

## TOWN MEETING

**ARTICLE:        1**

**MOTION:        1**

**NO MOTION**

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE:        2**

**MOTION:        1**

That this Town Meeting hereby acknowledges presentation of the Town-Wide Financial Plan and the Five-Year Capital Budget Program pursuant to Section 19.16.2 and 19.5.2, respectively, of the Town Bylaws.

Approved:

---

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE: 3**

**MOTION: 1**

That the motions on file with the Moderator under the following articles be approved by a single majority vote pursuant to a consent agenda under this article:

Article 9, Motion 2:	Set Total Amounts that may be spent from Revolving Funds for Fiscal Year 2026
Article 10 Motions 1:	Injured on Duty Fund Contribution from Free Cash
Article 10 Motions 2:	Special Education Reserve Fund from Free Cash
Article 10 Motions 3:	Baler Stabilization Fund Contribution from Free Cash
Article 12:	Water Program
Article 13:	Sewer Program
Article 43:	Rescind Debt
Article 46:	Appoint Fire Engineers

The Advisory Committee having recommended favorable action unanimously on all such motions.

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

# TOWN MEETING

**ARTICLE: 4**

**MOTION: 1**

That the Classification Plan established at the 1950 Annual Town Meeting as amended, be further amended effective July 1, 2025, as recommended by the Human Resources Board by striking Schedule A, "Job Classification by Groups" and inserting a new Schedule A with the following changes:

The new Schedule A reads as follows:

## **SCHEDULE A**

### **JOB CLASSIFICATIONS BY GRADES**

#### **Part I – Positions not covered by collective bargaining agreements.**

#### **GRADE 15**

Facilities Management Director	FMD
Director of Public Works	DPW
Chief Financial Officer	FIN
Information Technology Director	IT
Human Resources Director	HRB
Library Director	LIB

#### **GRADE 14**

Town Engineer	DPW
Public Health Director	BOH
Treasurer/Collector	TRS
Planning Director	PLN
Assistant Director/Program Manager	DPW
Assistant Executive Director	SEL
Inspector of Buildings	BSDG
Director of Assessing	ASR
Design/Construction Manager	FMD

#### **GRADE 13**

Council on Aging Director	COA
Natural Resources Director	NRC
Recreation Director	REC
Superintendent, Highway	DPW
Superintendent, Recycling and Disposal Facility	DPW
Superintendent, Water and Sewer	DPW
Superintendent, Park/Tree	DPW

Assistant Town Engineer	DPW
-------------------------	-----

**GRADE 12**

Assistant Library Director	LIB
Deputy Director of Recreation	REC
Assistant Finance Director	FIN
Project Manager	FMD
Assistant Superintendent, Park/Tree	DPW
Assistant Superintendent, Highway	DPW
Assistant Superintendent, Water & Sewer	DPW

**GRADE 11**

Senior Management Analyst/Administrative Services Manager	DPW
Custodial Manager	FMD
Maintenance Manager	FMD
Operations Manager	FMD
Public Health Nursing Supervisor	BOH

**GRADE 10**

Assistant Human Resources Director	HRB
Finance/Office Manager	FMD
Public Information Officer	SEL
Payroll Manager	FIN
Senior Environmental Health Specialist	BOH
Youth Director	YC
Sustainability Director	SEL
Senior Community Social Worker	BOH

**GRADE 9**

Senior Civil Engineer	DPW
Transportation and Mobility Manager	SEL
Assistant Director Council on Aging	COA
Senior Planner	PLN
Veterans Services Director	VET

**GRADE 8**

Assistant Treasurer/Collector	TRS
Principal Assessor	ASR
Local Inspector	BLDG
Civil Engineer	DPW
Wetlands Administrator	NRC
Plumbing & Gas Inspector	BLDG
Inspector of Wires	BLDG
Human Resources Generalist/Recruiter	HRB
Water/Sewer Operations Analyst	DPW

**GRADE 7**

Community Health Coordinator	BOH
Support Services Manager	SEL

Finance/Budget Analyst	FIN
Health/Social Service Administrator	COA
Public Health Nurse	BOH
Program Coordinator	REC
Business Manager, RDF	DPW
Community Social Worker	BOH
Deputy Director, Veterans Services	VET
Staff Engineer	DPW
Safety Manager	DPW
Workers' Compensation & Leave Coordinator	HRB
Fire Apparatus Mechanic/Storekeeper	FIRE

**GRADE 6**

Sustainability Analyst	SEL
Environmental Health Specialist	BOH
Senior Account Clerk/Parking Collection	TRS
Operations Administrator	ADV
Environmental Education/Outreach Compliance Coordinator	NRC
Planner	PLN
Benefit Specialist/Analyst	HRB
Executive Secretary	ZBA
Management Analyst	DPW
Assistant Town Clerk	TC

**GRADE 5**

Executive Assistant	DPW
COA Volunteer Coordinator	COA
Assistant Administrator	ASR
Senior Activities Coordinator	COA
Office Administrator	COA
Office Administrator	BOH
Office Administrator	DPW
Office Administrator	PLN
Office Administrator	LIB
Records Manager	POL
Voter Registration Administrator	TC
Licensing/Elections Administrator	TC
Administrative Assistant	FMD
Accounting Specialist	FIN
Project Financial Analyst	FMD
Senior Office Assistant	DPW
Personnel Administrative Assistant	HRB
Permit Administrator	BLDG
Senior Management Assistant	DPW

**GRADE 4**

Animal Control Officer	POL
Bookkeeper	LIB
Accounting Assistant	POL

Administrative Assistant	FIRE
Senior Accounting Clerk	TRS
Senior Assessing Clerk	ASR

**GRADE 3**

Office Assistant	FMD
Office Assistant, RDF	DPW
NRC Secretary	NRC
Accounting Clerk	TRS
Secretary II	REC
Office Assistant	BOH
Office Assistant, Water and Sewer	DPW
Office Assistant, Engineering	DPW

**GRADE 2**

Activities Assistant	COA
Department Assistant	COA
Bus Driver	COA
Secretary	REC

**GRADE 1**

Night Watchperson	DPW
Custodian (part-time)	FMD

**JOB CLASSIFICATIONS BY GROUPS****Part II – Positions remaining in Hay System not covered by collective bargaining agreements.****GROUP 58**

Applications and Project Manager	IT
Network and Cybersecurity Manager	IT
IT Director/Library	IT/LIB

**GROUP 57**

Enterprise Applications Manager	
GIS Manager	IT

**GROUP 56**

Cybersecurity Administrator	IT
-----------------------------	----

**GROUP 55**

Applications Administrator	IT
Database Administrator	IT
GIS Administrator	IT
Systems Administrator	IT

**GROUP 54**

Desktop Technician

IT

**Part III Positions covered by collective bargaining agreements****GROUP S55**

Fleet Maintenance

DPW

Supervisor General Foreman, All Divisions

RDF Supervisor

**GROUP S54**

Customer Services Supervisor

MLP

Overhead Line Foreman

MLP

Supervisor of Accounting

MLP

Underground Line Foreman

MLP

**GROUP S53**

Coordinator, MLP

MLP

Signal Alarm Foreman

MLP

**GROUP S50**

Collections Representative

MLP

**GROUP 22**

Crew Leader

MLP

**GROUP 21**

Electrician A

MLP

Lead Cablesplicer

MLP

Lead Lineman

MLP

**GROUP 20**

Automotive Mechanic Foreman A

DPW

Cablesplicer, 1st Class

MLP

Chief Substation Operator, Municipal Light Plant

MLP

Construction Craftsman, Highway Division

DPW

Construction Foreman/MLP

MLP

Foreman A - All Divisions

DPW

Foreman A - Athletic Fields

DPW

Foreman A – Automotive Mechanic

DPW

Foreman A - Highway

DPW

Foreman A – Park Construction

DPW

Foreman A – Recycling

DPW

Foreman A – Tree Care

DPW

Foreman A – Lead Water Treatment Operator

DPW

Horticultural Technician

DPW

Lineman, 1st Class

MLP

Senior Welder

DPW



**GROUP 19**

Lead Tree Care Specialist, Park, and Tree Division	DPW
Meter and Sign Repair Person, Highway Division	DPW
Meter/Backflow Prevention Device Coordinator	DPW

**GROUP 18**

Engineering Technician	MLP
Fleet Maintenance Mechanic	DPW
Foreman B - All Divisions	DPW
Groundskeeping Foreman, Park and Tree Division	DPW
Highway Craftsman	DPW
Lead Baler	DPW
Park Construction Craftsman	DPW
Primary Water Treatment Plant Operator	DPW
Welder	DPW

