

COMMONWEALTH OF MASSACHUSETTS
TOWN OF HOLBROOK
WARRANT FOR THE SPECIAL TOWN MEETING

TOWN CLERK
AUG 22 PM 1:46 '19

HOLBROOK

NORFOLK, SS.

GREETING

To any Constable of the Town of Holbrook, in said County:

You are hereby directed and required to notify and warn the inhabitants of the Town of Holbrook, qualified to vote in town affairs, to meet in Holbrook Middle-High School, Auditorium, 245 South Franklin Street, Holbrook, on:

Wednesday, September 11, 2019

at 7:15 p.m. in the evening, then and there to act on the following articles:

ARTICLE 1: TO SEE IF THE TOWN WILL VOTE TO AMEND THE ZONING BY-LAW BY ADDING THE FOLLOWING NEW SOUTH SCHOOL OVERLAY DISTRICT, AS SET FORTH IN SECTION 9.6:

Item 1. In Section 2.3, add "South School Overlay District" to the list.

Item 2. Add the following new Section 9.6:

9.6 SOUTH SCHOOL OVERLAY DISTRICT

9.6.1 Purpose. The purpose of the South School Overlay District (SSOD) is as follows:

1. To promote a diversity of housing types in the Town, including smaller dwelling units for seniors and those starting a family.
2. To promote reuse of the former South School property in an orderly and productive manner.

9.6.2 Establishment. The SSOD is an overlay district having a land area of approximately 13.5 acres, being Assessor's Map 47, Lot 23.

9.6.3 Overlay District. The SSOD is an overlay district superimposed on the underlying zoning district(s). Except as limited herein, the underlying zoning shall remain in full force and effect. When the first building permit is issued for any Townhouse Development in accordance with the regulations of the SSOD, the provisions of the district(s) underlying the particular SSOD shall terminate and shall no longer be applicable to any land in the particular SSOD. The SSOD consists of two Subzones:

Subzone A: Exclusively limited to single family development.

Subzone B: Exclusively limited to two-family and multifamily townhouse development.

9.6.4 Definitions. The following definitions shall apply in the SSOD:

"Contiguous open space" shall mean open space suitable, in the opinion of the Planning Board, for the purposes set forth in Section 9.6.12, herein. Such open space may be separated by the road(s) constructed within the Townhouse Development. Contiguous open space shall not include required yards.

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“Single Family Development” shall mean a development of exclusively single family homes all located in Subzone A.

“Townhouse Development” shall mean a development with an approved site plan as set forth in this Section, all located in Subzone B.

9.6.5 Parcel Minimum Size. In order to be eligible for inclusion in the SSOD by Town Meeting, a parcel or set of contiguous parcels held in common ownership shall have at least ten (10) acres, and be located entirely within the Town.

9.6.6 Procedures. A Single Family and/or Townhouse Development may be authorized upon the issuance of site plan approval by the Planning Board. Applicants for a Single Family and/or Townhouse Development shall file with the Planning Board seven (7) copies of the following:

1. A development plan conforming to the requirements for a preliminary plan as set forth in the Subdivision Rules and Regulations of the Planning Board.
2. Where wetland delineation is in doubt or dispute, the Planning Board may require appropriate documentation.
3. Data on proposed wastewater disposal, which shall be referred to a consulting engineer for review and recommendation.
4. A Traffic Impact and Access Study or report approved as to form by the Planning Board.
5. If the Development is to be phased, a phasing plan explaining the proposed sequence of construction, including infrastructure installation capable of serving the phase(s) as completed and available for occupancy.
6. The Planning Board may also require as part of the development plan any additional information required by Section 10.6 of the Zoning By-Law necessary to make the determinations and assessments cited herein.

9.6.7 Lot Requirements; Dwelling Separation. No lotting is allowed in Subzone A or Subzone B. In Subzone A, no dwelling shall be located less than forty (40) feet from any other dwelling(s). In Subzone B, no dwelling shall be located less than thirty (30) feet from any other dwelling(s).

9.6.8 Maximum Number of Dwelling Units. The Maximum Number of dwelling units allowed in a Single Family Development shall not exceed one unit per 13,500 square feet of lot area in Subzone A, and a Townhouse Development shall not exceed one unit per 7,500 square feet of lot area in Subzone B.

