

TOWN OF MEDWAY
WARRANT FOR MAY 12, 2025
ANNUAL TOWN MEETING

NORFOLK ss:

To either of the Constables of the Town of Medway

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of said Town who are qualified to vote in Town affairs to meet at the **Medway High School, 88 Summer Street**, on **Monday, May 12, 2025**, at 7:30 PM, then and there to act on the following articles:

ARTICLE 1: (Borrowing, CPA and Athletic Stabilization Transfers: Hanlon Track and Field Construction)

To see if the Town will vote to raise and appropriate, borrow, or transfer from available funds \$2,629,550 for the purpose of funding the replacement of the Hanlon track and field, as well as replacement of light fixtures, fencing, and associated equipment, all as located or to be located at Medway High School, including engineering, design, project management, and site preparation costs, and for the payment of all other costs incidental and related thereto; and as funding for this appropriation, to authorize the Treasurer with the approval of the Select Board to borrow \$1,687,000 under and pursuant to Massachusetts General Laws Chapter 44, Section 7, or any other enabling authority, and to transfer \$642,550 from Community Preservation Act funds for the payment of costs for the replacement of light fixtures, fencing, and associated equipment engineering, design, project management and site preparation but specifically excluding the cost of acquisition of artificial turf, and to transfer \$300,000 from the Athletic Stabilization fund; or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 2: (Borrowing: Sports Field Needs Study)

To see if the Town will vote to raise and appropriate, borrow, or transfer from available funds \$500,000 for the purpose of funding a feasibility study to determine the number, cost and location of sports fields needed in town to accommodate pre-K through grade 12 sports programming, and for the payment of all other costs incidental and related thereto, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **To be determined**

FINANCE COMMITTEE RECOMMENDATION: Approve if Article 1 Fails; Pass Over if Article 1 Passes

ARTICLE 3: (CPA Fund Appropriation – Pavilion at Cassidy Field)

To see if the Town will vote to transfer \$115,000 from available Community Preservation Act funds for the purpose of funding the design and construction of a pavilion at Cassidy Field, and for the payment of all other costs incidental and related thereto, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 4: (Debt Stabilization Fund Transfer)

To see if the Town will vote to transfer the sum of \$21,800 from the Debt Stabilization Fund to the Fiscal Year 2026 operating budget for the purpose of offsetting a portion of the cost of debt exclusion projects, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 5: (Transfer from Ambulance Receipts to General Fund)

To see if the Town will vote to transfer \$795,000 from Ambulance Receipts Reserved for Appropriation to the Fiscal Year 2026 General Fund Operating Budget, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 6: (Appropriation: FY26 Operating Budget)

To see if the Town will vote to fix the salary and compensation of all elected officers of the Town, provide for a Reserve Fund, and determine what sums of money the Town will raise and appropriate, including appropriation from available funds, to defray charges and expenses of the Town including debt and interest, for the Fiscal Year ending June 30, 2026, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 7: (Appropriation: FY26 Water Enterprise Fund)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$5,450,046 for the maintenance of the Water Department Enterprise Fund in Fiscal Year 2026 as follows, or act in any manner relating thereto.

Direct Costs

	Amount
Salaries	\$ 1,113,395
Expenses	908,300
Debt	2,926,319
Direct Costs Total	\$ 4,948,014

Indirect Costs

Indirect costs consisting of health insurance, workers' compensation, Medicare, liability insurance, administrative and operational services.

Indirect Costs Total	\$502,032
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Total	\$5,450,046
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And further that the above listed appropriations be funded as follows:

Fees for Service [User Fees]	\$5,215,046
Retained Earnings	235,000
Total	\$5,450,046

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 8: (Appropriation: FY26 Sewer Enterprise Fund)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$2,091,991 for the maintenance of the Sewer Department Enterprise Fund in Fiscal Year 2026 as follows, or act in any manner relating thereto.

Direct Costs

	Amount
Salaries	\$ 318,078
Expenses	1,386,600
Debt	198,999
Direct Costs Total	\$1,903,677

Indirect Costs

Indirect costs consisting of health insurance, workers' compensation, Medicare, liability insurance, administrative and operational services.

