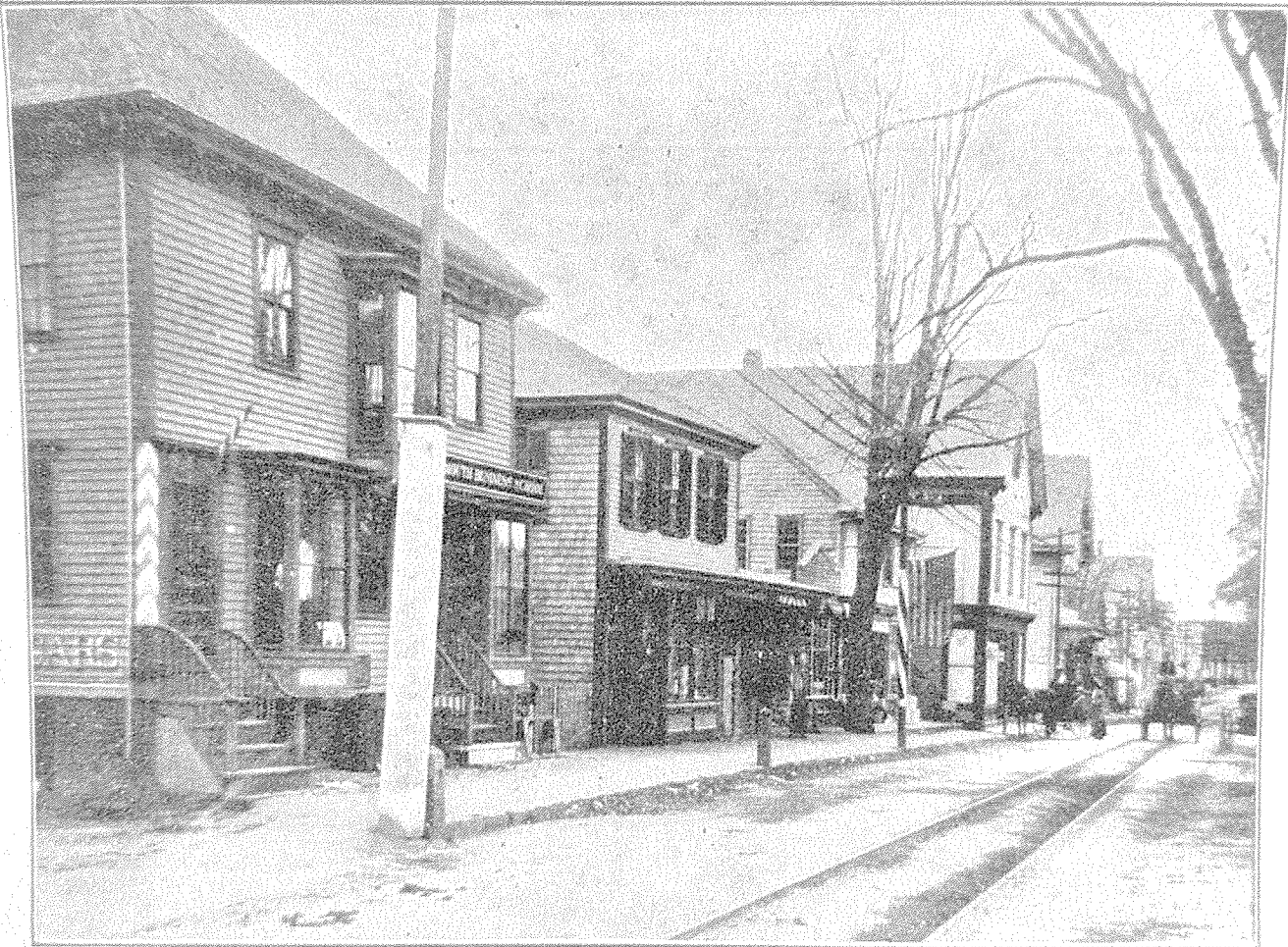


WAREHAM
ANNUAL TOWN MEETING WARRANT
AND
SPECIAL TOWN MEETING WARRANT
&
FINANCE COMMITTEE REPORT
May 8, 2021



MAIN STREET, WAREHAM, MASS.

Published by D. C. Keyes, South Wareham, Mass.

Cover photo courtesy of the Wareham Historical Society (WHS) and special thanks to it's President Angel Dunham. The WHS has provided the Finance Committee with cover photos (and others) for many years and has never failed to find something in Wareham's' past that that reflects on today's business.

Thank You Wareham Historical Society.

Finance Committee Chairman message;

A few weeks ago, a huge number (1064) of us mustered on Spillane field and exercised our right as American citizens of Wareham, and voted as to how we (Wareham) should move forward on the offered proposal for changing an area of our community.

There were a lot of emotions put into the decisions that were made that day and it demonstrates the care and concern we have for our community and environment. However, must remember we have certain Committees within the Town that are deliberately charged with exploring the practical side of the opportunities offered to us.

I speak of course of the Finance Committee, of which I am privileged to be the Chairmen. It is our responsibility to review all Articles with the principal objective of evaluating the financial impact they may have on our community. We are not insensitive to all the issues regarding the zoning change and many were very emotional issues as noted by our own vote to recommend (5-3-0).

