

TOWN OF MARSHFIELD

SPECIAL AND ANNUAL TOWN MEETING

MONDAY, APRIL 22, 2024 at 7:00 P.M.

at

MARSHFIELD HIGH SCHOOL AUDITORIUM



Please bring this report to Town Meeting.

Fiscal Year 2025 Budget Message from the Advisory Board:

It continues to be a privilege for each of us to serve on the Town's Advisory Board. The Advisory Board works independently from the Town staff, boards, committees and commissions to review the Annual Budget that is prepared by the Town Administrator and Select Board. The Select Board is required to file the Town's Annual Budget on or before the last Monday of January. This year the budget was filed on January 29, 2024.

The budget process itself begins in October with the Town Administrator and Treasurer Collector meeting with the Department Heads to see what they need to maintain level services, meet their collective bargaining agreements and potentially fund any new initiatives they may be exploring. The Advisory Board Chairman checks in periodically with the Town Administrator and Treasurer Collector during this initial phase of the annual budget process. Once the annual budget is turned over to the Advisory Board, they meet with every Department to review their budgets. The review extends to both the salary and expense lines. Once the review is completed, the Advisory Board will vote to support the final number.

The Budget process for Fiscal Year 2025 proceeded extremely well with our Town Administrator Michael Maresco and Treasurer Collector Shaun Strobel. The Town Administrator and Treasurer met with all Department Heads to hear firsthand their needs for the upcoming fiscal year. The Treasurer Collector continues to manage all short term borrowing and long term borrowing, converting from short term to long term depending on the completion schedule of a given project. Better management of debt improved our financial position and created the opportunity for our Town to have bond premium money to invest in some long neglected projects in our Town buildings. Because of the Town's strong financial position and ability to manage its debt, the Town is able to enjoy the second highest Bond Rating of AA+. This rating by S&P allows us to borrow funds at the lowest possible cost to our taxpayers.

We are extremely grateful to everyone involved in our budget process on behalf of the Town. We look forward to the opportunity to discuss and answer any questions residents may have at our joint meeting on March 26, 2024 and at the Annual Town Meeting on April 22, 2024. The Advisory Board appreciates all the continued hard work of our Fiscal Team, Department Heads, Capital Budget Committee and the Select Board for their important roles in this process.

Respectfully submitted,

Thomas Scollins, Chair
Keith Polanski
Sherry Costello
Donald McAleer
Mark Ford
Paul DiCristofaro
Daniel Greaney
Brian Crowley
Rick Smith

Moderator's Town Meeting Rules (Revised February 2019)

1. The conduct of Marshfield's Town Meeting is governed by Federal and State law, the Town's Charter and By-Laws, local tradition, and the publication entitled "Town Meeting Time: A Handbook of Parliamentary Law."
2. The Moderator shall preside and regulate the proceedings, decide all questions of order, and make public declaration of all votes. (Mass. G.L. c. 39, §15)
3. There will be no quorum required for Marshfield Town Meetings. (*Bylaw Art. 1 §3*)
1988ATM.art.15
4. All Special and Annual Town Meeting articles will be voted by lottery. The exception will be the operating budget articles at the beginning of the Annual Meeting. The Moderator may also propose linkage of similar articles. (*Bylaw Art. 1§6*) *2006ATM.art.18*. The Moderator may also, with the permission of Town Meeting, utilize a consent agenda to consider and to pass without debate non-controversial warrant articles.
5. The Moderator may call for a voice vote, standing vote, show of hands, roll-call vote or secret ballot. A motion for any of these voting methods may be made at any time during the discussion phase of an article by a recognized voter. A majority of the voters must approve any motion for a roll call vote or a vote by secret ballot.

If the declared results of voice votes or show of hands votes are questioned by seven (7) voters standing immediately after the declared vote, a standing vote will be taken without debate.

6. All matters shall be decided by a majority vote unless a 2/3 or greater vote is required. If more than a majority vote is required, the Moderator shall announce the required percentage for passage before calling for the vote.
7. No reconsideration of an article or vote will be permitted unless the Moderator determines that there has been a significant procedural error or that there is new information likely to have affected the previous vote. If a motion to reconsider is accepted by the Moderator, it will require a majority vote for passage. There will be no reconsideration after 10:30 p.m. on the evening of the vote in question.
8. No article may be reconsidered on a subsequent evening unless postponed by motion for that purpose, during the same session at which the article was first voted upon. (*Bylaw Art. 1 §4*)
9. To address Town Meeting, a speaker must first be recognized by the Moderator, then give his or her name and address for the record. All questions and comments by a speaker should be addressed to the Moderator and not to any particular town official or other Town Meeting member. No speaker will be recognized while another person is speaking. No person shall address Town Meeting without leave of the Moderator, and all persons shall, at the request of the Moderator, be silent. If a person, after warning from the Moderator, persists in disorderly behavior, the Moderator may order him/her to withdraw from the meeting. If he/she does not withdraw, the Moderator may order a constable or other person to remove him/her. (Mass. G.L. c.39, §17)

The sole exception to the “only one person talking at a time” rule is a “point of order” which is used to question a procedural point the Moderator may have missed. It is also used to question an action that is contrary to proper procedure or that is misleading to the Town Meeting. Points of order are NOT to address the subject matter being discussed. All points of order are decided by the Moderator alone without debate.

10. The Moderator may set time limits on all presentations. He or she may also set limits on the number of times a voter can speak on an article and for how long. The Moderator may terminate debate on a motion when he or she deems it appropriate.

Debate on a motion may also be terminated by a recognized voter “moving the question” which, if accepted by the Moderator as not being premature, shall be voted on without discussion or debate. A motion to “move the question” requires a 2/3 vote for passage.

11. Articles in the Warrant give notice of the subjects to be discussed at Town Meeting and establish the parameters of matters that can be debated and acted upon. Amendments, motions, and/or debate determined by the Moderator, with the advice of Town Counsel, to be “beyond the scope” of the article, shall not be permitted.
12. Only two (2) amendments to a motion may be on the floor at any particular time. Generally, amendments shall be voted on in the order made and prior to the vote on the motion to be amended. Amendments over ten (10) words must be submitted to the Moderator in writing and, if over fifty (50) words, sufficient copies must be available at the entrance of the hall before the start of that particular session. Before an amendment to a particular article or motion can be accepted by the Moderator, a determination must first be made by the Moderator, with the assistance and upon the advice of Town Counsel, as to (a) whether the proposed amendment is within the scope of the article or motion and (b) whether the form and substance of the proposed amendment complies with the laws of the Commonwealth. For this reason, all proposed amendments should be submitted to the Moderator and to Town Counsel well in advance of the particular Town Meeting at which the proposed amendment will be introduced.
13. Differing dollar amounts to be appropriated shall be voted on in descending order, with the largest sum first, until an amount gains approval.
14. Non-voters will be seated in a special section unless permission is granted by the Town Meeting to be seated elsewhere. Non-voters may be allowed to address the Town Meeting with permission of the Moderator unless a majority of voters choose to deny such a privilege.
15. A resolution is a non-debatable, non-binding motion on any matter calling for a consensus of the Town Meeting. If a resolution is over ten (10) words, it must be submitted to the Moderator in writing and, if over fifty (50) words, sufficient copies must be available at the entrance of the hall to those attending. Resolutions are typically taken up as the last order of business at Town Meeting.

The Board of Selectmen, within 30 days after a Town Meeting, shall discuss in open session any Resolution passed at such meeting. *(Bylaw Art.51) 1980ATM.art.35*
16. No new business will be taken up after 10:30 p.m. on any evening.
17. When justice or order requires, the Moderator may make exceptions to those rules as he/she, in his/her discretion, deems it appropriate under the circumstances and with the concurrence of a majority of the Town Meeting members.

Reminder – State Law prohibits SMOKING on school property.

MUNICIPAL FINANCE TERMS

APPROPRIATION – An authorization by the Town Meeting to make obligations and payments from the treasury for a specific purpose.

ASSESSED VALUATION – A valuation set upon real or personal property by the Board of Assessors as a basis for levying taxes.

BETTERMENT – A betterment assessment is a charge for the cost of public improvements, which benefit a limited area, against real estate situated in such.

BAN – “Bond Anticipatory Note”. Short term borrowing done in advance of long term borrowing via issuance of a BOND. BANs are issued to be able to fund a project while waiting to go to formal bonding.

BOND – A loan, typically over a year in maturity.

BOND AUTHORIZATION – The amount of money the Town Meeting approves for borrowing for a specific purpose.

BOND / BAN PREMIUM – Funds paid to the Town by financial institutions as commissions on the sale of the Town’s BONDS or BANs. These premiums are allowed under the Massachusetts Municipal Act of 2016 under Chapter 44, section 20 to be used to fund similar Capital Projects to the projects funded by the original BOND/BAN.

BOND ISSUE – Generally, the sale of a certain number of bonds at one time by a governmental unit.

CAPITAL BUDGET – A plan of proposed capital outlays and the means of financing them for the current fiscal period.

CAPITAL OUTLAY – An expenditure for the purchase of property or equipment and for the construction or renovation of a facility and infrastructure.

CHERRY SHEET – A form showing all state and county charges and reimbursements to the town as certified by the Massachusetts Department of Revenue.

DEBT SERVICE – Payment of interest and repayment of principal to holders of the town’s debt instruments.

ENTERPRISE FUND – Financing of services where all or most of the costs are paid for by users.

ENTERPRISE RETAINED EARNINGS – If during a fiscal year an Enterprise fund produces a surplus, such surplus shall be kept in a separate account called “retained earnings”. The Department of Revenue then certifies that surplus as an available fund which can be used for:

1. operating costs to offset the need to increase user charges,
2. to fund capital improvements,
3. to reimburse General Fund to the extent the General Fund has funded a particular service in prior years, or
4. to fund Enterprise Fund revenue deficits.

FISCAL YEAR - A 12 month period, commencing on July 1, to which the annual budget applies. (Abbreviated as "FY".)

FREE CASH - The excess of assets over liabilities, minus uncollected taxes of prior years, also referred to as "available cash". The amount is certified annually by the Massachusetts Department of Revenue. Free Cash may be appropriated by vote of a town meeting.

GENERAL FUND - The major town owned fund which is created with town receipts and which is charged with expenditures payable from such revenues.

GRANT - A contribution of assets by one governmental unit or other organization to another. Typically, these contributions are made to local governments from the state and federal government. Grants are usually made for specific purposes.

LEVY LIMIT - The amount of dollars a Town can raise by taxation under Proposition 2 1/2.

LINE-ITEM BUDGET - A format of budgeting which organizes costs by type of expenditure. Such as expenses, equipment, and salaries.

OVERLAY - The overlay is the amount raised by the Assessors to be used for potential abatement of property taxes. The Overlay Surplus is the portion of each year's overlay account no longer required to cover property tax abatements.

PROPERTY TAX LEVY - The amount produced by multiplying the assessed valuation of property by the tax rate. The tax rate is expressed "per thousand dollars" of assessed valuation.

RESERVE FUND - Money set aside by Town Meeting to be allocated by the Advisory Board for extraordinary and unforeseen expenditures.

REVOLVING FUND (Ch.44, Sec. 53E 1/2) - A Town may annually authorize the use of a revolving fund by accounting for separately the receipts received from a particular service or program and expend from such fund for providing such service or program without appropriation.

STABILIZATION FUND - A special account which is invested until used and can only be utilized by town meeting appropriation.



SPECIAL TOWN MEETING WARRANT

MONDAY, APRIL 22, 2024

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TOWN OF MARSHFIELD
COMMONWEALTH OF MASSACHUSETTS
SPECIAL TOWN MEETING WARRANT
Special Town Meeting, Monday, April 22, 2024

At 7:00 o'clock in the evening at the Marshfield High School Auditorium

Plymouth, SS: To either of the constables in the Town of Marshfield in the County of Plymouth.

Greetings: In the name of the Commonwealth of Massachusetts you are required to notify and warn the inhabitants of the Town of Marshfield qualified to vote in Town affairs to meet in the Marshfield High School Auditorium on Monday, the 22nd day of April 2024, at seven o'clock in the evening then and there to act on the following articles:

ARTICLE 1 Will the Town vote to approve an expenditure of \$6,819.48 from the corresponding FY2024 budget or transfer from available funds a sum of money for payment of unpaid bills incurred during the previous years as set forth on the below listing of unpaid bills, or take any other action relative thereto.

<u>Department</u>	<u>Vendor</u>	<u>Date</u>	<u>Amount</u>
DPW	LocaliQ	9/22/2022	\$ 81.90
DPW	LocaliQ	1/12-19/2023	360.10
DPW	LocaliQ	3/2/2023	218.40
DPW	LocaliQ	4/20/2023	75.40
DPW	LocaliQ	5/18/2023	130.00
DPW	Stewart's Power Equipment Inc.	6/05/2023	673.89
DPW	Stewart's Power Equipment Inc.	4/07/2023	149.67
DPW	Stewart's Power Equipment Inc.	4/07/2023	1,975.05
Fire	South Shore Health	1/01/2023	395.03
Fire	South Shore Health	02/28/2023	642.99
Fire	South Shore Health	03/31/2023	205.69
Fire	South Shore Health	04/30/2023	260.70
Fire	South Shore Health	05/01/2023	250.07
Fire	South Shore Health	6/01/2023	895.54
Board of Appeals	LocaliQ	6/1-30/2023	505.05
TOTAL			\$6,819.48

Select Board

Recommendations: At Town Meeting

Article 1 Explanation: This article is required in order to pay bills incurred in past fiscal years.

ARTICLE 2 Will the Town vote to amend the Marshfield Town Code, Division 2: General Bylaws, §188-11, Position classes and compensation schedules by deleting the existing Schedule B, Part-Time and Seasonal Positions, and adding a new Schedule B, Part-Time and Seasonal Positions, as set forth below, or take any other action relative thereto.

Select Board

Schedule B – Part time and Seasonal Positions

Animal Inspector	\$5000 per year
First Assistant Harbormaster	\$20.00-\$28.00 per hour
Assistant Harbormaster	\$16.00-\$24.00 per hour
Lifeguard	\$15.75-\$19.00 per hour
Beach Attendant	\$15.00-\$18.00 per hour
Beach Supervisor	\$18.00-\$26.00 per hour
Call Firefighter	\$1,000 per year
Custodian –COA	\$18.00-\$24.00 per hour
CRS Coordinator- ZBA	\$18.00-\$22.00 per hour
Intern	\$15.00-\$18.00 per hour
Food Service Manager COA	\$22.00-\$26.00 per hour
Police Patrolman (intermittent)	\$25.00-\$28.00 per hour
Program Activities Coordinator COA	\$22.00-\$26.00 per hour
Public Health Nurse	\$44.00-\$55.00 per hour
Recreation Site Coordinator	\$16.00-\$19.00 per hour
Recreation Assistant Leader	\$15.00-\$16.00 per hour
Recreation Lead Teacher	\$16.00-\$19.00 per hour
Recreation Sports & Playground Instructor	\$16.00-\$19.00 per hour
Recreation Sports Instructor	\$28.00-\$33.00 per hour
Field Coordinator	\$18.50-\$20.00 per hour
Shellfish Warden	\$25.64-\$28.85 per hour
Sealer of Weights and Measures	\$5,000 per year
Wiring Inspector	\$25.00-\$29.00 per hour
Plumbing Inspector	\$25.00-\$29.00 per hour
Social Day Manager COA	\$20.00-\$25.00 per hour
Assistant Social Day Manager COA	\$16.00-\$18.00 per hour
Assistant Food Service Manager COA	\$19.00-\$22.00 per hour

Recommendations: At Town Meeting

Article 2 Explanation: The purpose of this article is to provide wage adjustments for the Senior Center Program Activities Coordinator and the Public Health Nurse positions.

ARTICLE 3 Will the Town vote to amend Article 8 of the October 16, 2023 Special Town Meeting by changing the funding source previously approved by Town Meeting from the Stabilization Fund to Free Cash; and further, vote to fund said items by transferring the sum of \$2,413,145 from Free Cash; or take another action relative thereto.

Select Board

Recommendations: At Town Meeting

Article 3 Explanation: The purpose of this article is to change the funding source and reauthorize the use of Free Cash to pay for approved expenditures.

ARTICLE 4 Will the Town vote to transfer the sum of \$200,000 from Free Cash/Certified Water Retained Earnings to the Stabilization Fund to replenish the funds originally transferred from the Stabilization Fund to fund items 27 and 28 in Article 8 of the October 16, 2023 Special Town Meeting or take any other action relative thereto.

Select Board

Recommendations: At Town Meeting

Article 4 Explanation: The purpose of this article is to return funds used from the Stabilization Fund to fund Items 27&28 of Article 8 approved at the October 16, 2023 STM from Free Cash/Certified Water Retained Earnings.

ARTICLE 5 Will the Town vote pursuant to Chapter 77 of the Acts of 2023 to terminate any stabilization funds dedicated to Opioid Settlement Funds, PFAS Settlement Funds and Marijuana Revenue; authorize the Treasurer Collector to create three special revenue accounts under Mass. Gen. L. c. 44 §53 for the purpose of holding funds related to Opioid Settlement, PFAS Settlement and Marijuana Establishment revenue; and further to dedicate those respective funds to the respective special revenue accounts, or take any other action relative thereto.

Select Board

Recommendations: At Town Meeting

Article 5 Explanation: On December 4, 2023, the Governor signed into law Chapter 77 of the Acts of 2023 allowing and towns that have received or will receive funds in Fiscal Year 2024, or thereafter, pursuant to settlement agreements entered into by the Commonwealth with opioid distributors and opioid-makers for prevention, harm reduction, treatment, and recovery, as well as other settlements and revenue, may place said funds into a special revenue fund. Once placed in the special revenue funds, monies can be spent without further appropriation for purpose identified in the settlement agreements but any interest belongs to the general fund. The purpose of this article is to allow the Town to take advantage of this change in the law and use more expediently these specific funds.

ARTICLE 6 Will the Town vote to transfer the sum of \$9,042,314 from Certified Free Cash and disburse such funds for the following items detailed in the chart below, or take any action relative thereto.

Item	Dept	Description of Request	Transfer From				Total	Transfer To
			Free Cash	Wastewater Retained Earnings	Water Retained Earnings	Solid Waste Retained Earnings		
1	220	Bathroom/Locker Rooms M/F	562,000				562,000	Special article
2		Article 8 Fall STM	2,413,145				2,413,145	Special article
3	912	FY24 Budget Adjustment	385,000				385,000	01912510-519021
4	210	Police Cars (3)	185,000				185,000	Special article
5	210	Police Certification Costs/SRO	250,000				250,000	01210510-511010

Item	Dept	Description of Request	Transfer From				Total	Transfer To
			Free Cash	Wastewater Retained Earnings	Water Retained Earnings	Solid Waste Retained Earnings		
6	301	Schools Summer Pay Issue	3,569,659				3,569,659	Special article
7	141	Assessors Union Position Adjustment - Supervisory	3,100				3,100	01141510-511010
8	161	Town Clerk Union Position Adjustment - Supervisory	3,100				3,100	01161510-511010
9	491	DPW Grave Buy Back	1,400				1,400	Special article
10	421	DPW Purchase Pre-Mix Heater Pothole Repair	65,000				65,000	Special article
11	145	Financial Consultants	500,000				500,000	50001225-585040-99081
12	175	Green Harbor Beach Nourishment Match	350,000				350,000	10095800-581500
13	171	Veteran Park Grant Match Dam Removal	650,000				650,000	Special article
14	123	COA Cleaning Contract	12,000				12,000	01192520-543007
15	123	Facility Cleaning Contract	67,950				67,950	01192520-543003
16	123	Facility Generator Maintenance	24,960				24,960	01192520-543000
17	301	English Language Arts K-5 Curriculum	250,000				250,000	
Total Expense			9,292,314				9,292,314	

Select Board/Capital Budget Committee

Recommendations: At Town Meeting.

Article 6 Explanation: This article seeks authorization to make certain budget transfers to cover the cost of certain budget items and/or capital expenses.

ARTICLE 7 Will the Town vote to transfer from the Stabilization Fund the amount of \$3,557,471 to repair and prepare the following four (4) schools' roofs; Marshfield High School, Daniel Webster, Governor Winslow and the Eames Way School allowing for the installation of the Photovoltaic units on the roofs. The funds will be returned to the Stabilization fund upon the town receiving the proceeds from our borrowing in July 2024. Revenue proceeds from the Photovoltaics will be used to pay down the note.

Select Board

Recommendations: At Town Meeting

Article 7 Explanation: The Schools' roofing needs to be repaired and covered to extend the life of the roofing for 25 years to allow the photovoltaic installation. The funds are needed to allow the roof contractor to begin the work in the spring prior to the bond proceeds being available from the Town's borrowing.

ARTICLE 8 Will the Town vote to amend the Marshfield Town Code, Division 2, General Bylaws, Article II Council on Aging, §52-4 Membership, by adding the following sentence at the end of the existing first sentence as follows: In addition, the Select Board shall annually appoint for a one year term up to two alternate members who are residents of the Town who may serve by the designation of the chairperson in place of any of the nine members in case of any vacancy or absence in office of a regular member and be otherwise advisory to the regular members, or take any other action relative thereto.

Select Board

Recommendations: At Town Meeting.

Article 8 Explanation: The purpose of this article is to provide alternate members to increase the depth and knowledge of the Commission and facilitate the ability to have additional residents ready to step up and fill vacancies as and when needed.

ARTICLE 9 Will the Town vote to authorize the Select Board to appoint two additional members to the five member Marshfield Conservation Commission who shall be designated as associate members, have staggered terms, and may serve by the designation of the chairperson in place of any of the five members in case of any vacancy or absence in office of a regular member and be otherwise advisory to the regular members, or take any other action relative thereto.

Select Board

Recommendations: At Town Meeting

Article 9 Explanation: The purpose of this article is to provide two associate members to the five member Conservation Commission to increase the depth and knowledge of the Commission and facilitate the ability to have additional residents ready to step up and fill vacancies as and when needed.

ARTICLE 10 Will the Town vote to ratify the collective bargaining agreements or other employee contracts with any one or more of the following organizations with respect to the fiscal year beginning July 1, 2023 through June 30, 2026, or take any other action relative thereto.

- State Council 93 Local 1700 (Department of Public Works Employees)
- The Association of Marshfield Police
- Ventress Library Professional Staff

Select Board

Recommendations: At Town Meeting

Article 10 Explanation: This Article will not require any additional funding outside the omnibus budget passed for FY25. These collective bargaining agreements will be in effect for three years.

ARTICLE 11 Will the Town vote to amend Article 5 of the October 17, 2022 Special Town Meeting, Item 24, Library Rug and Asbestos Removal and authorize the sum \$113,606.48 originally appropriated for said work to be reappropriated and expended on the Library's Electric Generator and Gear Project, or take any other action relative thereto.

Select Board

Recommendations: At Town Meeting

Article 11 Explanation: The appropriated unused funds left from the Ventress Library Rug and Asbestos Removal Project in the amount of \$113,606.48 if approved by Town Meeting will fund the Ventress Library Electric Generator and Gear Project.

ARTICLE 12 Will the Town vote to act upon the recommendation of the Community Preservation Committee to expend sums of money from the Community Preservation Reserve Funds established pursuant to Massachusetts General Laws Chapter 44B for the following warrant items:

Item	Fund Category	Project	Amount	Applicant/Department
1	Open Space/Recreation	To appropriate \$669,700 from CPA reserves for Ridge Road Boat Ramp	\$669,700	Harbormaster/ Community Preservation Committee
2	Open Space/Recreation	To appropriate \$60,900 from CPA reserves for Damon's Point Docks	\$60,900	Harbormaster/ Community Preservation Committee
3	Open Space/Recreation	To appropriate \$55,000 from CPA reserves for Ballfield Improvements	\$55,000	Dept. of Public Works/ Community Preservation Committee
4	Open Space/Recreation	To appropriate \$215,000 from CPA reserves for Uncle Bud Skate Park Improvements	\$215,000	Uncle Bud Inc/ Recreation Dept/ Community Preservation Committee
5	Open Space/Recreation	To appropriate \$337,000 from CPA reserves for Senior Center/Youth Baseball Complex Improvements	\$ 337,000	Council on Aging/ Youth Baseball/ Community Preservation Committee
6	Historic Preservation	To appropriate \$46,260 from CPA reserves for Daniel Webster Estate Chimneys Restoration	\$ 46,260	Daniel Webster Preservation Trust/ Community Preservation Committee
7	Historic Preservation	To appropriate \$100,000 from CPA reserves for GAR Hall Restoration	\$100,000	North River Arts Society/ Facilities Dept/ Community Preservation Committee

Item	Fund Category	Project	Amount	Applicant/Department
8	Historic Preservation	To appropriate \$13,500 from CPA reserves for Winslow House Doors	\$13,500	Winslow House Association/ Community Preservation Committee
9	Historic Preservation	To appropriate \$139,876 from CPA reserves for a Revolutionary War Veterans Honor Roll	\$139,876	Rev War Veterans Honor Roll Committee/ Select Board/ Community Preservation Committee

It is further stipulated that:

1. *The department named in each specified project shall assume the responsibility to fully execute the project.*
2. *Any un-used funds will be returned to the appropriating Community Preservation Act Fund.*
3. *CPA funds can be used for the purpose of matching grants from other sources.*
4. *As per Chapter 44B, the State match for Community Preservation Act funds is accumulated from fees at the Registries of Deeds across the Commonwealth. The State Legislature cannot allocate the funds for any other purpose.*

The Town Accountant is instructed to defray the aforesaid expenditures in the following manner:

Item 1 - Will the Town vote to act upon the recommendation of the Community Preservation Committee and appropriate the sum of \$669,700 from Undesignated Reserve Funds for the permitting and construction of a floating dock and concrete boat ramp at Ridge Road under Chapter 44B, the Community Preservation Act.

Explanation: To fund the rehabilitation of the deteriorated asphalt boat ramp; regrading and replacement with a concrete ramp to better suit the current storm conditions and projected sea level rise; an additional ADA floating dock on the south end to accommodate the increased use; wooden guard rails and seaside plantings.

Item 2 - Will the Town vote to act upon the recommendation of the Community Preservation Committee to appropriate a sum of \$60,900 from Undesignated Reserve Funds for the replacement of 3 floating docks at Damon's Point.

Explanation: To fund the removal and replacement of 3 aging wooden docks at Damon's Point.

Item 3 - Will the Town vote to act upon the recommendation of the Community Preservation Committee and appropriate the sum of \$55,000 from Undesignated Reserve Funds for capital improvements to Town wide ballfields.

Explanation: To fund new backstops at Daniel Webster and Studley fields; new pitching mounds and regrading at Daniel Webster, Recreation Field #1, and 2 fields at Grace Ryder.

Item 4 - Will the Town vote to act upon the recommendation of the Community Preservation Committee and appropriate the sum of \$215,000 from Undesignated Reserve Funds for capital improvements to Uncle Bud Skate Park.