Indirect Costs Total	\$188,314
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Total	\$2,091,991
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And further that the above listed appropriations be funded as follows:

Fees for Service [User Fees]	\$2,070,092
Sewer Betterment Transfer	21,899
Total	\$2,091,991

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 9: (Appropriation: FY26 Solid Waste Enterprise Fund)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$1,934,953 to operate the Solid Waste/Recycling Department Enterprise Fund in Fiscal Year 2026 as follows, or act in any manner relating thereto.

Direct Costs

	Amount
Salaries	\$ 74,590
Expenses	1,658,000
Debt Service	46,831
Direct Costs Total	\$1,784,421

Indirect Costs

Indirect costs consisting of health insurance, workers' compensation, Medicare, liability insurance, administrative and operational services.

Indirect Costs Total	\$150,532
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Total	\$1,934,953
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And further that the above listed appropriations be funded as follows:

Trash Recycling Fees/Bag Revenues	\$1,634,953
Retained Earnings	300,000
Total	\$1,934,953

SELECT BOARD**SELECT BOARD RECOMMENDATION: Approve****FINANCE COMMITTEE RECOMMENDATION: Approve****ARTICLE 10:** (Free Cash Appropriation: Capital and Other Items)

To see if the Town will vote to appropriate the sum of \$2,619,608 from Certified Free Cash for the purpose of funding the following capital and other items, including associated engineering, personnel, maintenance, and legal service costs, and for the payment of all other costs incidental or related thereto:

Project	Dept	Cost
Roads and Sidewalks	DPW	\$750,000
Replace 210 - 2014 International	DPW	260,000
Replace 230- 2012 Backhoe	DPW	154,000
Community Farm Pavilion	DPW	19,000
Grass Trimmers (2), Backpack Blowers (2), 52" Stander Mowers (2)	DPW	25,300
Route 109/Richard Rd Engineering Study to determine cause of flooding	DPW	100,000
Replace High School Parking Lights	DPW	200,000
Replace 713- Parks & Rec Veh (2015 Ford Escape)	DPW	70,000
Replace 313 - 2011 Ford F-250	DPW	90,000
Replace 345- 2014 Smithco Tractor	DPW	47,000
Automated External Defibrillators (AED) and Training Mannequin Replacement	Fire	218,000
New Turnout Gear	Fire	225,000
New Hoses and Nozzles	Fire	100,000
Technology Equipment for Town and School Operations	IS	75,000
Security Systems Improvements at Middle School	IS	25,000
Infrastructure Equipment for Town Operations: Network, Servers, Data Storage, and Telecom	IS	50,000
Electronic Control Weapon (ECW) Replacement	Police	27,929
Emergency Communications Equipment of Mobile and Portable Radio Equipment	Police	43,814
Mobile Operations Trailer for Transport of Specialty Vehicles	Police	48,300
District: Sidewalk Replacement	School	41,265
Replace 2014 Facilities Vehicle	School	50,000
Free Cash Total		<u>\$2,619,608</u>

Or act in any manner relating thereto.

**CAPITAL IMPROVEMENT
PLANNING COMMITTEE**

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 11: (Transfer from Ambulance Receipts to Capital Items)

To see if the Town will vote to transfer from Ambulance Receipts Reserved for Appropriation the sum of \$225,000 for the purpose of purchasing replacement heart monitors and Lund University Cardiopulmonary Assist System (LUCAS) machines, and for the payment of all other costs incidental and related thereto, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 12: (Raise & Appropriate: Roads & Sidewalks)

To see if the Town will vote to raise and appropriate the sum of \$800,000 for the purposes of making repairs to various roads, sidewalks, bridges, and related appurtenances, and to fund, as needed, design, engineering, and construction management services, and for the payment of all other costs incidental and related thereto, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 13: (Solid Waste Enterprise Retained Earnings Transfer: Recycling Center Wall)

To see if the Town will vote to transfer from Solid Waste Enterprise Fund retained earnings the sum of \$35,000 for the purpose of funding the replacement of a retaining wall at the Recycling Center, including engineering and construction costs and for the payment of all other incidental and related costs or act in any manner relating thereto.