This change would have increased our tax base with minimal impact on services. Any cost to bring infrastructure such as water, sewer, access to Rt25 to the project would have been bourn by the developer.

To put this into context, 83+ (%) percent of our tax base is residential. The balance is made up of Commercial/Agricultural (10%), Industrial (2%) and Personal Property (4.6%). Any increase in the cost of municipal or school operations is bourn primarily by the homeowners. With the exception of Wareham Crossing, Cranberry Highway and the Walmart area, we're all private residences and bogs.

See pie charts on following pages.

An average residence pays \$3,400 dollars in Real Estate taxes per year (not including Wareham & Onset Fire). With a total of 2450 students it costs Wareham approximately \$14,763 (not including benefits and grants) per year to educate each student. We have some two hundred 40B units coming online within 2 years which has the potential of increasing student enrollment by one student per unit.

Within the next few years, we will have to address some critical financial decisions. We are in the process of developing a proposal to replace our aging, outdated, Police Station. Although the costs of planning are subsidized by monies from marijuana revenues, we will have to consider a proposition 2 ½ override for its construction.

The Water Pollution Control Facility (WPCF) has placed a moratorium on all new connections. They are currently constructing a new 'lagoon' which could resolve the current problem and allow them to lift the moratorium. There is still the overriding problem of how much the plant may discharge into the Agawam River. That limitation (Federal and State regulations) is restricting the plant from being able to process at its full design capacity. A solution has been identified, in conjunction with Federal and State government studies, which requires installing a discharge pipe to the canal. This is the second issue which may also require us to consider a 2 ½ override in the near future.

Our School Department has requested additional personal, especially for their SPED program. Municipal Maintenance has only 10 people to maintain our fleet of vehicles, including school busses. They also take care of all the beaches, cemeteries, roadways and municipal buildings.

We don't have a Senior Center or Parks and Recreation Department. Our Library is underfunded and is able to stay open because of the generous support of the Wareham Library Foundation' and 'Friends of the Wareham Public Library'.

That was the basis the Finance Committee supported the Article rezoning an overlay district to allow for commercial development. We feel it is important for the Planning Board reexamine the Master Plan and identify areas that could support potentially large-scale developments and still address the environmental concerns of our fellow citizens.

Thank You.

Bernard Pigeon – Chairman
Gerald Stafanski – Clerk
Thomas Worthen
Patricia Rumney
Glen Lawrence

David Heard – Vice Chairman
Joseph Smith Jr.
Dominic Cammarano Jr.
Stuart Novick

TOWN MEETING RULES of ORDER

Page Reference	Rank	Table of Basic Points of Motions	Seconded Required	Debateable	Amendable	Vote Required	May Reconsider	May Interrupt
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PRIVILEGED MOTIONS

131	1	Dissolve or adjourn sine die	Yes	No	No	Maj.	No	No
128	2	Adjourn to a fixed time or recess	Yes	Yes	Yes	Maj.	No	No
127	3	Point of no Quorum	No	No	No	None	No	No
125	4	Fix the time to (or at) which to adjourn	Yes	Yes	Yes	Maj.	Yes	No
123	5	Question of privilege	No	No	No	None	No	Yes

SUBSIDIARY MOTIONS

104	6	Lay on the table	Yes	No	No	2/3	Yes	No
102	7	The previous question	Yes	No	No	2/3	No	No
101	8	Limit or extend debate	Yes	No	No	2/3	Yes	No
99	9	Postpone to a time certain	Yes	Yes	Yes	Maj.	Yes	No
96	10	Commit or refer	Yes	Yes	Yes	Maj.	Yes	No
93	11	Amend (or substitute)	Yes	Yes	Yes	Maj.	Yes	No
91	12	Postpone indefinitely	Yes	Yes	No	Maj.	Yes	No

INCIDENTAL MOTIONS

109	Same rank as motion out of which they arise	Point of order	No	No	No	None	No	Yes
110		Appeal	Yes	Yes	No	Maj	Yes	No
113		Decision of a question	Yes	Yes	Yes	Maj	No	No
114		Separate consideration	Yes	Yes	Yes	Maj	No	No
115		Fix the method of voting	Yes	Yes	Yes	Maj	Yes	No
116		Nominations to committees	No	No	No	Plur	No	No
118		Withdraw or modify a motion	No	No	No	Maj	No	No
120		Suspension of rules	Yes	No	No	2/3 †	No	No

MAIN MOTIONS

66	None	Main motion	Yes	Yes	Yes	Var.	Yes	No
77	o	Reconsider or rescind	Yes	o	No	Maj	No	No
105	None	Take from the table	Yes	No	No	Maj	No	No
52	None	Advance an article	Yes	Yes	Yes	Maj	Yes	No