**GROUP 17**

Apprentice Lineworker/Stockkeeper	MLP
Cableslicer, 2nd Class	MLP
Construction Equipment Operator	DPW
Lineman, 2nd Class	MLP
Meter/Backflow Prevention Device Technician	DPW
Park Facilities Technician	DPW
Park Technical Services Craftsman	DPW
Power Shovel Operator, Water and Sewer Division	DPW
Stockkeeper, Automotive	DPW
Stockkeeper, Water and Sewer	DPW
Substation Operator, Municipal Light Plant	MLP
Tractor Trailer Operator	DPW
Tree Climber, Park, and Tree Division	DPW

**GROUP 16**

Engineering Technician II	MLP
Fleet Maintenance Shop Assistant	DPW
General Mechanic A, Water and Sewer Division	DPW
Groundskeeper, Park, and Tree Division	DPW
Head Custodian	DPW
Heavy Equipment Operator, Highway Division	DPW
Lead Meter Reader	MLP
Secondary Water Treatment Plant Operator	DPW
Stockkeeper, Municipal Light Plant	MLP
Transfer Haul Equip. Operator, RDF	DPW

**GROUP 15**

Industrial Equipment Operator, RDF	DPW
Medium Equipment Operator, Highway Division	DPW
Medium Equipment Operator, Park, and Tree Division	DPW
Truck Driver A/Laborer, Water and Sewer Division	DPW

**GROUP 14**

Building Maintenance Person, Highway Division	DPW
Cablesplicer Helper, Municipal Light Plant	MLP
Custodian	DPW
Groundman, Municipal Light Plant	MLP

**GROUP 13**

Park Maintenance Worker	DPW
Permit Verifier/Trash Collector, RDF	DPW

**GROUP 12**

Light Equipment Operator, Park, and Highway Divisions	DPW
---	-----

**GROUP 11**

Laborer - All Divisions	DPW
-------------------------	-----

**GROUP K23**

HVAC Technician	FMD
Plumber	FMD
Electrician	FMD

**GROUP K22**

Facility Supervisor	FMD
---------------------	-----

**GROUP K21**

Middle School Head Custodian	FMD
------------------------------	-----

**GROUP K18**

Inventory and Equipment Technician	FMD
------------------------------------	-----

**GROUP K17**

Custodian Night Supervisor	FMD
Elementary Head Custodian	FMD

**GROUP K15**

Custodian	FMD
-----------	-----

**GROUP D47**

Dispatcher	POL
------------	-----

**GROUP L17**

Public Services Coordinator	LIB
-----------------------------	-----

**GROUP L16**

Acquisitions and Cataloging Services Supervisor	LIB
Children's Services Supervisor	LIB
Information Services Supervisor	LIB

**GROUP L15**

Branch Libraries Supervisor	LIB
Interlibrary Loan Supervisor	LIB
<b>GROUP L14</b>	
Librarian	LIB
<b>GROUP L11</b>	
Circulation Services Supervisor	LIB
<b>GROUP L9</b>	
Assistant Circulation Services Supervisor	LIB
Facilities Supervisor	FAC
<b>GROUP L7</b>	
Technology and Innovation Assistant	LIB
<b>GROUP L6</b>	
Acquisitions Specialist	LIB
Cataloging Assistant	LIB
<b>GROUP L4</b>	
Library Assistant	LIB
<b>GROUP L3</b>	
Library Assistant	LIB
Preservation Assistant	LIB
<b>GROUP C4</b>	
Custodian	LIB
<b>GROUP P40</b>	
Lieutenant	POL
<b>GROUP P30</b>	
Sergeant	POL
<b>GROUP P20</b>	
Detective	POL
Prosecuting Officer	POL
Safety Officer	POL
<b>GROUP P18</b>	
Police Officer – EMT	POL
<b>GROUP P15</b>	
Police Officer – Special	POL
<b>GROUP P10</b>	
Police Officer	POL

**GROUP F40**

Deputy Chief  
Deputy Chief, Special Services

FIR  
FIR

**GROUP F30**

Lieutenant

FIR

**GROUP F10**

Firefighter

FIR

**GROUP D47**

Dispatcher

POL

**GENERAL GROUP:** This group includes all part-time, seasonal, casual, special, and other jobs or positions not otherwise classified above, whose job titles shall be as shown on the personnel records of the Human Resources Board.

The rates of pay, as shown in the personnel records of the Human Resources Board, shall continue in effect until otherwise adjusted by the Human Resources Board or by amendment of the Plan.

Approved:

---

Date

---

Signature  
Signature

---

Moderator's  
Sponsor's

# TOWN MEETING

**ARTICLE: 5**

**MOTION: 1**

That the Salary Plan as established at the 1950 Annual Town Meeting as amended, be further amended effective July 1, 2025, as recommended by the Human Resources Board, by striking the existing pay schedule for the non-exempt employees and inserting the new schedule as follows:

## SCHEDULE B

### SALARY PLAN – PAY SCHEDULES

Rates effective as indicated as of July 1, 2025

Level	Min Step One	Two	Three	Four	Five	Six	Seven	Eight	Nine	Ten	Eleven	Max Step 12
1	43,260	44,450	45,672	46,928	48,219	49,545	50,907	52,307	53,745	55,223	56,742	58,302
	23.77	24.42	25.09	25.78	26.49	27.22	27.97	28.74	29.53	30.34	31.18	32.03
2	47,586	48,895	50,239	51,621	53,040	54,499	55,998	57,538	59,120	60,746	62,416	64,133
	26.15	26.87	27.60	28.36	29.14	29.94	30.77	31.61	32.48	33.38	34.29	35.24
3	52,345	53,784	55,263	56,783	58,344	59,949	61,597	63,291	65,032	66,820	68,658	70,546
	28.76	29.55	30.36	31.20	32.06	32.94	33.84	34.78	35.73	36.71	37.72	38.76
4	57,579	59,162	60,789	62,461	64,179	65,944	67,757	69,621	71,535	73,502	75,524	77,601
	31.64	32.51	33.40	34.32	35.26	36.23	37.23	38.25	39.31	40.39	41.50	42.64
5	63,337	65,079	66,868	68,707	70,597	72,538	74,533	76,583	78,689	80,853	83,076	85,361
	34.80	35.76	36.74	37.75	38.79	39.86	40.95	42.08	43.24	44.42	45.65	46.90
6	72,100	74,083	76,120	78,213	80,364	82,574	84,845	87,178	89,576	92,039	94,570	97,171
	39.62	40.70	41.82	42.97	44.16	45.37	46.62	47.90	49.22	50.57	51.96	53.39
7	75,705	77,787	79,926	82,124	84,382	86,703	89,087	91,537	94,054	96,641	99,299	102,029
	41.60	42.74	43.92	45.12	46.36	47.64	48.95	50.30	51.68	53.10	54.56	56.06
8	79,490	81,676	83,922	86,230	88,602	91,038	93,542	96,114	98,757	101,473	104,263	107,131
	43.68	44.88	46.11	47.38	48.68	50.02	51.40	52.81	54.26	55.75	57.29	58.86

Approved:

\_\_\_\_\_

Date

\_\_\_\_\_  
Moderator's Signature

# TOWN MEETING

**ARTICLE: 5**

**MOTION: 2**

That the Salary Plan as established at the 1950 Annual Town Meeting as amended, be further amended effective July 1, 2025, as recommended by the Human Resources Board, by striking the existing pay schedule for exempt managerial, professional, and technical employees who are in the Merit Pay Plan (formerly Job Groups 50-69), and inserting the new schedule as follows:

SCHEDULE B  
SALARY PLAN – PAY SCHEDULES  
*Salary rates effective as of July 1, 2025*

<b>Managers, Supervisors &amp; Advanced Technical</b>			
<b>Level</b>	<b>Minimum</b>		<b>Maximum</b>
<b>7E</b>	74,970.00		101,210
<b>8E</b>	78,718.50		106,270
<b>9</b>	82,654.43		111,583
<b>10</b>	86,787.15		117,163
<b>11</b>	91,126.50		123,021
<b>12</b>	95,682.83		129,172
<b>13</b>	110,160.00		148,716
<b>14</b>	126,684.00		171,023
<b>15</b>	145,686.60		196,677

Approved:

\_\_\_\_\_

Date

\_\_\_\_\_

Moderator's Signature

\_\_\_\_\_

Sponsor's Signature

## Information Technology

*Salary rates effective as of July 1, 2025**Rates reflect a 2.5% increase at the midpoint over Fiscal Year 25*

Job Group	Minimum	Midpoint	Maximum	Range
61	102,428.87	130,068.40	157,707.94	78.75% - 121.25%
60	96,248.50	121,833.55	147,418.60	79% - 121%
59	89,826.38	113,704.28	137,582.17	79% - 121%
58	86,078.19	108,959.73	131,841.28	79% - 121%
57	81,090.18	102,000.23	122,910.28	79.5% - 120.5%
56	75,989.63	95,584.44	115,179.25	79.5% - 120.5%
55	72,185.82	90,799.78	109,413.73	79.5% - 120.5%
54	68,814.26	86,558.82	104,303.38	79.5% - 120.5%
53	65,941.30	82,426.63	99,324.08	79.5% - 120.5%
52	62,896.52	78,620.65	94,737.88	79.5% - 120.5%
51	59,938.73	74,923.41	90,282.71	79.5% - 120.5%

Approved:

---

 Date

---

 Moderator's Signature

---

 Sponsor's Signature

## TOWN MEETING

**ARTICLE:           6**

**MOTION:           1**

That the Town fix the annual (52 weeks) salary of the Town Clerk at the amount of \$118,738.00 (ONE HUNDRED EIGHTEEN THOUSAND SEVEN HUNDRED THIRTY-EIGHT DOLLARS) effective July 1, 2025.

