconforming use that has been abandoned, or not used for more than two years, **or more than four years effective July 1, 2026**, shall lose any protected nonconforming status, and shall be subject to all of the provisions of this Zoning Bylaw.

Or act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 10: (Amend Zoning Bylaws: Trail Signs)

To see if the Town will vote to amend the Zoning Bylaw, Section 7.2, as follows, with new language shown in bold, and deleted language shown in strikethrough:

1. Amend Section 7.2.1.C as follows:

Trail Sign: A freestanding or suspended sign denoting the access point and/or parking area for a trail network or multi-use pathway

2. Amend Section 7.2.2.A as follows:

27. Any trailhead identification, wayfinding, regulatory signs, or surface markers associated with a trail network or multi-use pathway

3. Amend Section 7.2.5 – Table 4 as follows:

Agricultural and Residential Districts I and II and Village Residential District (Title amended 11-14-16)					
Signs for Authorized Home Based Businesses					
	Total Maximum Sign Surface Area (square feet)	Maximum # of Signs	Maximum Sign Height(feet)	Minimum Setback from any Street Lot Line (feet)	Illumination
Projecting Sign	6 sq. ft. for a two sided sign	1 per establishment	6	10	External
Trail Signs Signs for publicly and privately maintained trail networks and multi-use pathways, excluding those under the jurisdiction of the Department of Conservation and Recreation					
Freestanding Sign	40 sq. ft. for a 2 sided sign; 30 sq. ft. for a single sided sign	1 per parking area	6	N/A	External
Projecting Sign	6 sq. ft. for a two sided sign	1 per parking area	12	N/A	External
Residential Development Signs					
Freestanding Sign	32 sq. ft. for a one sided sign	1 per development at primary entrance Additional residential development signs may be allowed by special permit from the Zoning Board of Appeals when a	6	10	External

		development has multiple public entrances.			
<i>Other Signs</i> Signs for pre-existing non-conforming establishments (examples – VFW & Medway Manor), for any municipal buildings, for non-residential establishments authorized by special permit or use variance, or for an establishment which is an exempt use (examples – public schools, private schools, municipal buildings, agriculture, religious organization/house of worship, etc.)					
Wall Sign	Building Sign Frontage x 1.0 not to exceed 30 sq. ft. per establishment	1 per establishment*	NA	NA	External
Freestanding Sign	40 sq. ft. for a 2 sided sign; 30 sq. ft. for a one sided sign	1 per lot or development	6	8	External
Projecting Sign	12 sq. ft.	1 per establishment	See 7.2.5.B.2 (Amended 11-16-15)	NA	External
* Unless an establishment has two or more building sign frontages. If so, See 7.2.5.B.8 (Amended 11-16-15)					

Or act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 11: (Amend Zoning Bylaws: Housekeeping)

To see if the Town will vote to amend the Zoning Bylaw as follows, with new language shown in bold, and deleted language shown in strikethrough:

1. Amend Section 2, Definitions as follows:

“Automobile Car Wash: Any building or premises or portions thereof containing facilities for the commercial washing of automobiles and motor vehicles.”

“Parking, Frontage – Off-street surface parking spaces placed between a public street and the street facing façade of a building to ~~encourage customers with their apparent convenience~~”

2. Amend Section 3.6.5.B.(2) as follows:

“If the Local Government Representative does not determine whether a Consolidated Local Permit Application is complete within thirty days of receipt, the Consolidated Local Permit Application shall be

deemed to be complete and **eligible for review under 225 CMR 29.10.** ~~subject to the common conditions and requirements for constructive approval prescribed in 225 CMR 29.12."~~

3. Amend Section 9.5.H as follows:

"In addition to the Development Tract Standards of this section, applicants for new buildings and developments in the Oak Grove Park Districts should refer to the appropriate Town of Medway Design Review Guidelines ~~for: Section 2. Commercial Zones—C. Site Improvement Guidelines; Section 3. Industrial Zones—C. Site Improvement Guidelines; and Section 4. Residential Zones—C. Site Improvement Guidelines.~~ In the event of any conflict between the provisions of this bylaw and the provisions of said Guidelines, the provisions of this bylaw shall apply."

Or act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 12: (Citizens' Petition: Amend General Bylaws (Municipal ALPR Ban))
To see if the Town will vote to amend the Medway General Bylaws to prohibit the Town of Medway, including its Police Department and all other municipal agencies, from acquiring, installing, or operating Automated License Plate Reader (ALPR) systems (including Flock Safety cameras), and to prohibit the Town from contracting for or accessing ALPR data generated by third parties, or act in any manner relating thereto.

CITIZENS' PETITION

SELECT BOARD RECOMMENDATION: **Disapprove**

FINANCE COMMITTEE RECOMMENDATION: **No Position**

ARTICLE 13: (Citizens' Petition: Amend Zoning Bylaws (Private ALPR Ban))
To see if the Town will vote to amend the Medway Zoning Bylaw, Section 5.2.B "Prohibited Uses," by adding a new subsection 16 to read: "16. The installation, erection, or operation of Automated License Plate Reader (ALPR) systems, cameras, or associated vehicular surveillance infrastructure by any private, commercial or non-governmental entity on any property, structure, or right-of-way." Or act in any manner relating thereto.

CITIZENS' PETITION

SELECT BOARD RECOMMENDATION: **Disapprove**

FINANCE COMMITTEE RECOMMENDATION: **Disapprove**

ARTICLE 14: (Raise and Appropriate: Debt Service and Assessor's Revaluation Account)
To see if the Town will vote to raise and appropriate the sum of \$1,040,000 with \$1,000,000 therefrom to supplement the Fiscal Year 2027 debt service budget and \$40,000 to supplement the Assessors' revaluation account, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **To Be Determined**

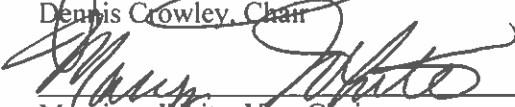
And you are hereby directed to serve this warrant by posting printed attested copies thereof in Town Hall, the Public Library, the Main Post Office and on the Town's website at least FOURTEEN (14) days before the day of said meeting. Hereof fail not and make due return of this warrant with your doings thereon to the Clerk of said Town at or before the time of said meeting.

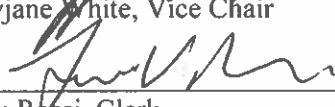
Given under our hands in Medway, this 23rd day of October 2026.

A TRUE COPY:

THE TOWN OF MEDWAY SELECT BOARD

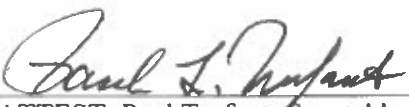


Dennis Crowley, Chair

Maryjane White, Vice Chair

Frank Rossi, Clerk

Glenn Trindade, Member

Todd Alessandri, Member

ATTEST: Paul Trufant, Constable