o Same rank and debatable to same extent as motion being reconsidered

† Unanimous if rule protects minorities; out of order if rule protects absentees

WAREHAM CHERRY SHEET AID FY2012 FY2021

	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021 EST 06/15/20	FY2022 ESTIMATED
Education								
Chapter 70	12,488,232	12,558,607	12,708,042	13,232,181	13,308,860	13,381,730	13,381,730	13,449,800
Charter Tuition Reimbursement	193,337	144,974	276,685	212,064	290,383	278,456	391,355	347,060
Education Offset Items								
School Lunch	17,541							
School Choice Receiving Tuition*	203,176	226,728	146,058	230,303	300,143	319,213	365,776	365,776
Total Education	\$12,699,110	\$12,703,581	\$12,984,727	\$13,444,245	\$13,599,243	\$13,660,186	\$13,773,085	\$13,796,860
General Government								
Unrestricted General Government Aid	1,760,560	1,823,940	1,902,369	1,976,561	2,045,741	2,100,976	2,100,976	2,174,510
Veterans Benefits	223,421	282,365	264,752	230,552	232,615	239,072	253,015	271,230
Exemp: VBS and Elderly	130,497	129,310	120,983	128,810	128,286	140,345	148,204	126,843
State Owned Land	38,085	38,085	66,883	78,799	95,451	106,632	109,405	109,610
General Government Offset Item								
Public Libraries	0	0	0	0	0	0	0	0
Total General Government	\$2,152,563	\$2,273,700	\$2,354,987	\$2,414,722	\$2,502,093	\$2,587,025	\$2,611,600	2,682,193
Total Estimated Receipts	\$14,851,673	\$14,977,281	\$15,339,714	\$15,858,967	\$16,101,336	\$16,247,211	\$16,384,685	16,479,053
County Assessments								
County Tax	72,101	69,967	71,716	71,097	72,874	73,368	75,202	77,407
State Assessments and Charges								
Retired Teachers Health Insurance	1,326,205	1,403,552	1,327,552	1,405,778	322,911	1,412,946	1,361,920	1,418,701
Mosquito Control Projects	86,975	86,762	88,574	90,293	93,482	95,945	100,830	103,653
Air Pollution	7,279	7,110	7,287	7,169	7,317	7,380	7,548	7,681
RMV Non-Renewal Surcharge	43,520	43,520	43,520	44,560	44,560	53,420	48,420	48,420
Transportation Authorities								
Regional Transit	189,891	194,638	199,505	204,494	209,606	214,846	220,217	220,217
Annual Charges Against Receipts								
Special Education	7,426	42,866	33,470	6,386	23,500	5,744	8,383	2,452
Tuition Assessments								
School Choice Sending Tuition	667,839	1,004,176	1,222,674	1,285,418	1,448,401	1,740,838	1,474,759	1,474,759
Charter School Sending Tuition	595,862	671,563	803,436	1,017,712	1,217,670	1,520,104	1,547,760	1,743,554
Total Estimated Charges	\$2,997,098	\$3,524,154	\$3,797,734	\$4,132,907	\$3,440,321	\$5,124,591	\$4,845,039	5,096,844
Net State Aid	\$11,854,575	\$11,453,127	\$11,541,980	\$11,726,060	\$12,661,015	\$11,122,620	\$11,539,646	11,382,209

*This is not included in sub-total revenues and goes directly to the school

ANTICIPATED AND PROJECTED REVENUES

	FISCAL 2016	FISCAL 2017	FISCAL 2018	FISCAL 2019	FISCAL 2020	FISCAL 2021 PROJECTED 06/15/20	FY2022 ESTIMATED
REAL ESTATE TAX:							
Levy Limit	34,981,651	36,344,277	37,654,086	37,912,202	39,324,064	42,000,357	43,618,357
(Previous Fiscal Yr. + 2.5% Growth)	874,541	908,607	941,352	974,755	1,010,062	1,050,009	1,090,459
Estimated New Growth	488,085	401,202	394,770	437,503	587,829	567,991	375,000
Debt Exclusion					660,387	1,447,222	1,447,222
TOTAL PROPERTY TAXES	\$36,344,277	\$37,654,086	\$38,990,208	\$39,324,460	\$41,582,342	\$45,065,579	\$46,531,038
STATE AID:							
School Chapter 70	12,588,607	12,708,041	13,232,181	13,308,860	13,381,730	13,381,730	13,449,800
Charter School Reimbursement	144,974	276,684	212,064	290,383	293,780	391,355	347,060
TOTAL SCHOOL STATE AID	\$12,733,581	\$12,984,725	\$13,444,245	\$13,599,243	\$13,675,510	\$13,773,085	\$13,796,860
Unrestricted Government aid	1,823,940	1,902,369	1,976,561	2,045,741	2,100,976	2,100,976	2,174,510
Veterans Benefits	282,365	264,752	230,552	232,615	239,072	253,015	271,230
Exemptions - Veterans, Blind, Elderly	129,310	120,983	128,810	128,286	140,345	148,204	126,843
State Owned Land	38,085	66,883	78,799	95,451	106,632	109,405	109,610
TOTAL GENERAL GOVERNMENT	\$2,273,700	\$2,354,987	\$2,414,722	\$2,502,093	\$2,587,025	\$2,611,600	\$2,682,193
TOTAL CHEERY SHEET AID	\$15,007,281	\$15,339,712	\$15,858,967	\$16,101,336	\$16,262,535	\$16,384,685	\$16,479,053
ESTIMATED LOCAL RECEIPTS:							
Motor Vehicle Excise	2,768,574	3,017,471	3,089,589	3,019,407	3,055,295	2,900,000	2,750,000
Local Meals Excise	501,613	544,067	566,439	584,369	568,012	450,000	510,000
Hotel/Motel Tax	229,594	241,117	250,462	257,216	267,582	100,000	240,000
Short Term Rental Tax							
Boat Excise	72,552	56,918	54,562	50,246	58,494	47,500	50,000
Cannabis				143,289	555,046	150,000	150,000
Penalties & Interest	285,559	268,906	269,660	306,294	217,022	260,000	260,000
Fees	724,049	737,443	784,466	845,370	658,253	715,000	595,000
Rentals	135,930	113,370	54,348	70,489	103,991	67,500	67,500
License & Permits	1,374,026	1,353,832	1,536,792	1,330,181	1,624,322	1,195,000	1,195,000
Fines & Forfeits	65,095	52,045	102,315	75,658	69,544	71,000	62,500
Investment Income	32,503	33,246	71,353	159,656	216,954	80,000	125,000
Medicaid	300,625	345,385	366,015	387,832	289,649	360,000	260,000
Misc. Recurring	352,536	268,244	308,357	250,895	287,418	250,000	250,000
TOTAL ESTIMATED LOCAL RECEIPTS	\$6,842,656	\$7,032,044	\$7,454,358	\$7,480,902	\$7,971,582	\$6,646,000	\$6,515,000

