



Finance and Warrant Commission

Public Hearing related to 2019 Annual Town Meeting Articles

The following articles have been drafted for the Finance and Warrant Commission to review at its final public hearing on March 25, 2019. Town Counsel may make additional editorial edits to the language prior to publishing of the warrant.

PLANNING BOARD ARTICLES

~~ZONING AMENDMENTS RELATED TO MEDICAL USES~~

Requested to be removed by the Planning Board

The Planning Board has requested that this article be removed from consideration. The Select Board will be voting to remove this article at its meeting just prior to the hearing.

ZONING AMENDMENT TO ACCESSORY USES IN RESIDENTIAL DISTRICTS

To see if the Town will vote to amend Section 4.3.3 [Accessory Uses in Residential Districts] to amend the requirements for private garage and the parking and storage of more than three motor vehicles in Section 4.3.3.2 to read as follows, or take any action in relation thereto.

- 1) Amend Section 4.3.3.2 to read as follows (*underlined wording indicates new language, wording to be removed shown with strikethrough*):

4.3.3 ACCESSORY USE IN RESIDENTIAL DISTRICTS	DISTRICTS												
	SRA	SRB	SRC	SRD	SRE	GR	SR	LBA	LBB	HB	I	IO	ARO
4.3.3.2 Private garage and/or the parking or storage area of more than three (3) motor vehicles <u>within an enclosed structure, or more than three (3) vehicles visible at normal eye level from an abutting residential lot,</u> or of more than one (1) commercial vehicle with a gross vehicle weight of less than 26,000 pounds, but only where in connection with a Principal Use on the same premises.	BA	BA	BA	BA	BA	BA	N	N	N	N	N	N	N

SELECT BOARD FINANCIAL ARTICLES

SUPPLEMENTAL APPROPRIATIONS FY19

To see if the Town will vote to appropriate by transfer from available funds the sum of Three Hundred and Forty Eight Thousand Dollars (\$348,000) to supplement the following fiscal year 2019 appropriations, or take any other action thereon:

Transfer			
From Account	Amount	To Account	Amount
Building Maintenance Expense	\$70,000	Building Maintenance Salary	\$70,000
FinCom Reserve Account	\$100,000	Snow and Ice Budget	\$100,000
Retirement Assessment	\$178,000	School Security Projects	\$100,000
		Youth and Family Services Salary	\$42,000
		Selectmen's Office Salary	\$20,000
		Assessor's Office Salary	\$8,000
		Legal Salary	\$8,000
Total	\$348,000	Total	\$348,000

SUPPLEMENTAL APPROPRIATIONS FY19

To see if the Town will vote to appropriate by transfer from available funds the sum of Ninety Nine Thousand and Five Hundred Dollars (\$99,500) to supplement the following fiscal year 2019 appropriations, or take any other action thereon:

Transfer			
From Account	Amount	To Account	Amount
Ambulance Receipts	\$73,500	Ambulance Services/Equipment	\$73,500
Overlay Surplus	\$26,000	Assessing Revaluation Services	\$26,000
Total	\$99,500	Total	\$99,500

FY20 TOWN SALARY AND EXPENSE BUDGETS

To see what sum(s) of money the Town will vote to raise and appropriate and/or transfer from available funds and/or borrow for the operation of the municipal departments and public school system for the fiscal year July 1, 2019, through June 30, 2020, as set forth in Appendix D of the Finance and Warrant Commission's Report to the 2019 Annual Town Meeting, or take any other action thereon.

(Appendix D has been provided as an attachment to this document)

APPROPRIATION – MUNICIPAL CAPITAL IMPROVEMENTS

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of One Million Three Hundred and Twenty Two Thousand Dollars (\$1,322,000) for the purchase, lease or lease/purchase of the following capital equipment and improvements:

Equipment/Project	Requesting Department	Cost	Funding Source
One Ton Dump Truck with Plow	DPW	\$70,000	Free Cash
Backhoe Loader Replacement	DPW	\$125,000	Free Cash
Utility Maintenance Van	DPW	\$70,000	Free Cash
Bombadier Sidewalk Plow (B1)	DPW	\$125,000	Free Cash
Fire Turnout Gear Purchase and Replacement	Fire	\$35,000	Free Cash
Fire Engines (2) Lease Payment (Year 3 of 5 payments)	Fire	\$226,400	Free Cash
Fire – Deputy’s Vehicle	Fire	\$42,500	Free Cash
Fire – Radio Upgrade and Replacement	Fire	\$23,850	Free Cash
Police – Safety Equipment	Police	\$31,000	Free Cash
Police – Replacements of vehicles	Police	\$179,500	Free Cash
Police – Radio Infrastructure	Police	\$75,000	Free Cash
End User Technology – All departments	Information Technology	\$50,000	Free Cash
Library – Patron/Staff End User Technology	Library	\$18,750	Free Cash
Housing Authority Associates- Building Maintenance and Improvement	Housing	\$100,000	Free Cash
Municipal Buildings – Facilities Maintenance/Energy Efficiency	DPW	\$150,000	Free Cash
Total		\$1,322,000	

each listed capital equipment or project must be authorized by majority vote of the Board of Selectmen prior to any purchase and/or implementation of project and/or expenditure of funds; and to direct the Board of Selectmen to trade as part of the purchase price or to sell or dispose of any equipment no longer necessary, and to authorize the Board of Selectmen to apply for and accept any State or Federal grant or assistance, or both, that may be available for any of the above purchases, or take any other action thereon.

APPROPRIATIONS – SCHOOL CAPITAL IMPROVEMENTS

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of One Million and Seventeen Thousand Dollars (\$1,017,000) for the purchase, lease or lease/purchase of the following capital equipment and improvements:

Equipment/Project	Requesting Department	Cost	Funding Source
Technology	School	\$150,000	Free Cash
Roofing	School	\$100,000	Free Cash
Repair and Maintenance	School	\$402,803	Free Cash
Furniture, Fixtures and Equipment	School	\$111,797	Free Cash
HVAC	School	\$192,400	Free Cash
Copiers	School	\$60,000	Free Cash
Total		\$1,017,000	

each listed capital equipment or project must be authorized by majority vote of the Board of Selectmen prior to any purchase and/or implementation of project and/or expenditure of funds; and to direct the Board of Selectmen to trade as part of the purchase price or to sell or dispose of any equipment no longer necessary, and to authorize the Board of Selectmen to apply for and accept any State or Federal grant or assistance, or both, that may be available for any of the above purchases, or take any other action thereon.

APPROPRIATIONS – SEWER CAPITAL IMPROVEMENTS

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of One Million and Fifty Thousand Dollars (\$1,050,000) for the purchase, lease or lease/purchase of the following capital equipment, projects, and/or improvements:

Equipment/Project	Requesting Department	Cost	Funding Source
Infiltration & Inflow Reduction Program	Sewer	\$500,000	Sewer Retained Earnings
Stormwater Compliance	Sewer	\$50,000	Sewer Retained Earnings
Pump Station Facility Program	Sewer	\$500,000	Sewer Retained Earnings
Total		\$1,050,000	

each listed capital equipment or project must be authorized by majority vote of the Board of Selectmen prior to any purchase and/or implementation of project and/or expenditure of funds; and to direct the Board of Selectmen to trade as part of the purchase price or to sell or dispose of any equipment no longer necessary, and to authorize the Board of Selectmen to apply for and accept any State or Federal grant or assistance, or both, that may be available for any of the above purchases, or take any other action thereon.

APPROPRIATIONS - OTHER CAPITAL IMPROVEMENTS

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of One Million Three Hundred and Thirty Nine Thousand and Five Hundred Dollars (\$1,339,500) for the purchase, lease or lease/purchase of the following capital equipment, projects, and/or improvements:

Equipment/Project	Requesting Department	Cost	Funding Source
Design Recreation Field Lighting Project	Recreation	\$65,000	Meals/Hotel Fund
Thurston Middle School HVAC Project	Schools	\$300,000	Meals/Hotel Fund
Council on Aging HVAC System	DPW	\$150,000	Meals/Hotel Fund
Morrison Basketball Court Refurbishment	Recreation	\$35,000	Free Cash
Carby Street Retaining Wall	DPW	\$250,000	Free Cash
Town/School Financial Enterprise Software	Information Technology	\$237,500	Free Cash
Fire Station 1 Repair and Maintenance	DPW	\$250,000	Free Cash
Perry Crouse Pond Maintenance Project	Conservation	\$32,000	Free Cash
Design new fields on land behind High School Tennis Courts	Recreation	\$20,000	Free Cash
Total		\$1,339,500	

each listed capital equipment or project must be authorized by majority vote of the Board of Selectmen prior to any purchase and/or implementation of project and/or expenditure of funds; and to direct the Board of Selectmen to trade as part of the purchase price or to sell or dispose of any equipment no longer necessary, and to authorize the Board of Selectmen to apply for and accept any State or Federal grant or assistance, or both, that may be available for any of the above purchases, or take any other action thereon.

APPROPRIATIONS – AMBULANCE CAPITAL IMPROVEMENTS

To see if the Town will vote to transfer from available funds the sum of Sixty Seven Thousand and Five Hundred Dollars (\$67,500) for the purchase, lease or lease/purchase of the following capital equipment, projects, and/or improvements:

Equipment/Project	Requesting Department	Cost	Funding Source
Self Contained Breathing Apparatus Upgrade and Replacement	Fire	\$44,000	Ambulance Receipts
Rescue Equipment	Fire	\$23,500	Ambulance Receipts
Total		\$67,500	

each listed capital equipment or project must be authorized by majority vote of the Board of Selectmen prior to any purchase and/or implementation of project and/or expenditure of funds; and to direct the Board of Selectmen to trade as part of the purchase price or to sell or dispose of any equipment no longer necessary, and to authorize the Board of Selectmen to apply for and accept any State or Federal grant or assistance, or both, that may be available for any of the above purchases, or take any other action thereon.

APPROPRIATION – STABILIZATION FUND

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of One Hundred Twenty-Five Thousand Dollars (\$125,000) for the Stabilization Fund established in accordance with General Laws Chapter 40, Section 5B, or take any other action thereon.

Purpose	Amount	Funding Source
Stabilization Fund	\$125,000	Free Cash

APPROPRIATION – OPEB LIABILITY TRUST FUND

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of One Million Four Hundred Forty Thousand Dollars (\$1,440,000) to the OPEB Liability Trust Fund established in accordance with General Laws Chapter 32B, Section 20 or take any other action thereon.

Purpose	Amount	Funding Source
OPEB Liability Trust Fund	\$1,440,000	Taxation

Revised Articles

ROAD IMPROVEMENT BOND (\$900,000) - Sidewalk Improvements Route 109

To see if the Town will vote to appropriate a sum of money to pay costs of making various roadway improvements, including but not limited to: sidewalk and curb ramp replacement and improvements on Route 109 between Nahatan Street and the Walpole Town Line, including the payment of all costs incidental and related thereto, and to determine whether this amount shall be raised by taxation, transfer from available funds, borrowing or otherwise or take any other action relative thereto.

(Motion)

That the Town appropriates \$900,000 to pay costs of making various roadway improvements including but not limited to sidewalk and curb ramp replacement and improvements on Route 109 between Nahatan Street and the Walpole Town Line. Including the payment of all costs incidental and related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of the costs approved by this vote in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

AUTHORIZATION FOR UNIVERSITY ~~AVENUE STATION PROJECT AREA~~ TAX INCREMENT FINANCING (TIF)

To take certain actions relative to tax increment financing ~~and special tax assessments~~ for individual projects or parcels within the University Station Project area, more specifically as follows:

- (A) To confirm that the Board of Selectmen previously designated the following Assessor's Map parcels as an economic opportunity area, and that the Town of Westwood confirmed such designation at its 2007 Annual Town Meeting, which parcels are referred to here collectively as the "University Station Area," and to maintain such designation to the extent it continues to have legal significance, and to authorize the Board of Selectmen to petition the Economic Assistance Coordinating Council (EACC) to designate some or all of the University Station Area as a Tax Increment Financing (TIF) eligible area pursuant to G.L. c. 23A, § 3E: (i) Assessor's Map 33, Lots 6, 8, 9, 11, 12, 13 15, 19, 51, 52, 53, 54, 55, 56, and 57; and (ii) Assessor's Map 37, Lots 10, 16, and 17, because the University

Station Area presents exceptional opportunities for increased economic development and there is a strong likelihood that the following will occur in this area within a proximate period of time: (a) a significant influx or growth in business activity; (b) the creation of a significant number of new jobs; and (c) a private project or investment that will contribute significantly to the resiliency of the local economy, and, therefore, pursuant to M.G.L. c. 23A §3E and 402 CMR 2.02, is a TIF eligible area.

- (B) To authorize the Board of Selectmen, on terms acceptable to the Board of Selectmen, to enter into TIF agreements with owners or controlling businesses of certified projects, and/or with owners of real estate projects, and/or with any person or entity expanding a facility in an area designated by the EACC as a TIF-eligible area, as those terms are defined in G.L. c. 23A, which TIF agreements provide for certain tax benefits in connection with proposed projects that are consistent with the economic development objectives of the Town of Westwood and are likely to increase and retain employment opportunities for residents of the Town of Westwood, and will support the public purpose of encouraging increased industrial and commercial activity in the Commonwealth of Massachusetts, and will result in actual economic benefits to the Town of Westwood, provided that such projects or facilities are within the University Station Area, provided further that any such agreements comply with G.L. c. 23A and G.L. c. 40, § 59 and any other applicable statutes and regulations, as the same may be amended from time to time. Said authorization shall include, but is not limited to, a TIF Agreement with University Station Phase 2 LLC and/or Citizens Bank, N.A. on file with the Town Clerk, which TIF Agreement, upon execution by the Board of Selectmen, shall be deemed adopted by the Town;
- (C) To authorize the Board of Selectmen to submit any such TIF agreement to EACC for approval;
- (D) To authorize the Board of Selectmen to submit or support petitions to have projects certified by EACC, and to submit such other documentation as may be necessary for EACC to certify a project, the controlling business or owner of which enters into a TIF agreement with the Board of Selectmen, and to authorize the Board of Selectmen to submit municipal project endorsements for such projects;
- (E) To authorize the Board of Selectmen to take such other action as may be necessary to implement a TIF agreement authorized by this article;

Or to take any other action relative thereto.

PATRICIPATE IN COMMUNITY ELECTRICITY AGGREGATION FOR RESIDENTIAL AND COMMERICAL USE

To see if the town will vote to authorize the Board of Selectmen to develop a program and enter into a contract, or contracts, to aggregate the electricity load of the residents and businesses in the Town of Westwood, independently or in joint action with other municipalities, commonly known as Community Electricity Aggregation (CEA) which is intended to reduce or stabilize electricity costs to the residents and businesses and to provide options for increasing the use of local, renewable energy; said contract(s) would be in accordance with the provisions of M.G.L. Chapter 164, section 134 of the Acts of 1997, which established a competitive marketplace through deregulation and restructuring of the electric utility industry and will require at least one option for residents and businesses to save on their electricity costs; further to authorize the Board of Selectmen to appoint a committee to oversee such independent or joint action, or take any other action relative thereto.

(Select Board / Westwood Environmental Action Committee)

**Articles discussed at the March 4th
Public Hearing**

SELECT BOARD ARTICLES

DISCONTINUANCE OF PUBLIC WAY[S AND/OR SURPLUS LAYOUT(S)]

To see if the Town will vote to discontinue a portion of a public way known as Hedgerow Lane, which portion is shown as “Former Hedgerow Lane” on Sheet No. 3 of 16 of a set of plans entitled “‘Westwood Estates’ Definitive Subdivision, A Single Family Residential Subdivision, Canton Street in Westwood, Massachusetts,” dated February 10, 2016, revised through December 12, 2016, filed with the Norfolk County Registry of Deeds as Plan No. 60 in Plan Book 655, a copy of which is on file with the Town Clerk, and which portion the Board of Selectmen declared abandoned and unused for ordinary travel pursuant to G.L. c. 82, § 32A by written decision dated October 18 , 2018, filed with the Town Clerk on October 23, 2018.

CHARTER AMENDMENT - CHANGE “BOARD OF SELECTMEN” TO “SELECT BOARD”

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court for special legislation, the full text of which is on file with the Town Clerk and available at www.townhall.westwood.ma.us, to amend the Town Charter to formally change the name of the Board of Selectmen to the Select Board, and for such purposes, in each place they appear, replace the words “Board of Selectmen” and “Selectmen” with the words “Select Board”, the word “selectman” with the words “select board member”, and, consistent therewith, the word “chairman” with the word “chair”, and to further amend the Charter to insert a new Section 3.2.3 that provides that other than as expressly provided in the Charter, the “Select Board” shall have all the powers and duties of a “board of selectmen” for purposes of the General Laws and any special laws applicable to the Town; provided, however, that the General Court may make clerical or editorial changes of form only to the bill, unless the Board of Selectmen approve amendments thereto prior to enactment by the General Court; and provided further that the Board of Selectmen is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition; or take any other action related thereon.

SALE OF TOWN OWNED PROPERTY - LAURA LANE/GAY STREET PROPERTY 16-452

To see if the Town will vote to transfer from care, custody, and control of the School Committee to the care, custody and control of the Board of Selectmen a certain parcel of land, being a portion of a larger parcel, said parcel containing 5,590 square feet as shown on a certain Plan of Land, drawn by Hoyt Land Surveying, dated October 13, 2015 and recorded at the Norfolk Registry of Deeds December 21, 2015 in Plan Book 644 at Page 48, for the purpose of sale and further to authorize said Board of Selectmen to convey the said land for no less than Three Thousand and Seven Hundred Dollars (\$3,700.00); all pursuant to Chapter 40 of the Massachusetts General Laws, or take any other action relative thereto.

PLANNING BOARD

ZONING AMENDMENT RELATED TO ACCESSORY USES IN HIGHWAY BUSINESS

To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw to permit retail uses such as cafeterias, snack bars, gift shops and vending machines as accessory uses serving employees and clientele of the principal use in the HB (Highway Business) zoning district by amending Section 4.3.5.1 [Table of Accessory Uses], or take any other action in relation thereto.

- 1) Amend Section 4.3.5 to read as follows (*underlined wording indicates new language, wording to be removed shown with strikethrough*):

4.3.5 ACCESSORY USES IN INDUSTRIAL, HIGHWAY BUSINESS AND ARO DISTRICTS

ACCESSORY USE	DISTRICTS												
	SRA	SRB	SRC	SRD	SRE	GR	SR	LBA	LBB	HB	I	IO	ARO
4.3.5.1 Retail uses, such as cafeterias, snack bars, gift shops and vending machines dispensing food, soft drinks and incidental merchandise items; provided that any such uses shall be conducted primarily for the convenience of employees and the clientele of the principal use of the premises and shall be wholly within a building and have no exterior advertising display.	N	N	N	N	N	N	N	N	N	N <u>Y</u>	Y	Y	BA

ZONING AMENDMENT TO INCREASE FENCE & WALL HEIGHT

To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw to amend the Section 2.0 [Definitions] definition for “Structure”, in relation to fence heights.

- 1) Amend Section 2.0 definition for structure as follows (*underlined wording indicates new language; words to be removed have strikethrough*):

Structure An assembly of materials forming a construction for occupancy or use including among others, buildings, stadiums, gospel and circus tents, reviewing stands, platforms, staging, observation towers, communication towers, flag poles, water tanks, trestles, piers, wharfs, open sheds, coal bins, shelters, fences and display signs, tanks in excess of 500 gallons used for the storage of any fluid other than water and swimming pools. A freestanding fence or wall ~~six (6)~~ seven (7) feet or less in height, or a fence installed on or immediately adjacent to a wall such that the fence and wall together have a combined height of ~~six (6)~~ seven (7) feet or less, measured from the lowest point of grade adjacent to the fence, or combined wall and fence, will not be considered a structure.

ZONING AMENDMENTS TO RESIDENTIAL RETIREMENT COMMUNITY (RRC)

To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw to amend Section 8.4 [Residential Retirement Community (RRC)], or take any action in relation thereto.

- 1) Amend Section 8.4.2 as follows (*underlined wording indicates new language; words to be removed have strikethrough*):

8.4.2 **General.** A RRC is a development of land comprising townhouse or apartment type dwellings, under-over type dwellings, multiple type dwellings, or any combination of such housing types, with resident services, operated or sponsored ~~Coordinated Unit~~ by a corporation or organization having among its principal purposes the provision of housing for retired and aging persons. Such facility may also include an assisted living residence ~~a restorative care center/skilled nursing facility~~. A ~~Coordinated Unit is a building or group of buildings under common management and serving purposes which assist the elderly in maintaining an independent lifestyle.~~ The program of resident services may include assisted living residence ~~restorative care center/skilled nursing~~, transportation, laundry, financial, barber/beautician, medical evaluation, home health, adult day care and respite care services, meals on wheels, both scheduled and unscheduled exercise, recreational and educational activities, and other similar services or activities. These programs and services will be primarily for the benefit of residents of the RRC and/or the Town.

2) Amend Section 8.4.3.4 as follows:

8.4.3.4 Building Height. The maximum building height shall be **no more than 65 feet as set forth in the definition of “Building Height” contained in Section 2.0 of this Bylaw measured by the vertical distance from grade plane to the average height of the highest roof surface.** ~~five (5) stories, provided that no more than sixty percent (60%) of the building footprint shall be built upon to a height in excess of four (4) stories. Building footprints shall be measured at the building foundation, but shall exclude covered walkways connecting adjacent buildings.~~

3) Amend Section 8.4.3.5 as follows:

8.4.3.5 Density Limitation. The total number of dwelling units within a RRC shall not exceed **five** ~~four and one-half (4½)~~ dwelling units including assisted living units per acre or one and one-half (1½) nursing facility beds per acre.

4) Add new Affordable Housing Requirement Section as follows:

8.4.3.6 Affordability Requirements. Where any project authorized under a RRC Special Permit will result in the development of at least eight (8) new dwelling units, the minimum number of dwelling units specified in the table below shall be restricted to meet the definition of Affordable Housing in Section 2.0 of this Bylaw and in the Rules and Regulations. All such affordable dwelling units shall be contained within the RRC unless the Planning Board determines a proposed alternative to be at least equivalent in serving the Town’s housing needs after consultation with the Westwood Housing Partnership and the Westwood Housing Authority. The affordable dwelling units authorized under the provisions of this Bylaw shall be Local Initiative Program (LIP) dwelling units in compliance with the requirements for the same as specified by the Department of Community Affairs, Massachusetts Department of Housing and Community Development (DHCD), or successor, or affordable dwelling units developed under additional programs adopted by the Commonwealth of Massachusetts or its agencies. All said dwelling units shall count toward Westwood’s requirements under Massachusetts General Law Chapter 40B, Sections 20-23, as amended and all affordable dwelling units shall remain affordable in perpetuity.

<u>Total Number of Dwelling Units</u>	<u>Minimum Number of Affordable Dwelling Units</u>
1 to 7 units	0
8 to 9 units	1
10 to 15 units	2
16 to 22 units	3
23 to 26 units	4
27 or more units	15% of the total number of dwelling units, rounded up to the next whole number

HOUSEKEEPING

To see if the Town will vote to approve certain housekeeping amendments to various sections of the Westwood Zoning Bylaw and Official Zoning Map as may be necessary to correct errors or inconsistencies and to clarify such sections, or take any other action in relation thereto.

1) Add "Access Approval Overlay District (AAOD)" to the list of overlay districts in Section 3.1.3 [Overlay Districts]

2) Amend Alternative Dimensions Table 9.5.9 to change the Section reference from 9.5.14.2.4.3 to read as follows (*underlined wording indicates new language*):

Minimum Public Amenity Areas or other public amenities required under Section 9.5.15.2.4.3

3) Delete the words "Section 8.4, Senior Residential Development (SRD)" in the second paragraph under Section 9.7.12.5 [Relationship to Underlying Districts and Regulations].

4) Amend the second paragraph in Section 9.7.12.5 [Relationship to Underlying District Regulations] to correct the Section reference referring to Section 8.5, Residential Retirement Community (RRC) to Section 8.4.

TOWN CLERK ARTICLE

BYLAW AMENDMENT – ELECTRONIC VOTING

To see if the Town will vote to adopt the following changes to Chapter 138, Town Meetings, §138-17, Rules of debate, G. & H., of the General Bylaws or take any other action related thereon:

Section 138-17G is amended to add the word "electronic" after Standing; adding "electronic voting or" to read as:

G. Standing, **electronic**, or written vote. If the Moderator is unable to decide by the sound of the voices, or if his announcement of the vote is thereupon doubted by seven or more voters raising their hands for that purpose, the Moderator shall without debate determine the vote by ordering a standing vote, and he may appoint tellers to make and return the count, or he may order a vote **by electronic voting or** secret written ballot.

Section 138-17H is amended to add "An electronic vote or" following Secret ballot to read as:

H. Secret ballot. **An electronic vote or** written ballot, to be taken by a "yes" and "no" secret ballot, and in such manner as the Moderator shall determine, may be ordered on any motion by a majority of voters present and voting.

(Town Clerk)