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature



## TOWN MEETING

**ARTICLE:        7**

**MOTION:        1**

That the Town appropriate the sum of \$700,000.00 (SEVEN HUNDRED THOUSAND DOLLARS) for snow and ice removal costs, said sum to be taken from Certified Free Cash and added to the amount appropriated to the Board of Public Works – 456 Winter Maintenance under Motion 2 of Article 8 of the Warrant for the 2024 Annual Town Meeting.

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE:        7**

**MOTION:        2**

That the Town transfer the sum of \$2,500.00 (TWO THOUSAND FIVE HUNDRED DOLLARS) from the Graves Officer Stipend 01693200-557010 to the Celebrations Committee 01692200 – 557010 to assist in the funding of its activities.

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE:        7**

**MOTION:        3**

That the Town transfer the sum of \$110,000.00 (ONE HUNDRED TEN THOUSAND DOLLARS) for compensated absences, said sum to be taken from Certified Free Cash and added to the amount appropriated to Employee Benefits– 950 Compensated Absences under Motion 2 of Article 8 of the Warrant for the 2024 Annual Town Meeting.

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE:        7**

**MOTION:        4**

That the Town transfer the sum of \$1,000,000.00 (ONE MILLION DOLLARS) for Town Health Insurance Premiums, said sum to be taken from Certified Free Cash and added to the amount appropriated to Employee Benefits– 914 Group Insurance under Motion 2 of Article 8 of the Warrant for the 2024 Annual Town Meeting.

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE:        7**

**MOTION:        5**

That the Town transfer the sum of \$211,735.00 (TWO HUNDRED ELEVEN THOUSAND SEVEN HUNDRED THIRTY-FIVE DOLLARS) for the remaining costs associated with the reconstruction of the Wellesley Police Station Parking Lot, said sum to be taken from Certified Free Cash and added to the amount appropriated to 293 - Traffic and Parking Operations under Motion 2 of Article 8 of the Warrant for the 2024 Annual Town Meeting.

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE:        8**

**MOTION:        1**

That the Town appropriate the sum of \$1,000,000.00 (ONE MILLION DOLLARS), which amount was paid to the Town from the Municipal Light Plant, to the Board of Assessors to reduce the tax rate for the fiscal year commencing on July 1, 2025.

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE:        8**

**MOTION:        2**

[See PDF]

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE:        8**

**MOTION:        3**

That the Town transfer the sum of \$2,246,401.00 (TWO MILLION TWO HUNDRED FORTY SIX THOUSAND FOUR HUNDRED ONE DOLLARS) from Certified Free Cash to reduce the tax rate.

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature



## TOWN MEETING

**ARTICLE: 9**

**MOTION: 1**

That the Town vote to take the following actions:

1. Revoke acceptance of G.L. c. 44, § 53D, thereby dissolving the Recreation Department self-supporting service revolving fund established under said Section 53D, effective June 30, 2025;

2. Establish a new Recreation Department Revolving Fund, as recommended by the Select Board, for the Recreation Department in accordance with G.L. c. 44, § 53E ½, effective July 1, 2025;

3. Amend Article 55 of the General Bylaws by inserting a new subpart (n) into Section 55.1, as follows:

n. Recreation Department Revolving Fund. Funds held in the Recreation Department Revolving Fund shall be expended for Recreation Department programs under the direction of the Recreation Director. Receipts credited to this fund shall include user fees from Recreation Department programs.

4. Pursuant to G.L. c. 44, § 53E ½, set the limit on the total amount that may be spent from the Recreation Department Revolving Fund for fiscal year 2026 at \$2,000,000.00 (TWO MILLION DOLLARS);

5. On July 1, 2025, transfer \$400,000.00 (FOUR HUNDRED THOUSAND DOLLARS) from Certified Free Cash, to Recreation Department - Programming, to be expended under the direction of the Recreation Director, and which transfer shall be a one-time transfer.

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature

## TOWN MEETING

**ARTICLE: 9**

**MOTION: 2**

That the Town, pursuant to Section 53E1/2 of Chapter 44 of the Massachusetts General Laws, set the limit on the total amount that may be spent from each revolving fund for Fiscal Year 2026 as follows:

- a. Street Opening Maintenance Fund: \$225,000.00
- b. DPW Field Use Fund: \$200,000.00
- c. Turf Field Fund: \$150,000.00
- d. Tree Bank Fund: \$75,000.00
- e. Baler, Compactors and other RDF Equipment Repair Fund: \$50,000.00
- f. Council on Aging Social and Cultural Programs Fund: \$140,000.00
- g. Teen Center Program Revenues Fund: \$100,000.00
- h. Library Room Rental Fund: \$35,000.00
- i. Lost/Damaged Library Materials Replacement Fund: \$20,000.00
- j. Brookside Community Gardens Fund: \$4,000.00
- k. Weston Road Gardens Fund: \$10,000.00
- l. Library Copier Fees Fund: \$20,000.00

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature

## TOWN MEETING

**ARTICLE:        10**

**MOTION:        1**

That the Town transfer the sum of \$26,013.00 (TWENTY SIX THOUSAND THIRTEEN DOLLARS) from Certified Free Cash to the Special Injury Leave Indemnity Fund established under Article 9 of the 2017 Annual Town Meeting.

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature

## TOWN MEETING

**ARTICLE: 10**

**MOTION: 2**

That the Town transfer the sum of \$75,000.00 (SEVENTY FIVE THOUSAND DOLLARS) from Certified Free Cash (representing an amount equal to Medicaid reimbursements for Fiscal Year 2025) to the Special Education Reserve Fund, established by the vote taken under Article 10 at the 2017 Annual Town Meeting, to pay for unanticipated or unbudgeted costs of special education, out-of-district tuition or transportation.

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE:        10**

**MOTION:        3**

That the Town appropriate the sum of \$11,512.00 (ELEVEN THOUSAND FIVE HUNDRED TWELVE DOLLARS) from Certified Free Cash to the Baler Stabilization Fund established by the vote taken under Article 10 at the 2016 Annual Town Meeting for replacement of the RDF Baler, Compactors, and other RDF equipment.

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE: 11**

**MOTION: 1**

That the Town vote to take the following actions:

1. accept the provisions of G.L. c. 40 § 13D;
2. establish a Reserve Fund for Future Payment of Accrued Liabilities for Compensated Absences Due Upon Termination of Employment, in accordance with said § 13D;
3. appropriate \$500,000.00 (FIVE HUNDRED THOUSAND DOLLARS) from Certified Free Cash to the Reserve Fund for Future Payment of Accrued Liabilities for Compensated Absences Due upon Termination of Employment; and
4. designate the Select Board to serve as the authority to authorize payment from said fund.

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

# TOWN MEETING

**ARTICLE: 12**

**MOTION: 1**

That the Town appropriate the sum of \$13,560,923.00 (THIRTEEN MILLION FIVE HUNDRED SIXTY THOUSAND NINE HUNDRED TWENTY-THREE DOLLARS) to the Water Enterprise Fund to be expended as follows:

Salaries	\$2,174,259.00
Indirect Costs (IT Salaries)	108,904.00
Expenses	1,233,581.00
MWRA	3,710,550.00
Health Insurance/Retirement/Risk Management	840,515.00
OPEB (Other Post-Employment Benefits)	30,000.00
Non-Operating (incl interest)	592,836.00
Capital Outlay	3,810,000.00
Debt Service	455,843.00
Emergency Reserve	<u>604,435.00</u>
Total Authorized Use of Funds	\$13,560,923.00

And raise the sum of \$13,560,923.00 (THIRTEEN MILLION FIVE HUNDRED SIXTY THOUSAND NINE HUNDRED TWENTY-THREE DOLLARS) as follows:

Department Receipts	\$10,001,860.00
Loan Proceeds	2,803,569.00
Retained Earnings	<u>755,494.00</u>
Total Sources of Funds	\$13,560,923.00

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature

## TOWN MEETING

**ARTICLE:        13**

**MOTION:        1**

That the Town appropriate the sum of \$10,811,916 (TEN MILLION EIGHT HUNDRED ELEVEN THOUSAND NINE HUNDRED SIXTEEN DOLLARS) to the Sewer Enterprise Fund, to be expended as follows:

Salaries	\$993,621.00
Indirect Costs (IT Salaries)	46,671.00
Expenses	287,552.00
MWRA	7,386,688.00
Health Insurance/Retirement/Risk Management	324,510.00
OPEB (Other Post-Employment Benefits)	10,000.00
Non-Operating (incl interest)	69,186.00
Capital Outlay	940,000.00
Debt Service	282,842.00
Emergency Reserve	<u>470,846.00</u>
Total Authorized Use of Funds	\$10,811,916.00

And raise the sum of \$10,811,916 (TEN MILLION EIGHT HUNDRED ELEVEN THOUSAND NINE HUNDRED SIXTEEN DOLLARS) as follows:

Department Receipts	\$9,622,632
Grant/Loan Proceeds	1,180,000.00
Retained Earnings	<u>9,284.00</u>
Total Sources of Funds	\$10,811,916.00

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature



## TOWN MEETING

**ARTICLE: 14**

**MOTION: 1**

That the Town appropriate the sum of \$2,507,776.00 (TWO MILLION FIVE HUNDRED SEVEN THOUSAND SEVEN HUNDRED SEVENTY-SIX DOLLARS) for the Stormwater Enterprise Fund to be expended as follows:

Salaries	\$ 884,042.00
Indirect Costs (IT Salaries)	19,837.00
Expenses	673,897.00
Capital Outlay	730,000.00
Emergency Reserve	<u>200,000.00</u>
Total Authorized Use of Funds	\$2,507,776.00

And that \$2,507,776.00 (TWO MILLION FIVE HUNDRED SEVEN THOUSAND SEVEN HUNDRED SEVENTY-SIX DOLLARS) be raised as follows:

Department Receipts	\$2,507,776.00
Retained Earnings	<u>0.00</u>
Total Sources of Funds	\$2,507,776.00

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature

## TOWN MEETING

**ARTICLE: 15**

**MOTION: 1**

That the sum of \$500,755.60 (FIVE HUNDRED THOUSAND SEVEN HUNDRED FIFTY FIVE DOLLARS and SIXTY CENTS) be appropriated from the PEG Access and Cable Related Fund for Appropriation for Fiscal Year 2026 to be expended under the direction of the Wellesley Media Corporation for the purpose of operating and managing the Town's public, educational, and government access cable television services, pursuant to Section 53F  $\frac{3}{4}$  of Chapter 44 of the Massachusetts General Laws.

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature

## TOWN MEETING

**ARTICLE: 16**

**MOTION: 1**

That the Town take the following actions:

1. appropriate the sum of \$100,000.00 (ONE HUNDRED THOUSAND DOLLARS) to the Community Preservation Committee to be expended for any permissible administrative purpose under the Community Preservation Act, said appropriation to be funded entirely from unreserved balances on hand in the Community Preservation Fund; and
2. reserve the following amounts from the Community Preservation Fund revenues received for Fiscal Year 2025 for the following community preservation categories:
  - Historic Resources           \$ 225,000.00
  - Community Housing         \$ 225,000.00

and in the case of each specified reserve, such reserved amounts shall be made available to fund Historic Resources and Community Housing appropriations by this Town Meeting, if any, and further that the debt service appropriated under Article 8.2 of this Town Meeting satisfies the Open Space reserve requirement.

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE: 16**

**MOTION: 2**

That the Town appropriate the sum of \$168,000.00 (ONE HUNDRED SIXTY EIGHT THOUSAND DOLLARS) to the Facilities Management Department for additional and supplemental architectural, engineering, and landscape designs, plans, and other specifications related to the design, construction, reconstruction, replacement, and retrofitting of the Morses Pond Beach and Bath House, said appropriation to be funded with funds made available at the close of this Town Meeting, entirely from the Community Preservation Fund undesignated fund, and to identify the Natural Resources Commission as the sole proposing entity of the Morses Pond Beach and Bath House project approved under this motion and Motion 2 of Article 17 of the 2024 Annual Town Meeting for purposes of Article 14 of the General Bylaws.

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE: 16**

**MOTION: 3**

That the Town resolve to support the CPC's expenditure of up to \$62,500.00 (SIXTY-TWO THOUSAND FIVE HUNDRED DOLLARS) from the CPC's current fiscal year administrative funds, to be used by the CPC under the management of the Director of the Natural Resources Commission, for the purpose of conducting certain feasibility studies for the potential acquisition, as open space, of land now held by the Carisbrooke-Wight Pond Trust, with an address of 25 Hundreds Road, said parcel consists of approximately 5.5 acres of land upon which Wight Pond sits, said studies shall consist of the following:

Conduct a land survey; conduct an environmental assessment of past uses (no testing); examine invasive plants on the land and estimate the costs of their removal; document costs and liability of managing the land portion of the property; conducting site visit(s) to assess the structural integrity of the visible drainage system and culvert to Farm Station Pond; conceptual drawing and estimating the cost of a walking path around the pond; water testing for chemical contamination and invasive plants with estimated removal costs; and to conduct a wildlife survey.

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE:        17**

**MOTION:        1**

That the Town transfer the sum of \$1,055,000.00 (ONE MILLION FIFTY FIVE THOUSAND DOLLARS) from Certified Free Cash to be expended under the direction of the Select Board, for the purchase of a Fire Engine Truck, including all costs incidental and related thereto.

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE:        18**

**MOTION:        1**

That the Town transfer the sum of \$182,000.00 (ONE HUNDRED EIGHTY TWO THOUSAND DOLLARS) from Certified Free Cash to be expended under the direction of the Facilities Management Department for architectural designs, engineering services, bid documents, and bidding support for the construction, reconstruction, replacement, and retrofitting, of the air conditioning systems within the Wellesley Middle School, Fiske School, Schofield School, and Bates School, including all costs incidental and related thereto.

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE:        19**

**MOTION:        1**

**NO MOTION**

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature



## TOWN MEETING

**ARTICLE: 20**

**MOTION: 1**

That the Town appropriate the sum of \$4,000,000.00 (FOUR MILLION DOLLARS) to be expended under the direction of the Board of Public Works for engineering services, plans and specifications, bid documents, construction services, and associated costs related to the construction, reconstruction, rehabilitation, and repair of Weston Road, including street, sidewalk and/or drainage repairs and improvements; including all costs incidental and related thereto, said sum to be raised as follows:

- Transfer the sum of \$389,818.68 from the Grove Street Construction Project, approved at ATM 2021 Article 18, Motion 1; and
- Authorize the Town Treasurer, with the approval of the Select Board, to borrow the sum of \$3,610,181.32 (THREE MILLION SIX HUNDRED TEN THOUSAND ONE HUNDRED EIGHTY-ONE DOLLARS and THIRTY-TWO CENTS) in accordance with Chapter 44, Section 7(1) of the Massachusetts General Laws, or any other enabling authority and to issue bonds or notes of the Town therefor.

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature

## TOWN MEETING

**ARTICLE:        21**

**MOTION:        1**

**NO MOTION**

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE:        22**

**MOTION:        1**

That the Town transfer the sum of \$2,000,000.00 (TWO MILLION DOLLARS) from Certified Free Cash to be expended under the direction of the Board of Public Works, for engineering services, bid documents, construction, reconstruction, remodeling, and rehabilitation of the playgrounds located at the Fiske School, the Upham School, and Ouellet Park, including all costs incidental and related thereto.

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE:        23**

**MOTION:        1**

**NO MOTION**

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE:        24**

**MOTION:        1**

That the Town transfer the sum of \$1,200,000.00 (ONE MILLION TWO HUNDRED THOUSAND DOLLARS) from Certified Free Cash, to be expended under the direction of the Board of Public Works, for engineering services, bid documents, construction, reconstruction, remodeling, and rehabilitation of Hunnewell Tennis Courts, which work shall include converting Court 8 to three (3) pickleball courts, and painting a pickleball court on the surface next to the hitting wall, including all costs incidental and related thereto.

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE:        25**

**MOTION:        1**

**NO MOTION**

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE: 26**

**MOTION: 1**

That the Town appropriate the sum of \$295,000.00 (TWO HUNDRED NINETY-FIVE THOUSAND DOLLARS) to be expended under the Department of Public Works for the purpose of financing the construction and reconstruction of sewers and sewerage systems for inflow/infiltration purposes, and for all costs incidental and related thereto; that to meet such appropriation, the Town Treasurer, with the approval of the Select Board, is authorized to borrow the sum of \$295,000.00 (TWO HUNDRED NINETY-FIVE THOUSAND DOLLARS) under Chapter 44 of the Massachusetts General Laws or any other enabling authority; that the Treasurer with the approval of the Select Board is authorized to contract for and expend any federal or state aid available for the project; and that the Select Board is authorized to take any other action necessary to carry out this project.