Explanation: To fund the expansion and layout reorganization of the Uncle Bud Skate Park to improve its safety for all age groups.

Item 5 - Will the Town vote to act upon the recommendation of the Community Preservation Committee and appropriate the sum of \$337,000 from Undesignated Reserve Funds for capital improvements to the outdoor recreation area at the Senior Center/Youth Baseball complex.

Explanation: To fund capital improvements to include wind screens for the pickleball court, a second bocce ball court, a putting green, new stadium seating, dugout shade structures, and lighting.

Item 6 - Will the Town vote to act upon the recommendation of the Community Preservation Committee and appropriate the sum of \$46,260 from Historic Reserve Funds for the restoration of 4 chimneys at the historic Daniel Webster Estate.

Explanation: To fund the tuck point and waterproofing of 4 failing chimneys within the Daniel Webster Estate.

Item 7 - Will the Town vote to act upon the recommendation of the Community Preservation Committee and appropriate the sum of \$100,000 from Historic Reserve Funds to continue the restoration of GAR (Grand Army of the Republic) Hall.

Explanation: To fund the increased cost of replacing the rotting fascia and siding and repair the water damaged ceiling of GAR Hall.

Item 8 - Will the Town vote to act upon the recommendation of the Community Preservation Committee and appropriate the sum of \$13,500 from Historic Reserve Funds for 2 sets of French doors.

Explanation: To fund the replacement of 2 sets of leaking fir French doors with new mahogany French doors at the Winslow House.

Item 9 - Will the Town vote to act upon the recommendation of the Community Preservation Committee and appropriate the sum of \$139,876 from Historic Reserve Funds for a Revolutionary War Veterans Honor Roll monument.

Explanation: To fund the engineering, design, and installation of a granite obelisk engraved with names of Revolutionary War veterans and a paved walkway on the Town Green.

Community Preservation Committee

ARTICLE 13 Will the Town vote to increase the FY2024 Solid Waste Budget Appropriation by \$500,000.00 from \$5,127,988.00 to \$5,627,988.00 to fund additional Solid Waste Curbside Collection expenses in the amount of \$150,000.00 and additional Disposal and Transportation expenses in the amount of \$350,000.00, with said expense being deferred by Solid Waste Enterprise Retained Earnings or take any other action relative thereto.

Board of Public Works

Recommendations: At Town Meeting

Article 13 Explanation: The current FY2024 Solid Waste Curbside Collection and Disposal and Transportation expense line budgets were estimated during the budget creation process based on volume estimates and expected vendor pricing for collections, recycling and waste disposal for the next year. After the FY2024 budget was authorized the contracted collection rate (CPI driven) was slightly higher than expected and disposal volumes continued to exceed expectations.

ARTICLE 14 Will the Town vote to appropriate the sum of \$150,000.00 for the purpose of replacing the sewer main in West Brook Street from Everson Road to Plymouth Avenue and on related and incidental sewer repairs, and to meet this appropriation transfer the sum of \$150,000.00 from the Wastewater Enterprise Retained Earnings, said funds to be expended under the direction of the DPW Superintendent and the general supervision of the Board of Public Works, or take any action relative thereto.

Board of Public Works

Recommendations: At Town Meeting

Article 14 Explanation: The current sewer main, which is approximately 350 LF of 8" piping is severely deteriorated and needs replacement.

ARTICLE 15 Will the Town vote to transfer the sum of \$100,000 from Solid Waste Retained Earnings, \$200,000 from Wastewater Retained Earnings, and \$300,000 from Water Retained Earnings, to defray costs related to the FY2024 Enterprise budgets.

Board of Public Works

Recommendations: At Town Meeting

Article 15 Explanation: These offset amounts are required to meet FY2024 budgetary commitments.

ARTICLE 16 Will the Town vote to appropriate the sum of \$100,000 for the purpose conducting aquifer studies and groundwater investigation related to the Town's municipal water supplies, and to meet this appropriation transfer the sum of \$100,000.00 from the Water Enterprise Retained Earnings, said funds to be expended under the direction of the DPW Superintendent and the general supervision of the Board of Public Works, or take any action relative thereto.

Board of Public Works

Recommendations: At Town Meeting

Article 16 Explanation: Some of the Town's municipal wells may allegedly be impacted by residential development which if true could threaten the quality of a portion of the Town's drinking water. These funds will be used to identify possible contamination and predict future treatment requirements.

ARTICLE 17 Will the Town vote to increase the FY2024 Wastewater Residual Waste Appropriation by \$120,000 from \$141,859 to \$261,859 for additional Wastewater Residual

Waste (Account 7100 5200 528000) funding, with said expense being deferred by Wastewater Enterprise Retained Earnings or take any other action relative thereto.

Board of Public Works

Recommendations: At Town Meeting

Article 17 Explanation: The Wastewater Division has incurred additional cost due to the fact that the cost of disposal has increased significantly while the amount of disposal sites has diminished.

ARTICLE 18 Will the Town vote to amend the Marshfield Town Code, Division 3, Zoning Bylaws by adding a new Article XVI MBTA Communities Multi-family Overlay District as set forth below, or take any other action relative thereto.

**Article XVI
MBTA Communities Multi-family Overlay District**

305-16.01. Purpose

The purpose of the MBTA Communities Multi-family Overlay District (MCMOD) is to comply with Section 3A of MGL Chapter 40A and promotes the use of public transportation.

305-16.02. Establishment and Applicability

This MBTA Communities MCMOD is an overlay district having a land area of approximately 84 acres in size that is superimposed over the underlying zoning districts as shown on the Zoning Map.

- A. Applicability of MCMOD. An applicant after filing a complete site plan review application to the Planning Board may develop multi-family housing located within a MCMOD in accordance with the provisions of this section [Article XVI, MBTA Communities Multi-family Overlay District].
- B. Underlying Zoning. The MCMOD is an overlay district superimposed on underlying zoning districts as shown on the MBTA Communities Multi-Family Overlay District (MCMOD) dated December 8, 2023. The regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the respective underlying zoning district(s) shall remain in full force, except for uses allowed as of right or by special permit in the MCMOD. Uses that are not identified in Article XVI [MBTA Communities Multi-family Overlay District] are governed by the requirements of the underlying zoning district(s).

305-16.03. Definitions

For purposes of Article XVI [MBTA Communities Multi-family Overlay District] the following definitions shall apply.

- A. **Affordable unit.** A multi-family housing unit that is subject to a use restriction recorded in its chain of title limiting the sale price or rent or limiting occupancy to an individual or household of a specified income, or both.
- B. **Affordable housing.** Housing that contains Affordable Units as defined by this section 16.03.
- C. **Applicant.** A person, business, or organization that applies for a building permit, Site Plan Review, or Special Permit.

- D. **Area Median Income (AMI).** The median family income for the metropolitan statistical region that includes the Town of Marshfield, as defined by the U.S. Department of Housing and Urban Development (HUD).
- E. **As of right.** Development that may proceed under the Article [XVI] after site plan review by the Planning Board. Site Plan review under Article [XVI] may place conditions on a development proposal but cannot deny or require a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.
- F. **Building coverage.** The maximum area of the lot that can be attributed to the footprint of the buildings (principal and accessory) on that lot. Building Coverage does not include surface parking.
- G. **Development standards.** Provisions of **Article [XVI], section 305-16.08 General Development Standards** made applicable to projects within the MCMOD.
- H. **EOHLC.** Executive Office of Housing and Livable Communities or its successors.
- I. **Lot.** An area of land with definite boundaries that is used or available for use as the site of a building or buildings.
- J. **Lot Coverage.** The percentage of the lot covered by impervious surface. This includes any surface that does not allow surface water to penetrate into the soil.
- K. **MBTA.** Massachusetts Bay Transportation Authority.
- L. **Mixed-use development.** Development containing a mix of residential uses and non-residential uses, including, commercial, institutional, industrial, or other uses.
- M. **Multi-family housing.** A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.
- N. **MBTA Communities Multi-family Overlay District (MCMOD).** An overlay district, in which multi-family housing is allowed as of right (see 305-16 of the Zoning By-Law).
- O. **Open space.** Contiguous undeveloped land within a parcel boundary.
- P. **Parking, structured.** A structure in which vehicle parking is accommodated on multiple stories; a vehicle parking area that is underneath all or part of any story of a structure; or a vehicle parking area that is not underneath a structure, but is entirely covered, and has a parking surface at least eight feet below grade. Structured Parking does not include surface parking or carports, including solar carports.
- Q. **Parking, surface.** One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.
- R. **Residential dwelling unit.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
- S. **Section 3A.** Section 3A of the Zoning Act.
- T. **Site plan review authority.** The Planning Board shall be responsible for Site plan review under Article XVI.
- U. **Special permit granting authority.** The Planning Board shall be Special Permit Granting Authority for the issuance of any special permits under Article XVI.
- V. **Subsidized Housing Inventory (SHI).** A list of qualified Affordable Housing Units maintained by EOHLC used to measure a community's stock of low-or moderate- income

housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.

W. **Transit station.** An MBTA subway station, commuter rail station, or ferry terminal.

- i. **Commuter rail station.** Any MBTA commuter rail station with year-round, rather than intermittent, seasonal, or event-based, service.
- ii. **Ferry terminal.** The location where passengers embark and disembark from regular, year-round MBTA ferry service.
- iii. **Subway station.** Any of the stops along the MBTA Red Line, Green Line, Orange Line, or Blue Line.

305-16.04. Permitted Uses

A. **Uses Permitted As of Right.** The following uses are permitted as of right within the MCMOD.

1. Multi-family housing at a maximum of 16 units per acre.
2. **Mixed-use development.** As of right uses in a mixed-use development are as follows:

Ground Floor
Community space.
Educational uses.
Personal services.
Retail [with a maximum floor area limitation of 10,000 SF for a single establishment].
Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.
Restaurant, café, and other eating establishments without a drive-through.
Office, professional office, medical and dental offices, and co-working space
Artists' studios, maker space, and small-scale food production [no more than 5,000 SF], and retail associated with each use.
Any Floor
Residential (required component).

B. **Uses Permitted by Special Permit.** The following uses [and accessory uses] requires a Special Permit from the Planning Board.

Ground Floor
Retail [greater than 10,000 SF]
Restaurant, café, and other eating establishments with a drive-through

C. **Prohibited Uses.** Uses that are prohibited in the WRPD Overlay district and in Section 13.03. E. (2) are also prohibited in the MCMOD overlay district.

D. **Accessory Uses.** The following uses are considered accessory as of right to any of the

permitted uses in Section D.1.

Home office with no non-resident employees or clients /customers coming to the accessory office within a residential unit.
Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.

305-16.05 Dimensional Standards

Table of Dimensional Standards. Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the MCMOD are as follows:

Standard	MCMOD
Lot Size	
Minimum (SF)	30,000 SF
Height	
Stories (Maximum)	4 Stories (with a 10 foot deep front and side wall step-back for the 4 th floor)
Feet (Maximum)	48 Feet
Standard	MCMOD
Minimum Open Space	
	40% (WRPD Requirement)
Maximum Building Coverage	
	40%
Maximum Lot Coverage	
	60% (WRPD Requirement)
Minimum Width and Frontage	150 feet
Minimum Lot Depth	150 feet
Front Yard Setback	40 feet
Side Yard Setbacks	
Min. Side yard	30 feet
Min. Side when Abutting a residential zone	40 feet
Min. Interior to another property within in the MCMOD	15 feet

Rear Yard Setbacks	
Min. Rear Yard	35 feet

- A. Multi-Building Lots.** In the MCMOD, lots may have more than one principal building. Where multiple principal buildings are built on the same lot there shall be a minimum 40 foot setback between the principal buildings. Single story garage structures are exempt from this requirement.
- B. Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
- C. Exceptions: Renewable Energy Installations.** The Planning Board may waive the height and setbacks in Section 305-16.05 Dimensional Standards to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

305-16.06 Water Resource Protection Standards

MCMOD Developments shall meet the Performance and Design Standards in 305-130.03 (F) and 305-130.03 (G).

305-16.07 Off-Street Parking

These parking requirements are applicable to development in the MCMOD.

- A. Number of (Auto) parking spaces.** The following minimum numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Minimum Spaces
Multi-family	2.0 spaces per Residential Dwelling Unit
Mixed-Use (Non-residential)/ Commercial	Sum of uses computed separately using 305-8.01 Off Street Parking requirements

- B. Number of bicycle parking spaces.** For a multi-family development or mixed use buildings with 10 units or more shall provide the minimum number of covered parking bicycle parking spaces as shown in the table below. Said covered spaces may be integrated into the structure of the building(s) or covered by other means on site.

The following **minimum** numbers of covered bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family or Mixed use buildings	[2 space per Residential Dwelling Unit]

- C. Shared Parking within a Mixed-Use Development.** Parking requirements for a mix of uses on a single site may be reduced by 10% through the Site Plan Review process, if the applicant can demonstrate to the Board that shared spaces will meet parking demands.
- D. GATRA Accessibility.** Parking requirements can be reduced by 10% if pull off and shelter is provided along frontage of the GATRA Route. Pull off area must be a minimum 8 feet wide and 30 feet long to allow busses to get completely out of the right lane travel lane along Route 139. An alternative is to provide an easy access onsite location for the Bus to pick up passengers or a yearly contribution (based on the number of units in the development) towards the GATRA service.

305-16.08 General Development Standards

The following development standards in the MCMOD are applicable to all multi-family or Mixed Use in the MCMOD. These standards are also components of the Site Plan Review process in Section 305-16.10 Site Plan Review. The Planning Board may waive some of the requirements of this section in the interest of design flexibility for the enhancement of the overall project for all residents of the Town.

A. Site Design.

- 1. Connections.** Sidewalks shall be a minimum of 5 feet wide and provide a direct connections among building entrances, the public sidewalk (if applicable), bicycle storage, and parking.
- 2. Connections with public transportation.** Developments shall provide physical (bus shelters, designated bus pull off areas, shuttle/ride share service or financial assistance to GATRA to connect to a MBTA Transit Station and promote the use of public transportation.
- 3. Vehicular access.** Curb cuts onto Route 139 shall be minimized, and shared driveways encouraged.
- 4. Open space.** Green Roofs with roof top common areas for residents can be counted towards the lots required open space.
- 5. Screening for parking. Residential** surface parking adjacent to a public sidewalk (Plain & School Streets) shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than ten (10) feet. The buffer may include a fence or a wall of no more than three feet in height.
- 6. Parking materials.** The parking surface may be concrete, asphalt, decomposed granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure.
- 7. Plantings.** Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.

8. **Lighting.** Light levels shall meet or exceed the lighting requirements in 305-8.09 general exterior lighting design standards.
9. **Mechanicals.** Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if adjacent to roof top common areas or visible from a public right-of-way.
10. **Dumpsters.** Dumpsters shall be screened by a combination of fencing and plantings or where possible, dumpsters or other trash and recycling collection points shall be located within the building(s).
11. **Storm-water management.** Strategies that demonstrate compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Storm-water Handbook, Massachusetts Erosion Sediment and Control Guidelines, and, if applicable, additional requirements under the Marshfield MS4 Permit for projects that disturb more than one acre and discharge to the Marshfield municipal stormwater drainage system, and an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements.

B. Buildings: General.

1. **Position relative to the principal street.** The primary mixed -use building shall have its principal façade and entrance facing the principal street (see also Section F., Buildings: Corner Lots).
2. **Entries.** Where feasible, entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.

C. Buildings: Multiple buildings on a lot.

1. For a mixed-use development, uses may be mixed within the buildings or in separate buildings. Drive through operations allowed by special permit in 305-16.04 should be located in a separate building to limit conflicts with parking and access to the residential units.
2. Parking and circulation on the site shall be organized so as to reduce the amount of impervious surface. Where possible curb cuts onto Plain Street (Route 139) should be combined.
3. A paved pedestrian network shall connect parking to the entries to all buildings and the buildings to each other and amenities such as sitting areas, recreational features, play grounds and dog park-walk areas, etc.
4. The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.
5. The building(s) adjacent to the public street shall have a pedestrian entry facing the public street.
6. Commercial storage in Mixed Use buildings shall be inside or under cover and shall not be accessible to residents of the development. Said materials shall be screened from view from the residential units.

D. Buildings: Single building Mixed-use development.

1. In a single mixed-use building, access to and egress from the residential component shall be clearly differentiated from access to other uses. Such differentiation may occur by using separate entrances or egresses from the building or within a lobby space shared among different uses.
2. Paved pedestrian access from the residential component shall be provided to residential parking and amenities such as sitting areas, recreational features, play grounds and dog park-walk areas, etc. and to the public sidewalk, as applicable.
3. Commercial storage in Mixed Use buildings shall be inside or under cover and shall not be accessible to residents of the development. Said materials shall be screened from view from the residential units.
4. Parking and circulation on the site shall be organized so as to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto Plain Street (Route 139).

E. Buildings: Shared Outdoor Space. Multi-family housing and mixed-use development shall have common outdoor space that all residents can access. Such space (except for play grounds) may be located in any combination of ground floor, courtyard, rooftop, or terrace. Play grounds shall not be located on rooftops. Rooftop shared outdoor space when designed as part of a green roof shall count towards the project's minimum Open Space requirement.

F. Buildings: Corner Lots. A building on a corner lot shall indicate a primary entrance either along one of the street-facing façades or on the primary corner as an entrance serving both streets.

1. Such entries shall be connected by a paved surface to the public sidewalk, if applicable.
2. All façades visible from a public right-of-way shall be treated with similar care and attention in terms of entries, fenestration, and materials.
3. Fire exits serving more than one story shall not be located on either of the street-facing façades.

G. Buildings: Principal Façade and Parking. Parking shall be subordinate in design and location to the principal building façade.

1. **Surface parking.** Residential Surface parking shall be located to the rear or side of the principal building.
2. **Integrated garages.** The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
3. **Parking structures.** Building(s) dedicated to structured parking on the same lot as one or more multi-family buildings or mixed-use development shall be subordinate in design and placement to the multi-family or mixed-use buildings building(s) on the lot.

305-16.09 Affordability Requirements.

A. Purpose.

1. Encourage a diversity of housing opportunities for people of different income levels;
2. Provide for a wider range of housing choices for households of all incomes, ages,

and sizes;

3. Increase the production of affordable housing units to meet existing and anticipated housing needs; and

B. Applicability. This requirement is applicable to all residential and mixed-use developments with ten (10) or more dwelling units, whether new construction, substantial rehabilitation, expansion, reconstruction, or residential conversion. No project may be divided or phased to avoid the requirements of this section.

C. Affordability requirements. All Affordable housing units created through Section 305-16 MBTA Communities Multi-family Overlay District shall meet the State's (EOHLC) eligibility requirements to be added to EOHLC's Subsidized Housing Inventory for the Town of Marshfield.

D. Provision of Affordable Housing. In Applicable Projects, not fewer than ten percent (10%) of housing units constructed shall be Affordable Housing Units. For purposes of calculating the number of units of Affordable Housing required within a development project, a fractional unit less than .5 shall be rounded down to the next whole number. A fractional unit .5 or higher shall be rounded up to the next whole number. The Affordable Units shall be available to households earning income up to eighty percent (80%) of the AMI.

E. Marketing Plan requirements.

The applicant shall submit a marketing plan which describes the number of affordable housing units, their approximate sales price or rent level, the means for selecting buyers or tenants of affordable units, how the applicant will accommodate local preference requirements and the method of affirmatively marketing the affordable units (including the marketing of such units) to minority households, in a manner that complies with the EOHLC requirements. The applicant shall hire a lottery agent to hold the lottery process. The marketing plan and the proposed lottery agent shall be forwarded by the Town to EOHLC for approval. The applicant shall comply with the requirements of the lottery agent and certify their acceptance and willingness to comply with the lottery process or other requirements of the lottery agent for the selection of qualified housing buyers or renters for affordable units.

F. Fee in Lieu.

1. As an alternative to the requirements of paragraph (D) of this section, and at the sole discretion and majority vote of Planning Board upon a recommendation of the Planner and Housing Coordinator, the developer or property owner shall contribute a fee to the Marshfield Affordable Housing Trust Fund in lieu of providing all or a portion of the required Affordable Housing Units within the proposed development.
2. The fee in lieu of providing one or more Affordable Housing Units shall be a minimum of \$ 450,000.00 per required Affordable Housing Units not provided within the development. This fee may be adjusted upward by a majority vote of Select Board.
3. Any payment to the Marshfield Affordable Housing Trust Fund as an in lieu contribution for Affordable Housing Units shall be made as follows: at least 50 percent of the total owed prior to the issuance of a building permit; and the remaining total owed prior to the issuance of an occupancy permit.

G. Development Standards. Affordable Units shall be:

1. Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and/or lots;
2. Dispersed throughout the development;
3. Located such that the units have equal access to shared amenities, including light and air, and utilities (including any bicycle storage and/or Electric Vehicle charging stations) within the development;
4. Located such that the units have equal avoidance of any potential nuisances as [market-rate units] within the development;
5. Distributed proportionately among unit sizes; and
6. Distributed proportionately across each phase of a phased development.
7. Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development provided that occupancy permits for Affordable Units are issued simultaneously on a pro rata basis.

H. Administration. After review and approval by EOHLC the applicant shall hire a lottery agent to hold the lottery process for the selection of the qualified home buyers or renters for the affordable units. The Marshfield Housing Coordinator shall assist the lottery agent, the applicant and the Marshfield Affordable Housing Trust. The Town's Building Commissioner shall be responsible for enforcement of Article 16 of the Zoning By-law.

305-16.10 Site Plan Review

Applicability. Site Plan Review is required for a project proposed under Section 305- 16. An application for Site Plan Review shall be reviewed by the Planning Board for consistency with the purpose of Section 305- 16.01 and Section 305-16.09.D. Site Plan Review is limited to the regulation of the use: the Permitting Authority may "impose reasonable terms and conditions" on the as of right use.

The Permitting Authority does not have "discretionary power" to deny the as of right use; in other words, it may not prohibit the use.

A. Submission Requirements. As part of any application for Site Plan Review for a project within the MCMOD the Applicant shall submit the following documents to the Planning Board:

1. Application, description of the project, and fees for MCMOD Site Plan Review.
2. Site plans that show the position of the building on the site, points of vehicular access to and from the site and vehicular circulation on the site, storm-water management, utilities, and landscape treatments, including any screening of adjacent properties, and other information commonly required under 305-12.02 (I) of the zoning by-laws.
3. Elevations of the building(s) showing the architectural design of the building.
4. All site plans shall be prepared by a certified Land Surveyor, architect, landscape architect, and/or a civil engineer registered in the Commonwealth of Massachusetts. All landscape plans shall be prepared by a certified landscape architect registered in

the Commonwealth of Massachusetts. All building elevations shall be prepared by a certified architect registered in the Commonwealth of Massachusetts. All plans shall be signed and stamped, and drawings prepared at a scale of [one inch equals forty feet (1"=40') or larger], or at a scale as approved in advance by the Permitting Authority.

5. Information that shows the proposed development meets the Town's WRPD Nitrogen loading requirement of 5ppm as required under 305-13.03 of the Zoning By-Law.

6. Narrative of compliance with the applicable design standards of this Section[x].

B. Timeline. Site Plan Review should be commenced no later than 30 days from the submission of a complete application and should be completed expeditiously. The Planning Board may, when appropriate, seek the input of other municipal boards or officials. Those boards and officials shall have 30 days after the referral to send comments to the Planning Board for consideration. In general, site plan review should be completed no more than 4 months after the submission of a complete application.

C. Approval of the Site Plan. Approval of the site plan for uses listed in Section 305-16.04 Permitted Uses shall be granted upon determination by the Planning Board that the following conditions have been satisfied. The Planning Board may impose reasonable conditions, at the expense of the applicant, to ensure that these conditions have been satisfied.

1. The Applicant has submitted the required fees and information as set forth in Municipality's requirements for a Building Permit and Site Plan Review.
2. The project as described in the application meets the development standards set forth in following Sections: 305-16.6 Water Resource Protection Standards, 305-16.07 Off-Street Parking, 305-16.08 General Development Standards and 305-16.09 Affordability Requirements.

D. Project Phasing. An Applicant may propose, in a Site Plan Review submission, that a project be developed in phases subject to the approval of the Site Plan Review Authority, provided that the submission shows the full buildout of the project and all associated impacts as of the completion of the final phase. However, no project may be phased solely to avoid the provisions of Section 305-16.08 Affordability Requirements.

305-16.11 Severability.

If any provision of this Section 305-16 is found to be invalid by a court of competent jurisdiction, the remainder of Section 305-16 shall not be affected but shall remain in full force. The invalidity of any provision of this Section 305-16 shall not affect the validity of the remainder of the Marshfield's Zoning By-laws.

Planning Board

Recommendations: At Town Meeting

Article 18 Explanation: This article is to zone an area of Town to allow multi-family dwellings at up to 16 units per acre by right under site plan review and to comply with Section 3A of MGL Chapter 40A and promotes the use of public transportation.

ARTICLE 19 Will the Town vote to amend the Marshfield Town Code, Division 3, Zoning Bylaw, Article III, §305.3.03 Zoning Map by adding a new overlay district as shown on the map entitled “MBTA Communities Multi-Family Overlay District (MCMOD), dated December 8, 2023” (and attached as Appendix G), adding said overlay district to the list of superimposed zoning districts in §305.3.02, and which said district is described as follows:

The new overlay district as shown on the map entitled “MBTA Communities Multi-Family Overlay District (MCMOD), dated December 8, 2023” is placed over the B-2 district on the north side of Plain Street (Route 139) running east from School Street to the Town owned land E10-02-09 containing the Marshfield High School, Martinson Elementary School and the Furnace Brook Middle School. Said overlay district shall also overlay an area zoned R-1 in order not to split lots within the MCMOD as required by the State.

Planning Board

Recommendations: At Town Meeting

Article 19 Explanation: This overlay zoning district meets the minimum requirements for the Town to comply with Section 3A of MGL Chapter 40A as outlined by EOHLC.

ARTICLE 20 Will the Town vote to prohibit the following; any and all excavation, development, dumping, filling, transferring of earth, uprooting of existing vegetation, importing of gravel, stone dust or any other top fill, moving of earth or cutting down of trees, within the district known as the “Dredge Spoils Area” located on Joseph Driebeck Way, Marshfield, MA. (Assessors map plat number M07, parcel/lot number 03-01); with the exception only of the following: this area to receive dredge spoils, future expansion of the Marshfield Waste Water Treatment plant, or restoration of the area to a salt marsh or wetland condition, (as defined by both Federal and State law and regulations and in conjunction with applicable planned and approved Federal and State processes for such restoration to salt marsh or wetland condition).