	FISCAL 2016	FISCAL 2017	FISCAL 2018	FISCAL 2019	FISCAL 2020	FISCAL 2021 PROJECTED 06/15/20	FY2022 ESTIMATED
AVAILABLE FUNDS							
Stabilization Fund						600,000	
Free Cash			90,000				
Harbor Service Permit Fees	81,000	81,000	85,000	85,000	85,000	90,000	
Waterways Improvement		25,000	30,000	30,000	30,000	25,000	
Wetlands Protection			30,000	25,000	25,000	25,000	
TOTAL AVAILABLE FUNDS	\$81,000	\$106,000	\$235,000	\$140,000	\$140,000	\$140,000	0
SEWER ENTERPRISE:							
Direct Cost Transfer	\$872,956	\$882,096	\$882,096	\$890,917	\$897,773	\$897,773	\$875,000
TOTAL AVAILABLE REVENUE	\$59,148,170	\$61,013,938	\$63,420,629	\$63,937,615	\$66,854,232	\$69,134,037	\$70,400,091
LESS OFFSETS							
ASSESSORS OVERLAY	400,000	325,000	325,000	325,000	325,000	325,000	325,000
COUNTY & STATE ASSESSMENTS	3,524,154	3,797,734	4,132,907	4,435,682	5,174,375	4,845,030	5,096,844
TOTAL OFFSETS	\$3,924,154	\$4,122,734	\$4,457,907	\$4,760,682	\$5,499,375	\$5,170,030	\$5,421,844
TOTAL AVAILABLE	\$55,224,016	\$56,891,204	\$58,962,722	\$59,176,933	\$61,354,857	\$63,964,007	\$64,978,247
MUNICIPAL BUDGET REQUEST	10,338,360	11,385,366	11,309,698	12,166,044	13,167,529		13,645,055
SCHOOL BUDGET REQUEST	27,050,155	27,952,583	28,380,103	29,022,739	30,231,616	30,231,616	30,843,073
REGIONAL SCHOOL BUDGET REQUEST	2,836,635	3,068,911	3,130,289	3,422,296	3,678,385	3,703,661	3,637,529
TOWN METING ITEMS							
RECAP SHEET ITEMS							
TOTAL APPROPRIATION REQUESTS	\$40,225,150	\$42,406,860	\$42,820,090	\$44,611,079	\$47,077,530	\$33,935,277	\$48,125,657
SURPLUS/DEFICIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0

FY'22 PROPOSED REVENUE & EXPENSES

REVENUES

<u>FY22 TAX LEVY</u>			
FY21 Levy Limit	43,618,357		
2.5% Increase	1,090,459		
Estimated New Growth	375,000	45,083,816	
Debt Exclusion	1,447,222	46,531,038	

OTHER REVENUE

State Aid Chapter 70 & Charter School	13,796,860		
State Aid General Government	2,682,193		
Estimated Local Receipts	6,515,000		
Available Funds	-		
Enterprise Fund Direct Costs Transfer	875,000	23,869,053	

Total Estimated Revenues

70,400,091

EXPENSES

<u>RECAP SHEET ITEMS</u>			
State: Tuition Assessment			3,260,942
State: Retired Teachers' Hlth Ins			1,412,946
State Assess: All Other			422,956
Overlay			325,000
			5,421,844

TOWN MEETING ITEMS

Health & Dental Ins.			8,173,836
Plymouth Co. Retirement & LIUNA			4,656,527
General & Workers' Comp Ins.			1,250,000
Medicare			565,000
Unemployment			-
Life Insurance			25,000
Veterans' Benefits			405,000
Debt Exclusion - New School Princ.			730,000
Debt Exclusion - New School Int.			715,432
Debt Principal			270,000
Debt Interest Long & Short Term			57,500
SRPEDD			4,295
			16,852,590

OPERATING BUDGETS

School Budget			28,792,623
School Transportation			2,050,450
Upper Cape Cod Tech Regional			3,637,529
General Government Budget			13,645,055