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature

## TOWN MEETING

**ARTICLE: 26**

**MOTION: 2**

That the Town appropriate the sum of \$500,000.00 (FIVE HUNDRED THOUSAND DOLLARS) to be expended under the Department of Public Works for the purpose of the construction, reconstruction, rehabilitation, alteration, remodeling or other improvements to the Town's water system, including cleaning and lining or replacement of unlined water mains, purchase and installation of water meters and water meter reading systems, installations and/or upgrades of water booster pump stations, GIS mapping and system modeling, and engineering planning, design and construction services associated with any of these activities, and for all costs incidental and related thereto, that to meet such appropriation, the Town Treasurer, with the approval of the Select Board, is authorized to borrow the sum of \$500,000.00 (FIVE HUNDRED THOUSAND DOLLARS) under Chapter 44 of the Massachusetts General Laws or any other enabling authority; that the Treasurer with the approval of the Select Board is authorized to contract for and expend any federal or state aid available for the project; and that the Select Board is authorized to take any other action necessary to carry out this project.

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature



## TOWN MEETING

**ARTICLE:        27**

**MOTION:        1**

That the Town appropriate the sum of \$1,340,000.00 (ONE MILLION THREE HUNDRED FORTY THOUSAND DOLLARS) to be expended under the Department of Public Works, for the cost for water system improvements including design, construction, engineering, procurement, permitting, inspection, and contract administration for the installation of additional water treatment; and for the purpose of meeting such appropriation, that to meet such appropriation, the Town Treasurer, with the approval of the Select Board, is authorized to borrow the sum of \$1,340,000.00 (ONE MILLION THREE HUNDRED FORTY THOUSAND DOLLARS) under Chapter 44 of the Massachusetts General Laws or any other enabling authority; that the Treasurer with the approval of the Select Board is authorized to contract for and expend any federal or state aid available for the project; and that the Select Board is authorized to take any other action necessary to carry out this project.

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE:        28**

**MOTION:        1**

That the Town vote to accept G.L. c. 59, § 5, clause 22I, “the Hero Act”, authorizing an annual increase in the amount of the veteran eligible exemption granted under G.L. c. 59, § 5, clauses 22, 22A, 22B, 22C, 22E, and 22F by the percentage increase in the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index for the previous year as determined by the Commissioner of Revenue, to be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, 2025.

Approved:

---

Date

---

Moderator’s Signature

---

Sponsor’s Signature

## TOWN MEETING

**ARTICLE:        29**

**MOTION:        1**

That the Town accept G.L. c. 59, § 5, clause 22J, the “Hero Act”, authorizing an annual increase in the amount of the veteran eligible exemption granted under G.L. c. 59, § 5, clauses 22, 22A, 22B, 22C, 22E, and 22F by 100% of the personal exemption amount, subject to the conditions in clause 22J, to be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, 2025.

Approved:

\_\_\_\_\_  
Moderator’s Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Sponsor’s Signature

## TOWN MEETING

**ARTICLE: 30**

**MOTION: 1**

That the Town authorize the Select Board to petition the General Court for special legislation authorizing a limit of \$103,000.00 (ONE HUNDRED THREE THOUSAND DOLLARS) as the maximum qualifying gross receipts for the purposes of G.L. c. 59, § 5, clause 41A, and provided, however, that the General Court may make clerical or editorial changes of form only to the bill, unless the Select Board approves amendments to the bill before enactment by the General Court; and provided further that the Select Board is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition:

### **An Act Relative to Real Property Tax Deferrals in the Town of Wellesley**

SECTION 1. Notwithstanding clause forty-first A of section 5 of chapter 59 of the General Laws or any general or special law to the contrary, the town of Wellesley may, by vote of its Select Board, adopt a maximum qualifying gross receipts amount in excess of the limitation set forth in said clause forty-first A; provided, however, that such maximum qualifying gross receipts amount shall not exceed \$103,000.

SECTION 2. This act shall take effect upon its passage.

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature

## TOWN MEETING

**ARTICLE: 31**

**MOTION: 1**

That the Town authorize the Select Board to petition the General Court for special legislation authorizing an increase in the 15-mile residency limit contained in said section 99A of said chapter 41 for members of the regular Wellesley police and fire departments, as set forth below; provided, however, that the General Court may make clerical or editorial changes of form only to the bill, unless the Select Board approves amendments to the bill before enactment by the General Court; and provided further that the Select Board is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition:

### **AN ACT RELATIVE TO NON-CIVIL SERVICE PUBLIC SAFETY PERSONNEL IN THE TOWN OF WELLESLEY**

SECTION 1. Notwithstanding section 99A of chapter 41 of the General Laws, or any other general or special law to the contrary, the town of Wellesley may increase the 15-mile residency limit contained in said section 99A of said chapter 41 for members of the regular Wellesley police and fire departments. Provided, that any increase in the residency limit shall be subject to a collective bargaining agreement negotiated in accordance with chapter 150E of the General Laws.

SECTION 2. This act shall take effective upon its passage.

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor

## **TOWN MEETING**

**ARTICLE: 32**

**MOTION: 1**

That the Town authorize the Select Board to petition the General Court for special legislation authorizing the town of Wellesley, including the Select Board, the School Committee, the Planning Board and all other elected or appointed boards and committees, or municipal officials, to satisfy legal notice requirements entirely by digital publications, as set forth below; provided, however, that the General Court may make clerical or editorial changes of form only to the bill, unless the Select Board approves amendments to the bill before enactment by the General Court; and provided further that the Select Board is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition:

### **AN ACT ALLOWING “PRINT-FREE” DIGITAL LEGAL NOTICES FOR THE TOWN OF WELLESLEY**

#### **SECTION 1. Purpose.**

In light of the lack of an available adequate print newspaper in the town of Wellesley, the purpose of this act is to allow the town of Wellesley, including the Select Board, the School Committee, the Planning Board, and all other elected or appointed boards and committees, or municipal officials, to satisfy legal notice requirements entirely by digital publications.

#### **SECTION 2. Process.**

Where legal notice in a newspaper or a newspaper of general circulation is required by statute, bylaw, or judicial order, alternative means of posting such notice, as specified in section 3 of this Act, may be used if approved by a majority vote of the public body or at the discretion of the municipal official legally required to post such notice.

#### **SECTION 3. Means of Legal Notice Publication.**

Notwithstanding section 13(b) of chapter 4 of the General Laws, and subject to section 2 of this Act, whenever legal notice in a newspaper or newspaper of general circulation is required by statute, bylaw, or judicial order, such notice requirement shall be satisfied by posting notice in one or more of the following places:

- (A) A print newspaper of local or general circulation;
- (B) A newspaper's website;
- (C) Websites reporting local news and opinion which satisfy the criteria for digital publication as set forth in said section 13(b) of said chapter 4;

2025 ATM

- (D) A statewide website that may be maintained as a repository for such notices; or
- (E) A townwide website that may be maintained as a repository for such notices.

#### SECTION 4. Legal Requirements.

Nothing set forth in this Act shall be construed to alter or amend the timing requirements of the publication of legal notices set forth in statute, bylaw, or judicial order.

#### SECTION 5.

This act shall take effect upon its passage.

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE:**        **33**

**MOTION:**        **1**

NO MOTION

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature



## TOWN MEETING

**ARTICLE: 34**

**MOTION: 1**

That the Town take the following actions:

1. Vote to accept the provisions of Chapter 44, Section 55C of the Massachusetts General Laws and to establish a trust to be known as the Wellesley Affordable Housing Trust, whose purpose shall be to provide for the creation and preservation of housing that is affordable in the Town of Wellesley for the benefit of low- and moderate-income households;
2. Vote to amend the General Bylaws of the Town by inserting a new Article 20 to be entitled "Wellesley Affordable Housing Trust," as follows:

### **Article 20. Wellesley Affordable Housing Trust**

20.1 There shall be a Board of Trustees (Trustees) of the Wellesley Affordable Housing Trust composed of one *ex officio* non-voting member and seven voting members. The Executive Director or the Executive Director's designee shall serve as the *ex officio* non-voting member. The voting members shall include a member of the Select Board (designated by the Select Board) and six Wellesley residents appointed by the Select Board. One of the six Wellesley residents may be a tenant who resides in subsidized housing units as defined by G.L. c. 40B, receives state- or federally-sponsored rental subsidies, or lives in workforce housing.

The Select Board shall appoint at least five Trustees with complimentary skills and expertise from the following areas to the extent possible: affordable housing/affordable housing advocacy (including consideration of a member of Wellesley Housing Authority), development and construction, law, real estate, banking, finance, and social services.

The Select Board shall appoint the Trustees for terms not to exceed two years, except that three of the initial trustee appointments shall be for a term of one year. Trustees may be re-appointed at the discretion of the Select Board. Vacancies shall be filled by the Select Board for the remainder of the unexpired term. Any Trustee may be removed by the Select Board for cause after the opportunity of a hearing.