DEPARTMENT OF PUBLIC WORKS

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 14: (Borrowing: McGovern School Bathroom Upgrades)

To see if the Town will vote to raise and appropriate, borrow, or transfer from available funds the sum of \$525,000 for the purpose designing and constructing student and staff bathroom upgrades at

the McGovern Elementary School, and for the payment of all other costs incidental and related thereto, or act in any manner relating thereto.

SCHOOL DEPT

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 15: (Borrowing: High School Boiler Replacement)

To see if the Town will vote to raise and appropriate, borrow, or transfer from available funds the sum of \$425,250 for the purpose of replacing a failing boiler at Medway High School, and for the payment of all other costs incidental and related thereto, or act in any manner relating thereto.

SCHOOL DEPT

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 16: (Free Cash Transfer: Medway Redevelopment Authority)

To see if the Town will vote to transfer \$215,000 from Certified Free Cash to be expended by the Medway Redevelopment Authority for the purpose of funding any legal, appraisal, surveying, environmental investigations, title reviews, and other technical costs associated with land acquisition in the Oak Grove Urban Renewal Area, and for other administrative expenses of the Redevelopment Authority, including but not limited to insurance and legal fees, or act in any manner related thereto.

MEDWAY REDEVELOPMENT AUTHORITY

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 17: (Appropriation: OPEB Trust)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$300,000 to the Town of Medway Other Post-Employment Benefits (OPEB) Trust account, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 18: (Appropriation: General Stabilization)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$100,000 to be allocated to the General Stabilization Fund, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 19: (CPA Fund Appropriation – Miyawaki Mini-Forest at Idylbrook)
To see if the Town will vote to transfer \$50,000 from available Community Preservation Act funds for the purpose of funding the establishment of a Miyawaki mini-forest at Idylbrook Field, and for the payment of all other costs incidental and related thereto, or act in any manner relating thereto.

ENERGY AND SUSTAINABILITY COMMITTEE

SELECT BOARD RECOMMENDATION: **To be determined**

FINANCE COMMITTEE RECOMMENDATION: **To be determined**

ARTICLE 20: (CPA Fund Appropriation – Ide House Repair Project)
To see if the Town will vote to transfer \$1,250,000 from available Community Preservation Act funds for the purpose of funding the construction phase of the preservation, repair and restoration of the historic Ide House at 158 Main Street, and for the payment of all other costs incidental and related thereto, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 21: (CPA Fund Appropriation – Trail Development)
To see if the Town will vote to transfer \$350,000 from available Community Preservation Act funds for the purpose of funding trail development at the Charles River, and for the payment of all other costs incidental and related thereto, or act in any manner relating thereto.

OPEN SPACE COMMITTEE

SELECT BOARD RECOMMENDATION: **To be determined**

FINANCE COMMITTEE RECOMMENDATION: **To be determined**

ARTICLE 22: (Appropriation: Community Preservation Committee)
To see if the Town will vote to act on the report of the Community Preservation Committee for the Fiscal Year 2026 Community Preservation budget and to appropriate, or reserve for later appropriations, monies from the Community Preservation Fund annual revenues or available funds

for the administrative expenses of the Community Preservation Committee, the payment of debt service, the undertaking of community preservation projects and all other necessary and proper expenses for the Fiscal Year 2026, as follows:

CPA Administration:	
CPC Expenses	\$15,000
CPC Salaries	5,000
CPC Debt Expense	391,175
Total Direct Costs	\$411,175

Reserves:	10% of Estimated Fund Revenues
Open Space	\$146,394
Community Housing	\$146,394
Historical Preservation	\$146,394

or act in any manner relating thereto.

COMMUNITY PRESERVATION COMMITTEE

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 23: (Accept MGL c. 44, sec. 54(b) – Trust Fund Investments)

To see if the Town will vote to accept the provisions of Massachusetts General Laws Chapter 44, Section 54(b), to allow trust funds held in the custody of the Town to be invested under the standards of the Massachusetts Prudent Investor Act of Chapter 203C, or act in any manner relating thereto.