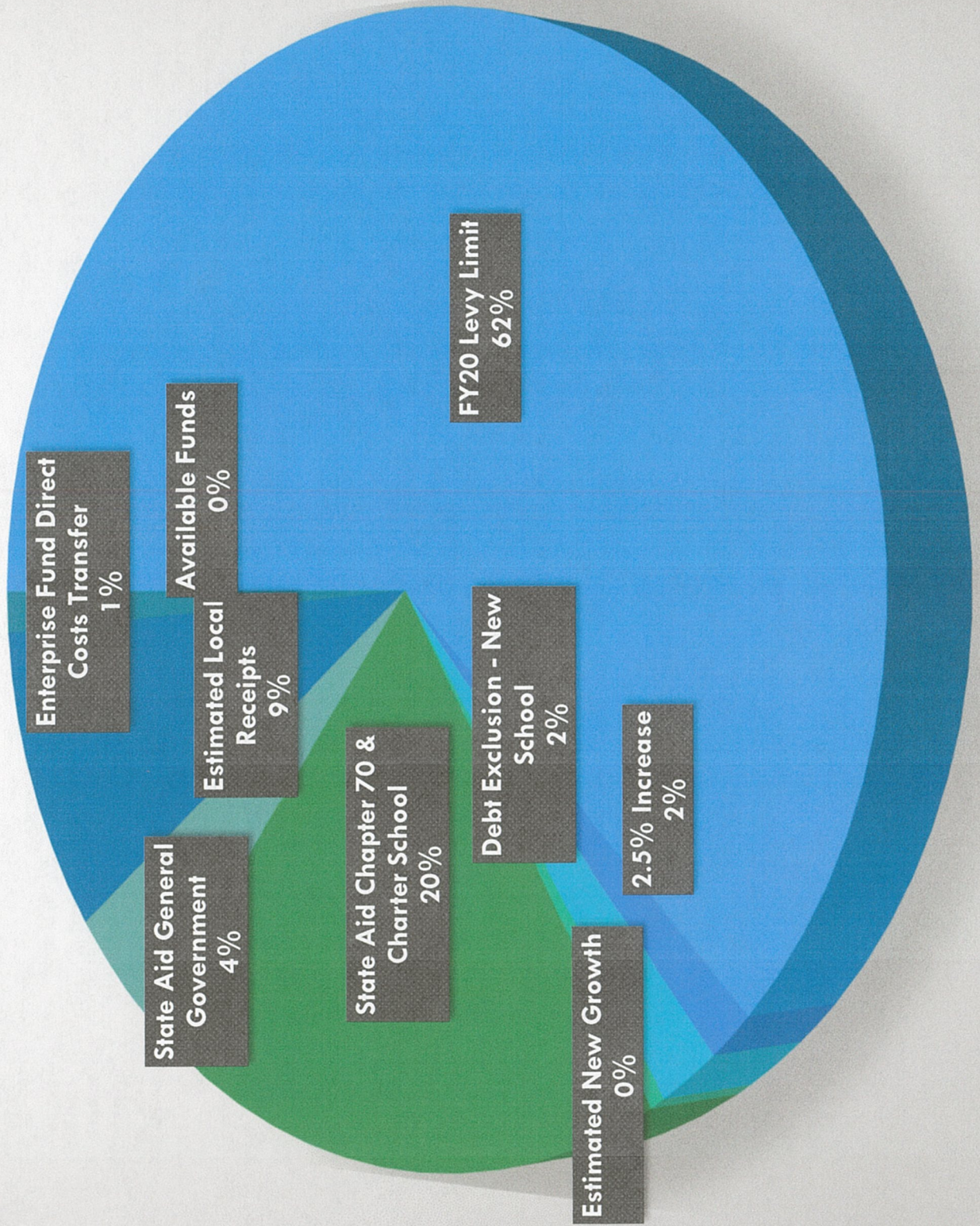
Total Estimated Expenses

70,400,091

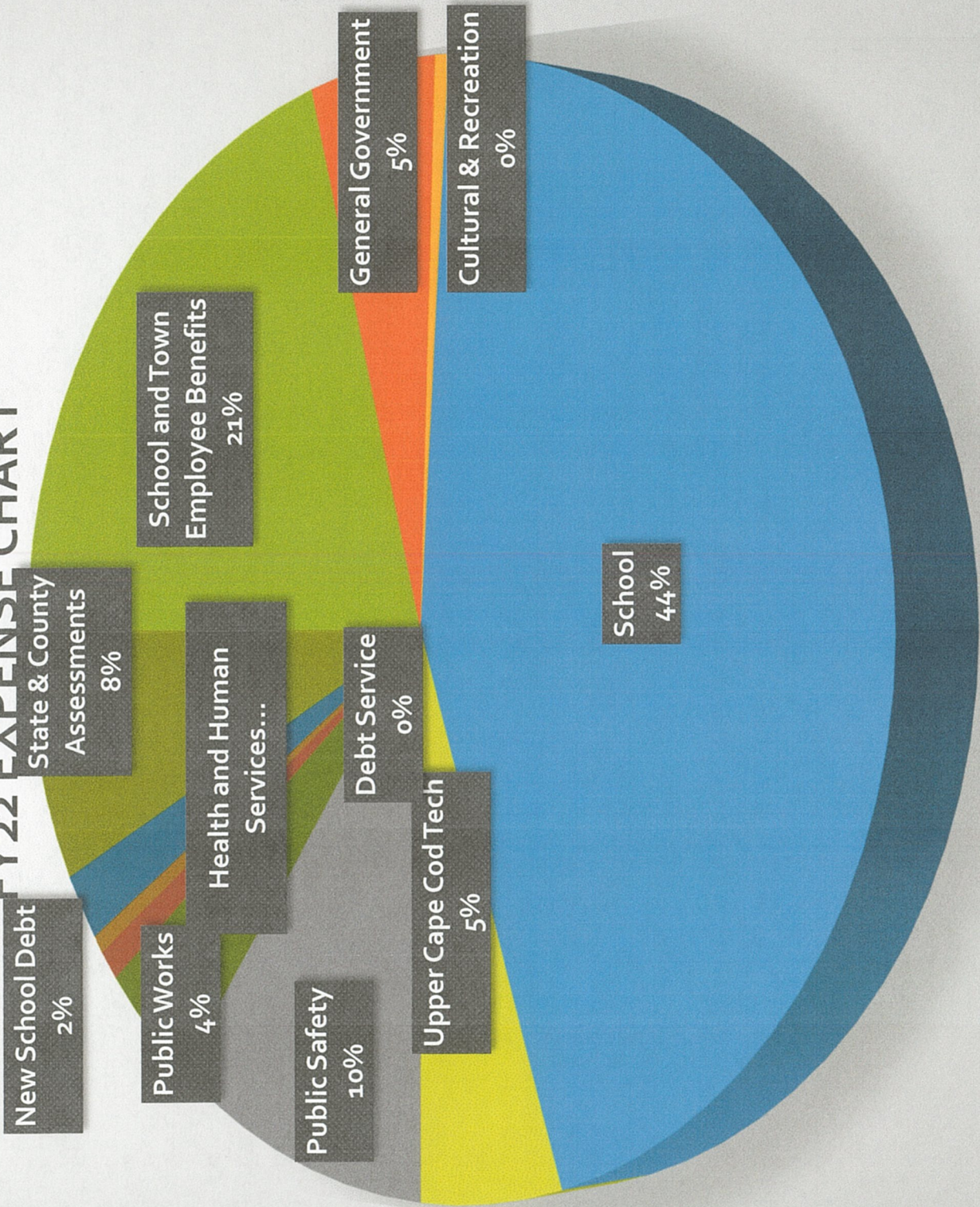
ESTIMATED FY'22 BUDGET BALANCE

-

FY22 Revenue Chart



FY22 EXPENSE CHART



Why Does the Average Single-Family Tax Bill Matter

	Bourne	Carver	Falmouth	Lakeville	Mattapoisett	Middleboro	Plymouth	Rochester
Avg. SF Tax Bill	4,943	6,110	4,682	5,098	6,628	5,264	6,110	5,573
Wareham w/ Onset Fire	<u>4,016</u>	<u>4,016</u>	<u>4,016</u>	<u>4,016</u>	<u>4,016</u>	<u>4,016</u>	<u>4,016</u>	<u>4,016</u>
Delta	927	2,094	666	1,082	2,612	1,248	2,094	1,557
Wareham SF Parcels - 9,426	9,426	9,426	9,426	9,426	9,426	9,426	9,426	9,426
Additional revenue if Wareham had the same Avg SF Tax Bill								
	\$7,754,892	\$14,763,224	\$7,213,636	\$9,751,940	\$25,028,424	\$9,322,668	\$18,626,672	\$14,473,932

ANNUAL TOWN MEETING

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W A R R A N T

ANNUAL SPRING TOWN MEETING
TOWN OF WAREHAM

APRIL 26, 2021
(GENERAL BUSINESS PORTION)

WAREHAM HIGH SCHOOL
VIKING DRIVE
WAREHAM, MA 02571

7:00 O'CLOCK P.M.

MAY 4, 2021
(ELECTION)

DESIGNATED POLL LOCATIONS 8:00 O'CLOCK A.M. to 8:00 O'CLOCK P.M.
COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, S.S.

TO EITHER OF THE CONSTABLES OF THE TOWN OF WAREHAM

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the legal voters of the Town qualified to vote in Town affairs Town Meeting shall commence on April 26, 2021 at 7:00 o'clock p.m. at the Wareham High School Auditorium, 7 Viking