

2008 Annual Town Meeting

April 7, 8 and 9

IN MEMORIAM RESOLUTION

Unanimously resolved: That the Town of Sudbury hereby expresses its deep appreciation for the services and gifts of Marvis Milton Fickett, Josiah F. Frost, Stephen J. Halloran, M. Clare Mullen, Dorothy J. Piper, Anna B. Schoechert, Wilfred Spiller, Floyd L. Stiles, Z. Stanley Taub, M.D., and Arthur A. Walker.

Article 1. HEAR REPORTS

Voted to accept the reports of the Town boards, commissions, officers, and committees as printed in the 2007 Town Report or as otherwise presented, subject to the correction of errors, if any, where found.

Article 2. FY08 BUDGET ADJUSTMENTS

Voted to amend the votes taken under Article 3, FY08 Operating Budget of the 2007 Annual Town Meeting, by adding to or deleting from line items thereunder, by transfer between or among accounts or by transfer from available funds as follows: From 100 General Government to 400 Public Works \$66,041; From 500 Human Services to 400 Public Works \$3,500; From Free Cash to 400 Public Works \$40,000; all to be allocated to FY08 Snow and Ice expense.

Article 3. FY09 BUDGET NON-OVERRIDE-LIMITING MOTION

Voted that the amount appropriated under the FY09 Budget not exceed the sum of \$75,552,508.

Article 3. FY09 BUDGET NON-OVERRIDE

Voted that the Town appropriate the sums of money set forth in the Warrant under Article 3 in the column "FinCom Non-Override FY09", for Fiscal Year 2009, except as follows: 300 Sudbury Public Schools \$27,024,955, 300 Lincoln-Sudbury RHS Operating Assessment \$16,429,155, 400 Public Works \$ 3,333,653, 900 Town-wide Offsets \$ 0. The following items to be raised as designated, by transfer from available fund balances and interfund transfers: \$347,238 from Ambulance Reserve for Appropriation Acct. to 200 Public Safety, \$294,110 from Free Cash to 900 Uncl/Benefits, \$321,000 from Abatement Surplus to 900 Uncl/Benefits, \$ 25,000 from Retirement Trust Fund to 900 Uncl/Benefits. The sum of \$ 6,820,759 set forth as Sudbury Public Schools Employee Benefits to be immediately transferred and added to Item 900: Town Employee Benefits, so that the Employee Benefits total will be \$11,022,888, to be expended under the direction of the Town Manager; and to authorize the purchase of equipment funded under this budget by entering into lease-purchase agreements.

Article 4. CONSTRUCT POLICE HEADQUARTERS

Indefinitely postponed.

Article 5. RENOVATE POLICE HEADQUARTERS

Indefinitely postponed.

Article 6. CAPITAL BUDGET

Voted to appropriate the sum of \$362,500 for the purchase or acquisition of capital items including but not limited to, capital equipment, construction, engineering, and design, including but not limited to renovation to buildings; said sum to be raised by taxation; and to allow the purchase of equipment hereunder by entering into lease-purchase agreements.

Article 7. PURCHASE FIRE DEPARTMENT AMBULANCE

Voted to appropriate the sum of \$200,000 for the purchase of an ambulance and associated equipment, said funds to be raised by transfer from the Ambulance Reserve for Appropriation Account.

Article 8. FY09 TRANSFER STATION ENTERPRISE FUND BUDGET

Voted to appropriate the sum of \$285,520 for the Transfer Station Enterprise Fund for Fiscal Year 2009, and further to authorize use of an additional \$30,912 of Enterprise Fund receipts for indirect costs; such sums to be raised by \$290,000 in receipts and use of \$26,432 of retained earnings of the Enterprise.

Article 9. FY 09 POOL ENTERPRISE FUND BUDGET

Voted appropriate the sum of \$472,426 for the Pool Enterprise Fund for Fiscal Year 2009; such sum to be raised from \$445,667 in receipts of the Enterprise; and use of retained earnings of \$26,759 of the Enterprise; and further to authorize the use of an additional \$65,530 appropriated under Account 900, Town Employee Benefits in Article 3, FY09 Budget, for indirect costs.

Article 10. UNPAID BILLS

Indefinitely postponed.

Article 11. STABILIZATION FUND

Indefinitely postponed.

Article 12. CHAPTER 90 HIGHWAY FUNDING

Unanimously Voted to authorize the Town Manager to accept and to enter into a contract for the expenditure of any funds allotted or to be allotted by the Commonwealth for the construction, reconstruction and maintenance projects of Town ways pursuant to Chapter 90 funding; and to authorize the Treasurer to borrow such amounts in anticipation of reimbursement by the Commonwealth.

Article 13. REAL ESTATE EXEMPTION

Unanimously Voted pursuant to Chapter 73, Section 4, of the Acts of 1986, as amended by Chapter 126 of the Acts of 1988, to allow for an increase of up to 100% of the current exemption amounts under Clauses 17D, 17E, 22, 37A, 41C and 41D, Chapter 59, Section 5, for fiscal year 2009.

Article 14. COLLECTIVE BARGAINING FUNDING

Voted to appropriate the sum of \$33,000 for the purpose of funding \$30,000 for FY07 Police Union retroactive salaries and \$3,000 for FY07 Fire Union retroactive salaries pursuant to recent arbitration proceedings, said sum to be raised by transfer from Free Cash.

Article 15. SPECIAL ACT-USE OF M.G.L. C. 111F INSURANCE PROCEEDS

Unanimously voted to appropriate the sum of \$33,000 for the purpose of funding \$30,000 for FY07 Police Union retroactive salaries and \$3,000 for FY07 Fire Union retroactive salaries pursuant to recent arbitration proceedings, said sum to be raised by transfer from Free Cash.

Article 16. TOWN/SCHOOL REVOLVING FUNDS

Unanimously Voted to authorize for FY09 the use of revolving funds under M.G.L. c.44, s.53E 1/2, by the following Departments of the Town in accordance with the description for each fund placed on file with the Town Clerk, said funds to be maintained as separate accounts set forth as follows:

<u>Fund</u> <u>Amount</u>	<u>Department</u>	<u>Maximum</u>
Plumbing & Gas Inspectional Services	Building Inspector	\$ 45,000
Portable Sign Administration & Inspectional Services	Building Inspector	\$ 10,000
Conservation	Conservation Commission	\$ 35,000
Council on Aging Activities	Council on Aging	\$ 20,000
Council on Aging Transportation	Council on Aging	\$ 5,000
Goodnow Library	Goodnow Library	\$ 10,500
Recreation Programs	Park and Recreation Commission	\$572,000
Teen Center	Park and Recreation Commission	\$ 30,000
Bus	Sudbury Schools	\$350,000
Instrumental Music	Sudbury Schools	\$ 75,000
Cable Television	Town Manager	\$ 30,000
Rental Property	Town Manager	\$ 40,000
Dog	Treasurer/Collector	\$ 30,000
Youth Commission	Youth Commission	\$ 75,000

Article 17. DPW MINING REVOLVING FUND

Unanimously Voted to authorize for Fiscal Year 2009 a revolving fund for use by the Department of Public Works for the operation of a mining operation on Town property located off North Road, the former Melone property, to include payment for all costs associated therewith, including salaries and other benefits, purchase and maintenance of capital equipment, reclamation of the property, and \$100,000 to be deposited into the General Fund to offset the tax rate, to be funded by income from the sale of gravel or other materials; said fund to be maintained as a separate account, pursuant to Massachusetts General Laws Chapter 44, Section 53E1/2; the amount to be expended therefrom shall not exceed the sum of \$300,000.

Article 18. FIRE DEPARTMENT REVOLVING FUND

Unanimously Voted to establish and authorize for Fiscal Year 2009 the use of a revolving fund by the Fire Chief for expenditures related to the issuances of permits, including salaries and other benefits, purchase and maintenance of equipment required, and expenses related thereto, to be funded by fees collected; said funds to be maintained in a separate account, in accordance with M.G.L., Chapter 44, Section 53E 1/2 and to include therein the Fire Department Revolving Fund formerly limited to burning permits; the amount to be expended therefrom shall not exceed the sum of \$30,000.

Article 19. ZONING BOARD OF APPEALS REVOLVING FUND

Unanimously Voted to establish and authorize for Fiscal Year 2009 the use of a revolving fund by the Zoning Board of Appeals for expenditures related to Administration of Comprehensive Permit applications and other applications requiring multiple hearings, to be funded by application fees collected; said funds to be maintained in a separate account, in accordance with M.G.L., Chapter 44, Section 53E 1/2, and to include therein the Zoning Board of Appeals Revolving Fund formerly limited to Comprehensive Permit applications; the amount to be expended therefrom shall not exceed the sum of \$10,000.

Article 20. SENIOR TAX DEFFERAL

Unanimously Voted to authorize the Board of Selectmen to petition the Great and General Court to pass a Special Act for changes or additions to the Regulation of Certain Property Tax Exemption Eligibility Requirements for the Elderly, Chapter 320 of the Acts of 2002, to equalize the eligibility requirement with the provisions of the State Circuit Breaker Tax Legislation; said Special Act to take effect without further action by a future Town Meeting.

**Article 21. AMEND BYLAWS, ART. I., SECTION 1, TOWN MEETINGS-
CHANGE TERM OF MODERATOR TO THREE YEARS**

Voted to change the length of the elected term of its Moderator from one year to three years by amending Article I, Section 1 of the Town Bylaws by adding at the end of the last sentence of Section 1 the words “for a term of three years,” said amendment to be effective at the March 30, 2009 Annual Town Election without further Town Meeting action.

**Article 22. AMEND BYLAWS, ART. V, PUBLIC SAFETY, TO
ESTABLISH BOATING REGULATIONS ON THE SUDBURY RIVER**

Voted to amend Article V of the Town of Sudbury Bylaws, Public Safety, by adding a new section thereto, to be numbered by the Town Clerk, as follows:

SECTION ____ SUDBURY RIVER BOATING REGULATIONS

A. Operation of motor boats.

No motor boat shall be operated upon any portion of the Sudbury River or its tributaries within the Town of Sudbury in a manner which endangers the safety of the public or is detrimental or injurious to the neighborhood or to the value of property thereon.

B. Evidence of violation.

It shall be *prima facie* evidence of the violation of this Bylaw if such boat is operated:

- a. By a motor not having an underwater exhaust;
- b. In a noisy or obnoxious manner;
- c. At any unreasonable rate of speed;

- d. Without slowing down and exercising due caution while approaching and passing persons or any other watercraft; or
- e. At any speed in excess of 10 miles per hour.

C. Enforcement; cooperation with other towns and/or agencies

The Town may join with any other town through which said Sudbury River or any of its tributaries flows, or a government agency, in the enforcement of this Bylaw or a similar bylaw adopted by such other town, insofar as such bylaws relate to said river or its tributaries, and may appropriate money for the enforcement in whole or in part of any and all such bylaws.

Article 23. AMEND BYLAWS, ART. V, PUBLIC SAFETY, TRENCH EXCAVATING PERMIT

Voted to amend Article V of the Town of Sudbury Bylaws, Public Safety, by adding a new section thereto, to be numbered by the Town Clerk, as follows:

Section ____ TRENCH EXCAVATING PERMIT

The Town Manager shall appoint, in accordance with M.G.L. Chapter 82A, section 2, the individual officer to issue permits, and establish the fees therefor for the excavation of trenches within the Town of Sudbury, as set forth in M.G.L. Chapter 82A.

Article 24. AMEND BYLAWS, FARMING PRESERVATION BYLAW

Voted to amend the Town’s Bylaws by adding the following new Article, to be numbered by the Town Clerk:

ARTICLE ____
FARMING PRESERVATION

Section 1. Legislative Purpose and Intent

The Town of Sudbury recognizes and endorses the right to farm accorded to all citizens of the Commonwealth under Article 97, of the Constitution, and all state statutes and regulations hereunder including but not limited to Massachusetts General Laws Chapter 40A, Section 3, Paragraph 1; Chapter 90, Section 9, Chapter 111, Section 125A and Chapter 128 Section 1A. We the citizens of Sudbury restate and republish these rights pursuant to the Town’s authority conferred by Article 89 of the Articles of Amendment of the Massachusetts Constitution, (“Home Rule Amendment”).

This Bylaw encourages the pursuit of agriculture, promotes agriculture-based economic opportunities, and protects farmlands within the Town of Sudbury by allowing agricultural uses and related activities to function with minimal conflict with abutters and Town agencies. This Bylaw shall apply to all jurisdictional areas within the Town.

Section 2. Definitions

The word "farm" shall include any parcel or contiguous parcels of land, or water bodies used for the primary purpose of commercial/recreational agriculture, or accessory thereto.

The words "farming" or “agriculture" or their derivatives shall include, but not be limited to the following:

- farming in all its branches and the cultivation and tillage of the soil;
- dairying;
- production, cultivation, growing, and harvesting of any agricultural, aqua-cultural, floricultural, viticulture, or horticultural commodities;
- growing and harvesting of forest products upon forest land, and any other forestry or lumbering operations;
- raising of livestock;
- keeping, raising, and training of horses as a commercial or recreational enterprise; for pleasure, therapy, and 4-H projects; and
- keeping and raising of poultry, swine, cattle, ratites (such as emus, ostriches and rheas) and camelids (such as llamas and camels), and other domesticated animals for food, dairying, 4-H projects or other agricultural purposes, including bees and fur-bearing animals.

“Farming” shall encompass activities including, but not limited to, the following:

- operation and transportation of slow-moving farm equipment over roads within the Town;
- control of pests, including, but not limited to, insects, weeds, predators and disease organism of plants and animals;
- application of manure, fertilizers and pesticides;
- conducting agriculture-related educational and farm-based recreational activities, including agric-tourism, provided that the activities are related to marketing the agricultural output or services of the farm;
- processing and packaging of the agricultural output of the farm and the operation of a farmer's market or farm stand including signage thereto;
- maintenance, repair, or storage of seasonal equipment, or apparatus owned or leased by the farm owner or manager used expressly for the purpose of propagation, processing, management, or sale of the agricultural products; and
- on-farm relocation of earth and the clearing of ground for farming operations.

Section 3. Right to Farm Declaration

The Right to Farm is hereby recognized to exist within the Town of Sudbury. The above-described agricultural activities may occur on holidays, weekdays, and weekends by night or day and shall include the attendant incidental noise, odors, dust, and fumes associated with normally accepted agricultural practices. It is hereby determined that whatever impact may be caused to others through the normal practice of agriculture is more than offset by the benefits of farming to the neighborhood, community, and society in general. The benefits and protections of this Bylaw are intended to apply exclusively to those agricultural and farming operations and activities conducted in accordance with generally accepted agricultural practices. Moreover, nothing in this Bylaw shall be deemed as acquiring any interest in land, or as imposing any land use regulation, which is properly the subject of state statute, regulation, or local zoning law.

Section 4. Disclosure Notification

Within 30 days after this Bylaw becomes effective, the Board of Selectmen shall prominently post in the Town Clerk's Office and make available for distribution the following disclosure:

“It is the policy of this community to conserve, protect and encourage the maintenance and improvement of agricultural land for the production of food, and other agricultural products, and also for its natural and ecological value. This disclosure notification is to inform buyers or occupants that the property they are about to acquire or occupy lies within a town where farming activities occur. Such farming activities may include, but are not limited to, activities that cause noise, dust and odors. Buyers or occupants are also informed that the location of property within the Town may be impacted by commercial agricultural operations, including the ability to access water services for such property under certain circumstances.

SECTION 5. RESOLUTION OF DISPUTES

Any person who seeks to complain about the operation of a farm may, notwithstanding pursuing any other available remedy, file a grievance with the Board of Selectmen, the Zoning Enforcement Officer, or the Board of Health, depending upon the nature of the grievance. The filing of the grievance does not suspend the time within which to pursue any other available remedies that the aggrieved may have. The Zoning Enforcement Officer or Board of Selectmen shall forward a copy of the grievance to the Agricultural Commission, which shall review and facilitate the resolution of the grievance, and report its recommendations to the referring Town authority within an agreed upon time frame.

The Board of Health, except in cases of imminent danger or public health risk, shall forward a copy of the grievance to the Agricultural Commission, which shall review and facilitate the resolution of the grievance, and report its recommendations to the Board of Health within an agreed upon time frame.

Section 6. Severability Clause

If any part of this Bylaw is for any reason held to be unconstitutional or invalid, such decision shall not affect the remainder of this Bylaw. The Town of Sudbury hereby declares the provisions of this Bylaw to be severable.

**Article 25. COMMUNITY PRESERVATION FUND – TOWN CLERK
HISTORIC DOCUMENT PRESERVATION**

Voted to appropriate \$2,300 from the Community Preservation Act Funds, as recommended by the Community Preservation Committee, for the purpose of conducting a general preservation survey of the paper-based collection of the Sudbury Town Clerk's office, said work to be completed by the end of Fiscal Year 2009. All appropriations will be allocated to the Historic category and funded from Historic reserves.

**Article 26. COMMUNITY PRESERVATION FUND – MILITARY
TRAINING FIELD ARCHEOLOGY**

Voted to appropriate \$10,000 from the Community Preservation Act Funds, as recommended by the Community Preservation Committee, for the purpose of conducting an archeological study of the historic, Town-owned Military Training Field on Old County Road, said work to be performed under the direction of the Town Manager with the involvement of the Sudbury Historical Commission and to be completed by the end of Fiscal Year 2009. All appropriations will be allocated to the Historic category and funded from Historic reserves.

**Article 27. COMMUNITY PRESERVATION FUND– APPRAISAL OF FLORENCE HOSMER
PAINTINGS**

Voted to appropriate \$16,000 from the Community Preservation Act Funds, as recommended by the Community Preservation Committee, for the purpose of conducting a professional appraisal of the 471+/- paintings by Florence Hosmer that are owned by the Town, said work to be performed under the direction of the Town Manager with the involvement of the Sudbury Historical Commission and to be completed by the end of Fiscal Year 2010 All appropriations will be allocated to the Historic category and funded from Historic reserves.

**Article 28. COMMUNITY PRESERVATION FUND– COMMUNITY PRESERVATION FUND –
STERN'S MILL DAM EVALUATION**

Voted to appropriate \$14,600 from the Community Preservation Act Funds, as recommended by the Community Preservation Committee, for the purpose of conducting a professional evaluation of the condition of the historic, Town-owned Stearn's Mill Dam, said work to be completed by the end of Fiscal Year 2009. The first \$10,000 in appropriations will be allocated to the Historic category and funded from Historic reserves; the remaining allocations will be divided equally between the Open Space and Recreation categories and funded from FY09 revenue.

**Article 29. COMMUNITY PRESERVATION FUND– COMMUNITY PRESERVATION FUND –
TOWN HALL WINDOW RESTORATION**

Voted to appropriate \$46,800 from the Community Preservation Act Funds, as recommended by the Community Preservation Committee, for the purpose of restoring the second-floor wood windows in the historic Town Hall, said work to be performed under the direction of the Town Manager with the involvement of both the Sudbury Historic Districts Commission and the Sudbury Historical Commission, to comply with the Standards for Rehabilitation as required by the Community Preservation Act, and to be completed by the end of Fiscal Year 2010. All appropriations will be allocated to the Historic category and funded from Historic reserves.

**Article 30. COMMUNITY PRESERVATION FUND– COMMUNITY PRESERVATION FUND –
SUDBURY HOUSING TRUST ALLOCATION**

Voted to appropriate \$750,000 from the Community Preservation Act Funds, as recommended by the Community Preservation Committee, for the purpose of funding the Sudbury Housing Trust's efforts to provide for the preservation and creation of affordable housing. All appropriations will be allocated to the Community Housing category and funded from FY09 Revenue.

**Article 31. COMMUNITY PRESERVATION FUND– SUDBURY HOUSING AUTHORITY
(SHA) UNIT RECONSTRUCTION**

Voted to appropriate \$600,000 from the Community Preservation Act Funds, as recommended by the Community Preservation Committee, for the purpose of contributing to a project to replace four Sudbury Housing Authority-owned single family dwellings with new, duplex units, and to construct a new 4-bedroom house on Sudbury Housing Authority-owned property on Landham Road, to be completed by the end of Fiscal Year 2011, said appropriations to be disbursed upon substantial completion of the work as determined by the Town Manager. All appropriations will be allocated to the Community Housing category and funded from FY09 Revenue.

Article 32. COMMUNITY PRESERVATION FUND– CSX LAND PURCHASE

Unanimously Voted to approve the recommendation of the Community Preservation Committee, to appropriate the sum of \$420,000 from Community Preservation Act Funds for the purpose of purchasing in fee simple approximately 9.76 +/- acres of undeveloped land known as the CSX rail corridor and running south from a point near Union Avenue and Station Road to the Framingham town line, subject to receipt of funding from other sources in an amount no less than \$247,350, and further subject to the condition that the Town not incur or accept any liability of or from the Grantor or its predecessors; and for all expenses connected therewith including bond and note issuance expense; and to raise this appropriation the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow \$ 420,000 under M.G.L. c.44B, s.11 and M.G.L. c.44, s.7(3) or any other enabling authority; that the Board of Selectmen is authorized to take any other action necessary to carry out this project; and that \$ 37,800 be appropriated from the Community Preservation Act funds to pay debt service due on any such bonds or notes. All appropriations shall be allocated equally to the categories of Open Space and Recreation and the appropriation for debt service funded first from open space restricted reserves, and second from general unrestricted reserves, as necessary, to be used in conjunction with funds for transportation or other purposes.

Article 33. COMMUNITY PRESERVATION FUND– NOBSCOT RESERVATION PURCHASE OF DEVELOPMENT RIGHTS, PHASE I

Voted to approve the recommendation of the Community Preservation Committee, to appropriate the sum of \$5,545,000 from Community Preservation Act Funds for the purpose of purchasing development rights to 160+/- acres of undeveloped land known as the Nobscot Boy Scout Reservation land and lying between Brimstone Lane and Nobscot Road, and for all expenses connected therewith including bond and note issuance expense; and to raise this appropriation the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow \$ 5,545,000 under M.G.L. c.44B, s.11 and M.G.L. c.44, s.7(3) or any other enabling authority; that the Board of Selectmen is authorized to take any other action necessary to carry out this project; and that \$499,050 be appropriated from the Community Preservation Act funds to pay debt service due on any such bonds or notes. All appropriations shall be allocated to the category of Open Space and the appropriation for debt service funded first from open space restricted reserves, and second from general unrestricted reserves, as necessary.

Article 34. COMMUNITY PRESERVATION FUND– NOBSCOT RESERVATION PURCHASE OF DEVELOPMENT RIGHTS, PHASE II

Voted to approve the recommendation of the Community Preservation Committee, to appropriate the sum of \$2,040,000 from Community Preservation Act Funds to be used in conjunction with the funds appropriated under Article 33 of this 2008 Annual Town Meeting for the purpose of purchasing development rights to an additional 143+/- acres of land known as the Nobscot Boy Scout Reservation land and lying adjacent to 1 Nobscot Road to be conveyed to the Town and the Sudbury Valley Trustees in FY09 with payment therefor to be made for the amounts appropriated under this article no later than June 30, 2011, and for all expenses connected therewith including bond and note issuance expense; and to raise this appropriation the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow \$ 2,040,000 under M.G.L. c.44B, s.11 and M.G.L. c.44, s.7(3) or any other enabling authority; that the Board of Selectmen is authorized to take any other action necessary to carry out this project; all appropriations shall be allocated to the category of Open Space and the appropriation for debt service funded first from open space restricted reserves, and second from general unrestricted reserves, as necessary.

Article 35. COMMUNITY PRESERVATION FUND– WALKWAY CONSTRUCTION

Voted to appropriate \$200,000 from the Community Preservation Act Funds, as recommended by the Community Preservation Committee, for the purpose of constructing new walkways within the Town, such design and construction to be guided by the spirit and intent of the Town of Sudbury 2001 Master Plan, the February 2000 Report of the Walkway Committee, the July 2005 Sudbury Board of Selectmen directive regarding public works projects on Scenic Roads, and by recommendation of the Town of Sudbury Planning Board, the Director of Planning

and Community Development, and the Director of the Department of Public Works. All appropriations will be allocated to the Recreation category and funded from unrestricted reserves.

Article 36. COMMUNITY PRESERVATION FUND– GENERAL BUDGET AND APPROPRIATIONS

Unanimously voted to appropriate the sums as recommended by the Community Preservation Committee, in the following Community Preservation budget for FY09, said sums to be raised by FY09 Community Preservation Surtaxes:

\$ 95,000	Administrative and Operating Costs
\$690,073	Debt Service
\$100,000	Nobscot Phase 1 Interest

And further to reserve the following funds:

\$163,612	for Historic Preservation
\$186,715	for Budgeted Unrestricted CPC Uses

Article 37. CREATE THE GEORGE PITTS TAVERN HISTORIC DISTRICT

Unanimously voted that the Town create a new Historic District as authorized by Section 12 of Chapter 40 of the Acts of 1963, to be known as the George Pitts Tavern Historic District and bounded and described as follows:

Beginning at a point on the southerly sideline of Boston Post Road, said point being on the southwesterly boundary of the King Philip Historic District, as amended in 2005;

Thence southeasterly along said boundary 150 feet to a point;

Thence southwesterly, 150 feet distant from and parallel to the southerly sideline of Boston Post Road, to a point, said point being 150 feet, measured perpendicularly, from the southeasterly sideline of Maple Avenue;

Thence southeasterly, 150 feet distant from and parallel to the southeasterly sideline of Maple Avenue, to a point, said point being on a line perpendicular to the sideline of Maple Avenue where the 1892 public layout of Maple Avenue ends;

Thence southwesterly to the sideline of Maple Avenue and then continuing across the road to a point on the southwesterly sideline of Maple Avenue;

Thence northwesterly along said sideline to a point, said point being a property corner between Lot 1 and Land of Withrow, shown on Plan 1260 of 1967, recorded at the Middlesex South Registry of Deeds;

Thence turning at a right angle to the left from the northwesterly sideline and running 150 feet to a point;
Thence northwesterly, 150 feet distant from and parallel to the northwesterly sideline of Maple Avenue to a point on the southerly property line of Lot 3, also known as 395 Boston Post Road, shown on Plan 1202 of 1946, recorded at the Middlesex South Registry of Deeds;

Thence northeasterly along said property line to a point on the northwesterly sideline of Maple Avenue;
Thence northwesterly along the sideline of Maple Avenue to a point, said point being the intersection of the northwesterly sideline of Maple Avenue and the southerly sideline of Boston Post Road;

Thence northeasterly along the southerly sideline of Boston Post Road to the point of beginning.

Article 38. SENIOR CITIZEN PROPERTY TAX RELIEF

“Home Rule” by petition

Defeated