TREASURER/COLLECTOR

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 24: (Amend General Bylaws –Revolving Funds; Authorize FY26 Spending Limits)

To see if the Town will vote, pursuant to Massachusetts General Laws Chapter 44, Section 53E ½, to amend the General Bylaws Article 27, Revolving Funds, Section 27.1, by inserting new revolving funds as shown in **bold** as follows:

Program or Purpose	Authorized Representative or Board to Spend	Department Receipts
Sidewalk construction	Dept. of Public Works	Sidewalk mitigation payments

Planting Trees	Dept. of Public Works	Tree mitigation payments received by Planning Board
Cemetery Upkeep	Dept. of Public Works	Burial Fees, Donations
Student Electronic Device Repair	School Department	Payments on behalf of students for electronic device repair

And to set the Fiscal Year 2026 spending limits for revolving fund as follows:

Program or Purpose	FY2026 Spending Limit
Self-supporting parks and recreation services, including salaries and benefits	\$690,000
Dial-a-ride van service for seniors and disabled; shuttle service to Norfolk commuter rail station, and other necessary transportation services	\$130,000
Library printer, copier and fax expenses	\$3,200
Library meeting room	\$1,000
Thayer Homestead partial self-support of property, including salaries and benefits	\$95,000
Tobacco license compliance inspections	\$2,500
School Transportation	\$300,000
Tree Preservation	\$30,000
Sidewalk construction	\$20,000
Planting Trees	\$20,000
Cemetery	\$50,000
Student Electronic Device Repair	\$25,000

or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 25: (Accept Public Ways – Little Tree and Rustic Roads)

To see if the Town will vote to accept as public ways, the following streets as laid out by the Select Board and as shown on a plan or plans on file in the office of the Town Clerk, said acceptance of the streets shall include utilities, except for sewer utility infrastructure; no sewer infrastructure will be accepted by the Town pursuant to these street acceptances:

- Little Tree Road in its entirety from Station 0+00 at its intersection with Milford Street to its end at Station at 10+44.82

- Rustic Road in its entirety from Station 0+00 at its intersection with Summer Street to its end at Station 6+26.33.

As shown on a plan entitled “Little Tree Road and Rustic Road at Speroni Acres in Medway, Massachusetts, Street Acceptance Plan”, dated June 17, 2024, prepared by Tetra Tech,

And further to authorize the Select Board to acquire by gift, purchase, eminent domain or otherwise, and to accept the deed or deeds to the Town of easements in said streets and any associated drainage, utility or other easements for said streets, except that no easements for sewer utilities are authorized, and to appropriate a sum of money for this purpose and any related expenses;

And further to authorize the Select Board and town officers to take any and all related actions necessary or appropriate to carry out the purposes of this article;

Or act in any manner related thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: **To be determined**

FINANCE COMMITTEE RECOMMENDATION: **To be determined**

ARTICLE 26: (Amend Zoning Bylaws: Housekeeping)

To see if the Town will vote to amend the Zoning Bylaw as follows, new language shown in bold, deleted language shown in strikethrough:

1 Amend Section 3.2.B by adding a new subsection 6:

B. Powers. The Board of Appeals shall have the following powers:

1. To hear and decide appeals in accordance with G.L. c. 40A, § 8, as amended.
2. To hear and decide, in accordance with the provisions of G.L. c. 40A, § 9, applications for special permits when designated as the special permit granting authority herein.
3. To hear and decide, in accordance with the provisions of G.L. c. 40A, § 6, applications for special permits to change, alter, or extend lawfully pre-existing non-conforming uses and structures to the extent allowed by Section 5.5.
4. To hear and decide petitions for variances in accordance with G.L. c. 40A, § 10, including variances authorizing a use or activity not otherwise permitted in a particular zoning district.
5. To hear and decide applications for comprehensive permits for construction of low or moderate income housing, as set forth in G.L. c. 40B, §§ 20-23.