Drive, Wareham, MA at which time the general business of the Town shall be transacted to meet and act upon the articles below; following the conclusion of which the meeting shall be adjourned until the commencement of the Annual Town Election for Town Officers designated in the official ballot on May 4, 2021 at 8:00 o'clock a.m., said Election to take place in: **Precinct 1:** Wareham Town Hall, 54 Marion Road, Wareham; **Precinct 2 and Precinct 3:** Ethel E. Hammond Elementary School, 13 Highland Avenue, Onset; **Precinct 4 and Precinct 5:** Redmen Hall, 745 Main Street, West Wareham; **Precinct 6:** Wareham Town Hall, 54 Marion Road, Wareham on Tuesday, with dissolution of Town Meeting taking place at the end of the Election on May 4, 2021 at 8:00 o'clock p.m.

ARTICLE 1 - ELECTION OF OFFICERS

To choose the following officers: one Selectman for a term of three (3) years, two Assessors for a term of three (3) years, two School Committee members for a term of three (3) years, one Deputy Moderator for a term of three (3) years, one Sewer User Commissioner for a term of three (3) years, one Sewer Non-User Commissioner for a term of three (3) years, or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen

Explanation:

This is a routine, but important article for the Town's Annual Town Meeting. It has no immediate financial impact on the proposed budget, but in the long term, the Town's elected and appointed officials can have a great influence on the Town's financial condition.