20.2 The Trustees are hereby authorized to execute a Declaration of Trust and Certificate of Trust for the Wellesley Affordable Housing Trust to be recorded with the Norfolk Registry of Deeds and filed with the Norfolk Registry District of the Land Court.

20.3 The powers of the Trustees, all of which shall be carried on in furtherance of the purposes set forth in G. L. c. 44, § 55C, shall include the following:

- a. To accept and receive real property, personal property or money, by gift, grant, contribution, devise or transfer from any person, firm, corporation or other public or private entity, including but not limited to money, grants of funds or other property tendered to the Trust in connection with any ordinance or bylaw or any general or special law or any other source, including money from G. L. c. 44B;
- b. By a two-thirds vote of the Trustees present at a meeting, to purchase and retain real or personal property, including without restriction investments that yield a high rate of income or no income;
- c. By a two-thirds vote of Trustees present at a meeting, to lease any real property for such consideration and on such terms as appropriately related to credit or otherwise, and to make such contracts and enter into such undertaking relative to Trust property as the Trustees deem advisable notwithstanding the length of any such lease or contract;
- d. To execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases, grant agreements and other instruments sealed or unsealed, necessary, proper or incident to any transaction in which the Trustees engage for the accomplishment of the purposes of the Trust;
- e. To employ advisors and agents, such as accountants, appraisers and lawyers as the Trustees deem necessary;
- f. To pay reasonable compensation and expenses to all advisors and agents and to apportion such compensation between income and principal as the Trustees deem advisable;
- g. To apportion receipts and charges between incomes and principal as the Trustees deem advisable, to amortize premiums and establish sinking funds for such purpose, and to create reserves for depreciation depletion or otherwise;
- h. To participate in any reorganization, recapitalization, merger or similar transactions; and to give proxies or powers of attorney with or without power of substitution to vote any securities or certificates of interest; and to consent to any contract, lease, mortgage, purchase or sale of property, by or between any corporation and any other corporation or person;
- i. To deposit any security with any protective reorganization committee, and to delegate to such committee such powers and authority with relation thereto as the Trustees may deem proper and to pay, out of Trust property, such portion of expenses and compensation of such committee as the Trustees may deem necessary and appropriate;
- j. To carry property for accounting purposes other than acquisition date values;
- k. To make distributions or divisions of principal in kind;
- l. To compromise, attribute, defend, enforce, release, settle or otherwise adjust claims in favor or against the Trust, including claims for taxes, and to accept any property, either in total or partial satisfaction of any indebtedness or other

## 2025 ATM

- obligation, and subject to the provisions of this act, to continue to hold the same for such period of time as the Trustees may deem appropriate;
- m. To manage or improve real property;
- n. To hold all or part of the Trust property uninvested for such purposes and for such time as the Trustees may deem appropriate; and
- o. To extend the time for payment of any obligation to the Trust.

20.4 With the approval of the Select Board, the powers of the Trustees, which shall be carried on in furtherance of the purposes set forth in G. L. c. 44, § 55C, shall also include the following:

- a. To borrow money on such terms and conditions and from such sources as the Trustees deem advisable, and/or to mortgage and pledge Trust assets as collateral;
- b. To sell, exchange, transfer or convey any personal, mixed, or real property at public auction or by private contract for such consideration and on such terms as appropriately related to credit or otherwise, and to make such contracts and enter into such undertaking relative to Trust property as the Trustees deem advisable notwithstanding the length of any such contract; and
- c. To abandon any property which the Trustees determine not to be worth retaining.

20.5 The Trustees shall develop an action plan which includes the Trustees' priorities for their work for the coming three to five (3-5) years, in furtherance of the objectives as set forth in this Bylaw, as well as a plan to coordinate their work with other boards, committees, and commissions in Wellesley which address the issue of housing. The action plan shall be updated as appropriate, and a new action plan shall be developed within five years of each previously approved plan.

20.6 The Town Treasurer shall be the custodian of Trust's funds and shall maintain separate accounts and records for such funds. Any income or proceeds received from the investment of funds shall be credited to and become part of the Trust Fund. In accordance with G.L. c. 44, § 55C, the books and records of the Trust shall be audited annually by an independent auditor, appointed by the Trustees, in accordance with accepted accounting practices. Upon receipt of the audit by the Trustees, a copy shall be provided forthwith to the Select Board, and upon request, to the Advisory Committee.

- 3. Authorize the Select Board, on behalf of the Town, to petition the General Court for passage of a special law substantially as provided below. The General Court may make clerical or editorial changes in form only to the bill, unless the Select Board approves amendments to the bill before enactment by the General Court. The Select Board is hereby authorized to approve amendments that shall be within the scope of the general public objectives of this petition.

**An Act Authorizing the Town of Wellesley to Dissolve its Housing Development Corporation**

SECTION 1. Notwithstanding section 5 of chapter 311 of the acts of 1998, or any other general or special law, all property and funds held by the Housing Development Corporation of the town of Wellesley established under said act of 1998 are hereby transferred to the Municipal Affordable Housing Trust Fund of the town of Wellesley established pursuant to section 55C of chapter 44 of the General Laws and shall be managed, disposed of or expended in accordance with said section 55C of said chapter 44 and any applicable by-law of the town of Wellesley.

SECTION 2. Chapter 311 of the acts of 1998 is hereby repealed.

SECTION 3. This act shall take effect upon the posting or publication by the town clerk in accordance with section 32 of chapter 40 of the General Laws of an amendment to the general by-laws of the town of Wellesley establishing an affordable housing trust in the town pursuant to said section 55C of said chapter 44.

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature

## TOWN MEETING

**ARTICLE: 34**

**MOTION: 2**

That the Town vote to amend the Zoning Bylaw to reflect the adoption of the Affordable Housing Trust by:

1. Deleting the term “Housing Development Corporation” from the definition of “Administering Agency” in Section 3.6.B, and inserting, in place thereof, the term “Affordable Housing Trust,” as follows, where strikethrough text indicates deletions and insertions are shown in bold:

Administering Agency - The ~~Wellesley Housing Development Corporation~~ **Affordable Housing Trust** or its designee, subject to the approval of the Department, which shall have the power to monitor and to enforce compliance with the provisions of this Bylaw related to Assisted Units, including but not limited to computation of rental and sales prices; income eligibility of households applying for Assisted Units; administration of an approved housing marketing and resident selection plan; and recording and enforcement of an Affordable Housing Restriction for each Assisted Unit in the District.

2. Amending Section 5.7.D.2 to remove reference to the Wellesley Housing Development Corporation as follows, where strikethrough text indicates deletions and insertions are shown in bold:

A cash contribution may be made to the **Affordable Housing Trust** Fund account ~~established by the Wellesley Housing Development Corporation pursuant to Chapter 311 of the Acts of 1998 Affordable Housing Trust~~ as a payment-in-lieu of providing the required ratio of Assisted Units on the project site. Moneys so deposited with in such trust fund account shall only be used to provide Assisted Units within the Town according to the required ratio for that project; and/or

3. Deleting the term “Housing Development Corporation” from Section 5.7.F.4 and inserting, in place thereof, the term “Affordable Housing Trust” as follows, where strikethrough text indicates deletions and insertions are shown in bold;

Tenants or purchasers, as the case may be, shall be selected for the Assisted Units by, and in accordance with the procedures of,

2025 ATM

~~the Wellesley Housing Development Corporation~~ **Affordable  
Housing Trust.**

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature

## TOWN MEETING

**ARTICLE: 35**

**MOTION: 1**

ARTICLE 35, Motion 1

That this Town Meeting vote to amend the Town's General Bylaws for the purposes of reducing the amount of certain Single-Use Articles in the Town as following:

1. Amend Article 34 of the Town's General Bylaw by inserting a new Article 34.5D, as follows:

### **34.5D CUSTOMER OPT-IN FOR SINGLE-USE SERVICE WARE AND SINGLE-SERVING PACKAGED CONDIMENTS**

#### **Section I Purpose**

The purpose of this Bylaw is to reduce single-use service ware and single-serving packaged condiments. For the health and welfare of our community and in accordance with the sustainability goals of Wellesley's Climate Action Plan, this bylaw serves a public purpose to minimize the impact of single-use items on the environment by advancing solid waste reduction and reducing the carbon footprint of Wellesley's businesses and residents.

#### **Section II Definitions**

- a. "Condiment" means a single-use packet containing relishes, spices, sauces, confections, or seasonings, that requires no additional preparation by the Consumer, and that is used with food or beverages, including, but not limited to, creamer, ketchup, mustard, mayonnaise, soy sauce, wasabi, sauerkraut, salsa, syrup, jam, jelly, salad dressings, salt, sugar, sugar substitutes, pepper, and chili pepper.
- b. "Consumer" and "Customer" shall mean the individual purchasing Prepared Food for consumption by themselves or others, or where the Prepared Food is provided for free, the individual who will be collecting the Prepared Food for consumption by themselves or others.