Petition of Diane Jordan et al

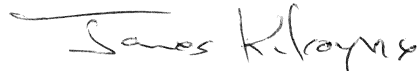
ARTICLE 21 Will Town Meeting instruct the Select Board to order the Town Administrator to reorganize the Town Clerk’s Office to provide the services required under Massachusetts General Law by creating the position of Assistant Town Clerk under the Personnel Bylaw at grade 11 Step 2, a Confidential Administrative Assistant at grade 10 and a part-time receptionist at 15 hours a week directing telephone inquiries for Town Hall. To be funded from free cash.

Petition of Narice Casper et al

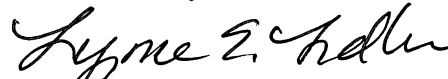
You are directed to serve this warrant by posting attested copies thereof at ten public places in different parts of the Town not less than fourteen days before the holding of said meeting. Hereof fail not to make the due return of this Warrant with our doings thereon to the Town Clerk at the time and place of the meeting aforesaid:

Given under our hands this 11th day of March, 2024.

MARSHFIELD SELECT BOARD



James J. Kilcoyne, Chair



Lynne E. Fidler, Vice Chair



Stephen R. Darcy, Clerk

A true copy, ATTEST:
Constable



ANNUAL TOWN MEETING WARRANT

MONDAY, APRIL 22, 2024

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5	Revolving Fund Expenditure Limitations
6	Chapter 90 Funding
7	Marshfield Community Media – PEG Access Services
8	Amend Zoning Bylaws (Table of Use) – Open Space Residential Development
9	Amend Zoning Bylaws (Table of Use) – Age Restricted Adult Village
10	Amend Zoning Bylaws – Floodproofing
11	Amend Zoning Map – Inland Wetland District
12	Amend Zoning Bylaws (Definitions) – EOHLC and Housing Trust
13	Amend Zoning Bylaws (Article 305-11.08) – EOHLC and Housing Trust
14	Amend Zoning Bylaws (Article 305-13.06) – EOHLC and Housing Trust
15	Amend Zoning Bylaws (Article 305-11.14) – EOHLC and Housing Trust
16	Amend Zoning Bylaws (Article 305-11.16) – EOHLC and Housing Trust
17	Community Preservation Article
18	Petition Article – Microbrewery (Brant Rock Village Overlay District)
19	Petition Article – Public Comment at Select Board meetings

TOWN OF MARSHFIELD
COMMONWEALTH OF MASSACHUSETTS

ANNUAL TOWN MEETING WARRANT

Annual Town Meeting, Monday, April 22, 2024

At 7:00 o'clock in the evening at the Marshfield High School Auditorium and on Saturday,
April 27, 2024 in the forenoon for the election of Town Officers of Marshfield.

Plymouth, SS: To either of the constables in the Town of Marshfield in the County of Plymouth.

Greetings: In the name of the Commonwealth of Massachusetts you are required to notify and warn the inhabitants of the Town of Marshfield qualified to vote in Town affairs to meet in the Marshfield High School Auditorium on Monday, the 22nd day of April, 2024, at seven o'clock in the evening then and there to act on the following articles:

Precincts 1, 2, 2A, 3, 4, 5, 6, and 7 in the Marshfield High School Auditorium.

ARTICLE 1 Will the Town vote to receive the reports of the Town Officers and Committees, or take any other action relative thereto.

Select Board

Recommendations: At Town Meeting.

Article 1 Explanation: This article serves to accept the reports of Marshfield Town Officials and the various departments and divisions.

ARTICLE 2 Will the Town vote to establish the salaries and compensation of all elected Town Officers for fiscal year 2025, or take any other action relative thereto:

Select Board	\$3,417	(Chair \$1,229, 2 members \$1,094)
Assessors	3,687	(Chair \$1,363, 2 members \$1,162)
Public Works	2,180	(Chair \$816, 2 members \$682)
Planning Board	1,120	(Chair \$320, 4 members \$200)
Board of Health	1,460	(Chair \$576, 2 members \$442)
Town Clerk	83,000	
Moderator	300	
	<hr/> \$95,164	

Select Board

Recommendations: At Town Meeting.

Article 2 Explanation: This article affixed the amount of salary and/or compensation for certain elected officials; the appropriations are included in the FY25 Comprehensive Omnibus Operating Budget for the Town (Article 3).

ARTICLE 3 Will the Town vote to raise and appropriate, or transfer from available funds, including the Wastewater Enterprise Fund, the Water Enterprise Fund, and the Solid Waste Enterprise Fund, in accordance with Massachusetts General Laws Chapter 44 Section 53F ½, such sums of money as it determines necessary for Town expenses and charges including without limitation of the foregoing, debt and interest, wages, salaries, reserve fund and expenses for operations for the Town's departments and offices, all for FY2025 (beginning July 1, 2024 and ending June 30, 2025) inclusive, in accordance with the following schedule which is incorporated herein, or take any other action relative thereto. (See Appendix B&C General Fund Summary).

Select Board

Town of Marshfield							
Fiscal 2025 Budget							
Department			FY23 Actual	FY2024 Approp.	FY2025 Request	Town Admin Recommend	Advisory Bd Recommend
General Government							
Moderator		121					
	Elected Officials		300	300	300	300	300
Select Board		122					
	Elected Officials		3,417	3,417	3,417	3,417	3,417
	Personnel		445,968	398,267	459,680	459,680	459,680
	Expenses		199,385	300,692	356,213	356,213	356,213
Total			648,769	702,376	819,310	819,310	819,310
Accounting		135					
	Personnel		239,517	244,079	250,564	250,564	250,564
	Expenses		9,934	9,900	9,235	9,235	9,235
Total			249,452	253,979	259,799	259,799	259,799
Assessors		141					
	Elected Officials		3,687	3,687	3,687	3,687	3,687
	Personnel		215,951	230,616	240,351	240,351	240,351
	Expenses		90,304	95,700	95,700	95,700	95,700
Total			309,942	330,003	339,738	339,738	339,738
Treasurer/Collector		145					
	Personnel		503,139	512,439	552,713	552,713	552,713
	Expenses		309,334	159,092	215,550	215,550	215,550
Total			812,473	671,531	768,263	768,263	768,263
Legal/Court Judgments		151					
	Expenses		166,947	110,000	125,000	125,000	125,000
Total			166,947	110,000	125,000	125,000	125,000
Human Resources		152					
	Personnel		101,379	105,940	112,936	112,936	112,936
	Expenses		7,918	9,500	12,500	12,500	12,500
Total			109,297	115,440	125,436	125,436	125,436
MIS/IT		155					
	Personnel		269,623	277,433	289,368	289,368	289,368
	Expenses		191,840	187,048	243,000	243,000	243,000
Total			461,463	464,481	532,368	532,368	532,368

Department			FY2023 Actual	FY2024 Approp.	FY2025 Request	Town Admin Recommend	Advisory Bd Recommend
Town Clerk		161					
	Elected Officials		82,681	87,720	89,474	89,474	89,474
	Personnel		103,069	102,360	113,529	113,529	113,529
	Expenses		3,351	4,000	5,000	5,000	5,000
Total			189,101	194,080	208,003	208,003	208,003
Election/Town Mtg		162					
	Personnel		59,015	15,000	59,888	59,888	59,888
	Expenses		55,189	31,300	31,300	31,300	31,300
Total			114,204	46,300	91,188	91,188	91,188
Conservation		171					
	Personnel		181,536	233,653	238,124	238,124	238,124
	Expenses		12,559	13,605	13,605	13,605	13,605
Total			194,095	247,258	251,729	251,729	251,729
Planning Board		175					
	Elected Officials		1,120	1,120	1,120	1,120	1,120
	Personnel		191,032	199,088	202,856	202,856	202,856
	Expenses		1,973	2,800	2,800	2,800	2,800
Total			194,126	203,008	206,776	206,776	206,776
Zoning Board of Appeals		176					
	Personnel		0	63,356	64,614	64,614	64,614
	Expenses		6,317	5,500	2,400	2,400	2,400
Total			6,317	68,856	67,014	67,014	67,014
General Government Total			3,456,486	3,407,612	3,794,924	3,794,924	3,794,924
Public Safety							
Police Department		210					
	Personnel		6,103,950	6,678,509	6,823,470	6,823,470	6,823,470
	Expenses		230,273	204,832	204,832	204,832	204,832
	Dept. Capital		64,329	0	0	0	0
Total			6,398,552	6,883,341	7,028,302	7,028,302	7,028,302
Fire Department		220					
	Personnel		5,986,789	6,274,210	6,397,974	6,397,974	6,397,974
	Expenses		398,975	475,238	490,118	490,118	490,118
Total			6,385,764	6,749,448	6,888,092	6,888,092	6,888,092
Building Dept.		241					
	Personnel		418,596	366,602	373,777	373,777	373,777
	Expenses		4,508	7,940	7,940	7,940	7,940
Total			423,104	374,542	381,717	381,717	381,717
Sealer of Weights		244					
	Expenses		5,000	5,000	5,000	5,000	5,000
Total			5,000	5,000	5,000	5,000	5,000

Department			FY2023 Actual	FY2024 Approp.	FY2025 Request	Town Admin Recommend	Advisory Bd Recommend
Animal Control		292					
	Personnel		109,600	118,935	129,421	129,421	129,421
	Expenses		24,655	24,655	25,162	25,162	25,162
Total			134,255	143,590	154,583	154,583	154,583
Harbormaster		295					
	Personnel		150,633	114,080	152,000	152,000	152,000
	Expenses		34,392	38,454	38,454	38,454	38,454
	Dept. Capital		11,210	13,840	13,840	13,840	13,840
Total			196,235	166,374	204,294	204,294	204,294
Public Safety Total			13,542,909	14,322,295	14,661,988	14,661,988	14,661,988
Education							
School		301	54,154,310	55,778,939	57,452,307	57,452,307	57,452,307
	Personnel						
	Expenses						
Education Total			54,154,310	55,778,939	57,452,307	57,452,307	57,452,307
DPW							
DPW Admin.		400					
	Elected Officials		1,498	2,180	2,180	2,180	2,180
	Personnel		131,743	181,535	183,168	183,168	183,168
	Expenses		9,788	12,899	12,899	12,899	12,899
Total			143,029	196,614	198,247	198,247	198,247
DPW Engineering		411					
	Personnel		164,014	130,220	172,885	172,885	172,885
	Expenses		20,721	25,944	25,987	25,987	25,987
Total			185,065	156,164	198,872	198,872	198,872
Highway		421					
	Personnel		835,295	903,462	933,996	933,996	933,996
	Expenses		208,422	155,208	157,741	157,741	157,741
Total			1,043,717	1,058,670	1,091,737	1,091,737	1,091,737
Maintenance		449					
	Personnel		278,660	231,841	293,691	293,691	293,691
	Expenses		315,231	286,784	236,784	236,784	236,784
Total			593,891	518,625	530,475	530,475	530,475
Cemetery/Greens/Trees		491					
	Personnel		663,863	648,109	657,555	657,555	657,555
	Expenses		105,118	229,035	228,617	228,617	228,617
Total			768,981	877,144	886,172	886,172	886,172
Fuel		424					
	Expenses		353,568	403,568	396,196	396,196	396,196
Total			353,568	403,568	396,196	396,196	396,196
DPW Total			3,088,250	3,210,785	3,301,699	3,301,699	3,301,699

Department			FY2023 Actual	FY2024 Approp.	FY2025 Request	Town Admin Recommend	Advisory Bd Recommend
Health & Human Svcs							
Board of Health		510					
	Elected Officials		1,460	1,460	1,460	1,460	1,460
	Personnel		329,231	396,901	404,591	404,591	404,591
	Expenses		16,110	24,009	24,004	24,004	24,004
Total			346,801	422,370	430,055	430,055	430,055
Animal Inspector		293					
	Personnel		5,000	10,000	10,000	10,000	10,000
Total			5,000	10,000	10,000	10,000	10,000
Council on Aging		541					
	Personnel		389,379	521,516	539,597	539,597	539,597
	Expenses		31,910	61,100	38,597	38,597	38,597
Total			421,289	582,616	578,194	578,194	578,194
Veterans' Services		543					
	Personnel		157,603	166,657	170,002	170,002	170,002
	Expenses		275,239	349,000	349,000	349,000	349,000
Total			432,841	515,657	519,002	519,002	519,002
Health & Human Services Total			1,205,931	1,530,643	1,537,251	1,537,251	1,537,251
Culture & Recreation							
Library		610					
	Personnel		656,294	715,912	721,284	721,284	721,284
	Expenses		209,395	175,500	181,154	181,154	181,154
Total			865,689	891,412	902,438	902,438	902,438
Recreation							
	Personnel	630	154,804	155,204	165,374	165,374	165,374
Total			154,804	155,204	165,374	165,374	165,374
Beach		650					
	Personnel		0	0	0	0	0
	Expenses		0	0	0	0	0
Total			0	0	0	0	0
Veterans Memorial		660					
	Personnel		10,616	0	0	0	0
	Expenses		16,278	24,320	24,320	24,320	24,320
Total			26,894	24,320	24,320	24,320	24,320
Historical Comm.		691					
	Expenses		1,817	3,880	3,880	3,880	3,880
Total			1,817	3,880	3,880	3,880	3,880
Clam Flats		693					
	Personnel		0	1,000	16,000	16,000	16,000
	Expenses		944	1,000	1,000	1,000	1,000
Total			944	2,000	17,000	17,000	17,000
Culture & Rec. Total			1,050,148	1,076,816	1,113,012	1,113,012	1,113,012

Department			FY2023 Actual	FY2024 Approp.	FY2025 Request	Town Admin Recommend	Advisory Bd Recommend
Fixed Costs							
Reserve Fund		132	100,000	100,000	100,000	100,000	100,000
Facilities		192					
	Personnel		260,026	234,613	249,522	249,522	249,522
	Expenses		98,360	784,622	130,750	130,750	130,750
Total			358,385	1,019,235	380,272	380,272	380,272
Snow Removal		423					
	Personnel		101,101	107,100	107,100	107,100	107,100
	Expenses		197,723	292,900	292,900	292,900	292,900
Total			298,824	400,000	400,000	400,000	400,000
General Insurance		910	1,269,770	1,325,116	1,384,189	1,384,189	1,384,189
Retirement		911	7,507,920	8,453,323	9,127,811	9,127,811	9,127,811
Health & Life Insurance		912	7,797,745	8,181,912	8,634,810	8,634,810	8,634,810
Unemployment Comp		913	0	50,000	50,000	50,000	50,000
Medicare		914	887,199	975,000	1,325,000	1,325,000	1,325,000
Audit/OPEB/ Payroll			117,000	108,500	108,500	108,500	108,500
Fixed Costs Total			18,336,843	20,613,086	21,510,582	21,510,582	21,510,582
Debt							
	Non Excluded		3,352,670	3,078,781	3,079,829	3,079,829	3,079,829
	Excluded		6,017,958	5,868,297	5,896,919	5,896,919	5,896,919
	Other		14,655	24,931	100,000	100,000	100,000
Debt Total			9,385,283	8,972,009	9,076,748	9,076,748	9,076,748
Assessment							
	State Assessments	820	1,240,803	1,277,777	1,293,952	1,293,952	1,293,952
	County Assessments	830	105,790	110,000	110,000	110,000	110,000
Assessment Total			1,346,593	1,387,777	1,403,952	1,403,952	1,403,952
Other							
Unclassified		145					
	Personnel		1,000	1,000	1,000	1,000	1,000
	Expenses		30,000	30,000	30,000	30,000	30,000
Total			31,000	31,000	31,000	31,000	31,000
Utilities		196	669,813	488,561	704,447	704,447	704,447

Department			FY2023 Actual	FY2024 Approp.	FY2025 Request	Town Admin Recommend	Advisory Bd Recommend
ATM Appropriation			66,000	67,000	67,000	67,000	67,000
Senior Work-off Program-\$60,000							
Clift Rodgers Free Library-\$1,000							
Grad-Nite Live-\$1,000							
South Coastal Counties Legal Services-\$1,000							
Talking Information Center-\$1,000							
Road to Responsibility-\$1,000							
Arc of South Shore-\$1,000							
Marshfield COA Boosters, Inc - \$1,000							
paid out of Selectmen Services 01122520-530000							
Overlay			300,000	300,000	500,000	500,000	500,000
Other Total			1,066,813	886,561	1,302,447	1,302,447	1,302,447
Total Budget Appropriation/ Request			106,633,567	111,186,523	115,154,910	115,154,910	115,154,910

Recommendations: At Town Meeting.

Article 3 Explanation: This article is the Town's Comprehensive Omnibus Operating Budget Article for FY2025.

ARTICLE 4 Will the Town vote to raise and appropriate, transfer from available sums, including the Water, Wastewater or Solid Waste Retained Earnings, borrow, including from the Water, Wastewater or Solid Waste enterprise funds, or otherwise provide the sums recommended, or any other sum or sums, for Capital Outlay as set forth in the following schedule, or take any other action relative thereto. (See Appendix A for current debt information).

Capital Budget Committee

Department	Project/Program	FY25 Request	Capital Budget Committee Recommends	Funding Source
Police Department	Replace AED's, Pads and Batteries	\$ 61,460.00	\$ -	
Police Department	Police Cruisers	\$ 185,000.00	\$ 185,000.00	Borrowing Supported by Taxes
Police Department	Tasers	\$ 278,000.00	\$ 265,800.00	Borrowing Supported by Taxes
Police Department	Joint Firearms Range (Regional Range organized by Scituate)	\$ 700,000.00	\$ -	
Total Police Department		\$ 1,224,460.00	\$ 450,800.00	
Fire Department	Balance owed on 2 Ambulances	\$ 37,539.00	\$ 37,539.00	Borrowing Supported by Taxes
Fire Department	Vision 21 Replacement	\$ 135,000.00	\$ 135,000.00	Borrowing Supported by Taxes
Total Fire Department		\$ 172,539.00	\$ 172,539.00	

Department	Project/Program	FY25 Request	Capital Budget Committee Recommends	Funding Source
Harbormaster	Operating/Maintenance account for Harbor Park and parking Lot	\$ 23,000.00	\$ -	
Harbormaster	Operational equipment upgrades: Electronics/SONAR	\$ 24,000.00	\$ -	
Harbormaster	Seaport Grant Match for Green Harbor pier project & dredging	\$ 84,260.00	\$ -	
Harbormaster	Green Harbor infrastructure repairs/grant match	\$ 500,000.00	\$ -	
Total Harbormaster		\$ 631,260.00	\$ 0	
School	Roof Replacement (4 schools)	\$ 3,557,471.00	\$ 3,557,471.00	Borrowing Supported by Taxes
School	MHS/FBMS Digital Signage	\$ 73,200.00	\$ 73,200.00	Borrowing Supported by Taxes
School	Cafeteria Tables - FBMS	\$ 100,000.00	\$ -	
School	Martinson Auditorium Rehabilitation	\$ 127,941.00	\$ -	
School	Address Accessibility Issues - South River Elementary (Phase 1 & 2)	\$ 168,000.00	\$ 168,000.00	Borrowing Supported by Taxes
School	Technology - MHS/FBMS	\$ 322,405.00	\$ -	
School	Emergency Paving/Curbing	\$ 620,977.50	\$ -	
Total School		\$ 4,969,994.50	\$ 3,798,671.00	
Conservation	Tree Removal on Conservation Land	\$ 25,000.00	\$ 25,000.00	Borrowing Supported by Taxes
Total Conservation		\$ 25,000.00	\$ 25,000.00	
DPW Engineering	NPDES permit BMP implementation	\$ 50,000.00	\$ 50,000.00	Borrowing Supported by Taxes
Total DPW Engineering		\$ 50,000.00	\$ 50,000.00	
DPW Highway	Road reconstruction GF	\$ 220,000.00	\$ -	
DPW Highway	Replace #42 w/10 wheel dump truck w/plow and SS sander	\$ 275,000.00	\$ -	
Total DPW Highway		\$ 495,000.00	\$ 0	
DPW CTG	Cemetery expansion GF	\$ 100,000.00	\$ -	
Total DPW Cemetery, Trees & Greens		\$ 100,000.00	\$ 0	
Library	bathroom renovations	\$ 84,000.00	\$ -	
Total Library		\$ 84,000.00	\$ 0	

Department	Project/Program	FY25 Request	Capital Budget Committee Recommends	Funding Source
Council on Aging	New 14 Passenger Bus	\$ 100,000.00	\$ -	
Total Council on Aging		\$ 100,000.00	\$ 0	
DPW Wastewater	NPDES permit compliance	\$ 100,000.00	\$ 100,000	Retained Earnings
DPW Wastewater	Structural concrete repairs	\$ 100,000.00	\$ 100,000	Retained Earnings
DPW Wastewater	Lining of Avon St Extension force main	\$ 450,000.00	\$ 450,000	Retained Earnings
Total DPW Wastewater		\$ 650,000.00	\$ 650,000	
DPW Water	Meter replacement R/E	\$ 100,000.00	\$ 100,000	Retained Earnings
Total DPW Water		\$ 100,000.00	\$ 100,000	
Total All Departments		\$ 8,602,253.50	\$ 5,247,010.00	
<div> <div>Borrowing Supported by Taxes</div> <div>\$ 4,497,010.00</div> </div> <div> <div>Retained Earnings Waste Water</div> <div>\$ 650,000.00</div> </div> <div> <div>Retained Earnings Water</div> <div>\$ 100,000.00</div> </div> <div> <div>Retained Earnings Solid Waste</div> <div>\$ -</div> </div> <div> <div>Total Expenditures</div> <div>\$ 5,247,010.00</div> </div>				

Recommendations: At Town Meeting.

Article 4 Explanation: This article is the Town's FY2025 Capital Budget. Article 56 of the Town's General Bylaws and Article 5.6 of the Town Charter describes the compilation of the Capital Budget Article. Full Capital Budget and amendments on website.

ARTICLE 5 Will the Town vote to set Fiscal Year 2025 total expenditure limitations for the Revolving Funds under Marshfield Town Code, Chapter 95, Finance and Budget Section 95-20, Revolving Fund Bylaw as set forth in the chart below, or take any other action relative thereto.

Select Board

Revolving Fund	Expenditure Limit
Integrated Pre-School Program	\$289,981.00
Turf Fields	\$243,892.00
Recreation	\$265,136.00
Beaches	\$490,083.00
GATRA Bus	\$178,269.00
Senior Center General Services	\$ 60,000.00

In accordance to MGL, Chapter 44 Section 53E 1/2, receipts and expenditures are reported as follows:

Revolving Fund	Beginning Balance	Receipts	Expenditures	Ending Balance
Integrated Pre-School Program (4003)				
7/1/2022 - 6/30/2023	\$ 107,559.92	\$ 275,483.99	\$ 221,967.09	\$ 161,076.82
7/1/2023 - 12/31/2023	\$ 161,076.82	\$ 82,025.00	\$ 39,539.75	\$ 203,562.07
TURF Fields (4015)				
7/1/2022 - 6/30/2023	\$ 198,750.90	\$ 82,356.25	\$ 35,012.56	\$ 246,094.59
7/1/2023 - 12/31/2023	\$ 246,094.59	\$ 34,203.00	\$ 31,803.51	\$ 248,494.08
Recreation (2340)				
7/1/2022 - 6/30/2023	\$ 170,244.28	\$ 304,552.32	\$ 302,512.66	\$ 172,283.94
7/1/2023 - 12/31/2023	\$ 172,283.94	\$ 124,545.72	\$ 218,476.80	\$ 78,352.86
Beaches (2100)				
7/1/2022 - 6/30/2023	\$ 244,729.74	\$ 419,651.72	\$ 411,331.68	\$ 253,049.78
7/1/2023 - 12/31/2023	\$ 253,049.78	\$ 184,546.79	\$ 293,072.30	\$ 144,524.27
Gatra Bus (2410)				
7/1/2022 - 6/30/2023	\$ 149,821.16	\$ 116,958.48	\$ 208,874.44	\$ 57,905.20
7/1/2023 - 12/31/2023	\$ 57,905.20	\$ 45,107.51	\$ 117,126.42	\$ (14,113.71)
Senior Center General Svcs (2102)				
7/1/2022 - 6/30/2023	\$ -	\$ 49,734.67	\$ 35,840.65	\$ 13,894.02
7/1/2023 - 12/31/2023	\$ 13,894.02	\$ 31,885.32	\$ 26,272.29	\$ 19,507.05

Recommendations: At Town Meeting.

Article 5 Explanation: This article establishes the spending authorizations for each of the authorized revolving funds which is all that is required following the passage of the Municipal Modernization Act. St. 2016, c. 218§ 86.

ARTICLE 6 Will the Town vote to raise and appropriate, and/or borrow in anticipation of receipt of grant(s) or reimbursements, in accordance with Mass. Gen. L. c 44 §§ 4 and 6A the sum of \$741,119.55 to be used with such sum or sums as may be available from the State Highway Fund (or more commonly referred to as Chapter 90 Fund(s)), together with the provisions of easement for the payment of damages and expenses in connection herewith, as well as to authorize the transfer and use for said purpose of any unused balances, or take any other action relative hereto.

Board of Public Works

Article 6 Explanation: This Article will allow the Board of Public Works to accept the Town's Chapter 90 local transportation funding that may be provided by the Massachusetts Department of Transportation. Funds are expended in accordance with Mass DOT Chapter 90 Section 34 2A guidelines.

ARTICLE 7 Will the Town vote to appropriate the sum of \$525,000.00 to support PEG access services performed by Marshfield Community Media, Inc. consistent with the cable franchise agreements during Fiscal Year 2025, and to meet this appropriation, transfer said sum from the PEG Access and Cable Related Fund, or take any other action relative thereto.

Select Board

Recommendations: At Town Meeting.

Article 7 Explanation: This article would appropriate from funds received from the Town's cable television providers the money needed to support the public, educational and governmental cable access services provided by Marshfield Community Media, Inc. for the period from July 1, 2024 through June 30, 2025.

ARTICLE 8 Will the Town vote to amend the Marshfield Town Code, Division 3, Zoning Bylaw, Article V, Use Regulations, a as follows:

(Please Note: in this article new language to be added is shown in **Blue in Bold**.)

Amend Section 305-5.04 Table of Use Regulations, Principal Use, Residential, #2 Open Space Residential development (See 305-11.04) by replacing the existing line with the following language.

Use	Residential				Business					Industrial		Overlay		
Community Facilities	R -1	R -2	R -3	RB	B -1	B -2	B -3	B -4	OP	I-1	A	PMUD	WRPD	BRVO
2. Open Space Residential Development (see 305-11.04)	S	-	-	-	-	-	-	-	-	-	-	-	S	-

or take any other action relative thereto.

Planning Board

Recommendations: At Town Meeting.

Article 8 Explanation: This will update the table of use with the changes approved by April 2019 Annual Town Meeting to section 305-11.04.