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 8-0-0

Finance Committee Recommendation:

The Finance Committee recommends approval of this article. Article 1 is an annual article which formally ratifies the results of the Town election. This article has no impact on the budget.

ARTICLE 2 - RECURRING BUSINESS

- A. To see if the town will vote to authorize the Board of Selectmen and/or the Town Administrator to apply for, accept and enter into contracts from time to time for the expenditure of any funds allotted or otherwise available to Wareham by the Commonwealth of Massachusetts or the U.S. Government under any State or Federal Grant program or activity, or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen

Explanation:

This is a housekeeping article which authorizes the Board of Selectmen and/or the Town Administrator to accomplish the legal and administrative details necessary to enter into agreements and contracts involving State and Federal funds.

- B. To see if the Town will authorize its Town Treasurer/Collector to enter into compensating balance agreements for fiscal year 2022 pursuant to Chapter 44, Section 53F of the General Laws, or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen

Explanation:

This is a housekeeping article which authorizes the Town Treasurer/Collector to maintain sufficient balances in the Town accounts to avoid bank service charges

- C. To hear the reports of the Selectmen, School Committee, and the Capital Planning Committee, and any other reports from officers and committees who consider it expedient to do so, or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen

Explanation:

This is a routine, but important item because it complies with a State law requirement that these public bodies report annually to their constituents and the Town.

- D. To see if the Town will vote to expend interest earned from loan repayments made between the Town of Wareham and Wareham residential property owners as authorized under Chapter 111, Section 127B1/2 and/or Chapter 29C of the General Laws for use for the administration of the Septic Loan Program and for additional so-called betterment loan projects, or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen at the request of the Director of Planning and Community Development

Explanation:

This is a housekeeping item to ensure the Town conforms to the Massachusetts Department of Environmental Protection’s regulations under the Massachusetts Water Pollution Abatement Trust’s Title V Septic Loan Program. This authorizes interest earned on loans made to individual homeowners be used for the administration of the program and to make additional loans.

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 8-0-0

Finance Committee Recommendation:

The Finance Committee recommends approval of this article.

Article 2 authorizes the Town to continue to conduct normal operations.

ARTICLE 3 - COMPENSATION OF CERTAIN OFFICIALS

To see if the Town will vote pursuant to G.L. c. 41, Section 108 to set the compensation of elected officials, and further, to set the compensation of certain appointed officials, or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen

Explanation:

This article authorizes the establishment of compensation levels for the Town Clerk, Registrar and Moderator provided by Section 108, Chapter 41 of Massachusetts General Law (MGL). The elected officials’ salaries are as follows:

Town Clerk:	\$85,000.00
Registrar:	\$ 700.00
Moderator	\$ 120.00 (per diem)

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 8-0-0

Finance Committee Recommendation:

Finance Committee recommends approval of this Article. This Article does not appropriate monies for these positions but establishes the level of compensation for FY2022 fiscal year. These amounts of monies are accounted for in Article 7, Operating Budget. We also would like to point out that these are the only elected officials that receive any kind of compensation.

ARTICLE 4 – FY22 REVOLVING FUNDS

To see if the Town will vote to approve all of the following G.L. c. 44, Section 53½ revolving funds, or to do or act in any manner relative thereto:

<u>Revolving Fund</u>	<u>Authorizing to Spend Fund</u>	<u>Revenue Source</u>	<u>Use of Fund</u>	<u>FY22 (current) Spending Limit</u>	<u>Disposition of FY 21(prior) Fund Balance</u>
COA/Transportation	COA/Transportation	User Fees/	Transportation	200,000	Unencumbered balance from FY21 funds transferred to FY22 revolving fund
Library	Library	Fines/fees/ Fund Raising	Supplies, books	20,000	Unencumbered balance from FY21 funds transferred to FY22 revolving fund
COA/Social Programs/ Daycare	COA/Social Programs	User Fees/ Fund Raising	Programs, supplies, equipment, contracted instructors and any other related expenses	50,000	Unencumbered balance from FY21 funds transferred to FY22 revolving fund
COA/Activities	COA/Activities	User Fees/ Fund Raising	Programs, supplies, equipment, contracted instructors and any other related expenses	50,000	Unencumbered balance from FY21 funds transferred to FY22 revolving fund
Hammond Rental	Director of Municipal Maintenance	Rent from former Hammond School	Operating costs of buildings and grounds	50,000	Unencumbered balance from FY21 funds transferred to FY22 revolving fund
Recycling	Chair of Recycling Committee	User Fees/ Fund Raising	Programs, supplies, equipment,	50,000	Unencumbered balance from FY21 funds transferred to FY22 revolving fund