- c. "Director" means the Director of Community and Public Health of the Town of Wellesley.
- d. "Food Service Establishment" shall mean any establishment which is required by state law to be licensed by the Board of Health in accordance with the provisions of the State Sanitary Code, Chapter X "Minimum Sanitation Standards for Food Service Establishments," in order to prepare and serve food to the general public.
- e. "Online Food Ordering Platform" means a website or mobile application through which a Consumer can place an order for pick-up or delivery of Prepared Food. Such platforms include those operated directly by a Food Service Establishment, by companies that provide delivery of Prepared Food to Consumers from Food Service Establishments, and by online food ordering systems that connect Consumers to a Food Service Establishment directly.
- f. "Prepared Food" means food or beverages that are serviced, packaged, cooked, chopped, sliced, mixed, brewed, frozen, squeezed, poured, or otherwise prepared (collectively "prepared") in a Food Service Establishment for individual Customers or Consumers. Prepared Food does not include raw eggs or raw, butchered meats, fish, and/or poultry sold from a butcher case, a refrigerator case, or similar retail appliance.
- g. "Single-Use" means designed to be used once and then discarded and not designed for repeated use and sanitizing.
- h. "Single-Use Articles" means all types of items provided alongside Prepared Food that are intended for a Single-Use, including, but not limited to, Utensils, Condiments, napkins, straws, stirrers, splash sticks, cocktail sticks, toothpicks, cup sleeves, cup trays, and food trays.
- i. "Utensil" means a food contact implement including but not limited to forks, spoons, knives, sporks, chopsticks, tongs, or other instruments used to serve food or to eat food.

### **Section III Regulated Conduct**

#### **a. Selection of Single-Use Articles:**

1. A Food Service Establishment shall require Customers to specify which Single-Use Articles they want included with their Prepared Food when selecting or ordering Prepared Food in person or on the telephone. Food Service Establishments using an Online Food Ordering Platform shall provide the option to Customers to request Single-Use Articles with a



Prepared Food order, when the Online Food Ordering Platform includes selection of Single-Use Articles as a feature.

2. As an alternative to Section III.a, Food Service Establishments may have Single-Use Articles available at self-service stations or on dining tables for the Customer to select and use.

- b. Providing of Single-Use Articles: Food Service Establishments shall not include a Single-Use Article with Prepared Food when the Customer does not request inclusion of such Single-Use Article, or, where applicable, the Online Food Ordering Platform used by the Food Service Establishment does not include a feature for Customers to indicate their preference for inclusion of Single-Use Articles.
- c. No Bundling Single-Use Articles: Single-Use Articles provided by Food Service Establishments for use by Customers shall not be bundled or packaged in a manner that prohibits a Customer from taking only the type of Single-Use Article desired without also having to take additional Single-Use Articles. For purposes of this bylaw, each type of Condiment and each type of Utensil shall be considered a separate Single-Use Article, meaning that a Consumer requesting a fork shall not be provided a package containing a fork, knife and spoon.

#### **Section IV Enforcement**

- a. The Board of Health and its Health Agent shall have the authority to administer and enforce this bylaw.
- b. The Health Agent may issue citations under the non-criminal disposition procedure set forth in G.L. c. 40, §21D, Article 52 and as specified herein. Each day on which a violation occurs shall constitute a separate offense.
  - 1. First through third violation: Written warnings
  - 2. Fourth violation: \$50
  - 3. Fifth and each subsequent violation: \$100

#### **Section V Exemptions**

Any Food Service Establishment may seek an exemption from the requirements of this bylaw by filing a request in writing with the Director. The request must identify the requested exemption and explain why compliance would cause undue hardship. The Director may waive any specific requirement of this bylaw for an individual Food Service Establishment for a period of not more than one year. A Food Service Establishment granted a waiver must re-apply at least 60 (sixty) days prior to the end of the one-year exemption period and demonstrate continued undue hardship if the Food Service

2025 ATM

Establishment wishes to have the exemption extended. The Director's decision to grant or deny an exemption or to grant or deny an extension of a previously issued exemption shall be in writing and shall be final.

## **Section VI Effective Date**

This bylaw shall take effect on January 1, 2026.

## **Section VII Regulations**

The Board of Health may adopt and amend rules and regulations to effectuate the purposes of this bylaw.

## **Section VIII Severability**

If any provision of this bylaw is declared invalid or unenforceable the other provisions shall not be affected thereby.

And

2. Amend Article 52 of the General Bylaw by (i) inserting a new Article 52.B.2x, as follows:

x. Customer Opt-In for Single-Use Service Ware and Single-Serving Packaged Condiments (Article 34.5D)

[1] Enforcement agents: Board of Health agents.

[2] Fine schedule: first - third offense, written warning; fourth offense, fifty dollars (\$50); fifth and subsequent offenses, one hundred dollars (\$100)

and (ii) re-lettering the remaining sections, accordingly.

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature

## TOWN MEETING

**ARTICLE: 36**

**MOTION: 1**

That the Town amend Article 49.12b.5.b of the General Bylaws as follows, where strikethrough text indicates deletions and insertions are shown in bold:

b. ~~Alternate Day Outdoor Water Use: Outdoor water use by water users with odd numbered addresses is restricted to Tuesdays, Thursdays and Saturdays. Outdoor water use by water users with even numbered addresses is restricted to Wednesdays, Fridays and Sundays.~~ **Outdoor Watering Days: Outdoor watering is permitted three or fewer days per week, with the days to be specified in the declaration of a State of Water Supply Conservation and public notice thereof.**

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature

## TOWN MEETING

**ARTICLE: 37**

**MOTION: 1**

That the Town the General Bylaws by adding a new Article 46D.Cultural Council to read as follows:

### ARTICLE 46D. CULTURAL COUNCIL

46D.1. Membership. The Town shall have a Cultural Council (for purposes of this Article 46D, the “Council”), consisting of at least five, but not more than 22 residents appointed by the Select Board.

46D.2. Term. Members of the Council shall be appointed for staggered terms of three years and any such member shall not be appointed to more than two consecutive terms. Members shall have demonstrated scholarship or creativity in, or distinguished service to, the arts, humanities, or interpretive sciences.

46D.3 General Duties. The Council shall have the powers and duties of local cultural councils under the General Laws, inclusive of G.L. c. 10, § 58, and which include, but are not limited to, the following:

- a. The Council shall determine the distribution of arts lottery funds or other funds that may be allocable to them;
- b. The Council may conduct other activities to promote and encourage the arts;
- c. The Council may enter into contracts, subject to approval of Town Counsel as to form;
- d. The Council may accept grants, contributions, gifts, bequests, devices, and other donations from all sources, including governmental bodies; and
- e. The Council shall annually elect a chair, secretary and treasurer.

46D.4. General Provisions. The Council shall also be governed by Articles 2 through 7 of these bylaws and other provisions of these bylaws applicable generally to all Boards, except as it is specifically directed by law or a provision of these bylaws to act otherwise.

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Moderator’s Signature

\_\_\_\_\_  
Sponsor’s Signature

## TOWN MEETING

**ARTICLE: 38**

**MOTION: 1**

That the Town vote to amend the Zoning Bylaw Section 1.4 Restrictions Affecting All Districts, subsections C, G, H, and I, to allow mobile homes as provided in G.L. c. 40A § 3 and to re-alphabetize certain sections to correct a scrivener's error as follows, where strikethrough text indicates deletions and insertions are shown in bold:

### SECTION 1.4 RESTRICTIONS AFFECTING ALL DISTRICTS

Any other provision of this Bylaw notwithstanding, no new building or structure shall be constructed or used, in whole or in part, and no building or structure, or part thereof, shall be altered, enlarged, reconstructed or used, and no land shall be used, in any part of the Town:

C. For the parking, keeping or storing of a mobile home or house trailer, **except as provided in G.L. c. 40A, § 3.**

G. For the sale or distribution of any materials and any and all entertainment which is "obscene" within the meaning of that term as defined in G. L. Chapter 272, Section 31.

~~G.~~**H.** For games of chance or similar entertainment or amusement, operated either live or through audio or video broadcast or closed circuit transmission, except at an establishment licensed to sell all alcoholic beverages or wine and malt beverages only.

~~H.~~**I.** For a Marijuana Establishment.

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature

## TOWN MEETING

**ARTICLE: 39**

**MOTION: 1**

That the Town vote to amend the Zoning Bylaw Section 3.7 Flood Plain or Watershed Protection Districts subsections B, C, E, H, I and add a new subsection J to add additional definitions, update FIRM and FIS reports, update floodway encroachment language, delete outdated agency addresses, and add a disclaimer of liability to comply with the state's Model Bylaw as follows, where strikethrough text indicates deletions and insertions are shown in bold:

### SECTION 3.7 FLOOD PLAIN OR WATERSHED PROTECTION DISTRICTS

#### B. Definitions

For the purposes of this Section the following terms shall be defined as follows:

Development – Any manmade change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Floodway – **The channel of the river, creek, or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.**

Functionally Dependent Use – **means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.**

Highest Adjacent Grade – **means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.**

Historic Structure – **means any structure that is:**

- 1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminary determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;**

**2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;**

**3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or**

**4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:**

**a. By an approved state program as determined by the Secretary of the Interior or**

**b. Directly by the Secretary of the Interior in states without approved programs.**

**New Construction** –Structures for which the start of construction commenced on or after the effective date of the first floodplain management code, regulation, ordinance, or standard adopted by the authority having jurisdiction, including any subsequent improvements to such structures. New construction includes work determined to be substantial improvement.

