

TOWN OF WESTWOOD



Finance and Warrant Commission

March 26, 2018 Public Hearing

Community Room, Westwood Public Library

7:00pm

**The Town reserves the right to make minor edits to article language prior to the publishing of the official warrant.*

BOARD OF SELECTMEN ARTICLES

Supplement Appropriations FY18

To see if the Town will vote to appropriate by transfer from available funds the sum of Two Hundred Thirty Six Thousand and Five Hundred Dollars (\$236,500) to supplement the following fiscal year 2018 appropriations, or take any other action thereon:

Transfer			
From Account	Amount	To Account	Amount
FinCom Reserve Account	\$200,000	Snow & Ice	\$200,000
Board of Health Salary	\$13,000	Veteran's Salary	\$1,000
Comprehensive Insurance	\$23,500	Housing Salary	\$2,000
		Information Systems Salary	\$15,000
		Youth and Family Services Salary	\$17,000
		Human Resources Salary	\$1,500
Total	\$236,500	Total	\$236,500

Supplemental Appropriations FY18

To see if the Town will vote to appropriate by transfer from available funds the sum of Three Hundred and Thirty One Thousand Dollars (\$331,000) to supplement the following fiscal year 2018 appropriations, or take any other action thereon:

Transfer			
From Account	Amount	To Account	Amount
Overlay Surplus	\$35,000	Assessing revaluation services	\$35,000
Ambulance Receipts	\$71,000	Ambulance Services/Equipment	\$71,000
Free Cash	\$225,000	DPW - Snow & Ice	\$100,000
		DPW - Snow & Ice salary	\$125,000
Total	\$331,000	Total	\$331,000

Affordable Housing Appropriation

To see if the Town will vote to raise and/or appropriate and/or transfer from available funds to sum of One Million Dollars (\$1,000,000) to establish an Affordable Housing Account and to authorize the Board of Selectmen to expend in a manner that will support and/or create affordable housing units that can be listed on the State’s Subsidized Housing Inventory (SHI) as qualified housing units to meet the requirements of Ch. 40B MGL, or take any other action thereon.

Purpose	Amount	Funding Source
Establish an Affordable Housing Account	\$1,000,000	\$489,000 University Station Building Permit Account / \$511,000 Free Cash (Building Permit Fees)

Appropriation – Comprehensive Study for Security Needs for School and Municipal Buildings

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of One Hundred and Twenty Five Thousand Dollars (\$125,000) to conduct and implement a comprehensive study of the security needs and assessments for municipal and school buildings, including the payment of all costs incidental or related thereto; or take any other action thereon.

Purpose	Amount	Funding Source
Comprehensive Study of the Security Needs and Assessments for Municipal and School Buildings	\$125,000	Free Cash

Authorization for Disposition of Municipal Property – Islington Center Redevelopment

To see if the Town will vote to authorize the Board of Selectmen to take the following actions in conjunction with the acquisition and disposition of certain parcels of land for purposes of relocating, renovating and expanding Wentworth Hall, and promoting the redevelopment of Islington Center in furtherance of the public necessity and convenience:

- A. To convey to a person or entity selected in accordance with applicable procurement laws those parcels of land shown as Lots 163, 188, and 189 on Town of Westwood Assessor's Plat No. 23, along with an approximately Three Thousand Two Hundred square foot (3,200 SF) portion of that parcel of land shown as Lot 190 on Town of Westwood Assessor's Plat No. 23;
- B. To acquire by purchase, gift, eminent domain or otherwise, the approximately 28,494.93 SF parcel of land shown as “Municipal Lot” and the approximately 10,081.91 SF parcel of land shown as “Open Space” on the plan entitled “Proposed

Layout Site Plan, School Street Side, Islington Village, Westwood, MA, Norfolk County”, prepared by GCG Associates Inc., dated December 12, 2018 and revised through March 8, 2018, and an adjacent approximately 1,803.98-square foot lot designated “Blue Hart Tavern” on that same plan;

- C. To acquire by purchase, gift, eminent demand or otherwise, and/or to abandon, any and all easements, rights (including rights-of-way), or restrictions as is necessary or convenient to convey or acquire clear title to the above-referenced parcels of land, on term acceptable to the Board of Selectmen; and
- D. To enter into all agreements and execute any and all instruments as may be necessary or convenient on behalf of the Town to effect the above actions;

or take any other action in relation thereto.

Authorization for Funding for various aspects of the Redevelopment of Islington, including the relocation, renovation and possible expansion of Wentworth Hall

To see if the Town will vote to appropriate a sum of money to pay costs of designing, relocating, constructing, originally equipping and furnishing a relocated and expanded Wentworth Hall, including the payment of all costs incidental and related thereto, such facility to be located on property across from the current location of the Islington Library, and to determine whether this amount shall be raised by taxation, transfer from available funds, borrowing or otherwise, or to take any other action relative thereto.

(Motion suggested by Bond Counsel)

That the Town appropriates \$3,500,000 to pay costs of designing, relocating, constructing, originally equipping and furnishing a relocated and expanded Wentworth Hall, 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. The amount authorized to be borrowed by this vote shall be reduced to the extent of amounts realized by the Town upon the sale of associated properties, net of any transaction costs associated therewith. 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 costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

PLANNING BOARD ARTICLES

Zoning Map Amendments Related to Islington Center Redevelopment Project to Alter the Boundaries of the Local Business B District (LBB) and the Flexible Multiple Use Overlay District 6 (FMUOD 6/Washington Street Business District)

To see if the Town will vote to approve certain amendments to the Official Zoning Map, by re-zoning the parcels of land located at 9 School Street shown on Assessor's Parcel 23 as Lot 161 and 277A Washington Street shown on Assessor's Parcel 23 as Lot 165 from Single Residence A (SRA) to Local Business B (LBB) and overlaying these two parcels with the Flexible Multiple Use Overlay District 6 (FMUOD6/Washington Street Business District), as follows, or take any other action in relation thereto:

- 1) Change the designation of two parcels known as Assessor's Plat 23, Lots 161 and 165, from Single Residence A (SRA) District to Local Business B (LBB) District;
- 2) Expand the FMUOD6/Washington Street Business District overlay district to include the two parcels known as Assessor's Plat 23, Lots 161 and 165;
- 3) Replace the map entitled "Official Zoning Map, May, 2017" with the map entitled "Official Zoning Map, May, 2018".

Zoning Amendments to Section 9.5 of the Zoning Bylaw to Allow Retail Sales and Service Greater than 10,000 square feet by Special Permit in the Flexible Multiple Use Overlay District 6 (FMUOD6/Washington Street Business District)

To see if the Town will vote to approve certain zoning amendments to Section 9.5 [Flexible Multiple Use Overlay District (FMUOD)] of the Zoning Bylaw to allow retail sales and services establishments up to 15,000 square feet in the Flexible Multiple Use Overlay District 6 (FMUOD6/Washington Street Business District), subject to Planning Board Special Permit, as follows, or take any other action in relation thereto:

- 1) Add a new Section 9.5.8.7.2 to read as follows:

9.5.8.7.2 Retail sales and services establishment, 10,000 sq. ft. to 15,000 sq. ft.

General Zoning Housekeeping Amendments - ~~Withdrawn~~

No Housekeeping amendments have been identified to date and this article will be withdrawn by the Selectmen at its meeting on March 26th prior to Finance and Warrant Commission's hearing.

PREVIOUSLY PRESENTED ARTICLES – BOARD OF SELECTMEN

Road Improvements (Chapter 90 Funds and Other State Funding)

To see if the Town will vote to authorize the Board of Selectmen to apply for and/or accept state funds to be received as pre-payment and/or reimbursement for road improvements and deposit said funds into the Town's Road Improvement Account to be used to pay expenditures made or to continue the Town's road improvement program of crack sealing, secondary resurfacing and major design and reconstruction; to authorize the Board of Selectmen to enter into contracts for expenditure of any funds allocated or to be allocated by the Commonwealth for the improvement of roads within the Town of Westwood; and to authorize the Board of Selectmen to make any necessary takings of land and/or easements to accomplish said road improvement program, or take any other action thereon.

Town Bylaw Amendment – Placement/Removal of Snow and Ice around Fire Hydrants

To see if the Town will vote to amend the Code of the Town of Westwood Chapter 355, Article II, Placement of snow or ice; penalty, by deleting the section in its entirety and adding the following:

- a. No person shall lay, throw, place or cause to be placed any snow or ice on any paved Town streets or sidewalks so as to create a hazardous condition or public safety concern. If, after having received notice from a duly authorized agent of the Town that such a condition exists, the owner of the property from which the snow or ice was removed (or his agent having charge thereof) fails to correct the condition within a reasonable amount of time, the owner or agent shall be deemed to be in violation of this bylaw. Violation of this section shall be punished by a fine of \$300 or any cost incurred by the Town as a result of said violation or both.
- b. No person shall pile, push, plow, or blow snow or ice onto or across a public way which is plowed and/or sanded by the Town or deposit snow in such a way as to obstruct the operation of any fire hydrant. Violations of this section shall be subject to a written warning for the first offense; a fine of \$50 for the second offense and \$100 for third and each subsequent offense.
- c. The owner or persons occupying any real estate abutting upon any Town or public way where a fire hydrant is located shall, within 24 hours after the ceasing to fall or form, or the accumulation from any other cause, of any snow or ice higher than a point four (4) inches below the bottom of the lowest outlet on any fire hydrant, cause the snow/ice to be removed to a width of three (3) feet around said fire hydrant, including a clear direct path at least three (3) feet wide to the open Town or public way for access by the Fire Department. Violations of this section at the discretion of the Fire Chief or designee, may be subject to a written warning for the first offense; a fine of \$50 for the second offense and \$100 for third and each subsequent offense.

or take any other action thereto.

FY19 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, 2018, through June 30, 2019, as set forth in Appendix D of the Finance and Warrant Commission's Report to the 2018 Annual Town Meeting, or take any other action thereon.

Appropriation - Municipal Capital Improvements

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of Eight Hundred Eighty-Six Thousand Nine Hundred Dollars (\$886,900) for the purchase, lease or lease/purchase of the following capital equipment and improvements:

Equipment/Project	Requesting Department	Cost	Funding Source
Three (3) One Ton Dump Trucks with Plow	DPW	\$210,000	Free Cash
Fire – Engine 1 Half Life Major Repairs	Fire	\$25,000	Free Cash
Fire – Safety Equipment – Radio Upgrade & Turnout Gear	Fire	\$30,000	Free Cash
Fire – Replace Engines (2) Lease Payment 2 nd of 5	Fire	\$226,400	Free Cash
Police – Safety Equipment – Bulletproof vests, Traffic Cameras, Electronic Control Devices	Police	\$30,000	Free Cash
End User Technology – All Departments	Information Technology	\$50,000	Free Cash
Library – Patron/Staff End User Technology	Library	\$21,500	Free Cash
Library – Self-Check Circulation Terminals	Library	\$22,000	Free Cash
Replacement of Police Vehicles	Police	\$172,000	Free Cash
Municipal Buildings – Facilities Maintenance / Energy Efficiency	DPW	\$100,000	Free Cash
Total		\$886,900	

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 Eight Hundred Sixty-Seven Thousand Dollars (\$867,000) for the purchase, lease or lease/purchase of the following capital equipment and improvements:

Equipment/Project	Requesting Department	Cost	Funding Source
Technology	School	\$225,000	Free Cash
Roofing	School	\$100,000	Free Cash
Repair and Maintenance	School	\$256,500	Free Cash
Furniture, Fixtures, and Equipment	School	\$129,500	Free Cash
HVAC	School	\$96,000	Free Cash
Copiers	School	\$60,000	Free Cash
Total		\$867,000	

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 Four Hundred Twenty Thousand Dollars (\$420,000) for the purchase, lease or lease/purchase of the following capital equipment, projects, and/or improvements:

Equipment/Project	Requesting Department	Cost	Funding Source
Easement Access Project	Sewer	\$150,000	Sewer Retained Earnings
Infiltration & Inflow Reduction	Sewer	\$125,000	Sewer Retained Earnings
Sewer Truck	Sewer	\$95,000	Sewer Retained Earnings
Stormwater Compliance	Sewer	\$50,000	Sewer Retained Earnings
Total		\$420,000	

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 Eight Hundred Fifty-Seven Thousand Dollars (\$857,000) for the purchase, lease or lease/purchase of the following capital equipment, projects, and/or improvements:

Equipment/Project	Requesting Department	Cost	Funding Source
Town Hall Reconfiguration/Renovation	Board of Selectmen School	\$50,000	Free Cash
Repair/Replace Middle School Elevator		\$175,000	Free Cash
Traffic Signal Improvements – High Street <ul style="list-style-type: none"> • Design Funds Needed for State Grant 	DPW	\$100,000	Free Cash
Housing Authority Associates – Building Maintenance and Improvement	Housing	\$100,000	Free Cash
Pool HVAC/Dehumidification System	Recreation	\$125,000	Meals Tax
High School Tennis Courts	Recreation	\$307,000	Meals Tax
Total		\$857,000	

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 - Ambulance Capital Improvements

To see if the Town will vote to transfer from available funds the sum of Four Hundred Forty-Three Thousand Seven Hundred Sixty Dollars (\$443,760) for the purchase, lease or lease/purchase of the following capital equipment, projects, and/or improvements:

Equipment/Project	Requesting Department	Cost	Funding Source
Rescue Equipment	Fire	\$41,865	Ambulance Receipts
Self Contained Breathing Apparatus Upgrade & Replacement	Fire	\$41,895	Ambulance Receipts
Ambulance	Fire	\$360,000	Ambulance Receipts
Total		\$443,760	

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 Thousand Dollars (\$100,000) 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	\$100,000	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 Fifteen Thousand Dollars (\$1,415,000) 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	\$1,415,000	Taxation

SCHOOL COMMITTEE ARTICLE

School Borrowing for Funding for MSBA Eligibility Process

To see if the Town will vote to appropriate, borrow or transfer from available funds, an amount of money to be expended under the direction of the School Building Committee for the purpose of paying costs of a feasibility study for the Paul Hanlon Elementary School, 790 Gay Street, Westwood, for which feasibility study the Town may be eligible for a grant from the Massachusetts School Building Authority. The MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any costs the Town incurs in connection with the feasibility study in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town.

MOTION

That the Town appropriate the amount of One Million Seven Hundred Fifty Thousand (\$1,750,000) Dollars for the purpose of paying costs of a feasibility study for the Paul Hanlon Elementary School, 790 Gay Street, Westwood, including the payment of all costs incidental or related thereto, and for which the Town may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the School Building Committee. 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. Chapter 44, or pursuant to any other enabling authority. The Town acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any costs the Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town, and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Feasibility Study Agreement that may be executed between the Town and the MSBA. 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 costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

PETITIONER ARTICLE

Maximum Number of Residential Dwellings in FMUOD 6 and FMUOD 7 – Nada Milosavljevic Fabrizo, 32 Webster Street

To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw to add definitive caps on the number of residential dwelling units which may be constructed in Flexible Multiple Use Overlay Districts 6 and 7 by amending Section 9.5 [Flexible Multiple Use Overlay District {"FMUOD"}], or take any other action in relation thereto:

Add a new Section 9.5.13.1 [Maximum Number of Residential Units] to read as follows, and renumber subsequent sections as appropriate:

9.5.13.1 Limit on Number of Residential Dwelling Units in FMUOD6 and FMUOD7.

The aggregate number of residential dwelling units for all projects allowed by special permit within the FMUOD6 and FMUOD7 districts shall not exceed a maximum of thirty (30) dwelling units per district. Said maximum shall include all residential dwelling units previously approved by FMUOD special permit or by Upper Story Residential Overlay [USROD] special permit.

(Nada Milosavljevic-Fabrizio, 32 Webster Street)