9.6.9 Types of Buildings. Only single family homes with not more than three (3) bedrooms shall be permitted in Subzone A. A Townhouse Development in Subzone B shall consist of two-family and multifamily residential structures. A multifamily structure shall not contain more than six (6) dwelling units. Building height shall not exceed the maximum height allowed in the underlying district. The architecture of all multifamily buildings shall be residential in character, particularly providing gabled roofs, predominantly

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wood or siding, an articulated footprint and varied facades. Residential structures shall be oriented toward the street serving the premises and not any required parking area.

9.6.10 Roads and Utilities. The principal roadway(s) serving the site shall be adequate for the intended use and vehicular traffic and shall be maintained by an association of unit owners or by a condominium association. Minimum travel width of each lane on a road within the SSOS shall be ten (10) feet. All water, gas, electricity, cable, and telephone lines shall be placed underground.

9.6.11 Parking. Each dwelling unit shall be served by two (2) off-street parking spaces. Parking spaces in front of garages may count in this computation. The Planning Board may require parking spaces dedicated to visitors as part of any site plan approval.

9.6.12 Contiguous Open Space. A minimum of ten percent (10%) of the parcel shown on the development plan shall be contiguous open space. Any proposed contiguous open space, unless conveyed to the Town or its Conservation Commission, shall be subject to a recorded restriction enforceable by the Town, providing that such land shall be perpetually kept in an open state, that it shall be preserved for exclusively agricultural, horticultural, educational or recreational purposes, and that it shall be maintained in a manner which will ensure its suitability for its intended purposes. Underground utilities to serve the Townhouse Development site may be located within the contiguous open space.

9.6.13 Ownership of the Contiguous Open Space. The contiguous open space shall, at the Planning Board's election, be conveyed to

1. the Town or its Conservation Commission;
2. a nonprofit organization, the principal purpose of which is the conservation of open space and any of the purposes for such open space set forth above;
3. a corporation or trust owned jointly or in common by the owners of units within Subzone A and Subzone B or a condominium association composed of the unit owners. Maintenance of such open space and facilities shall be permanently guaranteed by such corporation or trust or condominium which shall provide for mandatory assessments for maintenance expenses to each lot. Each such trust or corporation or condominium shall be deemed to have assented to allow the Town to perform maintenance of such open space and facilities, if the trust or corporation fails to provide adequate maintenance, and shall grant the town an easement or license for this purpose. In such event, the Town shall first provide fourteen (14) days written notice as to the inadequate, and, if the trust or corporation or condominium fails to complete such maintenance, the Town may perform it. Each individual deed, and the deed or trust or articles of incorporation, shall include provisions designed to effect these provisions. Documents creating such trust or corporation or condominium shall be submitted to the Planning Board for approval, and shall thereafter be recorded.

9.6.14 Buffer Areas. A buffer area of fifteen (15) feet shall be provided at the perimeter of the property where it abuts residentially zoned or occupied properties, except for driveways necessary for access and egress to and from the site. No vegetation in this buffer area will be disturbed, destroyed or removed, except

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for normal maintenance. The Planning Board may waive the buffer requirement (i) where the land abutting the site is the subject of a permanent restriction for conservation or recreation so long as a buffer is established of at least fifteen feet in depth which may include such restricted land area within such buffer area calculation; or (ii) where the land abutting the site is held by the Town for conservation or recreation purposes; or (iii) the Planning Board determines that a smaller buffer will suffice to accomplish the objectives set forth herein.

9.6.15 Stormwater Management. Stormwater management shall be consistent with the requirements for subdivisions set forth in the Rules and Regulations of the Planning Board and the DEP’s Stormwater Management Policy.

9.6.16 Decision. The Planning Board may approve, or approve with conditions, an application for a Single Family and/or Townhouse Development after determining whether the Development has been designed in conformance with this Section, and application of the criteria set forth in Section 10.6. The Planning Board may waive any substantive requirement contained herein, except for the minimum SSOD area requirement, as part of the issuance of site plan approval.

9.6.17 Relation to Other Requirements. The submittals and permits of this Section shall be in addition to any other requirements of the Subdivision Control Law or any other provisions of this Zoning By-Law.

OR WHAT IT WILL DO IN RELATION THERETO.

Submitted by the Planning Board

ARTICLE 2: Unpaid Bills from Prior Fiscal Years

To see if the Town will vote to raise and appropriate, transfer from available funds, and/or otherwise provide a sum or sums of money, to be expended by the departments indicated, in order to pay for unpaid bills from Fiscal Years 2018 and/or 2019, or take any other action thereon.