6. To act on appeals under G.L. c. 41, §81Y and 81Z.

2. Amend Section 5.5.B

B. Commencement of Construction or Operation. Construction or operations under a building permit or special permit shall conform to any subsequent amendments to this Zoning Bylaw, unless the use or construction is commenced within a period of not more than twelve months after the issuance of the permit and in any case involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable. **Construction or operations under a special permit or site plan approval shall conform to any subsequent amendments to this Zoning Bylaw or of any other local land use regulations unless the use or construction is commenced within a period of 3 years after the issuance of the special permit or site plan approval and, in cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable. For the purpose of the prior sentence, construction involving the redevelopment of previously disturbed land shall be deemed to have commenced upon substantial investment in site preparation or infrastructure construction, and construction of developments intended to proceed in phases shall proceed expeditiously, but not continuously, among phases.**

3. Amend Section 5.6.5.G.4:

4. Where practicable, surface parking shall be located to the rear or side of the principal building and shall not be located ~~not~~ within the minimum setback between the building and any lot line adjacent to the street or internal access drive. No surface parking shall be located between the front building line of a residential building and the front lot line.

Or act in any manner related thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 27: (Amend Zoning Bylaws: Accessory Dwelling Units)

To see if the Town will vote to amend the Zoning Bylaw by:

1. Amending Section 2, Definitions, by deleting the definition of “Accessory Family Dwelling Unit” and inserting a new definition, to appear in alphabetical order, entitled, “Accessory Dwelling Unit” as follows:

Accessory Dwelling Unit: a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than one-half the gross floor area of the principal dwelling or 900 square feet, whichever is smaller.

2. Amending Section 5.4, Table 1: Schedule of Uses, as follows:

TABLE 1: SCHEDULE OF USES													
	AR-I	AR-II and AR-III	VR	CB	VC	NC	BI	EI	ER	WI	Form-Based Districts		
											OGV C	OGB P	OGN
C. RESIDENTIAL USES													
Accessory Uses													
Accessory family dwelling unit, subject to Section 8.2	SP Y	SP Y	SP Y	N	SP Y	N	N	N	N	N	N	N	N Y

3. Deleting Section 8.2, Accessory Family Dwelling Unit, in its entirety, and replacing it with a new Section 8.2, Accessory Dwelling Unit, as follows:

8.2. ACCESSORY DWELLING UNIT

A. **Purposes.** The purposes of this sub-section are to:

1. establish appropriate regulations for Accessory Dwelling Units to provide suitable housing in compliance with G.L. c. 40A, §3A and 760 CMR 71.00;
2. provide opportunities to support residents who wish to age in place; and
3. maintain the residential character of neighborhoods.

B. **Applicability.** Accessory Dwelling Units (ADU) are allowed by right in single-family residential zoning districts as provided by G.L. c. 40A, §3 subject to the requirements of this sub-section 8.2, and other applicable sections of the Zoning Bylaw. The provisions of this sub-section 8.2 shall apply in case of inconsistency with other sections of the Zoning Bylaw.

C. Basic Requirements.

1. A principal dwelling unit shall be as defined in 760 CMR 71.00. An accessory dwelling unit shall be located within:

- a. a principal dwelling unit; or
- b. an addition to a principal dwelling unit; or
- c. a separate structure on the same lot as a principal dwelling unit.

2. There shall be no more than one accessory dwelling unit associated with a principal dwelling unit. An ADU must remain on the same lot as and in common ownership with the principal dwelling and must remain accessory and subordinate thereto.

3. Use of an ADU for short term rental as defined by G.L. c. 64G is prohibited.

4. The gross floor area of an accessory dwelling unit shall not exceed one-half the gross floor area of the principal dwelling or 900 square feet, whichever is smaller.

5. ADU's are subject to the requirements of Table 2: Dimensional and Density Regulations for a single-family dwelling, except in the OGN district, where ADU's are subject to the requirements of Section 9, Oak Grove Park Districts; and except that minimum lot size requirements are not applicable to the extent provided in 760 CMR 71.03(3)(b).1.

6. There shall be at least one designated off-street parking space for the ADU in addition to parking for the occupants of the principal dwelling unit, provided, however, that no additional parking space to serve the ADU shall be required if the lot on which the ADU is located is within

0.5 miles of a transit or bus station. The off-street parking space shall be located in a garage or driveway, and shall have vehicular access to the driveway.