**Recreational Vehicle** – means a vehicle which is:

**1. Built on a single chassis;**

**2. 400 square feet or less when measured at the largest horizontal projection;**

**3. Designed to be self-propelled or permanently towable by a light duty truck; and**

**4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.**

**Special Flood Hazard Area** – The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE or V1-30.

**Start of Construction** – the date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a

manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual “start of construction” means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure –a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

Substantial Repair of a Foundation –when work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR.

Variance – a grant of relief by a community from the terms of a flood plain management regulation.

Violation – the failure of a structure or other development to be fully compliant with the community’s flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 44 CFR §60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

## C. Flood Plain District

### 1. District Boundaries and Base Flood Elevation Data

- a. The Flood Plain District is herein established as an overlay district. The District includes all Special Flood Hazard Areas within the Town designated as Zone A, AE, AH, AO, A99, V, or VE on the Norfolk County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Norfolk County FIRM that are wholly or partially within the Town are panel numbers 25021C0004EF, 25021C0008EF, 25021C0009EF, 25021C0012EF, 25021C0014EF,



~~25021C0016EF, 25021C0017EF, 25021C0018EF, 25021C0028EF, and 25021C0036EF.~~ The exact boundaries of the District shall be defined by the 1%-chance base flood elevations shown on the FIRM dated ~~July 17,~~ **July 8, 2012** and further defined by Norfolk County Flood Insurance Study (FIS) report dated ~~July 17~~ **July 8, 2012**. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Inspector of Buildings, Conservation Commission and Wetlands Protection Committee.

- b. Base Flood Elevation Data. In Zones A and AE, along watercourses that have not had a regulatory Floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

E. Regulations and Restrictions

2. Floodway Encroachment

- a. In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Town's FIRM, encroachments are prohibited in the regulatory floodway which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- b. **In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Town's FIRM or Flood Boundary & Floodway Map encroachments are prohibited, including fill, new construction, substantial improvements, and other development within the adopted 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.**

H. Watercourse alterations or relocations in riverine areas

In a riverine situation, the Community Floodplain Administrator shall notify the following of any alteration or relocation of a watercourse:

- Adjacent Communities, especially upstream and downstream
- Bordering States, if affected
- NFIP State Coordinator  
Massachusetts Department of Conservation and Recreation  
~~251 Causeway Street, 8th floor~~  
~~Boston, MA 02114~~

2025 ATM

- NFIP Program Specialist  
Federal Emergency Management Agency, Region I  
~~99 High Street, 6th Floor~~  
~~Boston, MA 02110~~

I. Requirement to submit new technical data.

If the Town acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s.) Notification shall be submitted to:

- **NFIP State Coordinator**  
**Massachusetts Department of Conservation and Recreation**
- **NFIP Program Specialist**  
**Federal Emergency Management Agency, Region 1**

~~FEMA Region I Risk Analysis Branch Chief~~  
~~99 High St., 6th floor, Boston, MA 02110~~

~~And copy of notification to:~~

~~Massachusetts NFIP State Coordinator~~  
~~MA Dept. of Conservation & Recreation, 251 Causeway Street, Boston, MA~~  
~~02114~~

J. **Disclaimer of Liability**

**The degree of flood protection required by this Zoning Bylaw is considered reasonable but does not imply total flood protection.**

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature

## TOWN MEETING

**ARTICLE: 40**

**MOTION: 1**

That the Town vote to amend the Zoning Bylaw Section 5.13 Accessory Dwelling Units, subsections D and E to comply with recent amendments to Mass. General Law Chapter 40A relating to accessory dwelling units, inserted by Sections 7 and 8 of Chapter 150 of the Acts of 2024, also known as the *Affordable Homes Act*, removing language related to the owner occupancy requirement and the special permit requirement for detached accessory dwelling units to read as follows, where strikethrough text indicates deletions and insertions are shown in bold:

### SECTION 5.13 ACCESSORY DWELLING UNITS

#### D. Operational Requirements

- i. The ~~ADU Property Owner~~ **record owner** shall record in the Registry of Deeds a notice, in a form approved by the Planning Board, stating that the property includes an Accessory Dwelling Unit subject to the provisions of the Zoning Bylaw.
- ~~ii. The ADU Property Owner must reside in either the Principal Dwelling or the Accessory Dwelling Unit on the lot for at least 184 days of each calendar year. The ADU Property Owner may not lease the Owner Unit for any duration during periods when the ADU Property Owner is not residing in the Owner Unit.~~
- ~~iii.~~ **ii.** The minimum leasing term for the ~~unit that is not occupied by the ADU Property Owner~~ shall be the greater of 30 days or such other period governing short term rentals which may be set forth from time to time in the Town Bylaws. The Accessory Dwelling Unit may not be leased more than once in any 30-day period.
- ~~iv.~~ **iii.** There shall be no pickup or delivery of products and/or articles at the premises that is not customary in a residential area.
- ~~v.~~ **iv.** The Accessory Dwelling Unit may not be used for a Home Occupation.

#### E. Permitting Requirements

- i. Any person or entity applying for building and occupancy permits under the State Building Code for a building which will include an Accessory Dwelling Unit shall state in the application that the project proposes to include an Accessory

Dwelling Unit. The Inspector of Buildings shall not issue a building permit for construction of such building or issue a certificate of occupancy for such building until the Planning Department, in accordance with Rules and Regulations adopted by the Planning Department, certifies that the building is in compliance with the provisions of Section 5.13.D

~~ii. All detached Accessory Dwelling Units and all Accessory Dwelling Units which are constructed as part of other accessory structures on a property, including carriage houses, barns, or detached garages, will require a Special Permit to be issued by the Zoning Board of Appeals as Special Permit Granting Authority in accordance with Section 6.3.~~

~~iii.~~ **ii.** The ADU ~~Property Owner~~ **record owner** must submit an annual certification to the Planning Department, in a form determined by the Planning Board, that the Accessory Dwelling Unit has been constructed and is owned and operated in compliance with all provisions of the Zoning Bylaw.

~~iv.~~ **iii.** Notice of Sale of the property containing the Accessory Dwelling Unit must be provided to the Planning Department.

~~v.~~ **iv.** If the Accessory Dwelling Unit has been built or is being operated in violation of the provisions of this Section the Inspector of Buildings may, in addition to other remedies, order the removal of any one or more of the provisions that create a separate dwelling unit, such as living, sleeping, cooking, and eating.

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature

## TOWN MEETING

**ARTICLE: 41**

**MOTION: 1**

**NO MOTION**

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE: 42**

**MOTION: 1**

That the Town vote to amend the Zoning Bylaw Section 3.2 Residential Incentive Overlay (RIO) by adding a second sentence to Section 3.2 B. to read as follows: The RIO shall be considered as overlaying other zoning districts. Specifically, the RIO may be applied only over any Business District, Business District A, Industrial District, Industrial District A, Transportation District, and the Lower Falls Village Commercial District.

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature

## TOWN MEETING

**ARTICLE:        43**

**MOTION:        1**

That the Town vote to rescind authorized and unissued loans, authorize the transfer of unused proceeds from previously issued loans to one or more eligible appropriations, and/or amend existing borrowing authorizations on unissued debt, in order to allow the use of premiums for project costs and to reduce the amount of the borrowing so authorized in accordance with Section 20 of Chapter 44 of the Massachusetts General Laws, as follows:

<u>TOWN MEETING VOTE</u>	<u>PROJECT</u>	<u>TOTAL DEBT AUTHORIZATION</u>	<u>AMOUNT TO BE RESCINDED</u>
Article 3/STM 10/2021	Hardy MSBA	\$70,000,000.00	\$1,067,848

Approved:

\_\_\_\_\_

Date

\_\_\_\_\_

Moderator's Signature

\_\_\_\_\_

Sponsor's Signature

## TOWN MEETING

**ARTICLE:**        **44**

**MOTION:**        **1**

NO MOTION

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature



## TOWN MEETING

**ARTICLE:**       **45**

**MOTION:**       **1**

NO MOTION

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature

## TOWN MEETING

**ARTICLE:        46**

**MOTION:        1**

That the Town vote to authorize the Select Board to appoint one or more of their number as fire engineers.

Approved:

---

Date

---

Moderator's Signature

---

Sponsor's Signature