Department	Vendor	Amount	Description	FY20 Funding Source Account No.
Town Clerk	Staples Credit Plan	\$13.49	Office Supplies, June 2019	01-161-5200-5400 Town Clerk General Exp.
Public Works Dept.	National Grid	\$158.36	June 2019 Bill	01-400-5200-5240-70 Utilities JFK/South School
Public Works Dept.	Wells Landscaping Inc.	\$2,122.50	Services Feb. 2019 Water break	68-450-5200-5200 Water Enterprise – Expenditures
Randolph/Holbrook Joint Water	Sameh Georgy Youssef	\$100.00	Reimbursement for June 2019 water exam	68-451-5600-5530 Joint Water
Public Library	T-Mobile USA Inc.	\$63.00	June 2019 Bill	01-610-5200-5400 Library Gen. Exp.

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Public Library	Midwest Tape	\$641.10 \$652.66 \$637.48 (Total = \$1,931.24)	Digital Materials from hoopla Feb, Apr, June 2019	01-610-5200-5510 Books & Periodicals
Inspectional Services (Conservation)	Conference & Court Reporting Services (CCRS)	\$77.01 \$ 5.59 (Total = \$82.60)	Services in June 2018 Services in Dec. 2018	01-240-5200-5400 Inspectional Services General Expense
Board of Selectmen	Simpson Gumpertz & Heger	\$850.00	Library Leakage Investigation May 2019 Bill	01-151-5200-5301 Legal/Prof Technical Services
Fire, Police & Communications	Verizon	\$4.04	June 2019 Bill	01-200-5200-5210 Public Safety Building Utilities
Police Department	Brigham & Womens Physicians Organization	\$104.00	Medical Bill March 2018	01-210-5200-5400 Police General Expense

Submitted by the Departments Listed

ARTICLE 3: Change Treasurer/Collector from an Elected Position to an Appointed Position

To see if the Town shall vote in accordance with Chapter 41 Section 1B of the Massachusetts General Laws to submit to the voters of the Town of Holbrook the following question to be placed on the official ballot:

“Shall the town vote to have its elected Treasurer/Collector become an appointed Treasurer/Collector of the town?
Yes _____ No _____”

Or take any other action thereon.

Submitted by the Board of Selectmen

ARTICLE 4: Authorize Borrowing for Randolph/Holbrook Joint Water Treatment Plant Repairs

To see if the Town will appropriate \$1,500,000, or any other amount, to pay the Town’s share of making emergency electrical and mechanical repairs to the Holbrook/Randolph Joint Water Treatment Plant, including the payment of all other costs incidental and related thereto, and to determine whether this appropriation shall be raised by taxation, transfer from available funds, borrowing, or otherwise provided; or to take any other action relative thereto.

Submitted by the Board of Selectmen

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ARTICLE 5: Authorize Borrowing for the Tri-Town Water Treatment Plant Project

To see if the Town will appropriate \$4,502,529, or any other amount, to pay the Town's share of additional costs of making improvements to the Tri-Town Regional Water Treatment Plant, as well as paying the Town's share of designing and constructing subaqueous dual transmission mains, including, in each case, the payment of all other costs incidental and related thereto, and to determine whether this appropriation shall be raised by taxation, transfer from available funds, borrowing, or otherwise provided; or to take any other action relative thereto.

Submitted by the Board of Selectmen

ARTICLE 6: Purchase Barrels for Solid Waste Program

To see if the Town will vote to transfer a certain sum of money from Stabilization, said sum to be used to purchase barrels for the residents participating in the Town's solid waste program, or take any other action thereon.

Submitted by the Superintendent of Public Works

ARTICLE 7: Retroactive Payment for Prior Fiscal Year – Fire Department Salaries and Overtime

To see if the Town will vote to raise and appropriate, transfer from available funds, and/or otherwise provide a certain sum of money, to provide retroactive pay adjustments for Fire Department Salaries and Overtime for the fiscal year ending on June 30, 2019, or take any other action thereon.

Submitted by the Fire Chief

ARTICLE 8: Lease/Purchase of Police Motorcycles – Police Department

To see if the Town will vote to raise and appropriate or transfer from available funds, the sum of up to Nine Thousand Four Hundred Dollars and zero cents (\$9,400), and authorize the Board of Selectmen to enter into a Lease/Purchase Agreement or Agreements for a term up to the useful life of the property, to purchase the following equipment for the Police Department: Two Harley Davidson Motorcycles (one-2018 and one-2019), said contracts to be subject to annual appropriation, or take any other action thereon.