D. An Accessory Family Dwelling Unit created by special permit under the prior version of Section 8.2 which meets the definition of an Accessory Dwelling Unit contained in this current version of Section 8.2 shall automatically be converted to an Accessory Dwelling Unit hereunder.

Or act in any manner related thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 28: (Amend Zoning Bylaws: Floodplains)

To see if the Town will vote to amend Section 5.6.1, Flood Plain District, of the Zoning Bylaw as follows, new language shown in bold, deleted language shown in strikethrough:

1. Amend Section 5.6.1.C:

C. Applicability. The Flood Plain District includes: All special flood hazard areas within the Town of Medway designated as Zone A or AE on the Norfolk County Flood Insurance Rate Map (FIRM) dated ~~July 16, 2015~~ **July 8, 2025** issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. These maps indicate the 1%-chance regulatory floodplain. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Norfolk County Flood Insurance Study (FIS) with an effective date of **July 8, 2025**~~July 16, 2015~~. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning and Economic Development Board, Conservation Commission, Building Department and Board of Assessors.

2 Amend Section 5.6.1.E.6:

6. If the Town acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s.) Notification shall be submitted to: FEMA Region 1 Risk Analysis Branch Chief, ~~99 High Street, 6th floor, Boston, MA 02110~~, copy to: Massachusetts NFIP State Coordinator, MA Dept. of Conservation and Recreation, ~~251 Causeway Street, Boston, MA 02114~~.

3. Amend Section 5.6.1.G.4:

In ~~A A1-30, AH,~~ and AE Zones, ~~Zones,~~ all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

3. Delete Section 5.6.1.K in its entirety:

K. Special Permits. The Board of Appeals may grant a special permit for any of the following upon finding that the purposes of the Flood Plain District have been met.

1. ~~— A special permit from the Board of Appeals shall be required for construction on any lot in a commercial or industrial district when a portion of the lot is overlaid by the Flood Plain District.~~

2. ~~— Determination of Flooding and Suitability.~~

a. ~~— The Board of Appeals may grant a special permit for a use permitted in the underlying district if the Board determines that:~~

i. ~~— The proposed use of such land will not interfere with the general purposes for which the Flood Plain District has been established, and will not be detrimental to the public health, safety and/or welfare; and~~

ii. ~~— The proposed use or structure will comply with all other provisions of the underlying district within which the land is located.~~

b. ~~— The Board of Appeals shall refer such special permit applications to the Planning and Economic Development Board, Conservation Commission, and Board of Health for review and comment, and shall not act until these agencies have reported their recommendations or thirty five days have elapsed after such referral and no report has been received.~~

e. ~~— Any special permit granted hereunder shall be conditional upon receipt of all other permits or approvals required by local, state, or federal law.~~

3. ~~— No construction requiring a public utility, including electric, water, gas, and telephone lines or waste disposal or drainage facilities, shall be permitted unless the Board of Appeals determines that all such utilities are located, elevated, and constructed so as to minimize or eliminate flood damage and that methods of disposal of sewage, refuse, and other wastes and methods of providing drainage are adequate to reduce flood hazards.~~

4. ~~— Special permit application, review, and decision procedures shall be in accordance with Section 3.4 of this Zoning Bylaw and the rules and regulations of the Board of Appeals.~~

And re-letter Sections 5.6.1.L through N as Sections 5.6.1.K through M.

Or act in any manner related thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 29: (Citizens' Petition)

To see if the Town will vote to amend the General By-laws by adding a section:

Presentation of Identification

Any and all registered voters shall be required to show some form of identification prior to voting at all Town Meetings. Such identification shall preferably contain a photograph but, at the very least, shall be sufficient to verify the full name and address of the voter. Sufficient forms of identification include, but are not limited to, the following: Massachusetts driver's license, passport, student I.D., utility bill or statement, library card, credit or debit card statement, lease or rental contract, mortgage or other bank statement, property tax bill or statement.

CITIZENS' PETITION

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve