

NOVEMBER 14, 2023
SPECIAL TOWN MEETING
INDEX

ARTICLE NO.

TITLE

1. Approval of unpaid bills of a prior fiscal year (Select Board)
2. Approval of Collective Bargaining Agreements (Human Resources)
3. MBTA Communities Act – Consensus Article – Amend Zoning By-Law by:
 - a. Adding Article XI, Harvard Street Form-Based Zones Standards;
 - b. Adding Section 5.06.4.o MBTA-CA Multi-Family Overlay District;
 - c. Adding Section 9 – Site Plan Review;
 - d. Amending Section 5.06.4.j.4.a – Emerald Island Special District I-(EISD); and
 - e. Amending Section 4.08 – Affordable Housing Requirements

(Select Board)
4. MBTA Communities Act – Contingency Article – Amend Zoning By-Law by:
 - a. Adding Section 5.06.4.o MBTA-CA Multi-Family Overlay District;
 - b. Adding Section 9 – Site Plan Review;
 - c. Amending Section 5.06.4.j.4.a – Emerald Island Special District I-(EISD); and
 - d. Amending Section 4.08 – Affordable Housing Requirements

(Select Board)
5. Amend Zoning By-Law by:
 - a. Adding Section 5.06.4.o MBTA-CA Multi-Family Overlay District;
 - b. Adding Section 9 – Site Plan Review;
 - c. Amending Section 5.06.4.j.4.a – Emerald Island Special District I-(EISD); and
 - d. Amending Section 4.08 – Affordable Housing Requirements

(Pehlke, TMM17, Roberts, TMM17, Heller, TMM8)
6. Amend Zoning By-Law to change three lots on Mason Terrace from the SC-7 District to the M-1.5 District (Fischer, TMM11, Shatz, TMM11, et. al)
7. Legislation authorizing the Select Board to offer a senior discount program for water and sewer rates (Select Board)
8. Accept Chapter 59, Section 5K of the General Laws, allowing an expansion of the Senior Tax work off program (Finance and Council on Aging)

9. Amend Article 3.11A of the General By-Laws in order to create a Payroll Division in the Finance Department (Deputy Town Administrator and Finance Director)
10. Transfer of unexpended bond proceeds and rescissions (Select Board)
11. Amend Article 3.25 of the General By-Laws to change “Community Preservation Committee” to “Community Preservation Act Committee” (Select Board)
12. Amend Article 2.1 of the General By-Laws by adding a section allowing the Town Clerk to make non-substantive corrections to the General and Zoning By-Laws (Select Board on behalf of the Town Clerk)
13. Rename the Heath School the “Roland Hayes School” (Gacioch, TMM14, et. al)
14. Amend the General By-Laws to ban the sale of mammals, birds, reptiles, and amphibians in pet shops within the Town (Fischer, TMM11)
15. Amend the General By-Laws to prohibit the use of certain wild animals including elephants, monkeys, and zebras in traveling animal acts such as circuses and carnivals (Fischer, TMM11)
16. Home Rule Petition to implement rent stabilization and tenant eviction protections (Lebovitz, TMM8, Richardson, TMM2, and Card)
17. Resolution regarding fluorinated hydrocarbons otherwise known as “PFAS” (Jonas, TMM16, for the Moderator’s Committee on PFAS)
18. Resolution on creating a Moderator’s Committee on Forms of Municipal Government (Margolis)
19. Reports of Town Officers and Committees. (Select Board)

2023 SPECIAL TOWN MEETING WARRANT REPORT

The Select Board and Advisory Committee respectfully submit the following report on Articles in the Warrant to be acted upon at the 2023 Special Town Meeting to be held on Tuesday, November 14, 2023 at 7:00 p.m.

Note: The following pages of this report are numbered consecutively under each article.