Submitted by the Board of Selectmen

ARTICLE 9: Transfer Balances in Closed-Out Capital Projects to Capital Stabilization

To see if the Town will vote to transfer the following remaining balances in closed out capital projects, said sum to be added to Capital Stabilization, in order to be utilized for future projects, or take any action thereon.

Project	Balance to Close
FY14 – Emergency Generator	\$8,746.47
FY19 – DPW Frontend Loader	\$966.41
FY19 – Assessors Permit Pro	\$5,500
Total to Capital Stabilization	\$15,212.88

Submitted by the Town Accountant

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ARTICLE 10: Appropriate from Receipts Reserved for Appropriation for General Road Maintenance

To see if the Town will vote to appropriate the sum of \$3,501.50 from Receipts Reserved for Appropriation 26-400-2680-5961, said amount allotted by the Commonwealth Transportation Infrastructure Fund, to be used for General Road Maintenance, or take any other action thereon.

Submitted by the Town Accountant

ARTICLE 11: Transfer of Bond Premiums to Public Safety Building Renovation Capital Project

To see if the Town will vote to transfer bond premiums, in the following amounts, from the following completed projects, to the Public Safety Building Renovation Capital Project, in accordance with Chapter 44, Section 20 of Massachusetts General Laws, or take any other action thereon.

Project & Original Authorization	Premium to be transferred	From Account
Traffic Signals -- 5/7/2014	\$5,260.07	26-300-2670-5963
School Building -- 10/22/2014	\$1,814.35	26-300-2670-5963

Submitted by the Town Accountant

ARTICLE 12: Reallocate Borrowed Funds to Capital Projects

To see if the Town will vote to reallocate the following amounts, from completed projects that were previously appropriated and raised by borrowing as noted below, said funds to be re-appropriated to the receiving projects below, in accordance with Chapter 44, Section 20 of Massachusetts General Laws, or take any other action thereon.

Original Authorization	Project	Proceeds to be transferred	From Account	Project Receiving Proceeds
5/11/2016 -- Pond Street	Richard Road	\$9,551.00	35-450-3515-5880	Water Main Improvements
2/23/98 -- Sewer Phase 3-6	Phase 3-6 Repairs	\$41,270.42	34-440-3400-5200	New Project -- Sewer Pump Stations Repairs & Maintenance and Incidentals Related Thereto


Submitted by the Town Accountant

And you are hereby directed to serve this warrant by posting attested copies thereof at three (3) public places in said Town, at least fourteen (14) days prior to the day of the actual meeting.

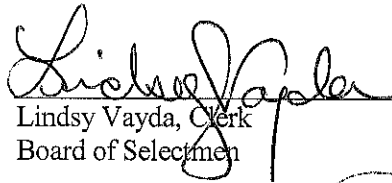
Hereof fail not, and have you there this warrant with your doings thereon.

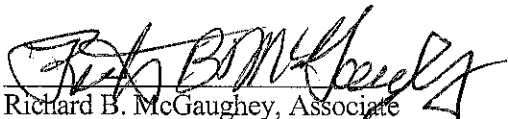
Given under our hands this 21st day of August in the year 2019.

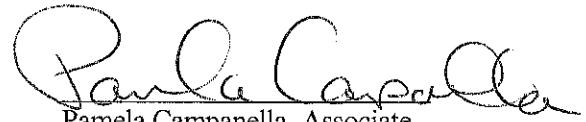
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Daniel R. Lee, Chairman
Board of Selectmen

Joshua Reilly, Vice-Chairman
Board of Selectmen

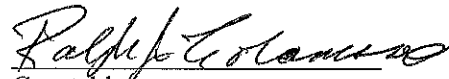

Lindsay Vayda, Clerk
Board of Selectmen


Richard B. McGaughey, Associate
Board of Selectmen


Pamela Campanella, Associate
Board of Selectmen

Pursuant to the foregoing warrant, I the undersigned, one of the Constables of the Town of Holbrook, have notified and warned the inhabitants of the Town qualified to vote in Town affairs, to meet at the time and place for the purpose of aforesaid by posting attested copies thereof at three public places in said Town fourteen days at least before the day of said meeting.

9-18-19
Date


Constable