ARTICLE 9 Will the Town vote to amend the Marshfield Town Code, Division 3, Zoning Bylaw, Article V, Use Regulations, as follows:

(Please Note: in this article new language to be added is shown in **Blue in Bold**)

Amend Section 305-5.04 Table of Use Regulations, Principal Use, Residential, #3 Age Restricted Adult Village (See 305-11.08) by replacing the existing line with the following language.

Use	Residential				Business					Industrial		Overlay		
Community Facilities	R -1	R -2	R -3	RB	B -1	B -2	B -3	B -4	OP	I-1	A	PMUD	WRPD	BRVO
3. Age-Restricted Adult Village (see 305-11.08)	S	S	-	-	-	-	-	-	-	-	-	S	S	-

or take any other action relative thereto.

Planning Board

Recommendations: At Town Meeting.

Article 9 Explanation: This will update the table of use with the changes approved by April 2019 Annual Town Meeting to section 305-11.08.

ARTICLE 10 Will the Town vote to amend the Marshfield Town Code, Division 3, Zoning Bylaw, Article XIII, Superimposed Districts, Use Regulations, as set forth below, or take any other action relative thereto.

(Please Note: in this article language to be remove is shown in ~~Red with strikeout~~.
New language to be added is shown in **Blue in Bold**)

Amend Section 305-13.05 Brant Rock Overlay District by replacing the current subsection (305-13.05, F. Design Requirements, (1) Floodproofing) as follows:

~~(1) — Floodproofing. All of the building shall be elevated above the FEMA FIRM base flood elevation (BFE). Providing a BFE higher than the minimum required by FEMA, to plan for projected sea level rise, is encouraged. Moisture and rot resistant breakaway panels shall be provided to screen the building's pilings or piers in the area between the natural ground elevation and the first floor. These breakaway elements should be consistent with the rest of the building's design elements.~~

(1) Floodproofing. Buildings shall be designed and constructed in accordance with the Floodproofing requirements of the Massachusetts State Building Code and the Marshfield Conservation Commission.

Planning Board

Recommendations: At Town Meeting.

Article 10 Explanation: The existing language concerning floodproofing is inconsistent with the requirements of the updated Massachusetts State Building Code and the Marshfield Conservation Commission Regulations.

ARTICLE 11 Will the Town vote to amend the Marshfield Town Code, Division 3, Zoning Bylaw, Article III, Establishment of Districts, §305-3.03, Zoning Map (Article III) by adding updating the Inland Wetland district as shown on the map entitled “Revised Inland Wetland District, dated January 12, 2024” and described as set forth below, or take any other action relative thereto.:

~~The update Inland Wetland District is an overlay that is superimposed over any other zoning district and is provided by Soil Conservation Service of the U.S. Department of Agriculture. The soils that are shown on this map are classified by poorly drained and very poorly drained mineral soils and very poorly drained soils formed by inorganic deposits and having a water table at or near the surface seven to nine months a year.~~

Planning Board

Recommendations: At Town Meeting.

Article 11 Explanation: This Inland wetland layer has been updated by the Soil Conservation Service of the U.S. Department of Agriculture and improves the accuracy of the mapping of this natural resource.

ARTICLE 12 Will the Town vote to amend the Marshfield Town Code. Division 3, Zoning Bylaw, Article II, Definitions as set forth below or take any other action relative thereto.

Amend Article 2 Definitions by adding the following definitions:

EOHLC - Executive Office of Housing and Livable Communities or its successors.

Housing Trust - Marshfield Affordable Housing Trust or its successors.

Planning Board

Recommendations: At Town Meeting.

Article 12 Explanation: The State recently replaced the Department of Housing and Community Development (DHCD) with this new Executive Office. The Town replaced (2023 ATM) the Housing Partnership with Housing Trust.

ARTICLE 13 Will the Town vote to amend the Marshfield Town Code, Division 3, Zoning Bylaw, Article XI, Special Permit Conditions, as set forth below, or take any other action relative thereto. (Please Note: in this article language to be remove is shown in ~~Red with strikeout~~. New language to be added is shown in **Blue in Bold**)

To remove the current Article 305-11.08 Age Restricted Adult Village by replacing the current language with the following language:

§ 305-11.08 Age Restricted Adult Village.

For age-restricted adult village (ARAV) housing not subject to the Table of Dimensional and Density Regulations nor subject to § **305-10.10** of the Zoning Bylaw, the following regulations shall apply:

A. Applicability and use.

- (1) The tract of single or consolidated ownership at the time of application shall be at least six acres in size in the R-1 and R-2 residential zones, and shall be subject to approval by the Planning Board acting as the special permit granting authority (SPGA). **[Amended 4-22-2019 ATM by Art. 9]**
- (2) The following uses shall be permitted: attached ARAV housing units; community facilities such as religious, recreational, educational or membership club for the exclusive use of the residents of the ARAV.

B. Required performance standards. In addition to other minimum requirements stated elsewhere in this bylaw, the following improvements, performance standards and/or conditions are required for all age-restricted adult villages (ARAV) in the Town of Marshfield:

- (1) Yield plan. The applicant shall submit a conventional subdivision plan that complies with the Marshfield Zoning Bylaws and Subdivision Rules and Regulations and other applicable laws and regulations of the Town or the Commonwealth of Massachusetts. This plan will be reviewed and used to assist the Board in determining the number of as-of-right (AOR) housing units or base density of the site. This AOR or base density may be increased through the special permit process by providing affordable housing units. **[Amended 4-22-2019 ATM by Art. 9]**
- (2) Density bonus for creation of affordable units. The total number of housing units allowed in an ARAV in all residential zoning districts may be increased by providing funding for affordable housing units by fees in lieu of construction. To determine the total number of units allowed, the following formula shall be used: AOR units plus affordable units plus density bonus units equals total units allowed. The number of affordable units and density bonus units shall be determined by the following formula: the number of as-of-right (AOR) units multiplied by 25% and rounded up to the next even number, divided by two. Due to changes in ~~Department of Housing and Community Development (DHCD)~~ **Executive Office of Housing and Livable Communities (EOHLC)** policy on counting affordable units in age-restricted 55+ housing the affordable unit(s) shall be provided off site by fees in lieu of construction. [Example: A 9-unit AOR development will result in 9 AOR units plus 4 units (0.25 x 9 units = 2.25 units rounded up to 4 units, 2 affordable units and 2 density bonus units) or 13 units in total. A 31-unit AOR development will result in 31 AOR units plus 8 units (0.25 x 31 units = 7.5 units rounded up to 8 units, 4 affordable units and 4 density bonus units) or 39 total units.] **[Amended 4-22-2019 ATM by Art. 9]**

- (3) Natural open space.
- (a) In all residential zones, at least 50% of the total tract area subject to the ARAV special permit application shall be upland natural open space. The natural open space shall be set aside as common land and shall be either deeded to the Town or placed under a conservation restriction, as defined in Article II, and maintained as permanent open space in private or cooperative nonprofit ownership. The SPGA shall provide for the disposition and control of the open space land in a manner and form acceptable to it and approved by Town Counsel.
 - (b) Natural open space is the area of the parcel(s) that is left undisturbed, in its natural state, as described further in this section. Areas of natural open space shall be preserved for wildlife habitat, aquifer protection, historic preservation, passive recreation and/or forestry management. Natural open space shall not be used for any of the following activities: buildings or structures, impervious surfaces, aboveground utilities or subsurface infrastructure with the exception of stormwater management facilities as noted below. Natural open space areas should encompass or protect valuable natural and cultural resources such as large tracts of forest land, buffer zones to wetlands and water bodies, significant trees, scenic views, river valleys, geological features, archaeological sites, historic trails or ways and open fields. Natural open space areas shall be contiguous areas of land. Narrow parcels or portions of lots less than 50 feet wide cannot be included in required natural open space calculations unless they are used for access to a walking trail. Walking trails may be constructed of organic materials such as wood chips or stone dust.
 - (c) For the purpose of calculating the required 50% natural open space, the area of proposed development activity shall be enclosed within a polygon. The inside of the polygon shall be considered the area of the development footprint. Remaining areas outside of the development footprint, greater than 50 feet in width, shall be used to satisfy the 50% natural open space requirement. Areas of natural open space may be managed utilizing standard, accepted forestry practices. Additional landscape plantings can be planted in natural open space areas to supplement existing vegetation. Stormwater and common wastewater management facilities and community facilities as defined in § 305-11.08A(2) above shall be on an individual lot or lots and not part of the required 50% natural open space. The required 50% natural open space shall be protected as provided for in § 305-11.04G, Ownership of open space, of this Zoning Bylaw. [Amended 4-22-2019 ATM by Art. 9]
- (4) Mandatory affordable housing. All affordable housing created by this bylaw shall be Local Initiative Program (LIP) dwelling units in compliance with the requirements of the Massachusetts ~~Department of Housing and Community Development~~ **Executive Office of Housing and Livable Communities** LIP Program. Affordable housing units will count toward the Town's Subsidized Housing Inventory, in accordance with MGL c. 40B, §§ 20 to 23. All ARAVs are required to provide affordable housing in compliance with the provision for fees-in-lieu-of construction of affordable housing units as follows:
- (a) Fees-in-lieu of construction of affordable housing units. An applicant shall propose to pay a fee-in-lieu of construction of affordable housing units to the Marshfield ~~Housing Authority~~ **Affordable Housing Trust**. A fee-in-lieu of construction shall be for the sole purpose of creating affordable housing in the Town of Marshfield that meets the state's LIP and adds to the Town's Subsidized Housing Inventory ~~as determined by the Housing Partnership~~. The fee-in-lieu of construction shall be held in trust ~~and in separate interest bearing accounts~~ by the Marshfield ~~Housing Authority~~ **Affordable Housing Trust** for such purpose.

- (b) For each affordable unit for which a fee-in-lieu of construction is paid, the cash payment per unit shall be equal to 40% of the average price being asked for the market-rate units in the applicable development.
- (c) The fee-in-lieu of construction shall not result in an increase in the total number of units contained in the application for the special permit approved by the Planning Board.
- (d) ~~The Marshfield Housing Authority shall submit to the Housing Partnership annually and upon request reports and other documentation of the use of its financial accounting for the fees in lieu of construction.~~
- (e) ~~The Marshfield Housing Authority shall hold all fees in lieu of construction of affordable housing units paid to it, and all investment income and profit thereon received by it, separately from all other moneys of the Marshfield Housing Authority. It shall cause such fees, income and profit to be audited at least once a year by an independent, certified public accountant or independent firm of certified public accountants experienced in auditing accounts of governmental entities (which may be its regular auditor if such regular auditor meets the foregoing criteria), such audit to be completed no later than the general audit of the Marshfield Housing Authority's financial statements for the applicable fiscal year. A copy of such audit shall be promptly submitted to the Town Accountant, the Town Treasurer, the Town Administrator, the Board of Selectmen, the Housing Partnership, and the Planning Board. Such audit may be combined with the general audit of the Marshfield Housing Authority as long as all matters relating to such fees, income and profit are set forth separately from all other accounts of the Marshfield Housing Authority.~~
- (f) Schedule of fees in lieu of payments. Fees-in-lieu of construction payments shall be made prior to application for the first residential occupancy permit of the element. The market price proposed at the time of application shall be reviewed and adjusted if required at the time of payment. The Planning Board will consult with the Housing Coordinator prior to signing off on building permits.
- (5) Site design. The development shall be integrated into the existing terrain and surrounding landscape and shall be designed to protect abutting properties and community amenities. Building sites shall, to the extent deemed feasible by the SPGA:
 - (a) Minimize obstruction of scenic views from publicly accessible locations.
 - (b) Preserve unique natural or historical features.
 - (c) Minimize grade changes and removal of trees, vegetation and soil.
 - (d) Maximize open space.
 - (e) Maximize buffers to wetlands and water bodies.
 - (f) Screen objectionable features from neighboring properties and roadways.
- (6) Roads and driveways.
 - (a) The ARAV shall provide for access on roads that have sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic generated by the proposed ARAV. The development shall maximize the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent ways through proper layout, location and design.
 - (b) All roads and driveways serving more than one dwelling unit shall be designed and constructed in accordance the following sections of the Subdivision Rules and Regulations of the Planning Board of the Town of Marshfield: Article IV, Design Standards and Required Improvements, with the exception of §§ 405-9E and 405-12I in their entirety and § 405-9D, Note **, which are exempt from this requirement. Roads and driveways serving more than one

dwelling unit shall also be designed and constructed in accordance with Article V, Completion of the Way, §§ **405-14, 405-16, 405-18 and 405-19** only.

(7) Dead-end roads.

- (a) All dead-end roads and common driveways shall terminate in a cul-de-sac or provide other accommodations for vehicles to reverse direction. Turnaround areas shall be designed to accommodate emergency vehicles.
- (b) Dead-end streets and connecting common driveways shall not exceed 800 feet in length, measured from the intersection of the road that provides access to the ARAV.

(8) Architecture.

- (a) Architectural style shall be in harmony with the prevailing character and scale of buildings in the neighborhood and the Town through the use of appropriate building materials, screening, breaks in roof and wall lines and other architectural techniques. Variation in detail, form and siting shall be used to provide visual interest and avoid monotony. Proposed buildings shall relate harmoniously to each other with adequate light, air, circulation, and separation between buildings. All buildings shall be separated a minimum distance of 1 1/2 times the height of the proposed buildings.
- (b) The maximum building height shall be 35 feet from the existing natural elevation.

(9) Parking.

- (a) The proposed development shall provide two parking spaces per each unit, plus one visitor parking space for every 10 units, plus one parking space per each 200 square feet of nonresidential area.
- (b) Parking areas, including maneuvering space for parking and loading areas, shall not be located within the required fifty-foot buffer areas. **[Amended 4-24-2017 ATM by Art. 12]**
- (c) Parking areas shall be screened from public ways and adjacent or abutting properties by building location, fencing, and/or dense landscape plantings.
- (d) No parking shall be allowed on interior streets or ways.

(10) Landscaping.

- (a) Connecting tree-lined walkways shall be provided between structures, parking areas and abutting public ways. A mixture of shade trees shall be spaced a minimum of 40 feet apart along streets and walkways. Landscape plans should be prepared and stamped by a professional landscape architect. The type, size and location of all plantings shall be included in the landscape plan.
- (b) Exposed storage areas, machinery, service areas, truck loading areas, solid waste disposal facilities, utility buildings, structures and other unsightly uses shall be set back and/or screened to protect neighbors and residents from objectionable views, noise, odors and vibration.
- (c) A fifty-foot-wide natural buffer shall be required along the perimeter of the property, except for access roads, which in the opinion of the SPGA provides suitable screening of abutting properties. The SPGA may require the natural buffer to be supplemented with additional plantings if the natural buffer does not provide adequate screening of abutting properties.

(11) Lighting. All exterior lighting on roads, walkways and buildings shall be approved by the SPGA. Lighting specification cut sheets shall be submitted for all lighting in the ARAV. Lighting shall be designed to avoid unnecessary glare to abutting properties. Sufficient lighting should be provided to accommodate the needs of senior residents. A lighting plan shall be provided showing the intensity of light on the property. Reflectors and shields shall provide total cutoff of all light at the property boundaries.

- (12) Stormwater management. The stormwater management system shall be designed so that the volume and rate of runoff shall not exceed pre-development conditions. The use of low-impact development principles is encouraged, such as bioretention areas and decentralized stormwater management facilities. Groundwater recharge shall be maximized; surface and ground water quality shall be maintained or improved by employing best management practices. Neighboring properties shall not be adversely affected. The SPGA may require that existing problems on or adjacent to the site be mitigated as a condition of approval of a special permit under this section. Open air drainage facilities shall have a minimum fifteen-foot landscaped evergreen buffer area around the facility (excluding basin cleanout accessway).
- (13) Utilities. All electric, telephone, cable TV, and other such utilities shall be located underground. An evergreen landscaped buffer shall be provided around all transformers and other utility facilities.
- (14) Water Resource Protection District. Applicants submitting ARAV special permit applications within the Water Resource Protection District (WRPD) shall file for a WRPD special permit concurrently with the ARAV special permit and conform to the performance and design standards of § **305-13.03**.
- (15) Wastewater. Wastewater treatment systems in all other ARAV developments shall be designed to not exceed 10 parts per million for the concentration of nitrate-nitrogen loading for the subject property as a whole, measured at the property boundaries.
- (16) Historic resources. The SPGA and applicant shall seek guidance from the Historical Commission to ensure the protection, restoration, or preservation of historic locations, artifacts or structures within the proposed development.
- (17) Management of common areas.
 - (a) If an ARAV is owned or converted to ownership of more than one ownership entity, a nonprofit community association (CA) shall be established, requiring membership of each property owner in the development. The CA shall be responsible for the permanent maintenance of all communal water and septic systems, common open space, roads, stormwater management and recreational facilities. Prior to the closing of the public hearing, the applicant shall submit a CA agreement guaranteeing continuing maintenance of common utilities, land and facilities. The CA shall assess each homeowner an equal share of maintenance expenses. Such agreement shall be subject to the review and approval of Town Counsel and the SPGA.
 - (b) CA agreements or covenants shall provide that in the event that the association fails to maintain common facilities, such as the wastewater treatment system or stormwater management system, in reasonable order and condition, in accordance with the agreement, the Town may, after notice to the CA and a public hearing, enter upon the property and conduct necessary maintenance to protect the environment. The cost of any work shall be assessed equally against the properties within the development. All costs incurred by the Town for needed maintenance will be reimbursed by the CA
 - (c) Administrative procedures. The Planning Board shall be the special permit granting authority (SPGA) for ARAV applications. Applicants shall follow the administrative procedures relative to the issuance of special permits set forth in the Marshfield Planning Board Rules Governing Housing for the Elderly and Handicapped Persons as adopted on March 19, 1990, as amended, or any successor regulations. Copies of the above-mentioned administrative rules shall be on file with the Town Clerk. The SPGA shall follow the procedural requirements for special permits as set forth in MGL c. 40A, § 9. **[Amended 4-24-2017 ATM by Art. 12]**

- (d) Criteria for review and approval. The SPGA shall review all applications for ARAV developments to determine the suitability of the site to the following criteria:
 - (1) Compliance with Subsection **B**, Required performance standards;
 - (2) Compatibility with the surrounding neighborhood;
 - (3) Compliance with adopted public plans;
 - (4) The requested use will not overburden any public infrastructure such as water, roads, drainage or sewer system or any other municipal system to such an extent that the proposed ARAV in the immediate area or in any other area of the Town will be subjected to development-related impacts that would adversely affect health, safety or the general welfare;
 - (5) Acceptable design and layout of streets and common driveways;
 - (6) That the projected traffic increase to the local road(s) is within the capacity of the existing network and does not impair pedestrian safety;
 - (7) Compliance with environmental performance standards;
 - (8) Appropriateness of building architecture, orientation and site design; and
 - (9) The preservation of important areas of open space or items of historical and/or archaeological significance.
- (e) Decisions.
 - (1) The findings, including the basis of such findings, of the SPGA shall be stated in the written decision of approval, conditional approval, or denial of the application for special permit, and shall require a four-fifths majority vote for approval. For approval of a special permit granted under this section, an affirmative finding of the SPGA shall be required for all of the nine criteria listed above.
 - (2) The SPGA may also require, in addition to any applicable conditions specified in this bylaw, such conditions as it finds reasonably appropriate to safeguard the neighborhood or otherwise serve the purposes of this bylaw, including but not limited to the following: front, side, or rear yards greater than the minimum required by this bylaw; screening buffers or planting strips, fences, or walls; modification of the architectural design and exterior appearance of the structures; lighting, regulation of the number and location of driveways, or other traffic features; off-street parking or loading; or any other special features beyond the minimum required by this bylaw.
 - (3) Such conditions shall be provided in writing, and the applicant may be required to post a performance bond or other surety for compliance with said conditions in an amount satisfactory to the SPGA.
 - (4) The special permit is granted for a period of two years and shall lapse if substantial use or construction has not commenced by such date, except for good cause shown as determined by the SPGA. Once construction has begun, it shall be actively and continuously pursued to completion within a reasonable time.

Planning Board

Recommendations: At Town Meeting.

Article 13 Explanation: The changes in this section of the Zoning by-law are a result of recent actions by the State (replacing the Department of Housing and Community Development (DHCD) with this new Executive Office of Housing and Livable Communities) and the Town replacing the Housing Partnership with Housing Trust.

ARTICLE 14 Will the Town vote to amend the Marshfield Town Code, Division 3, Zoning Bylaws, Article XIII Superimposed Districts as set forth below, or take any other action relative thereto.

(Please Note: in this article language to be remove is shown in Red with ~~strikeout~~.
New language to be added is shown in Blue in Bold.)

To remove the current Article 305-13.06 Planned Mixed Use Development by replacing the current language with the following language.

§ 305-13.06 Planned Mixed Use Development

This section of the Zoning Bylaw is to allow a planned mixed-use development (PMUD) overlay district within a portion of the Industrial District as shown on the Zoning Map.

A. Purpose: The purpose of this planned mixed-use development section is as follows:

- (1) To provide an opportunity to comprehensively plan large tracts of land in a pedestrian friendly, campus-like setting, around a public green.
- (2) To ensure high quality site planning, architecture and landscape design to create a distinct visual character and identity for the development that provides the town with a mixed-use environment with convenience and amenities.
- (3) To ensure any potential traffic impacts of the planned mixed-use development are properly mitigated and in keeping with the character of the Town of Marshfield.
- (4) To generate positive tax revenue, while providing the opportunity for new business growth and additional local jobs.

B. Process: The applicant files a special permit application with the Planning Board serving as the special permit granting authority (SPGA), for an element within the Planned Mixed-Used District. A new element is a tract in single or consolidated ownership at the time of application and shall be a minimum of seven acres in size and contain at least 150 feet of frontage. An element can be planned for and developed in phases. Completion or modification of approved elements shall not require the minimum tract size. Each element shall contain or provide for the overall road network, roadway drainage, a public green, park, and/or playground, bike and pedestrian ways, lots and proposed uses. A proposed element may, with the written approval of the Planning Board based on an express finding that off-site public improvements are in the public interest, provide financial support to off-site public improvements in lieu of on-site improvements as part of the application. When site plan approval is required for the proposed uses in the PMUD, the site plan approval authority shall be the Planning Board.

C. Applicability and uses: In addition to the uses allowed in the I-1 Zone that are not specifically prohibited in the PMUD, the following uses may be allowed by special permit: retail and service; eating and drinking places; banks; membership club; hotel; educational campus; medical facility or offices, general offices; research facilities; other amusement/recreation service; mixed-use buildings with commercial on first floor and residential units above with a base density of six units per acre (subject to affordability requirements under Subsection F below); age-restricted adult village residential units with a base density of three units per acre (subject to affordability requirements under

Subsection F below); affordable village at a density of three units per acre (subject to affordability requirements under Subsection F below); attached nursing, rest or convalescent home not to exceed 24 beds per acre.

D. Required performance standards:

- (1) Uses shall be grouped together to maximize pedestrian access by connecting sidewalks and pathways. Buildings, when abutting a public green, shall be oriented around a public green and not Route 139 (Plain Street).
- (2) Access to Route 139 (Plain Street) from within the PMUD shall be through a secondary street as defined in the Planning Board Subdivision Rules and Regulations at a signalized intersection.
- (3) Residential units (including affordable village, age restricted and residential above commercial) shall not exceed a total of 65 units in the PMUD. Residential units permitted through a Chapter 40B process shall not count towards this cap.
- (4) The base number of dwelling units for "residential above and age restricted adult village proposals" in the PMUD shall be determined by the following formula: Total area of land subject to the application minus (-) wetlands/water-bodies multiplied (*) by applicable base density add (+) affordable housing and density bonus (see Subsection F) equals (=) total number of dwelling units.
- (5) Mixed-use residential units within the PMUD shall provide a minimum of 1.25 parking spaces for each bedroom. Age restriction adult village/attached and affordable village/attached residential units within the PMUD shall provide a minimum of two parking spaces per unit. Enclosed or covered parking may be allowed as an accessory use in the rear of the first floor of a mixed-use building.
- (6) The majority of the parking shall be located to the rear or sides of commercial buildings. All parking and loading areas shall be completely screened from Route 139 (Plain Street) by a minimum fifty-foot-wide raised and landscaped buffer. Parking lots and loading areas shall be appropriately screened from roadways within the overlay district by a minimum twenty-foot-wide raised and landscaped buffer. Appropriately designed view corridors of commercial buildings from the roadways within the overlay district shall be allowed.
- (7) Reduction in parking space requirements may be permitted by written request in the application as part of the granting of the special permit where by design and use it is shown to the Planning Board's satisfaction that the parking is compatibly shared by multiple uses. However, in no case shall a parking requirement reduction exceed 20% of those parking spaces required under normal application of requirements for the nonresidential uses proposed.
- (8) Individual retail establishments shall be limited to a maximum gross floor area of 55,000 square feet. An individual retail establishment may be increased to 65,000 square feet where the Planning Board finds that individual sections of the retail establishment front a public green with access and windows or where the additional space is used as small retail uses lining the wall facing the public green of the large retail establishment.

- (9) All elements that create mixed-use residential or attached (age restricted adult village and affordable village) residential units are required to provide affordable housing in compliance with Subsection F. All affordable housing created by this Bylaw shall be Local Initiative Program (LIP) dwelling units in compliance with the requirements of the Massachusetts ~~Department of Housing and Community Development (DHCD)~~ **Executive Office of Housing and Livable Communities (EOHLC)** LIP Program. Affordable housing units will count toward the Town's Subsidized Housing Inventory, in accordance with M.G.L. Ch. 40B.
- (10) The maximum density in an affordable village shall be three units per acre. Affordable village developments shall provide 20% of the total number of units as affordable under ~~DHCD~~ **EOHLC** guidelines. The breakdown of the affordable units provided in an affordable village shall be as follows: 5% of the units offered at 80% of the median income; 10% of the units offered at 75% of the median income; 5% of the units offered at 70% of the median income.
- (11) In a mixed-use residential above or age restricted adult village residential development which occurs as a result of this Bylaw shall meet the affordable housing requirements and shall be entitled to a density bonus as follows: The number of affordable units and density bonus units shall equal the number of base density units multiplied by 25% and rounded up to the next even number divided by two. [Example: A base density of nine units will result in nine base density units plus four units (.25 x nine units = 2.25 units rounded up to four units, two affordable units and two density bonus units) or 13 units in total. A base density of 31 units will result in 31 base density units plus eight units (.25 x 31 units = 7.5 units rounded up to eight units, four affordable units and four density bonus units) or 39 total units].
- (12) The development site design shall be integrated into the existing terrain and surrounding landscape to provide the least amount of site disturbance, and shall be designed, including with appropriate noise, light and open space buffering and screening to protect abutting properties, neighborhood and community amenities. Building sites shall, to the extent deemed feasible by the Planning Board;
- (a) Preserve unique natural or historical features.
 - (b) Minimize grade changes, removal of trees, vegetation and soil.
 - (c) Maximize buffers to wetlands and water bodies.
 - (d) Screen objectionable features from neighboring properties and roadways.
- (13) All elements of the PMUD shall provide for access on roads and driveways that in the opinion of the Planning Board have sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic generated by the proposed development. The development shall maximize the convenience and safety of vehicular, bike and pedestrian movement within the site and in relation to adjacent ways through proper layout, location and design.
- (14) All dead end roads and driveways shall terminate in a cul-de-sac or provide if approved by the Planning Board as part of the special permit, other accommodations for vehicles to reverse direction when it is deemed in the public interest to do so. Turn around areas shall be designed to accommodate the largest emergency vehicles of the Town of Marshfield. Dead end streets and connecting driveways shall not exceed 800 feet in length, measured from the intersection of the road that provides access.

- (15) The mass, proportion and scale of the building, roof shape, roof pitch, and proportions and relationships between doors and windows should be harmonious among themselves. Plans shall provide information and elevations to show massing of buildings, height and spacing between buildings. Plans shall provide a table with properties, entity, use, area (in acres) and area (in percentage) for both the proposed element and total for the overlay district.
- (16) Architectural details, including elevation plans of all sides, shall be submitted of new buildings and additions, and textures of walls and roof materials, should be harmonious with the building's overall architectural style and should preserve and enhance the historic character of Marshfield.
- (17) Commercial and mixed use building location shall be oriented parallel or perpendicular to the public green(s) and/or street. Where the minimum setback cannot be maintained, the applicant shall provide adequate spatial definitions through the use of walls, fences and/or other elements, which will maintain the street line.
- (18) The main entrance to commercial and mixed use buildings may be placed to the side of the front facade to facilitate access to parking.
- (19) Mixed-use and residential building facades in excess of 40 feet shall incorporate recesses and projections, of a minimum of two feet in depth or otherwise be designed, to break up the building's mass and scale.
- (20) A minimum of 40% of a commercial or mixed use building that faces a public green(s) and/or street side facade shall contain windows, excluding the facade facing Route 139 (Plain Street) where the landscaped buffer is determined by the Planning Board to be adequate. The windows should be divided by muntins and framed with a casing trim; awnings should be designed as an integral part of the building facade; metal awnings are discouraged.
- (21) All utility connections to buildings and structures shall be located underground.
- (22) All building rooftop utilities such as air conditioners shall be appropriately screened from public view and from the view of abutting properties.
- (23) All ground mounted utilities such as transformers, switching units, and ventilation pipes shall be appropriately screened from view.
- (24) All loading docks and service entrances where equipment, furniture, goods and materials are loaded into buildings shall be appropriately screened from view.
- (25) All dumpsters and other waste refuse containers shall be covered and appropriately fenced and screened from view. Collection times for dumpsters and other waste refuse containers located in the Mixed-use and residential parcels of the PMUD overlay district shall be scheduled for normal daytime (7:00 a.m. to 5:00 p.m.) residential collection hours.
- (26) Special Permit applications shall comply with § **305-11.10** (Traffic impact study).

- (27) The large retail establishment shall either provide an entrance to the public green or it should be designed so that the facade facing the public green is lined with accessory shops or uses to enhance pedestrian activities.
- (28) A public green, playground, recreation field or other recreational amenities (trails/paths/bikeways) shall be required for each element of development within the PMUD. The public green(s) shall be a minimum of 1/2 acre in size per every seven acres within an element and shall be designed as a bike and pedestrian friendly park. The public green(s) shall contain some combination of benches, tables, playground equipment, sidewalks, lighting and landscaping. Each green shall be used solely for active and passive recreation purposes and shall be open to the public. The total acreage of the green in each element may be used toward the land area calculations to determine allowable density within that element. The Planning Board may allow for an off-site location for the public green, playground, recreation field or other recreational improvement if determined to be in the best interest of Town. The public green, playground, recreation field or other recreational improvement requirement may (with Planning Board's approval) be met by adding to an existing public green, playground or recreation field or facility.
- (29) Setbacks for commercial or mixed use buildings within the overlay district shall be as follows:

Minimum Yards	
Building setbacks	Minimum (feet)
Public green (where applicable)	5
Front	20
Front (mixed-use)	5
Side	10
Rear	30

- (30) Front setbacks for commercial and mixed use buildings facing the public green(s) may vary. All other standards for I-1 zoning districts contained in the Table of Dimensional and Density Regulations shall apply.
- (31) Landscaped or existing buffered setbacks for affordable village and ARAV developments within the PMUD overlay district shall be as follows:

Affordable Village and ARAV Setbacks	
Buffered Setback	Minimum (Feet)
Front (Commerce Way)	30
Side	20

Affordable Village and AVAR Setbacks	
Buffered Setback	Minimum (Feet)
Rear	30

Setbacks for Individual Buildings	
From the interior way	20
From adjacent buildings	30

The purpose of the buffers are to provide a visual screen for the residents from other buildings within the development, as well as surrounding properties and roadways. An additional benefit is to lessen the visual impact of the higher density to the nearby single family homes. While it is preferred to use existing vegetation wherever possible planting and fencing may be used or added to gain the maximum amount of screen possible.

- (32) The affordable village shall include the following lots on the southern side of Commerce Way: E09-01-13, E09-01-14, E09-01-55, E09-01-56, E09-01-57, E09-01-58, E09-01-59, E09-01-60 and E09-01-61.
- (33) The design of the affordable village shall have a lower density of townhomes to the eastern side (Duplex) increasing to triplex and then fourplex as you head west. The attached duplex structures should be designed to appear as a larger single-family home versus a straight side by side attached building.

E. Ownership of public green.

- (1) Subject to approval by the Planning Board, all areas designated as public greens shall be either placed under a permanent conservation restriction or deeded to the Town as a condition of special permit and site plan approval. If placed under a conservation restriction, said restriction shall be in a form approved by Town Counsel and enforceable by the Town, conforming to the standards of the Massachusetts Executive Office of Environmental Affairs, Division of Conservation Services, that shall be recorded to ensure that such land shall be kept in an open state. Such restriction shall be submitted to the Planning Board prior to approval of the project and recorded at the Registry of Deeds/Land Court with the issuance of the building permit.
- (2) Maintenance of public green: The Town shall be granted an easement over such public green sufficient to ensure its perpetual maintenance as recreation land. Such easement shall provide that in the event the owner fails to maintain the public green in reasonable condition, the Town may, after notice to the lot owners and public hearing, enter upon such land to maintain it in order to prevent or abate a nuisance. The cost of such maintenance by the Town shall be assessed against the properties within the development and/or to the owner of the open space. The Town may file a lien against the undeveloped lots within the corresponding phase of the PMUD to ensure payment of such maintenance expenses.

- (3) Monumentation: Where the boundaries of the public green are not readily observable in the field, the Planning Board shall require placement of permanent surveyed bounds sufficient to identify the location of the public green.

F. Affordable housing provisions.

- (1) The requirement for affordable units shall be met by one or a combination of the following methods:
 - (a) On-site development: Constructed or rehabilitated on the locus subject to the special permit; [required in the affordable village, preferred in residential above commercial and not counted by the state for ARAV developments. In ARAV the applicant will need to provide fee-in-lieu (see below)] or
 - (b) Fees-in-lieu of construction: The applicant may offer, and the Planning Board, upon receiving a favorable recommendation from the ~~Housing Partnership~~ **Marshfield Affordable Housing Trust**, may approve fees-in-lieu-of construction of affordable housing units as satisfying the requirements of Subsection D above. The applicant shall make the payment of the fee-in-lieu of construction to the Marshfield ~~Housing Authority~~ **Affordable Housing Trust** for the sole purpose of creating affordable housing units in the Town of Marshfield that meet the state's LIP and adds to the Town's subsidized housing inventory ~~as determined by the Housing Partnership~~. Fees-in-lieu of construction are more fully addressed below.

The applicant may offer, and the Planning Board may accept, a combination of the on-site and fees-in lieu of construction; provided that in no event shall the total number of affordable units provided on site and the number of affordable units for which a fee-in-lieu of construction is paid be less than the equivalent number or value of affordable units required for the applicable development by this Bylaw. Note: If affordable units are for rent, the provisions below fees-in-lieu of construction are not applicable.

- (2) Provisions of affordable housing units on-site:
 - (a) Location of affordable units: All affordable units shall be situated within and dispersed throughout the development so as not to be in less desirable locations than market-rate units in the development and shall, on average, be no less accessible to public amenities, such as open space, than the market-rate units.
 - (b) Minimum design and construction standards for affordable units: Affordable housing units within market-rate developments shall be integrated with the rest of the development and shall be identical to the market-rate units in size, design, appearance, construction, building systems such as HVAC, electrical and plumbing, and quality and types of materials used in all interior space including bedrooms, kitchen, bathrooms, living rooms, studies, hallways, closets, garages and basements and provided with identical amenities and appliances such as, but not limited to, decks, central vacuum cleaning systems, stoves, refrigerators, compactors, disposals, dishwashers and landscape fencing, walls and plantings unless otherwise approved in the special permit by the Planning Board. No changes to these standards may be made by the Planning Board without the approval of the ~~Housing Partnership~~ **Marshfield Affordable Housing Trust**.
 - (c) Marketing plan for affordable units: Applicants shall submit a marketing plan which describes the number of affordable housing units, their approximate sales price or rent level, the means for selecting buyers or tenants of the affordable units, how the applicant will accommodate

local preference requirements and the method of affirmatively marketing the affordable units (including the marketing of such units) to minority households, in a manner that complies with the LIP guidelines. This requirement is further addressed in § 305-11.14I of this Bylaw.

- (d) The marketing plan shall be developed by the applicant with the assistance of the lottery agent and submitted to the ~~Housing Partnership~~ **Marshfield Affordable Housing Trust**. The ~~Housing Partnership~~ **Marshfield Affordable Housing Trust** shall review the marketing plan to determine its appropriateness in addressing the affordable housing needs within the community and its compliance with applicable federal and state statutes and regulations, the LIP guidelines and this Bylaw. The ~~Housing Partnership~~ **Marshfield Affordable Housing Trust** may require modifications of the marketing plan or, if it determines the plan to be satisfactory, may forward it to ~~DHCD~~ **EOHLC** with a favorable recommendation. Following the approval of the marketing plan by ~~DHCD~~ **EOHLC**, the ~~Housing Partnership~~ **Marshfield Affordable Housing Trust** shall notify the Planning Board and the lottery agent. The special permit and building permits may be granted prior to receiving ~~DHCD~~ **EOHLC** approval so as to facilitate the construction of the development; however, occupancy permits, whether for affordable or market-rate units, shall not be issued until such time as the marketing plan has been approved by ~~DHCD~~ **EOHLC**.
 - (e) Applicants shall comply with the requirements of the lottery agent and certify their acceptance and willingness to comply with the lottery process or other requirements of the lottery agent for the selection of qualified housing buyers or renters for the affordable units. The lottery system and requirements are further addressed in § 305-11.14I of this Bylaw. Applicants may use a lottery agent from a list of ~~DHCD~~ **EOHLC** approved lottery agents or may use the Marshfield Housing Authority as its lottery agent. The recommended lottery agent shall be approved by the ~~Housing Partnership~~ **Marshfield Affordable Housing Trust**.
- (3) Provision for fees-in-lieu of construction of affordable housing units.
- (a) Fees-in-lieu of construction of affordable housing units: With the exception of an affordable village application an applicant may propose to pay a fee-in-lieu of construction of affordable housing units to the Marshfield ~~Housing Authority~~ **Affordable Housing Trust**. A fee-in-lieu of construction shall be for the sole purpose of creating affordable housing in the Town of Marshfield that meet the state's LIP and adds to the Town's Subsidized Housing Inventory ~~as determined by the Housing Partnership~~. The fee-in-lieu of construction shall be held in trust and ~~in separate interest bearing accounts~~ by the Marshfield ~~Housing Authority~~ **Affordable Housing Trust** for such purpose.
 - (b) For each affordable unit for which a fee-in-lieu of construction is paid, the cash payment per unit shall be equal to 40% of the average price being asked for the market rate units in the applicable development.
 - (c) The fee-in-lieu of construction shall not result in an increase in the total number of units contained in the application for the special permit approved by the Planning Board.
 - ~~(d) The Marshfield Housing Authority shall submit to the Housing Partnership annually and upon request, reports and other documentation of the use of its financial accounting for the fees-in-lieu of construction.~~

- (e) ~~The Marshfield Housing Authority shall hold all fees in lieu of construction of affordable housing units paid to it and all investment income and profit thereon received by it separately from all other moneys of the Marshfield Housing Authority. It shall cause such fees, income and profit to be audited at least once a year by an independent, certified public accountant or independent firm of certified public accountants experienced in auditing accounts of governmental entities (which may be its regular auditor if such regular auditor meets the foregoing criteria); such audit to be completed no later than the general audit of the Marshfield Housing Authority's financial statements for the applicable fiscal year. A copy of such audit shall be promptly submitted to the Town Accountant, the Town Treasurer, the Town Administrator, the Board of Selectmen, the Housing Partnership, and the Planning Board. Such audit may be combined with the general audit of the Marshfield Housing Authority as long as all matters relating to such fees, income and profit are set forth separately from all other accounts of the Marshfield Housing Authority.~~
- (fd) Schedule of fees-in-lieu of payments: Fees-in-lieu of construction payments shall be made prior to application for the first residential occupancy permit of the element. The market price proposed at the time of application shall be reviewed and adjusted if required at the time of payment. The Planning Board will consult with the Housing Coordinator prior to signing off on building permit.

G. Criteria for review and approval.

- (1) The Planning Board shall review all applications for planned mixed-use development to determine compliance of the proposal with the following criteria:
 - (a) Section A, purpose;
 - (b) Section D, required performance standards;
 - (c) That the proposed element provides the proper fiscal balance for the Town, ensuring that additional non-residential growth (within the PMUD) occurs prior to or at the same time as additional residential development;
 - (d) That any proposed residential units provide the Town with the type of affordable housing as called for in the housing production plan.
 - (e) That the projected traffic increase of the proposed uses to the local road(s) and Route 139 is within the capacity of the existing road network, or that the applicant's proposed traffic mitigation measures will adequately address actual and proposed traffic impacts from the proposed element and all other projected development in accordance with standard traffic impact assessment practices and traffic flow.
 - (f) That the proposed streets have been aligned to provide vehicular access to lots and/or buildings in a reasonable and economical manner. Lots, buildings, parks, playgrounds and streets have been located to avoid or minimize adverse impacts on wetlands and water-bodies;
 - (g) That the proposed development improves pedestrian and bicycle access and safety;
 - (h) That suitable public green(s) and or facilities have been provided;
 - (i) Acceptability of building and site design;
 - (j) That the proposal conforms with the goals of the Marshfield Master Plan and Housing Production Plan as amended.
- (2) The Board's findings, including the basis of such findings, shall be stated in the written decision of approval, conditional approval or denial of the special permit. The Board shall impose conditions in its decision as needed to ensure compliance with the Bylaw.

- H. Severability. If any provision or provisions of this Bylaw is or are declared unconstitutional or inoperative by a final judgment, order or decree of the Supreme Judicial Court of the Commonwealth, the remaining parts of said chapter shall not be affected thereby.
- I. Exemption. The Marshfield Planning Board shall have the right to waive strict compliance with the provisions of this Bylaw for nonprofit recreational uses proposed on any municipally owned land within the PMUD, or take any other action relative thereto.

Planning Board

Recommendations: At Town Meeting.

Article 14 Explanation: The changes in this section of the Zoning by-law are a result of recent actions by the State (replacing the Department of Housing and Community Development (DHCD) with this new Executive Office of Housing and Livable Communities) and the Town replacing the Housing Partnership with Housing Trust.

ARTICLE 15 Will the Town vote to amend the Marshfield Town Code, Division 3, Zoning Bylaw, Article XI, Special Permit Conditions, as set forth below, or take any other action relative thereto.

(Please Note: in this article language to be remove is shown in **Red with strikeout**.
New language to be added is shown in **Blue in Bold**.)

To remove the current Article 305-11.14 Inclusionary Zoning for Affordable Housing by replacing the current language with the following language.

§ 305-11.14 Inclusionary zoning for affordable housing.

[Added April 2007 ATM; amended 4-27-2015 ATM by Art. 15]

- A. Purpose. The purpose of this section of the bylaw is to promote the development of housing that is affordable to low- and moderate-income households, meet the requirements of the Local Initiative Program and qualify for inclusion on the Subsidized Housing Inventory.
- B. Applicability.
- (1) The inclusionary zoning bylaw shall apply to the R-1 and R-2 Districts within the Town of Marshfield, except the Water Resource Protection District.
 - (2) The inclusionary zoning bylaw shall not apply to any development undertaken by the Town of Marshfield for any municipal purposes.
 - (3) The inclusionary zoning bylaw shall not apply to any development carried out under MGL c. 40B, as amended.
- C. Voluntary provision of affordable units.
- (1) The use of this section of this bylaw shall be voluntary.
 - (2) The applicant for a special permit under this bylaw shall comply with the provisions described in Subsection **D** and otherwise comply with this section of this bylaw, and the Planning Board shall require such compliance in the special permit.
- D. Provision of affordable units; bonuses and incentives.
- (1) Affordable units and density bonus. All development which occurs as a result of this bylaw shall meet the affordable housing requirements and shall be entitled to a density bonus as follows: The number of affordable units and density bonus units shall equal the number of as-of-right (AOR) units multiplied by 25% and rounded up to the next even number divided by two. [Example: A 9-

unit AOR development will result in 9 AOR units plus 4 units (0.25 x 9 units = 2.25 units rounded up to 4 units, 2 affordable units and 2 density bonus units) or 13 units in total. A 31-unit AOR development will result in 31 AOR units plus 8 units (0.25 x 31 units = 7.5 units rounded up to 8 units, 4 affordable units and 4 density bonus units) or 39 total units.]

- (2) The requirement for affordable units shall be met by one or a combination of the following methods:
 - (a) On-site development. Constructed or rehabilitated on the locus subject to the special permit (see Subsection F); or
 - (b) Fees in lieu of construction. The applicant may offer, and the Planning Board, upon receiving a favorable recommendation from the ~~Housing Partnership~~ **Marshfield Affordable Housing Trust**, may approve fees in lieu of construction of affordable housing units as satisfying the requirements of Subsection D of this bylaw. The applicant shall make the payment of the fee in lieu of construction to the Marshfield ~~Housing Authority~~ **Affordable Housing Trust** for the sole purpose of ~~converting non-affordable housing units to~~ **creating** affordable housing units in the Town of Marshfield. Fees in lieu of construction are more fully addressed in Subsection G.
- (3) The applicant may offer, and the Planning Board may accept, a combination of the Subsection **D(2)(a)** and **(b)** requirements, provided that in no event shall the total number of affordable units provided on site and the number of affordable units for which a fee in lieu of construction is paid be less than the equivalent number or value of affordable units required for the applicable development by this bylaw.
- (4) All affordable units shall meet the requirements of the Local Initiative Program for Local Action Units and be eligible for inclusion on the Subsidized Housing Inventory.
- (5) Location of affordable lots. The location of affordable lots shall be determined in consultation with the Planning Board during the special permitting process.

E. Standards and dimensional regulations.

- (1) Applicability. Where the requirements of this section differ from or conflict with the requirements in the Table of Dimensional and Density Regulations found in Article VI of the Town's Zoning Bylaw, the requirement of this section shall prevail for developments being constructed under this section of the bylaw.
- (2) Minimum frontage. The minimum frontage may be reduced from the frontage otherwise required in the zoning district; provided, however, that no lot shall have less than 75 feet of frontage and provided further that such frontage shall apply only to lots fronting on proposed internal roadways.
- (3) Lot size. The Planning Board may allow reductions in the minimum lot sizes listed in Article VI, § **305-6.02**, Table of Dimensional and Density Regulations, to allow for the creation of the affordable and density bonus units, if the Planning Board finds that such reductions will result in better design and improved protection of natural and scenic resources; provided, however, that the average lot size in a development shall not be less than 50% of the applicable minimum lot size listed in Article VI, § **305-6.02**.
- (4) Lot shape. All building lots must be able to contain a circle of a minimum diameter of 75 feet from the front line to the rear building line.
- (5) Setbacks. The Planning Board may permit a reduction by up to 1/2 of the setbacks otherwise listed in the Table of Dimensional and Density Regulations in the Zoning Bylaw, if the Board finds after receiving an opinion from the Conservation Commission that such reduction will not affect natural resources, would result in better design and improved protection of the natural and scenic resources and will otherwise comply with the bylaw. Notwithstanding this provision or the

requirements of the Zoning Bylaw, every dwelling fronting on the proposed roadways shall be set back a minimum of 15 feet from the roadway right-of-way, and a minimum of 30 feet buffer setback from the outer perimeter of the land subject to the application. This thirty-foot setback shall be maintained in a naturally vegetated state or planted to create a screen and buffer the development. Wherever feasible, construction of the dwelling at the front setback line is encouraged. The applicant shall provide a narrative describing any requested modifications of setback requirements as specified in § 305-11.04E(4) of the Zoning Bylaw and noting the proposed lots for which setback reductions are being sought.

F. Provision of affordable housing units on site.

- (1) Location of affordable units. All affordable units shall be situated within and dispersed throughout the development so as not to be in less desirable locations than market-rate units in the development and shall, on average, be no less accessible to public amenities, such as open space, than the market-rate units. Affordable lots shall not be smaller than the average lot within the development and shall not have drainage or utilities easements on them.
- (2) Minimum design and construction standards for affordable units. Affordable housing units within market-rate developments shall be integrated with the rest of the development and shall be identical to the market-rate units in size, design, appearance, construction, building systems such as HVAC, electrical and plumbing, and quality and types of materials used in all interior space including bedrooms, kitchen, bathrooms, living rooms, studies, hallways, closets, garages and basements and provided with identical amenities and appliances such as, but not limited to, decks, central vacuum cleaning systems, stoves, refrigerators, compactors, disposals, dishwashers and landscape fencing, walls and plantings unless otherwise approved in the special permit by the Planning Board. No changes to these standards may be made by the Planning Board without the approval of the ~~Housing Partnership~~ **Marshfield Affordable Housing Trust**.
- (3) Timing of construction or provision of affordable units or lots.
 - (a) Unless otherwise approved by the Planning Board, affordable housing units shall be provided coincident to the development of market-rate units, but in no event shall the development of affordable units be delayed beyond the schedule noted below:

Market-Rate Unit %	Affordable Housing Unit %
Up to 30%	None required
30% plus 1 unit	At least 10%
Up to 50%	At least 30%
Up to 75%	At least 50%
75% plus 1 unit	At least 70%
Up to 90%	100%

Fractions of units shall not be counted

- (b) Compliance with this requirement shall be monitored by the Building Commissioner/Zoning Enforcement Officer and the auditing agency (see Subsection J), on the basis of building permits issued and certificates of occupancy requested for both the affordable housing units and market-rate units. Certificates of occupancy for any market-rate housing units or nonresidential space shall not be issued if the required affordable housing units are not being provided in accordance with this schedule.

(4) Marketing plan for affordable units.

- (a) Applicants shall submit a marketing plan which describes the number of affordable housing units, their approximate sales price or rent level, the means for selecting buyers or tenants of the affordable units, how the applicant will accommodate local preference requirements and the method of affirmatively marketing the affordable units (including the marketing of such units) to minority households, in a manner that complies with the LIP Guidelines. This requirement is further addressed in Subsection I of this bylaw.
- (b) The marketing plan shall be developed by the applicant with the assistance of the lottery agent and submitted to the ~~Housing Partnership~~ **Marshfield Affordable Housing Trust**. The ~~Housing Partnership~~ **Marshfield Affordable Housing Trust** shall review the marketing plan to determine its appropriateness in addressing the affordable housing needs within the community and its compliance with applicable federal and state statutes and regulations, the LIP Guidelines and this bylaw. The ~~Housing Partnership~~ **Marshfield Affordable Housing Trust** may require modifications of the marketing plan or, if it determines the plan to be satisfactory, may forward it to ~~DHCD EOHLC~~ with a favorable recommendation. Following the approval of the marketing plan by ~~DHCD EOHLC~~, the ~~Housing Partnership~~ **Marshfield Affordable Housing Trust** shall notify the Planning Board and the lottery agent. The special permit and building permits may be granted prior to receiving ~~DHCD EOHLC~~ approval so as to facilitate the construction of the development; however, certificates of occupancy, whether for affordable or market-rate units, shall not be issued until such time as the marketing plan has been approved by ~~DHCD EOHLC~~.
- (c) Applicants shall comply with the requirements of the lottery agent and certify their acceptance and willingness to comply with the lottery process or other requirements of the lottery agent for the selection of qualified housing buyers or renters for the affordable units. The lottery system and requirements are further addressed in Subsection I of this bylaw.

G. Provision for fees in lieu of construction of affordable housing units.

- (1) Fees in lieu of construction of affordable housing units. An applicant may propose to pay a fee in lieu of construction of affordable housing units to the Marshfield ~~Housing Authority~~ **Affordable Housing Trust**. The fee in lieu of construction shall be for the sole purpose of ~~converting non-affordable housing units to~~ **creating** affordable housing units in the Town as part of the Local Initiative Program and shall be held in trust and ~~in separate interest-bearing accounts~~ by the Marshfield ~~Housing Authority~~ **Affordable Housing Trust** for such purpose.
- (2) For each affordable unit for which a fee in lieu of construction is paid, the cash payment per unit shall be equal to ~~65%~~ **40%** of the average price being asked for the market-rate units in the applicable development.
- (3) The fee in lieu of construction shall not result in an increase in the total number of market-rate units contained in the application for the special permit approved by the Planning Board.
- (4) ~~The Marshfield Housing Authority shall submit to the Housing Partnership, annually and upon request, reports and other documentation of the use of or its financial accounting for the fees in lieu of construction.~~
- (5) ~~The Marshfield Housing Authority shall hold all fees in lieu of construction of affordable housing units paid to it and all investment income and profit thereon received by it separately from all other monies of the Marshfield Housing Authority. It shall cause such fees, income and profit to be audited at least once a year by an independent certified public accountant or independent firm of certified public accountants experienced in auditing accounts of governmental entities (which may be its regular auditor if such regular auditor meets the foregoing criteria), such audit to be~~

~~completed no later than the general audit of the Marshfield Housing Authority's financial statements for the applicable fiscal year, and a copy of such audit shall be promptly submitted to the Town Accountant, the Town Treasurer/Collector, the Town Administrator, the Board of Selectmen, the Housing Partnership, and the Planning Board. Such audit may be combined with the general audit of the Marshfield Housing Authority as long as all matters relating to such fees, income and profit are set forth separately from all other accounts of the Marshfield Housing Authority. [Amended 4-24-2017 ATM by Art. 12]~~

- (6) Schedule of fees in lieu of payments. Fees in lieu of construction payments shall be made according to the schedule set forth in Subsection **F(3)** above.

H. Preferences applicable to buyer/renter selection.

(1) Local preference.

- (a) Local preference shall be given to local residents in the selection of eligible applicants for 70% of the affordable units in a development.
- (b) Verification of local residency may require several forms of verification. The lottery agent shall make the determination as to the types of documentation required for verification of residency.
- (c) The application of local preference shall be in compliance with all applicable fair housing laws and LIP Guidelines.

(2) Minority preference.

- (a) Affirmative marketing goal. An affirmative marketing goal established for the Town by the ~~DHCD~~ **EOHLC** shall be made part of the selection criteria for residents in all developments to which this bylaw applies.

I. Lottery selection of buyer/renter.

- (1) The Marshfield Housing Authority or its designee shall serve as the lottery agent and shall assist in the development of a marketing plan as provided in Subsection **F(4)** for each development to which this bylaw applies. The marketing plan shall describe the buyer selection process for the affordable units, including any lottery or similar procedure for choosing among eligible purchasers, and will provide for affirmative fair marketing of affordable housing units. The marketing plan shall include local preference as provided in Subsection **F(4)**.
- (2) The lottery agent shall determine income and asset eligibility of all applicants for affordable housing according to LIP Guidelines and LIP Regulations, age restrictions, when applicable, and local preference described in Subsection **H** when conducting its marketing and lottery. There shall be no discrimination on the basis of race, creed, color, sex, age, handicap, marital status, sexual preference, national origin, or any other basis prohibited by law in the selection of occupants for the affordable housing units.
- (3) Prior to marketing or otherwise making available for sale or rental of any of the units, the applicant and the lottery agent must obtain ~~DHCD~~ **EOHLC**'s approval of the marketing plan. When submitted to the ~~Housing Partnership~~ **Marshfield Affordable Housing Trust** for approval, the marketing plan shall be accompanied by a letter from the Board of Selectmen to the effect that the Town will perform any aspects of the marketing plan which are set forth therein as responsibilities of the Town.
- (4) The lottery agent shall be compensated by the applicant for its services as lottery agent in the amount and in the manner described in the approved marketing plan and schedule of fees established in accordance with Subsection **L** of this bylaw.

J. Auditing agency.

- (1) The Marshfield Housing Authority or its designee shall serve as the auditing agency for all developments approved under this bylaw and shall represent the interest of the Town and the Local Initiative Program. The auditing agency shall audit all applicable developments to determine compliance with the affordability and other requirements of the LIP, this bylaw, and to conditions relating to affordability, special permit, regulatory agreement, and use restrictions, for all applicable developments.
- (2) Initial sale. The auditing agency will review the initial sales data and determine the compliance of the development with the affordability requirements, as described in the LIP Guidelines and LIP Regulations. The auditing agency shall also ensure the applicant's compliance with the approved marketing plan and lottery process. Upon completion of its review of initial sales data, the auditing agency will deliver to the ~~Housing Partnership~~ **Marshfield Affordable Housing Trust** a copy of such data together with the auditing agency's determination of whether the affordability requirements have been met.
- (3) Resale. The auditing agency shall audit resales of affordable units, including appraisal and selling price, deeds, use restriction, regulatory agreement and other applicable documents, for compliance with LIP Guidelines and LIP Regulations. The auditing agency shall evaluate the affordability of the unit and whether the unit should remain affordable or funds should be recaptured and turned over to the Town. Upon completion of its review of resales information, the auditing agency will deliver to the ~~Housing Partnership~~ **Marshfield Affordable Housing Trust** a copy of its findings together with its recommendations. The ~~Housing Partnership~~ **Marshfield Affordable Housing Trust** shall make a determination as whether the unit is to remain affordable or whether the excess proceeds should be returned to the Town. If the determination of the ~~Housing Partnership~~ **Marshfield Affordable Housing Trust** is to retain the unit as affordable, the auditing agency shall locate and select an eligible buyer in compliance with the approved LIP Guidelines and LIP Regulations, marketing plan and lottery process.
- (4) Annual report. The auditing agency shall prepare and deliver, annually, an annual compliance report with respect to each development to which this bylaw pertains to the ~~Housing Partnership~~ **Marshfield Affordable Housing Trust** regarding the construction progress (where applicable) of the applicant with respect to any affordable units to be provided on site and any handicapped accessible units required to be provided and compliance of the applicant with all matters to be reviewed by the auditing agency as set forth in Subsection J(1) through (3) above. The annual compliance report shall indicate the extent of any noncompliance with such matters, describe efforts being made by the applicant to remedy such noncompliance and, if appropriate, recommend possible enforcement action against the applicant. The auditing agency shall deliver the annual compliance report within 120 days of the end of each calendar year.
- (5) The applicant and the Town shall submit any information, documents or certifications requested by the auditing agency which the auditing agency shall deem necessary or appropriate to evidence the continuing compliance of the applicant and the Town with the LIP and this bylaw.
- (6) The Marshfield Housing Authority shall be compensated by the applicant for its services provided as auditing agency in the amount and in the manner described in the approved marketing plan and the schedule of fees as set forth in Subsection L of this bylaw.

K. Maximum incomes and selling prices; initial sale.

- (1) To ensure that only eligible households purchase affordable housing units, potential buyers are required to submit all income and asset documentation to the lottery agent, as requested by the

lottery agent, necessary and appropriate to determine whether the annual income exceeds the maximum level as established by the ~~DHCD~~ **EOHLC**, and as may be revised from time to time.

- (2) The price of an affordable unit shall be determined in accordance with the most current LIP Guidelines and LIP Regulations.
- (3) The occupants of an affordable unit shall provide promptly to the auditing agency all documentation requested by the auditing agency, for the determination of initial and continued eligibility and any other matter regarding compliance with the LIP or this bylaw.
- (4) The method of determining the sale price for an affordable unit shall be recorded on the deed as a use restriction on the resale of the affordable unit.
- (5) The Town shall have the right of first refusal to either find a qualified buyer for the affordable unit or to purchase the unit to ensure that it remains affordable, should a qualified buyer not be found. The right of first refusal shall be recorded on the deed as a use restriction.

L. Fees.

- (1) A schedule of fees shall be developed and maintained by the Planning Board in consultation with the auditing agency, lottery agent, ~~Housing Partnership~~ **Marshfield Affordable Housing Trust** and Board of Selectmen.
- (2) Fees established by the Planning Board shall include, but not be limited to, administrative fees, consultant fees, legal fees and any additional fees the Planning Board may determine to be appropriate for the issuance of the special permit and the administration of this bylaw and the Local Initiative Program. Fees established by the Planning Board shall be subject to a public hearing prior to their adoption by the Planning Board.
- (3) The lottery agent and auditing agency shall establish a fee schedule to defray the cost of implementing and auditing the lottery system and the affordable units in consultation with the Planning Board, ~~Housing Partnership~~ **Marshfield Affordable Housing Trust** and Board of Selectmen. A copy of the fee schedule shall be forwarded to the Planning Board.

M. Criteria for review and approval.

- (1) The Planning Board shall review all applications for inclusionary zoning for affordable housing to determine compliance of the proposal with the following criteria:
 - (a) Subsection A, Purpose;
 - (b) Subsection E, Standards and dimensional regulations;
 - (c) Compatibility through design, architecture and buffering with surrounding neighborhood;
 - (d) Acceptability of road layout and site design;
 - (e) Preservation of important natural, historic and/or archaeological resources;
- (2) The Board's findings, including the basis of such findings, shall be stated in the written decision of approval, conditional approval or denial of the special permit. The Board shall impose conditions in its decision as needed to ensure compliance with the bylaw.

N. Conflict with other bylaws. The provisions of this section of the bylaw shall be considered supplemental to the other provisions of the Zoning Bylaw. To the extent that any conflict exists between this section of the bylaw and others, the more restrictive provision shall apply.

O. Severability. If any provision of this bylaw is held invalid by a court of competent jurisdiction, the remainder of the bylaw shall not be affected thereby. The invalidity of any section or sections or parts of any section or sections of this bylaw shall not affect the validity of the remainder of the Town's Zoning Bylaw.

Recommendations: At Town Meeting.

Article 15 Explanation: The changes in this section of the Zoning by-law are a result of recent actions by the State (replacing the Department of Housing and Community Development (DHCD) with this new Executive Office of Housing and Livable Communities) and the Town replacing the Housing Partnership with Housing Trust.

ARTICLE 16 Will the Town vote to amend the Marshfield Town Code, Division 3, Zoning Bylaw, Article XI, Special Permit Conditions as set forth below or take any other action relative thereto.

(Please Note: in this article language to be remove is shown in Red with strikeout.
New language to be added is shown in **Blue in Bold.**)

*To remove the current Article § 305-11.16 Mixed-use building in B-1.
by replacing the current language with the following language.*

§ 305-11.16 Mixed-use building in B-1.

- A. Purpose. The purpose of this section is to allow for the reintroduction of mixed-use buildings (commercial-residential) in the B-1 District by special permit. This special permit process would allow for design review and site planning of mixed-use buildings and adding more flexibility in the use of buildings in this district by allowing residential above commercial to assist in the redevelopment of older properties in the downtown.
- B. Process. The applicant files a special permit application with the Planning Board acting as the special permit granting authority.
- (1) For properties that meet the minimum lot and dimensional requirements the Board shall use the following maximum density requirement of 10 units per acre. For units created under this standard the applicant shall provide 20% of the units that meet the state's affordable housing affordability requirements for low-or moderate-income individuals as defined in Article II, Definitions of this Bylaw.
 - (2) For older pre-existing non-conforming lots under 10,000 square feet in size with existing buildings the Board may allow by the special permit the creation of one residential unit per 4,000 square feet of lot area. If more than two residential units are created under this pre-existing non-conforming standard, the applicant shall provide 10% of the units that meet the state's affordable housing requirements.
 - (3) An applicant may propose to pay a fee-in-lieu of construction of affordable housing units to the Marshfield ~~Housing Partnership/Marshfield Housing Authority~~ **Affordable Housing Trust**. A fee-in-lieu of construction shall be for the sole purpose of creating Affordable Housing in the Town of Marshfield that meet the state's LIP and adds to the Town's Subsidized Housing Inventory ~~as determined by the Housing Partnership~~. The fee-in-lieu of construction shall be held in trust ~~and in separate interest bearing accounts~~ by the ~~Marshfield Housing Authority~~ **Marshfield Affordable Housing Trust** for such purpose.

- (4) For each affordable unit for which a fee-in-lieu of construction is paid, the cash payment per unit shall be equal to 40% of the average price being asked for the market-rate units in the applicable development.
- (5) The fee-in-lieu of construction shall not result in an increase in the total number of units contained in the application for the special permit approved by the Planning Board.

C. Required performance standards.

- (1) Meets existing front, side, rear yard setbacks and maximum height of 35 feet/three stories.
- (2) Mixed-use buildings would be designed to have a minimum of 40% of the first floor to be commercial use. The upper two floors to become residential units.
- (3) Residential units would gain access on the first floor to the side or rear of the building.
- (4) Residential units shall provide a minimum of 1.25 parking space per bedroom. Residential parking spaces can be designed in tandem per unit when providing covered parking.
- (5) Residential parking should be separate from commercial parking areas and should be sited to the sides or rear of the building.
- (6) Residential parking shall be provide on-site.
- (7) Architectural details, including elevation plans of all sides (including textures of siding and roofing) shall be harmonious with the building's overall architectural style and should preserve and enhance the historic coastal character of Marshfield.
- (8) Applicants with historic structures shall work with the Historical Commission on addressing additions or alterations.
- (9) Building facades in excess of 40 feet in length shall incorporate recesses or projections of a minimum of two in depth or otherwise be designed to break up the buildings mass and scale.
- (10) A six-foot step-back of the third floor from the lower two floors on the front and rear of the building(s) shall be provided to reduce the visual height appearance.
- (11) The residential units shall be provided with an outdoor common area with seating and other amenities separated from areas open to the general public.
- (12) All building utilities (including but not limited to heating/air conditioning, ventilation, transformers and dumpster) shall appropriately screened from the public.
- (13) Landscaping shall enhance the shading and buffering of the residential units and common area.
- (14) Signage shall comply with § **305-7.03** of this bylaw.
- (15) Lighting shall comply with § **305-8.08** of this bylaw.

- D. Review and decision. The Planning Board shall act on applications according to the time and public hearing requirements specified in MGL C.40A §§ 9 and 11. The Planning Board shall adopt and from time to time amend rules relative to the issuance of such permit.
- E. Severability. The provisions of this section are severable, and in the event that any provision of this section is determined to be invalid for any reason, the remaining provisions shall remain in full force and effect, or take any other action relative thereto.

Planning Board

Recommendations: At Town Meeting.

Article 16 Explanation: The changes in this section of the Zoning by-law are a result of recent actions by the State (replacing the Department of Housing and Community Development (DHCD) with this new Executive Office of Housing and Livable Communities) and the Town replacing the Housing Partnership with Housing Trust.

ARTICLE 17 Will the Town vote to act upon the recommendation of the Community Preservation Committee for the fiscal year beginning July 1, 2024, to expend, or set aside for later expenditure, sums of money from the Community Preservation Fund established pursuant to Massachusetts General Laws Chapter 44B for the following warrant articles:

Item	Fund Category	Project	Amount	Department/Applicant
1	Historic	To set aside \$255,420 from FY24 CPA revenues for Historic Reserves	\$255,420	Community Preservation Committee
2	Open Space/Recreation	To set aside \$255,420 from FY24 CPA revenues for Open Space & Recreation Reserves	\$255,420	Community Preservation Committee
3	Affordable Housing	To set aside \$255,420 from FY24 CPA revenues for Affordable Housing Reserves	\$255,420	Community Preservation Committee
4	Administrative	To set aside \$125,000 from FY24 CPA revenues for the administrative and operating expenses of the Community Preservation Committee	\$125,000	Community Preservation Committee

It is further stipulated that:

1. *The department named in each specified project shall assume the responsibility to fully execute the project.*
2. *Any un-used funds will be returned to the appropriating Community Preservation Act Fund.*
3. *CPA funds can be used for the purpose of matching grants from other sources.*
4. *As per Chapter 44B, the State match for Community Preservation Act funds is accumulated from fees at the Registries of Deeds across the Commonwealth. The State Legislature cannot allocate the funds for any other purpose.*

Item 1 -Will the Town vote to act upon the recommendation of the Community Preservation Committee and appropriate \$255,420 from FY2024 Undesignated Community Preservation Fund revenues to fund the 10% Historic set aside.

Explanation: The CPA legislation requires 10% of funds to be set aside annually for Historic expenses.

Item 2 - Will the Town vote to act upon the recommendation of the Community Preservation Committee and appropriate \$255,420 from FY2024 Undesignated Community Preservation Fund revenues to fund the 10% Open Space/Recreation set aside.

Explanation: The CPA legislation requires 10% of funds to be set aside annually for Open Space/Recreation expenses.

Item 3 - Will the Town vote to act upon the recommendation of the Community Preservation Committee and appropriate \$255,420 from FY2024 Undesignated Community Preservation Fund revenues to fund the 10% Affordable Housing set aside.

Explanation: The CPA legislation requires 10% of funds to be set aside annually for Affordable Housing expenses.

Item 4 - Will the Town vote to act upon the recommendation of the Community Preservation Committee and appropriate \$125,000 from FY2024 Undesignated Community Preservation Fund revenues to fund administrative salaries and expenses of the Community Preservation Committee.

Explanation: The CPA legislation allows up to 5% of funds to be set aside annually for the administrative and operating expenses of the Community Preservation Committee.

or take any other action relative thereto.

Community Preservation Committee

Recommendations: At Town Meeting.

ARTICLE 18 To change the Table of Use:

§305-5.04, Under the Wholesale, Transportation and Industrial Category, #22 Micro-brewery processing. Request to change the designation from “Prohibited” to “Permitted” under the Brant Rock Village Overlay district.

Petition of Sarah Crowley, et.al.

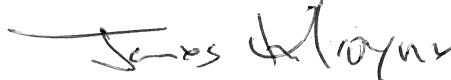
ARTICLE 19 Subject to reasonable rules, I am proposing that residents of Marshfield who attend Select Board (SB) meetings, be given an opportunity to speak at such meetings. My proposal requests that the SB add a public comment section to their meeting agenda. This would provide residents an opportunity to publicly comment and provide their view on matters within the Select Board’s jurisdiction. Although the Open Meeting Law of MA does not require public comment, it is encouraged. Public comment is allowed in many towns across MA, but Marshfield is not one of them. The Select Board should encourage the public to attend and speak at their meetings, and welcome hearing from the residents of the Town.

Petition of Patricia Kelley, et.al.

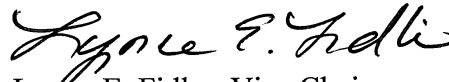
The polls will be open at nine o'clock in the forenoon and kept open until three o'clock in the afternoon. You are directed to serve this warrant by posting attested copies thereof at ten public places in different parts of the Town not less than seven days before the holding of said meeting. Hereof fail not to make the due return of the Warrant with our doings thereon to the Town Clerk at the time and place of the meeting aforesaid.

Given under our hands this 11th day of March in the year 2024.

MARSHFIELD SELECT BOARD



James J. Kilcoyne, Chair



Lynne E. Fidler, Vice Chair



Stephen R. Darcy, Clerk

A true copy, ATTEST:
Constable

WARRANT FOR ELECTION OF TOWN OFFICERS

Plymouth, SS:

To the Constables and Sheriffs in the Town of Marshfield.

GREETINGS:

You are hereby required to notify and warn the inhabitants of said town who are qualified to vote in elections and town affairs to meet at:

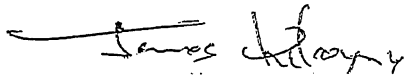
MARSHFIELD HIGH SCHOOL GYMNASIUM at 167 Forest Street on
SATURDAY, April 27, 2024, at nine o'clock in the forenoon for the following purpose:

To cast their votes in the Local Election for the candidates for the following offices:

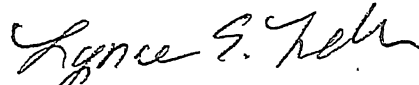
Select Board Member for a term of three years,
Town Clerk for a term of three years,
One member of the Board of Assessors for a term of three years,
One member of the Board of Health for a term of three years,
One member of the Board of Public Works for a term of three years,
One member of the Planning Board for a term of five years,
Two members of the School Committee for a term of three years,
Two members of the Trustees of Veterans' Memorials for a term of three years and
Two members of the Housing Authority Board of Commissioners one for a term of five years
and one for a term of three years.

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

Given under our hands this 19th day of March, 2024



James Kilcoyne, Chair



Lynne Fidler, Vice Chair



Stephen Darcy, Clerk

Select Board of Marshfield

Posted in 10 public places about the Town of Marshfield

Edward C. Bangs, Assistant to the
Town Clerk



APPENDIX – A

Town of Marshfield, Massachusetts Debt - Appendix A
Tax-Supported Non-Exempt Debt Outstanding as of June 30, 2024
(prepared 3/4/2024)

July 29 2014 -School Flooring (I).....	10,000.00
July 29 2014 -Dribeek Way Bridge Repairs (I).....	50,000.00
July 29 2014 -Massasoit Fire Station Construction (I).....	1,170,000.00
July 29 2014 -Airport Safety Improvements/Bass Creek (O).....	110,000.00
July 29 2014 -Seawall & Riprap Construction (I).....	1,745,000.00
July 29 2016 -Fuel Depot Construction (I).....	240,000.00
July 29 2016 -Massasoit Fire Station Construction (I).....	730,000.00
July 29 2016 -Harbormaster Building Construction (I).....	195,000.00
July 29 2016 -Library Plaza Renovations (I).....	145,000.00
July 29 2016 -School Auditorium Repairs (I).....	40,000.00
July 29 2016 -Dribeek Way Bridge Repairs (I).....	390,000.00
July 29 2016 -Roads (I).....	90,000.00
July 29 2016 -Seawall Storm Damage 1 (I).....	265,000.00
July 29 2016 -Seawall Storm Damage 2 (I).....	550,000.00
July 29 2016 -Seawalls Riprap (I).....	455,000.00
July 29 2016 -Fire Engine Refurbish (I).....	5,000.00
July 29 2016 -Harbormaster Gangway (I).....	50,000.00
July 29 2016 -School Technology (I).....	15,000.00
July 28 2017 -School Computer Software (I).....	30,000.00
July 28 2017 -Fuel Depot Remodeling (I).....	65,000.00
July 28 2017 -School Boilers (I).....	280,000.00
July 28 2017 -Library Plaza Renovations (I).....	900,000.00
July 28 2017 -Dredging 1 (I).....	80,000.00
July 28 2017 -Dredging 2 (I).....	40,000.00
July 28 2017 -Roads (I).....	80,000.00
July 28 2017 -Bridge Repair (I).....	15,000.00
July 26 2018 -Harbormaster Building (I).....	350,000.00
July 26 2018 -Foster Ave Seawalls (I).....	1,275,000.00
July 26 2018 -Seawall Repairs (I).....	450,000.00
July 25 2019 -Fire Pump/Aerial Replacement (I).....	940,000.00
July 25 2019 -Police Public Safety Communication Replacement (I).....	535,000.00
July 25 2019 -Ambulance (I).....	100,000.00
July 25 2019 -Seawall Repairs (Ocean Street) (I).....	780,000.00
July 10 2020 EOEAA/MCWT Dam 1 Dec 16 15 (O).....	1,276,556.35
July 22 2020 -Dredging (I).....	245,000.00
July 22 2020 -Federal Port Security Equipment Match (I).....	60,000.00
July 22 2020 -Town Hall Roof Repair Design (I).....	15,000.00
July 22 2020 -DPW Building Emergency Roof Repairs (I).....	100,000.00
July 22 2020 -Seawall Repair- Ocean St & Rexhame Rd (I).....	255,000.00
July 22 2020 -Elevator (I).....	440,000.00
July 22 2020 -Replace Town Hall Roof (I).....	660,000.00
July 22 2020 -Fire Department Engine 5 (I).....	450,000.00
July 22 2020 -70 Bay Avenue Seawall (I).....	575,000.00
July 22 2020 -Mill Pond Dam Sluiceway Repair (I).....	145,000.00
July 22 2020 -#67 Wheel Dump Truck w/ Plow and Sander (I).....	80,000.00
July 22 2020 -#82 Dump Truck with Plow and Sander (I).....	160,000.00
July 22 2020 -School Security (I).....	90,000.00
July 22 2020 -School Flooring (I).....	125,000.00
July 22 2021 -Police Department Equipment Tasers (I).....	90,000.00
July 22 2021 -Cemetery Expansion (I).....	190,000.00
July 22 2021 -Dyke Road Sluiceway Repair (I).....	220,000.00
July 21 2022 -Munis Software Update (I).....	1,070,000.00
July 21 2022 -Elementary School Fire Alarm System (I).....	595,000.00
July 21 2022 -Harbormaster Damons Point & South River Dock (I).....	85,000.00
July 21 2022 -Harbormaster Patrol Boat (I).....	55,000.00
July 21 2022 -Cemetery Expansion (I).....	95,000.00
July 21 2022 -DPW Dump Truck (I).....	155,000.00
July 21 2022 -Road Reconstruction (I).....	215,000.00
July 21 2022 -DPW Bombardier (I).....	60,000.00
July 21 2022 -Electric Pickup Truck (Assessors) (I).....	50,000.00
July 21 2022 -Electric Pickup Truck (Building and Zoning) (I).....	50,000.00
July 21 2022 -School Phone System Upgrade (I).....	75,000.00
July 21 2022 -School Bus (I).....	60,000.00
July 21 2022 -School Entrance Safety Upgrades (I).....	145,000.00
July 21 2022 -School Concrete, Brick, & Flashing Repair (I).....	115,000.00
July 21 2022 -School Bituminous Paving (I).....	95,000.00
July 21 2022 -Green Harbor & South River Dredging (I).....	850,000.00
July 21 2022 -Annual Police Cruiser (I).....	155,000.00
July 21 2022 -Carpenter's Van (I).....	55,000.00
July 21 2022 -Cemetery Expansion II (I).....	95,000.00
July 21 2022 -Old Ocean Street Culvert Rehabilitation (I).....	45,000.00
July 21 2022 -NPDES Permit BMP Implementation (I).....	40,000.00
July 27 2023 -School Land Acquisition (I).....	1,040,000.00
July 27 2023 -Police Department AEDs (I).....	32,013.00
July 27 2023 -Road Reconstruction (I).....	170,000.00
July 27 2023 -Harbormaster Unit 1 Vessel Improvements (I).....	42,000.00
July 27 2023 -School Gym Wood Floor Replacement & Wall Pads (I).....	290,000.00
July 27 2023 -Old Main St. Sidewalk (I).....	60,000.00
July 27 2023 -Willow St. Bridge Permitting for Repair (I).....	125,000.00
July 27 2023 -Dyke Rd Sluiceway Structure Replacement Design (I).....	240,000.00
July 27 2023 -Vehicle #68 Chevrolet 3500 Crew Cab Plow (I).....	75,000.00
July 27 2023 -Fluid System and Other Equipment (I).....	72,350.00
July 27 2023 -DPW Lifts w/ Accessories (I).....	127,500.00
TOTAL.....	23,785,419.35

Town of Marshfield, Massachusetts - Appendix A
Tax-Supported Exempt Debt Outstanding as of June 30, 2024
(prepared 3/4/2024)

November 7 2012 -High School Construction (OE).....	13,500,000.00
November 7 2012 -High School Feasibility Study (OE).....	420,000.00
July 29 2014 -High School Construction (OE).....	10,450,000.00
July 28 2017 -High School (OE).....	400,000.00
March 12 2020 -COA Senior Center Addition (IE).....	3,540,000.00
March 12 2020 -Police Facility Construction- GF (IE).....	8,860,000.00
March 12 2020 -DPW Facility Construction (IE).....	5,977,500.00
July 22 2020 -Furnace Brook Middle School I (OE).....	3,090,000.00
July 22 2020 -Furnace Brook Middle School II (OE).....	1,030,000.00
July 22 2020 -DPW Facility Design - GF (IE).....	393,750.00
July 22 2020 -Police Facility Design (IE).....	525,000.00
September 17 2020 -COA Senior Center Addition (IE).....	3,600,000.00
September 17 2020 -Police Facility Construction (IE).....	8,997,000.00
September 17 2020 -DPW Facility Construction- GF (IE).....	5,398,500.00
July 22 2021 -Furnace Brook Middle School (OE).....	40,000.00
July 22 2021 -Seawalls (IE).....	1,425,000.00
July 27 2023 -Seawalls (IE).....	571,137.00
TOTAL.....	68,217,887.00



APPENDIX – B

APPENDIX - B

<u>FY 2025 OPERATING BUDGET</u>	<u>Actual FY 2022</u>	<u>FY 2023 Actual</u>	<u>FY 2024 Appropriation</u>	<u>FY 2025 Request</u>	<u>Advisory Board and Town Admin</u>
Base Tax Levy	67,548,102	70,082,292	72,434,349	74,745,208	74,745,208
Statutory 2 1/2 Increase	1,688,703	1,752,057	1,810,859	1,868,630	1,868,630
New Growth	700,000	600,000	500,000	500,000	500,000
Levy Limit	69,936,804	72,434,349	74,745,208	77,113,838	77,113,838
FB/Martinson & MHS Debt					
Exclusion and Town	6,178,109	6,017,958	5,868,297	5,896,919	5,896,919
Max Total Allowable Levy	76,114,913	78,452,307	80,613,505	83,010,758	83,010,758
State Aid	17,220,000	17,660,531	18,202,044	18,657,095	18,657,095
Less Offsets	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
Total State Aid (Less Offsets)	17,170,000	17,610,531	18,152,044	18,607,095	18,607,095
Local Receipts	7,578,000	8,467,828	9,487,245	10,378,743	10,378,743
Debt Reserve Transfer	-	-	-	-	0
Free Cash left over / Transfers	-	-	-	-	0
From Articles	-	-	1,112,500.00	-	0
Community Impact Fee	-	100,000	250,000	300,000	300,000
Use of Reserved Bond Premium	-	-	-	-	0
Waterways	30,000	70,680	30,000	70,000	70,000
Wetland Protection	30,000	37,788	45,000	38,000	38,000
Licensing & Keeping of Dogs	25,000	12,000	12,000	11,120	11,120
Cemetery Perpetual Care	60,000	61,800	60,000	60,000	60,000
Enterprise Indirects	1,496,207	1,496,207	1,461,534	1,481,792	1,481,792
solar panel	400,000	450,000	250,000	1,000,000	1,000,000
coa state grant	67,190	88,891	89,780	91,000	91,000
coa gatra reimbursement	103,273	104,305	105,348	106,402	106,402
overlay reserve transfer	100,000	150,000	-	-	0
Total Other Revenue	9,889,669	11,039,499	12,903,407	13,537,057	13,537,057
Total Revenue	103,174,582	107,102,338	111,668,956	115,154,910	115,154,910

Expenses	Actual FY 2022	FY 2023 Actual	FY 2024 Appropriation	FY 2025 Request	Advisory Board and Town Admin
Town Government					
General Government	3,077,984	3,463,809	3,407,612	3,794,924	3,794,924
Public Safety	13,521,937	13,542,909	14,322,295	14,661,988	14,661,988
Public Works	3,103,795	3,088,250	3,210,785	3,301,699	3,301,699
Health and Human Services	1,135,128	1,205,931	1,530,643	1,537,251	1,537,251
Cultural Services	791,396	1,050,148	1,076,816	1,113,012	1,113,012
Unclassified	31,634	31,000	31,000	31,000	31,000
Utilities	533,906	669,813	488,561	704,447	704,447
Totals	22,195,780	23,051,861	24,067,712	25,144,321	25,144,321
School Department	52,577,000	54,154,310	55,778,939	57,452,307	57,452,307
Debt Service-Non excluded	4,084,744	3,367,325	3,103,712	3,179,829	3,179,829
Debt Service-Excluded	5,885,498	6,017,958	5,868,297	5,896,919	5,896,919
General Insurance/Medicare	2,211,660	2,156,968	2,300,116	2,709,189	2,709,189
Pension Total	6,956,438	7,507,920	8,453,323	9,127,811	9,127,811
Employee Health/Life Insurance	6,835,621	7,797,745	8,181,912	8,634,810	8,634,810
Unemployment	0	0	50,000	50,000	50,000
Facilities	268,579	262,524	1,519,235	380,272	380,272
Snow & Ice	771,628	298,824	400,000	400,000	400,000
Audit/OPEB/Payroll / MUNIS	103,704	117,000	108,500	108,500	108,500
Other Expense					
Reserve Fund	50,000	100,000	100,000	100,000	100,000
Overlay	300,000	300,000	300,000	500,000	500,000
State & County Assessments	1,166,201	1,346,593	1,387,777	1,403,952	1,403,952
Town Meeting Appropriation	5,000	66,000	67,000	67,000	67,000
Raised on Recap	0	0	0	0	0
	103,411,852	106,545,028	111,686,523	115,154,910	115,154,910
Revenue-Expense Surplus/(Deficit)	(237,270)	557,309	(17,567)	(0)	(0)



APPENDIX – C

Fiscal 2025 Budget Worksheet

Department:

60 - Waste Water Enterprise

Department Head - Shawn Patterson

Description	FY22 Actual	FY23 Actual	FY24 Appropriation	FY25 Request	Town Administrator Recommend	Advisory Board Recommend	Next FY Budget Test	
							Diff \$	Diff %
Personnel								
7000-4-440-00-00-0000-51-702-511010-	925,116.75	968,334.31	1,087,941.00	1,109,700.00	1,109,700.00	0.00	21,759.00	2.0%
SALARIES FULL-TIME-WASTEWATER								
7000-4-440-00-00-0000-51-702-511020-	3,641.25	3,900.00	25,085.00	25,587.00	25,587.00	0.00	502.00	2.0%
SALARIES PART-TIME-WASTEWATER								
7000-4-440-00-00-0000-51-702-513000-	32,688.18	28,499.07	26,010.00	26,010.00	26,010.00	0.00	0.00	0.0%
OVERTIME-WASTEWATER								
7000-4-440-00-00-0000-51-702-513010-	33,646.48	9,988.97	4,682.00	4,682.00	4,682.00	0.00	0.00	0.0%
OVERTIME-EMERGENCY-WASTEWATER								
7000-4-440-00-00-0000-51-702-511050-	29,838.75	29,918.08	36,105.00	36,000.00	36,000.00	0.00	(105.00)	-0.3%
STANDBY PAY-WASTEWATER								
7000-4-440-00-00-0000-51-702-511090-	0.00	-	521.00	521.00	521.00	0.00	0.00	0.0%
OUT OF GRADE PAY-WASTEWATER								
7000-4-440-00-00-0000-51-702-514020-	1,825.00	2,625.00	1,025.00	2,625.00	2,625.00	0.00	1,600.00	156.1%
INCENTIVE-EDUCATION-WASTEWATER								
7000-4-440-00-00-0000-51-702-514020-	5,097.50	5,937.50	5,436.00	5,950.00	5,950.00	0.00	0.00	0.0%
LONGEVITY								
7000-4-440-00-00-0000-51-702-515010-	1,222.50	550.00	5,363.00	5,363.00	5,363.00	0.00	0.00	0.0%
INCENTIVE-SICKLEAVE-WASTEWATER								
7000-4-440-00-00-0000-51-702-514022-	21,815.97	25,530.97	17,200.00	17,200.00	17,200.00	0.00	0.00	0.0%
INCENTIVE-LICENSE-WASTEWATER								
7000-4-440-00-00-0000-51-702-514023-	1,062.50	850.00	1,063.00	1,500.00	1,500.00	0.00	437.00	41.1%
UNIFORM ALLOWANCE-WASTE WATER								
7000-4-440-00-00-0000-51-702-515020-	1,055,954.88	1,076,133.90	1,210,431.00	1,235,138.00	1,235,138.00	0.00	24,193.00	2.0%

Fiscal 2025 Budget Worksheet

Department:

60 - Waste Water Enterprise

Department Head - Shawn Patterson

Description	FY22 Actual	FY23 Actual	FY24 Appropriation	FY25 Request	Town Administrator Recommend	Advisory Board Recommend	Next FY Budget Test	
Expenses								
7000-4-440-00-00-0000-52-702-521000-	347,189.03	422,183.03	430,490.00	430,490.00	430,490.00	0.00	0.00	0.0%
7000-4-440-00-00-0000-52-702-524020-		393,172.26	204,000.00	208,080.00	208,080.00		4,080.00	2.0%
<i>Now Facilities Repair - Wastewater</i>	274,050.55				-	-	0.00	0.0%
UTILITIES-WASTEWATER								
FACILITIES REPAIR-WASTEWATER								
Treatment Plant Maintenance	37,646.11	-	42,033.00	42,033.00	42,033.00	0.00	0.00	0.0%
EQUIP MAINT-WASTEWATER	119,060.07	-	76,500.00	76,500.00	76,500.00	0.00	0.00	0.0%
OTHR REP&MAINT-WASTEWATER								
7000-4-440-00-00-0000-52-702-524040-								
7000-4-440-00-00-0000-52-702-524099-	188,940.75	213,874.38	141,859.00	178,606.00	178,606.00	0.00	36,747.00	25.9%
7000-4-440-00-00-0000-52-702-528000-	6,869.32	7,947.08	31,525.00	9,823.00	9,823.00	0.00	(21,702.00)	-68.8%
7000-4-440-00-00-0000-52-702-530020-	2,510.61	2,620.89	15,300.00	15,300.00	15,300.00	0.00	0.00	0.0%
7000-4-440-00-00-0000-52-702-542010-		36,002.21	41,097.00	43,307.00	43,307.00		2,210.00	5.4%
7000-4-440-00-00-0000-52-702-558000-	5,994.91				-	-	-	0.0%
<i>Now Supplies - Wastewater</i>	16,008.93				-	-	-	0.0%
TESTING WASTEWATER	46,010.24	44,505.48	31,525.00	44,474.00	44,474.00	0.00	12,949.00	41.1%
7000-4-440-00-00-0000-52-702-538010-	7,034.13	7,024.70	9,600.00	9,600.00	9,600.00	0.00	0.00	0.0%
7000-4-440-00-00-0000-52-702-538220-	1,031.14	3,266.78	5,255.00	5,255.00	5,255.00	0.00	0.00	0.0%
7000-4-440-00-00-0000-52-702-530120-	4,888.50	892.30	2,103.00	2,103.00	2,103.00	0.00	0.00	0.0%
7000-4-440-00-00-0000-52-702-530150-	1,057,234.29	1,131,489.11	1,031,287.00	1,065,571.00	1,065,571.00	0.00	34,284.00	3.3%
<i>Now Supplies - Wastewater</i>								
UNIFORM/CLEANING-WASTEWATER								
WORKSHOPS/CONFERENCES-WW								
ANNUAL LICENSE FEES								

Fiscal 2025 Budget Worksheet

Department:
60 - Waste Water Enterprise
Department Head - Shawn Patterson

Description	FY22 Actual	FY23 Actual	FY24 Appropriation	FY25 Request	Town Administrator Recommend	Advisory Board Recommend	Next FY Budget Test
Capital and Other Expenses							
7000-4-440-00-00-0000-52-702-578000- OTHER EXP-WASTEWATER	0.00	1,704.45	50,000.00	50,000.00	50,000.00	0.00	0.0%
7000-4-440-00-00-0000-52-702-580000- OTHER CAPITAL-WASTEWATER	0.00	9,349.42	26,271.00	26,271.00	26,271.00	0.00	0.0%
600104405960 transfer in and out	322,228.00	-	-	-	-	-	0.0%
7000-4-440-00-00-0000-59-702-596100- XFER TO GENERAL FUND (INDIRECT)	487,823.00	487,823.00	474,476.00	511,459.00	511,459.00	0.00	7.8%
7000-4-440-00-00-0000-59-702-596200- XFER TO SPECIAL REVENUE FUNDS/RESERVE FUND TRANSFERS	0.00	-	-	0.00	0.00	0.00	0.0%
7000-4-440-00-00-0000-59-702-596300- XFER TO CAPITAL-PROJECT FUNDS	232,000.00	1,135,000.00	-	0.00	0.00	0.00	0.0%
	1,042,051.00	1,633,876.87	550,747.00		587,730.00	0.00	6.7%
Debt Service							
7000-4-440-00-00-0000-52-702-591000- LONG TERM DEBT-PRINCIPAL-WW	343,600.66	671,813.35	468,340.00	524,280.00	524,280.00	0.00	11.9%
7000-4-440-00-00-0000-52-702-591500- LONG TERM DEBT-INTEREST-WW	207,754.89	159,362.01	269,487.00	279,569.72	279,569.72	0.00	3.7%
600107055900 Outside Principal	271,835.00	0.00	0.00	0.00	0.00	0.00	0.0%
7000-4-440-00-00-0000-52-702-592500- SHORT TERM DEBT-INTEREST-WW	0.00	10,333.33	-	0.00	0.00	0.00	0.0%
7000-4-440-00-00-0000-52-702-593000- ISSUANCE COSTS-WASTEWATER	11,130.66	5,292.75	20,000.00	20,000.00	20,000.00	0.00	0.0%
7000-4-440-00-00-0000-57-702-579000- WASTEWATER RESERVE FUND		-	100,000.00	100,000.00	100,000.00	0.00	0.0%
600107155959 Other	-	-	-	-	-	-	0.0%
	834,321.21	846,801.44	857,827.00	923,849.72	923,849.72	0.00	7.7%
Total Departmental Budget Total	3,989,561.38	4,688,301.32	3,650,292.00	3,224,558.72	3,812,288.72	0.00	4.4%
Percentage change	13.04%	17.51%	-22.14%	-11.66%	4.44%	-100.00%	

Fiscal 2025 Budget Worksheet

Department:

61 - Water Enterprise

Department Head - Shawn Patterson

Description	FY22 Actual	FY23 Actual	FY24 Appropriation	FY25 Request	Town Administrator Recommend	Advisory Board Recommend	Next FY Budget Test	
							Diff \$	Diff %
Personnel								
7100-4-450-00-00-0000-51-701-511010-	1,327,753.65	1,353,265.74	1,418,112.00	1,463,619.00	1,463,619.00	0.00	45,507.00	3.2%
SALARIES FULL-TIME-WATER FUND						0.00	(14,566.00)	-100.0%
7100-4-450-00-00-0000-51-701-511020-	5,240.60	-	14,566.00	0.00	0.00	0.00	0.00	0.0%
SALARIES PART-TIME-WATER FUND						0.00	0.00	0.0%
7100-4-450-00-00-0000-51-701-513000-	42,600.89	67,780.90	52,020.00	52,020.00	52,020.00	0.00	0.00	0.0%
OVERTIME-WATER						0.00	0.00	0.0%
7100-4-450-00-00-0000-51-701-513000-	84,993.89	86,806.66	40,000.00	40,000.00	40,000.00	0.00	0.00	0.0%
OVERTIME-EMERGENCY-WATER						0.00	0.00	0.0%
7100-4-450-00-00-0000-51-701-513010-	29,887.72	32,945.54	23,869.00	23,869.00	32,609.00	0.00	0.00	0.0%
STANDBY PAY-WATER						0.00	0.00	0.0%
7100-4-450-00-00-0000-51-701-511050-	3,430.08	5,355.60	3,122.00	3,122.00	3,122.00	0.00	0.00	0.0%
OUT OF GRADE PAY-WATER						0.00	100.00	3.2%
7100-4-450-00-00-0000-51-701-511090-	3,575.00	3,625.00	3,125.00	3,225.00	3,225.00	0.00	0.00	0.0%
INCENTIVE-EDUCATION-WATER						0.00	0.00	0.0%
7100-4-450-00-00-0000-51-701-514020-	10,857.50	9,607.50	12,061.00	12,061.00	13,250.00	0.00	2,662.00	43.2%
LONGEVITY						0.00	13,076.00	53.5%
7100-4-450-00-00-0000-51-701-515010-	1,022.50	600.00	6,163.00	8,825.00	8,825.00	0.00	13,076.00	53.5%
INCENTIVE-SICK LEAVE-WATER						0.00	13,076.00	53.5%
7100-4-450-00-00-0000-51-701-514023-	33,494.77	38,032.86	24,450.00	37,526.00	37,526.00	0.00	13,076.00	53.5%
INCENTIVE-LICENSE-WATER						0.00	13,076.00	53.5%
7100-4-450-00-00-0000-51-701-515020-	1,781.34	850.00	1,063.00	14,863.00	14,863.00	0.00	13,076.00	53.5%
UNIFORM ALLOWANCE-WATER						0.00	13,076.00	53.5%
	1,544,637.94	1,598,869.80	1,598,551.00	1,659,130.00	1,669,059.00	0.00	60,579.00	3.8%

Fiscal 2025 Budget Worksheet

Department:

61 - Water Enterprise

Department Head - Shawn Patterson

Description	FY22 Actual	FY23 Actual	FY24 Appropriation	FY25 Request	Town Administrator Recommend	Advisory Board Recommend	Next FY Budget Test
Expenses							
7100-4-450-00-00-0000-52-701-521050-	46,383.88	16,441.46	21,017.00	21,017.00	21,017.00	0.00	0.0%
7100-4-450-00-00-0000-52-701-521000-	412,391.79	484,187.55	379,267.00	413,037.00	413,037.00	0.00	8.9%
7100-4-450-00-00-0000-52-701-538010-		35,182.92	103,050.00	103,050.00	103,050.00	0.00	
Now TESTING	63,189.21						
Now TESTING	4,900.00						
7100-4-450-00-00-0000-52-701-524010-	217,770.51	102,116.85	78,812.00	80,404.00	80,404.00	0.00	0.0%
Now Maintenance Contract/Repairs	1,932.31						
Now Maintenance Contract/Repairs	36,174.91						
7100-4-450-00-00-0000-52-701-530080-	95,490.19	24,184.24	26,796.00	25,060.00	25,060.00	0.00	-6.5%
7100-4-450-00-00-0000-52-701-524020-	77,983.88	93,348.49	76,500.00	84,743.00	84,743.00	0.00	10.8%
7100-4-450-00-00-0000-52-701-530020-	31,727.48	48,347.19	68,303.00	61,197.00	61,197.00	0.00	-10.4%
7100-4-450-00-00-0000-52-701-523010-	7,900.05	28,338.65	36,000.00	33,837.00	33,837.00	0.00	-6.0%
7100-4-450-00-00-0000-52-701-527020-	9,568.62	1,776.03	6,432.00	6,432.00	6,432.00	0.00	0.0%
7100-4-450-00-00-0000-52-701-542010-	21,680.68	10,595.61	15,300.00	15,300.00	15,300.00	0.00	0.0%
7100-4-450-00-00-0000-52-701-530000-	61,591.04	24,364.62	31,526.00	31,526.00	31,526.00	0.00	0.0%
Now Prof Services							
Now Prof Services							
7100-4-450-00-00-0000-52-701-558000-	42,382.90	87,680.40	63,050.00	70,564.00	70,564.00	0.00	11.9%
Now Supplies-Water Fund	0.00						
Now Supplies-Water Fund	27,598.12						
7100-4-450-00-00-0000-52-701-585020-	13,828.91	25,095.59	63,049.00	55,050.00	55,050.00	0.00	-12.7%
7100-4-450-00-00-0000-52-701-538220-	24,089.27	11,306.52	13,600.00	13,872.00	13,872.00	0.00	2.0%
7100-4-450-00-00-0000-52-701-553040-	8,680.86	44,136.70	30,600.00	30,600.00	30,600.00	0.00	0.0%
7100-4-450-00-00-0000-52-701-530120-	218.99	10,708.39	8,507.00	8,507.00	8,507.00	0.00	0.0%
7100-4-450-00-00-0000-52-701-530150-	1,206,083.60	680.79	1,577.00	1,577.00	1,577.00	0.00	0.0%
		1,048,492.00	1,023,386.00	1,055,773.00	1,055,773.00	0.00	3.2%

Fiscal 2025 Budget Worksheet

Department:

61 - Water Enterprise

Department Head - Shawn Patterson

	Description	FY22 Actual	FY23 Actual	FY24 Appropriation	FY25 Request	Town Administrator Recommend	Advisory Board Recommend	Next FY Budget Test
Capital and Other Expenses								
7100-4-450-00-00-0000-52-701-578000-	OTHER EXP-WATER FUND	2,875.00	1,780.72	50,000.00	50,000.00	50,000.00	0.00	0.0%
7100-4-450-00-00-0000-52-701-580000-	OTHER CAPITAL-WATER	313,921.54	358,852.68	386,271.00	393,996.00	393,996.00	0.00	2.0%
610104505960	Transfer to Other Funds	834,916.00	0.00	0.00	0.00	0.00	0.00	0.0%
7100-4-450-00-00-0000-59-701-596100-	XFER TO GENERAL FUND (Indirect)	679,659.00	679,659.00	669,669.00	659,597.55	659,597.55	0.00	-1.5%
7100-4-450-00-00-0000-57-701-579000-	WATER RESERVE FUND	-	-	100,000.00	100,000.00	100,000.00	0.00	0.0%
610104505963	Transfer to Special Articles	-	-	-	-	-	0.00	0.0%
7100-4-450-00-00-0000-59-701-596200-	XFER TO SPECIAL REVENUE FUNDS	-	-	-	-	-	0.00	0.0%
7100-4-450-00-00-0000-59-701-596300-	XFER TO CAPITAL-PROJECT FUNDS	-	-	-	-	-	0.00	0.0%
		1,831,371.54	2,120,292.40	1,205,940.00	1,203,593.55	1,203,593.55	0.00	-0.2%
Debt Service								
7100-4-450-00-00-0000-52-701-591500-	LONG TERM DEBT-INTEREST-WAT	164,023.09	276,851.41	246,281.00	216,508.75	216,508.75	0.00	-12.1%
Now Long Term Debt-Interest	Outside Int-Water DPW Bldg	141,589.22						0.0%
Now Long Term Debt-Interest	Outside Int-Water Tank	8,472.22						0.0%
7100-4-450-00-00-0000-52-701-591000-	LONG TERM DEBT-PRINCIPAL-WAT		777,255.50	796,587.00	606,250.00	606,250.00	0.00	-23.9%
Now Long Term Debt-Principal	Outside Principal	62,092.75						0.0%
Now Long Term Debt-Principal	Outside Principal	692,874.00						0.0%
7100-4-450-00-00-0000-52-701-592500-	SHORT TERM DEBT-INTEREST-WATER	0.00	-	-		0.00	0.00	0.0%
7100-4-450-00-00-0000-52-701-593000-	ISSUANCE COSTS-WATER	282.68	425.43	40,000.00	40,000.00	40,000.00	0.00	0.0%
		1,069,333.96	1,054,532.34	1,082,868.00	862,758.75	862,758.75	0.00	-20.3%
Total Departmental Budget Total		5,651,427.04	5,822,186.54	4,910,745.00	4,781,255.30	4,791,184.30	0.00	-2.6%
Percentage change		5.31%	3.02%	-15.65%	-2.64%	-2.43%	-100.00%	

Fiscal 2025 Budget Worksheet

Department:

66 - Solid Waste Enterprise

Department Head - Shawn Patterson

Description	FY22 Actual	FY23 Actual	FY24 Appropriation	FY25 Request	Town Administrator Recommend	Advisory Board Recommend	Next FY Budget Test
Expenses							
7200-4-431-00-00-0000-52-704-524040-	5,255.00	335.00	5,255.00	5,255.00	5,255.00	0.00	0.0%
EQUIP MAINT-SOLID WASTE							
7200-4-431-00-00-0000-52-704-582000-	4,729.00	156.77	4,729.00	4,700.00	4,700.00	0.00	-0.6%
BUILDINGS/IMPROVEMENT-SOLID W							
7200-4-431-00-00-0000-52-704-538210-	505.74	75.00	10,509.00	10,000.00	10,000.00	0.00	-4.8%
ADVERTISING							
7200-4-431-00-00-0000-52-704-521000-	22,274.11	21,988.49	10,509.00	20,569.00	20,569.00	0.00	95.7%
UTILITIES-SOLID WASTE							
7200-4-431-00-00-0000-52-704-528010-	2,175,709.46	1,880,680.04	2,000,000.00	2,200,000.00	2,200,000.00	0.00	10.0%
WASTE COLLECTION - CURBSIDE							
7200-4-431-00-00-0000-52-704-528020-	1,418,927.06	1,646,387.65	1,500,000.00	1,800,000.00	1,800,000.00	0.00	20.0%
WASTE COLLECTION - TRANSPORT							
7200-4-431-00-00-0000-52-704-530000-	40,936.12	9,500.00	47,287.00	32,503.00	32,503.00	0.00	-31.3%
PROF SERVICES-SOLID WASTE							
7200-4-431-00-00-0000-52-704-530090-	6,302.00	6,000.00	6,295.00	6,844.00	6,844.00	0.00	8.7%
INSPECTIONS							
7200-4-431-00-00-0000-52-704-530090-	72,950.00	29,760.00	55,275.00	56,916.00	56,916.00	0.00	3.0%
LAND FILL MONITORING							
7200-4-431-00-00-0000-52-704-524060-	139,753.81	248,875.48	78,811.00	138,428.00	138,428.00	0.00	75.6%
FACILITIES REPAIR-SOLID WASTE							
7200-4-431-00-00-0000-52-704-524020-	55,875.73	32,328.66	42,033.00	139,000.00	139,000.00	0.00	230.7%
WASTE COLLECTION - PAYT							
7200-4-431-00-00-0000-52-704-528030-	21,211.51	31,065.73	26,271.00	62,000.00	62,000.00	0.00	136.0%
WASTE COLLECTION - HAZARDOUS							
7200-4-431-00-00-0000-52-704-528040-	1,265.00	644.00	21,017.00	10,943.00	10,943.00	0.00	-47.9%
WASTE COLLECTION - OTHER							
7200-4-431-00-00-0000-52-704-528050-	3,975.00	3,340.00	2,100.00	3,604.00	3,604.00	0.00	71.6%
PEST CONTROL-SOLID WASTE							
7200-4-431-00-00-0000-52-704-530140-	8,260.12	11,102.52	15,300.00	9,281.00	9,281.00	0.00	-39.3%
POSTAGE-SOLID WASTE							
7200-4-431-00-00-0000-52-704-542010-		31,564.17	23,455.00	36,000.00	36,000.00	0.00	53.5%
SUPPLIES-SOLID WASTE							
7200-4-431-00-00-0000-52-704-558000-	27,093.45				-	-	0.0%
Tools & Supplies							
Now Supplies-Solid Waste							
7200-4-431-00-00-0000-52-704-538220-	8,799.81				-	-	0.0%
Parts & Accessories							
Now Supplies-Solid Waste							
7200-4-431-00-00-0000-52-704-538220-	1,753.90				-	-	0.0%
Blades							
7200-4-431-00-00-0000-52-704-538220-	4,688.31	4,102.64	5,150.00	6,400.00	6,400.00	0.00	24.3%
UNIFORM/CLEANING-SOLID WASTE							
7200-4-431-00-00-0000-52-704-530120-	3,548.12	1,248.31	4,204.00	2,375.00	2,375.00	0.00	-43.5%
WORKSHOPS/CONFERENCES-SW							
	4,023,813.25	3,959,154.46	3,858,200.00	4,544,818.00	4,544,818.00	0.00	17.8%

Fiscal 2025 Budget Worksheet

Department:

66 - Solid Waste Enterprise

Department Head - Shawn Patterson

Description	FY22 Actual	FY23 Actual	FY24 Appropriation	FY25 Request	Town Administrator Recommend	Advisory Board Recommend	Next FY Budget Test	
							Diff \$	Diff %
Personnel								
7200-4-431-00-00-0000-51-704-511010-	629,164.46	694,864.72	675,478.00	710,980.75	710,980.75	0.00	35,502.75	5.3%
SALARIES FULL-TIME-SOLIDWASTE							(26,010.00)	-100.0%
7200-4-431-00-00-0000-51-704-511020-	-	-	26,010.00	-	-	0.00	1,144.00	2.0%
SALARIES PART-TIME-SOLIDWASTE							0.00	0.0%
7200-4-431-00-00-0000-51-704-513000-	104,479.81	112,571.99	57,222.00	58,366.00	58,366.00	0.00	0.00	0.0%
OVERTIME-SOLID WASTE							0.00	0.0%
7200-4-431-00-00-0000-51-704-513010-	649.06	83.48	521.00	521.00	521.00	0.00	0.00	0.0%
OVERTIME-EMERGENCY-SOLID WASTE							0.00	0.0%
7200-4-431-00-00-0000-51-704-511050-	0.00	-	1,439.00	1,439.00	1,439.00	0.00	0.00	0.0%
STANDBY PAY-SOLID WASTE							0.00	0.0%
7200-4-431-00-00-0000-51-704-511090-	363.28	792.00	521.00	521.00	521.00	0.00	0.00	0.0%
OUT OF GRADE PAY-SOLID WASTE							100.00	9.8%
7200-4-431-00-00-0000-51-704-514020-	1,075.00	1,125.00	1,025.00	1,125.00	1,125.00	0.00	0.00	0.0%
INCENTIVE-EDUCATION-SOLIDWASTE							0.00	0.0%
7200-4-431-00-00-0000-51-704-515010-	3,107.50	3,385.00	3,688.00	5,403.00	5,403.00	0.00	0.00	0.0%
LONGEVITY							0.00	0.0%
7200-4-431-00-00-0000-51-704-514022-	1,575.00	650.00	4,338.00	4,338.00	4,338.00	0.00	0.00	0.0%
INCENTIVE-SICKLEAVE-SOLIDWASTE							4,631.00	76.0%
7200-4-431-00-00-0000-51-704-514023-	8,532.50	8,682.50	6,094.00	10,725.00	10,725.00	0.00	0.00	0.0%
INCENTIVE-LICENSE-SOLID WASTE							0.00	0.0%
7200-4-431-00-00-0000-51-704-515020-	212.50	-	1,063.00	1,063.00	1,063.00	0.00	15,367.75	2.0%
UNIFORM ALLOWANCE-SOLID WASTE								
	749,159.11	822,154.69	777,399.00	794,481.75	794,481.75	0.00		

Fiscal 2025 Budget Worksheet

Department:

66 - Solid Waste Enterprise

Department Head - Shawn Patterson

Description	FY22 Actual	FY23 Actual	FY24 Appropriation	FY25 Request	Town Administrator Recommend	Advisory Board Recommend	Next FY Budget Test
Capital and Other Expenses							
7200-4-431-00-00-0000-52-704-578000- OTHER EXP-SOLID WASTE	0.00	34,169.21	50,000.00	35,000.00	35,000.00	0.00	(15,000.00) -30.0%
7200-4-431-00-00-0000-52-704-580000- OTHER CAPITAL-SOLID WASTE	0.00	25,240.65	25,000.00	25,250.00	25,250.00	0.00	250.00 1.0%
7200-4-431-00-00-0000-59-704-596100- XFER TO GENERAL FUND (Indirect)	328,725.00	328,725.00	317,389.00	310,735.92	310,735.92	0.00	(6,653.08) -2.1%
7200-4-431-00-00-0000-57-704-579000- SOLID WASTE RESERVE FUND	0.00	-	100,000.00	100,000.00	100,000.00	0.00	0.00 0.0%
7200-4-431-00-00-0000-59-704-596200- XFER TO SPECIAL REVENUE FUNDS		-	-	-	-	0.00	0.00 0.0%
7200-4-431-00-00-0000-59-704-596300- XFER TO CAPITAL PROJECT FUNDS	801,417.00	968,134.86	492,389.00	470,985.92	470,985.92	0.00	(21,403.08) -4.3%
Debt Service							
7200-4-431-00-00-0000-52-704-591000- LONG TERM DEBT-PRINCIPAL-SW	-	-	-	-	-	0.00	0.00 0.0%
7200-4-431-00-00-0000-52-704-591500- LONG TERM DEBT-INTEREST-SW	-	-	-	-	-	0.00	0.00 0.0%
	0.00	0.00	0.00	0.00	0.00	0.00	0.00 0.0%
Total Departmental Budget Total	5,574,389.36	5,749,444.01	5,127,988.00	5,810,285.67	5,810,285.67	0.00	680,582.67 13.3%
Percentage change	16.93%	3.14%	-10.81%	13.31%	1.06%	-100.00%	



APPENDIX – D

Enterprise Fund Allocation of Indirect Costs to General Fund for FY 2025

Category	Water	Wastewater	Solid Waste	FY 25 INDIRECTS	FY 24 INDIRECTS	CASH CHANGES
Shared Facilities						
Highway Garage	2.81	2.71	-	5.52	-	5.52
Town Hall	-	-	-	-	-	-
Employee Benefits & Services						
Health Insurance	116,022.71	83,745.11	65,725.05	265,492.87	253,578.00	11,914.87
Life Insurance	862.98	718.17	646.54	2,227.69	2,080.00	147.69
Medicare	18,277.02	16,960.47	10,430.82	45,668.30	40,707.00	4,961.30
Unemployment	-	-	-	-	-	-
Pension Assessment	211,881.23	185,545.62	112,524.79	509,951.64	509,952.00	(0.36)
Funding of OPEB & Actuarial Study	8,325.90	6,199.63	5,353.59	19,879.12	18,062.00	1,817.12
Payroll/Benefits Administration	14,226.85	9,556.56	7,326.50	31,109.92	22,275.00	8,834.92
Unemployment Administration	92.01	61.81	47.39	201.21	-	201.21
Labor Counsel	2,902.88	1,919.65	1,394.28	6,216.82	5,313.00	903.82
Medical & Alcohol/Drug Testing	1,003.00	487.00	229.00	1,719.00	238.00	1,481.00
Shared Services						
Postage	1,944.15	1,814.85	1,343.84	5,102.84	-	5,102.84
Town Warrant /Annual Reports	506.25	321.36	328.70	1,156.31	1,295.00	(138.69)
Automotive Fuel	66,933.63	27,701.79	41,727.18	136,362.60	76,977.00	59,385.60
General Insurance and Workers' Comp.	26,029.00	19,597.00	18,144.00	63,770.00	141,587.00	(77,817.00)
Independent Audit	7,252.39	4,603.65	4,708.84	16,564.89	14,746.00	1,818.89
Equipment Maintenance	33,481.96	12,392.42	26,256.04	72,130.42	38,105.00	34,025.42
Accounting	44,762.84	42,217.60	35,633.38	112,613.82	97,414.00	15,199.82
Information Technology	58,205.76	41,017.48	26,954.35	126,177.59	110,103.00	16,074.59
Treasurer Collector	84,082.96	26,109.50	75,619.60	185,812.07	246,811.00	(60,998.93)
Shared Professional Services						
DPW Administration	13,680.13	13,680.13	13,680.13	41,040.38	-	41,040.38
BPW Elected Officials	374.50	374.50	374.50	1,123.50	1,124.00	(0.50)
Town Counsel	11,035.40	7,005.03	7,165.08	25,205.52	15,000.00	10,205.52
Town Administrator/Selectmen	51,923.93	32,960.14	33,713.25	118,597.32	87,487.00	31,110.32
Offset Costs for Services Provided						
Services provided to Town	(94,357.51)	(15,264.96)	(49,272.96)	(158,895.44)	(107,843.00)	(51,052.44)
Services provided to Schools	(36,735.00)	(4,817.00)	(127,221.00)	(168,773.00)	(113,471.00)	(55,302.00)
Agreed Upon Misc Rev Offsets	(20,000.00)			(20,000.00)	-	(20,000.00)
Debt service reimbursement	41,331.00			41,331.25	-	41,331.25
TOTAL PER ORIGINAL POLICY						
664,048.79				514,910.22		312,832.89
ORIGINAL TOTAL ALL 3 FUNDS						
1,491,791.90				511,458.68		310,735.92
AGREED UPON TOTALS TO BE VOTED						
659,597.55				511,458.68		310,735.92
AGREED UPON TOTALS ALL 3 FUNDS						
1,481,792.15				3,451.54		2,096.98
AGREED UPON REDUCTIONS						
4,451.24				3,451.54		2,096.98
TOTAL REDUCTIONS TO POLICY						
9,999.75				9,999.75		9,999.75
TOTAL INCREASE OVER FY 24						
20,252.15				20,252.15		20,252.15



APPENDIX – E

CAPITAL BUDGET FY 2025 - FY 2029

DEPARTMENT	PROJECT/PROGRAM	FY25	FY26	FY27	FY28	FY29	TOTAL
Council on Aging	New 14 Passenger Bus	\$ 100,000.00					\$ 100,000.00
Total Dept.		\$ 100,000.00					\$ 100,000.00
DEPARTMENT	PROJECT/PROGRAM	FY25	FY26	FY27	FY28	FY29	TOTAL
Police Department	Replace AED's, Pads and Batteries	\$ 61,460.00					\$ 61,460.00
Police Department	Police Cruisers	\$ 185,000.00	\$ 185,000.00	\$ 185,000.00	\$ 185,000.00	\$ 185,000.00	\$ 925,000.00
Police Department	Tasers	\$ 278,000.00					\$ 278,000.00
Police Department	Joint Firearms Range (Regional Cap Project/Schuate)	\$ 700,000.00					\$ 700,000.00
Police Department	TASER 7	\$ 192,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 282,000.00
Total Dept.		\$ 1,224,460.00	\$ 377,000.00	\$ 215,000.00	\$ 215,000.00	\$ 215,000.00	\$ 2,246,460.00
DEPARTMENT	PROJECT/PROGRAM	FY25	FY26	FY27	FY28	FY29	
Fire Department	GF Balance due on two (2) Rescue Units (Non ARPA Reimbursement)	\$ 37,539.00					\$ 37,539.00
Fire Department	Vision 21 replacement	\$ 135,000.00					\$ 135,000.00
Total Dept.		\$ 172,539.00					\$ 172,539.00
DEPARTMENT	PROJECT/PROGRAM	FY25	FY26	FY27	FY28	FY29	
Building Department	New Ford F150 Lighting						\$ -
Total Dept.							\$ -
DEPARTMENT	PROJECT/PROGRAM	FY25	FY26	FY27	FY28	FY29	
Library	Bathroom renovations - Renovate 3 public restrooms and staff restroom	\$ 84,000.00					\$ 84,000.00
Library	Replace Exterior & Interior Doors		\$ 94,000.00				\$ 94,000.00
Library	Children's Program Room			\$ 32,000.00			\$ 32,000.00
Library	Roof replacement				\$ 300,000.00		\$ 300,000.00
Library	Window replacements					\$ 90,000.00	\$ 90,000.00
Total Dept.		\$ 84,000.00					\$ 600,000.00
DEPARTMENT	PROJECT/PROGRAM	FY25	FY26	FY27	FY28	FY29	
Harbormaster	North & South Rivers aids to navigation & shark buoys						\$ -
Harbormaster	Unit 1 vessel improvements (retro fit)						\$ -
Harbormaster	Green Harbor/South river/North river infrastructure/repairs						\$ -
Harbormaster	Green Harbor infrastructure repairs/grant match	\$ 500,000.00					\$ 500,000.00
Harbormaster	HIM Truck replacement		\$ 61,000.00				\$ 61,000.00
Harbormaster	Unit 2 vessel improvements (retro fit)			\$ 85,000.00			\$ 85,000.00
Harbormaster	Maritime Center repairs/maintenance				\$ 120,000.00	\$ 120,000.00	\$ 240,000.00
Harbormaster	Operating/Maintenance account for Harbor Pier project & dredging	23,000.00					\$ 23,000.00
Harbormaster	Seaport Grant Match for Green Harbor pier project & dredging	84,260.00					\$ 84,260.00
Harbormaster	Operational equipment upgrades: Electronics/SONAR	24,000.00					\$ 24,000.00
Harbormaster	Green Harbor jetty repair cost share agreement w/ USACE		138,500.00				\$ 138,500.00
Harbormaster	Green Harbor Infrastructure repairs/grant match (pending)		500,000.00				\$ 500,000.00
Harbormaster	HIM Truck replacement			70,000.00			\$ 70,000.00
Harbormaster	South River Dredging project w/ Schuete (grants pending)			400,000.00			\$ 400,000.00
Harbormaster	Vessel retro-fit w/ new outboard engines				95,000.00		\$ 95,000.00
Harbormaster	Ridge Road and Damons Point Dock replacement project					120,000.00	\$ 120,000.00
Total Dept.		\$ 631,260.00	\$ 699,500.00	\$ 555,000.00	\$ 215,000.00	\$ 240,000.00	\$ 2,340,760.00

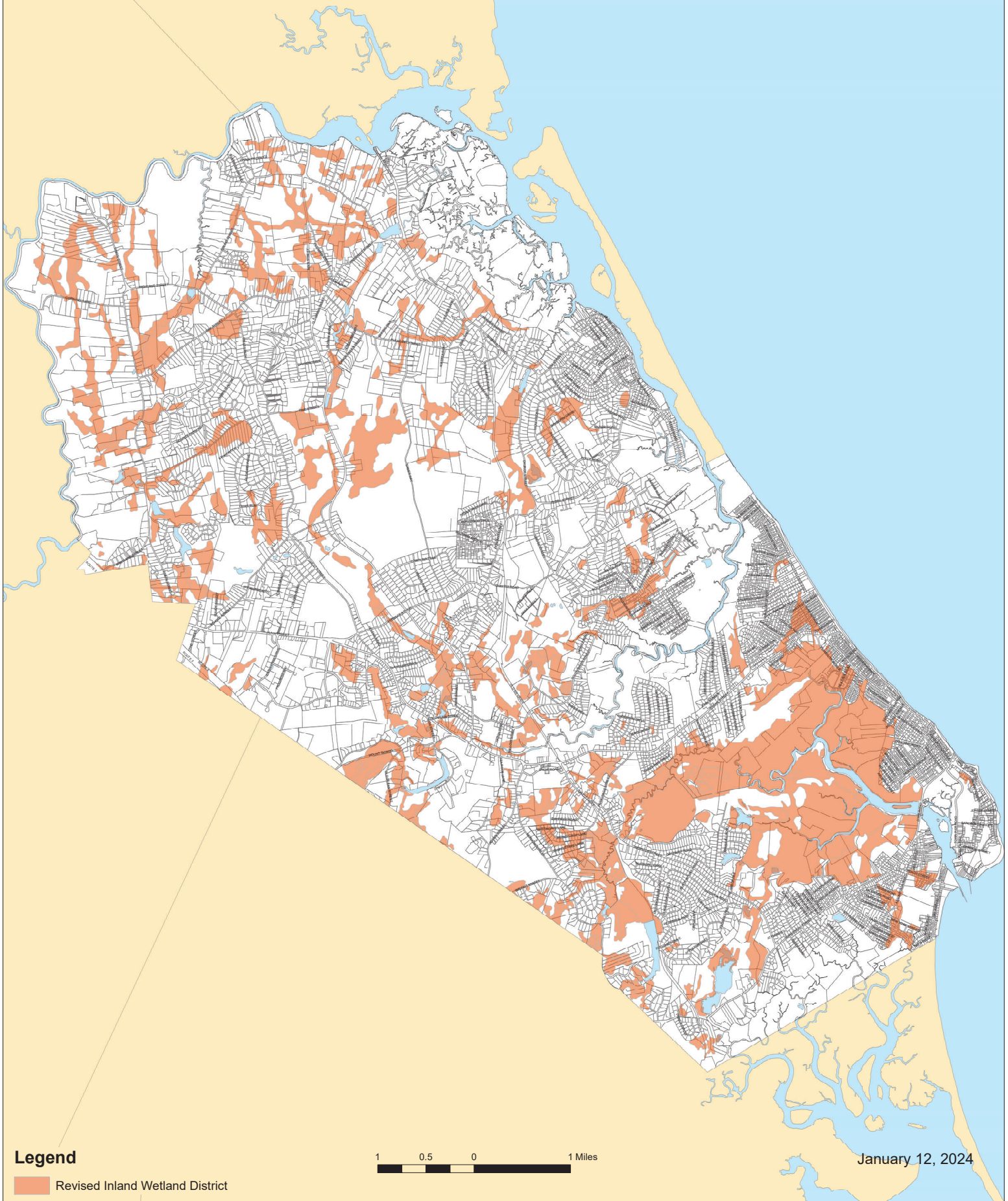
DEPARTMENT	PROJECT/PROGRAM	FY25	FY26	FY27	FY28	FY29	
DPW - EQUIP MAINT	Lifts with Accessories						\$ -
DPW - EQUIP MAINT	Fluid System and Other Equipment						\$ -
Total Dept.							\$ -
DEPARTMENT	PROJECT/PROGRAM	FY25	FY26	FY27	FY28	FY29	
DPW - SOLID WASTE	Lifts with Accessories						\$ -
DPW - SOLID WASTE	Fluid System and Other Equipment						\$ -
DPW - SOLID WASTE	Building repairs R/E						\$ -
DPW - SOLID WASTE	Electrical upgrade R/E						\$ -
sub total solid waste retained earnings							\$ -
DEPARTMENT	PROJECT/PROGRAM	FY25	FY26	FY27	FY28	FY29	
Conservation	Conservation/Tree Removal on Conservation Land (LI)	\$ 25,000.00					\$ 25,000.00
DPW Cemetery & greens	Cemetery expansion GF	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 500,000.00
Total Dept.		\$ 125,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 525,000.00
DEPARTMENT	PROJECT/PROGRAM	FY25	FY26	FY27	FY28	FY29	
DPW Engineering	Side walks - Winslow St preliminary design & takings GF		\$ 75,000.00				\$ 75,000.00
DPW Engineering	Snow Road St improvement GF			\$ 120,000.00			\$ 120,000.00
DPW Engineering	NPDES permit BMP implementation	\$ 50,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 450,000.00
DPW Engineering	Design & permitting Dyke Rd sluiceway structure replacement GF						\$ -
DPW Engineering	Willow St Bridge permitting for repair/replacement GF						\$ -
DPW Engineering	Old Main St sidewalk project GF						\$ -
DPW Engineering	Seawalls and rip rap GF						\$ -
Total Dept.		\$ 50,000.00	\$ 3,000,000.00	\$ 220,000.00	\$ 3,000,000.00	\$ 3,000,000.00	\$ 9,000,000.00
DEPARTMENT	PROJECT/PROGRAM	FY25	FY26	FY27	FY28	FY29	
DPW Highway	Replace #42 w/10 wheel dump truck w/plow and SS sander	\$ 275,000.00					\$ 275,000.00
DPW Highway	Road reconstruction GF	\$ 220,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 2,220,000.00
DPW Highway	Salt shed replacement Clay Pit Rd		\$ 500,000.00	\$ 500,000.00			\$ 500,000.00
DPW Highway	Sidewalk Machine Balance Due						\$ 5,150.00
DPW Highway	Replace #68 w/Chevrolet 3500 crew cab w/plow GF						\$ -
Total Dept.		\$ 495,000.00	\$ 500,000.00	\$ 1,000,000.00	\$ 500,000.00	\$ 500,000.00	\$ 3,000,150.00
DEPARTMENT	PROJECT/PROGRAM	FY25	FY26	FY27	FY28	FY29	
Wastewater	NPDES permit compliance	\$ 100,000.00		\$ 100,000.00			\$ 200,000.00
Wastewater	Structural concrete repairs	\$ 100,000.00					\$ 100,000.00
Wastewater	Collection system repairs		\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 600,000.00
Wastewater	WWTF effluent pump and tide gate replace		\$ 65,000.00	\$ 200,000.00			\$ 200,000.00
Wastewater	Outfall system inspection and repairs						\$ 65,000.00
Wastewater	replace force main from main lift to WWTF			\$ 1,000,000.00			\$ 1,000,000.00
Wastewater	Mobile auxiliary pump with station connections		\$ 200,000.00				\$ 200,000.00
Wastewater	Inflow infiltration study			\$ 200,000.00			\$ 200,000.00
Wastewater	Blower building roof repairs		\$ 200,000.00				\$ 200,000.00
Wastewater	Lining of Avon St Extension force main	\$ 450,000.00					\$ 450,000.00
Total Dept.		\$ 650,000.00	\$ 615,000.00	\$ 1,650,000.00	\$ 150,000.00	\$ 150,000.00	\$ 3,215,000.00
	total wastewater retained earnings						

DEPARTMENT	PROJECT/PROGRAM	FY25	FY26	FY27	FY28	FY29
Water	Meter replacement R/E	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
Water	Water main upgrades R/E	\$	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00
Water	Well cleaning and rehabilitation R/E	\$	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00
	total water retained earnings	\$ 100,000.00	\$ 265,000.00	\$ 265,000.00	\$ 265,000.00	\$ 265,000.00
DEPARTMENT	PROJECT/PROGRAM	FY25	FY26	FY27	FY28	FY29
School	Roof, skylights & beam structure Martinson Elementary - MSBA/Solar project	\$	\$ 4,786,000.00			\$ 4,786,000.00
School	Martinson Auditorium Rehab	\$ 127,941.00				
School	Roof - Replacement/Aqua Barrier DW/MHS/SR/GW	\$ 3,557,471.00				
School	Digital Signs MHS/FBMS	\$ 73,200.00				
School	ADA Entrance Accessibility SR	\$ 168,000.00				
School	Technology - MHS/FBMS	\$ 322,405.00				
School	Emergency Paving/Curbing	\$ 620,977.50				
School	Cafeteria Tables - FBMS	\$ 100,000.00				
School	Roof - Daniel Webster Elementary - MSBA		\$ 2,190,000.00		\$ 4,500,000.00	\$ 4,500,000.00
School	Address accessibility issues - South River Elementary			\$ 250,000.00		\$ 2,190,000.00
School	Wood structure repair - SRS/EWS/DWS	\$ 4,969,994.50	\$ 2,190,000.00	\$ 250,000.00	\$ 4,500,000.00	\$ 4,500,000.00
Total Dept.		\$				
		FY25	FY26	FY27	FY28	FY29
Total All Departments		\$ 8,602,253.50	\$ 7,544,500.00	\$ 4,040,000.00	\$ 8,830,000.00	\$ 8,855,000.00
						TOTAL
						\$ 39,230,909.00



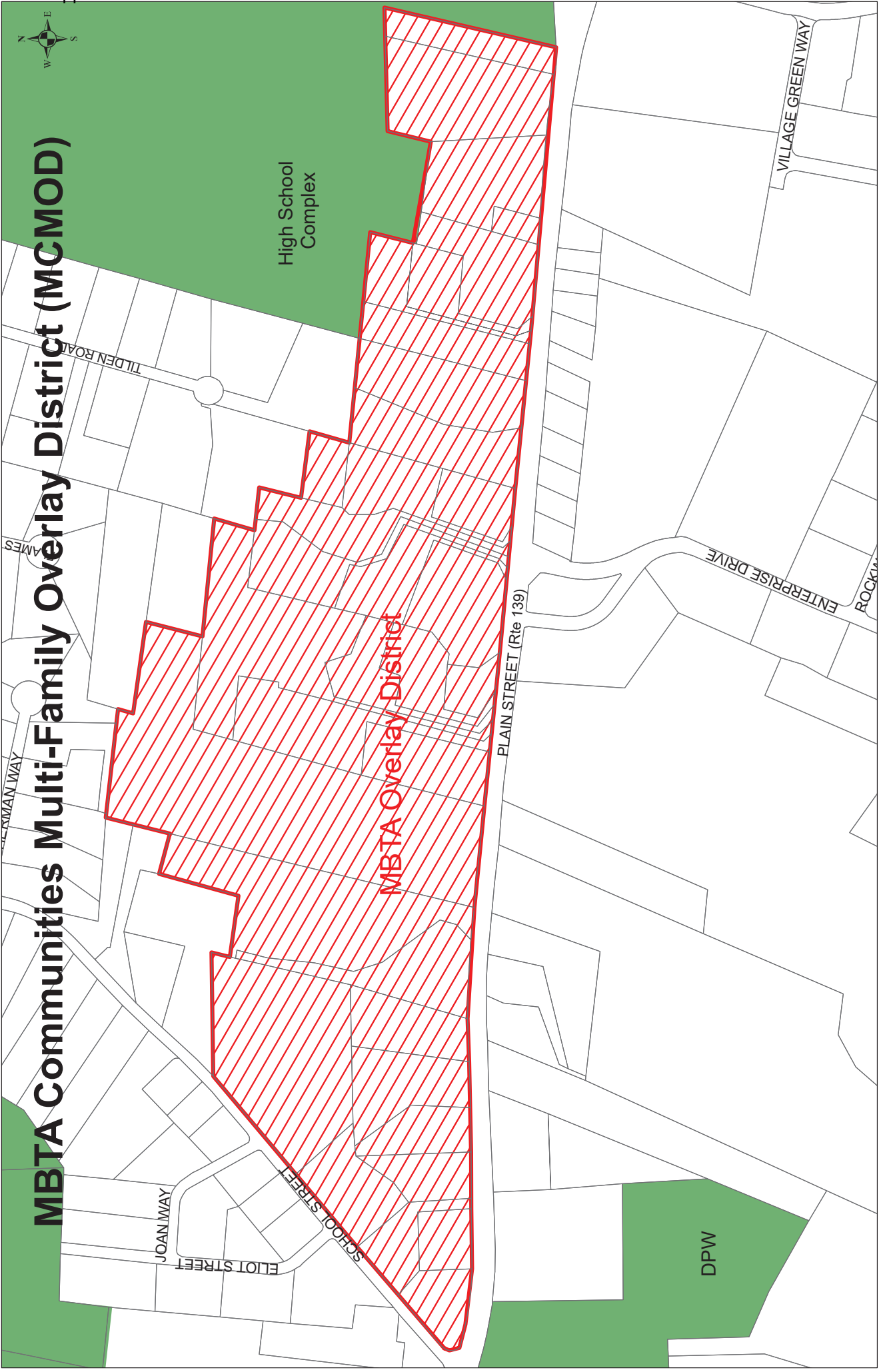
APPENDIX – F

Revised Inland Wetland District







APPENDIX – G



MBTA Communities Multi-Family Overlay District (MCMOD)



Legend

-  MBTA Overlay District
-  Town Owned Land and Conservation Land

December 8, 2023