	with approval of Town Administrator		contracted instructors and any other related expenses		
Shellfish Propagation	Shellfish Constable and Town Administrator	Shellfish permits fees + 20% of all fees derived from shellfish permits	Shellfish Propagation and enhancement of shellfish resources	30,000	Unencumbered balance from FY21 funds transferred to FY22 revolving fund
Board of Health	Health Department	Fees from Rental Inspection program	Fund Rental Inspection Program	75,000	Unencumbered balance from FY21 funds transferred to FY22 revolving fund
Treasurer	Director of Finance	Tax Title Collections	Necessary and related Tax Title Fees	150,000	Unencumbered balance from FY21 funds transferred to FY22 revolving fund
Code Enforcement	Building Commissioner	Fines, Fees and Funds from Enforcement	Fund Code Enforcement	100,000	Unencumbered balance from FY21 funds transferred to FY22 revolving fund
Solid Waste and Recycling	Town Administrator, Municipal Maintenance Director	Beginning 7/1/2019 all revenue from solid waste and recycling programs including sticker fees and any other revenue associated with solid waste, recycling, bulky items and	Pay for all operational and disposal costs of solid waste, recycling, bulky items white goods and associated costs, including assessments for transfer station	2,500,000	Unencumbered balance from FY21 funds transferred to FY22 revolving fund

		white goods			
Tremont Nail Factory Buildings & Grounds	Director of Municipal Maintenance	Rent, Fees, Charges, Fund Raising	Operating costs of buildings and grounds	500,000	Unencumbered balance from FY 21 funds transferred to FY22 revolving fund

Inserted by the Board of Selectmen at the request of the Town Administrator

Explanation:

This is a housekeeping article that authorizes the continuance of several revolving funds.

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 8-0-0

Finance Committee Recommendation:

The Finance Committee recommends approval of this article.

This is a housekeeping article that allows the ongoing use of authorized monies for specific activities within the Town. A fund is typically established through a one-time infusion of cash and is then replenished through user fees or fundraising, thus ensuring an ongoing source of funding for the activity. Each of the revolving funds has a spending limit and requires that any unspent funds be rolled over to the following year. None of these revolving accounts close out to the General Fund or add to your tax bill.

ARTICLE 5 - OCCASIONAL REPORTS

To receive and hear reports regarding the Redevelopment Authority or any other reports from committees who deem it necessary, or to do or act in any other manner relative thereto.

Inserted by the Board of Selectmen

Explanation:

If passed, this article would authorize Town Meeting to hear any reports from Town boards, committees and/or commissions.

The John W. Decas Elementary School at Minot Forest Building Committee has submitted a report which you will find in the appendices.

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 8-0-0

Finance Committee Recommendation:

The Finance Committee recommends approval of this article.

This is a routine article which formally allows Town Meeting to hear reports from various Town Committees and organizations. Often, reports are specifically requested by earlier Town Meetings within the original Article.

ARTICLE 6 – FY22 CAPITAL PLAN

To see if the Town of Wareham will vote to raise and appropriate and/or transfer a sum of money from available funds and authorize borrowing subject to MGL Chapter 44, Sections 7 or 8 or any other enabling authority, for the purpose of capital improvement projects including replacement of vehicles and equipment and repairs to and improvements to town buildings, facilities and waterways, or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen at the request of the Town Administrator

Explanation:

The WPCF is the only Department with annual Town Meeting items. These have been approved by the Sewer Commissioners and the Capital Planning Committee. They would all be paid from the Capital Budget line in the WPCF FY22 Budget.

\$430,000. from the FY22 WPCF Budget Capital Line for a vacuum truck unit

\$225,000. from the FY22 WPCF Budget Capital Line for a dump truck

\$200,000. from the FY22 WPCF Budget Capital Line for SCADA (systems control and data acquisition) repair and system upgrades

\$80,000. from the FY22 WPCF Budget Capital Line for a trash pump

\$55,000. from the FY22 WPCF Budget Capital Line for a pickup truck

For a total of \$990,000.

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 6-0-0

Finance Committee Recommendation:

The Finance Committee recommends approval of this article. The Capital Planning Committee is one of four committees created by our Charter. All Articles contained in the Warrant which relate to Capital expenditures are referred to that committee for study, review and report to Town Meeting and make recommendations on each Article. They also prepare a 5yr Capital Improvement Plan.

See appendices for Capital Improvement 5yr plan

ARTICLE 7 – FY22 BUDGET

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow such sums of money as are necessary to fund the annual operating budget of the Town for Fiscal Year 2022, or take any other action relative thereto.

Inserted by the Board of Selectmen at the request of the Town Administrator

Explanation:

This Article presents the entire operational budget, with salary and expense detail, for review by the taxpayers of Wareham.

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 6-0-0

Finance Committee Recommendation:

The Finance Committee recommends approval of this article. We have met with Heads of all Departments and reviewed their budget requests for FY2022. They all would have preferred to have additional manpower but, understanding the limited revenues available and the impact Covid-19 impact, came in with requests that will allow each department to meet its principal requirements but with little room for unplanned events.

Refer to the following budget detail document:

	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 ACTUAL	FY2019 ACTUAL	FY2020 ACTUAL	FY2021 APPROVED 06/15/20	FY2022 SELECTMEN REQUEST 04/26/21	FY2022 FIN COMM RECOMMEND 05/08/21
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GENERAL GOVERNMENT

ACCOUNTING

<u>SALARIES</u>	173,126	182,141	193,911	203,406	202,285	217,071	213,274	213,274
TOTAL SALARIES	173,126	182,141	193,911	203,727	202,285	217,948	213,824	213,824
EXPENSES	200	200	200	200	200	200	200	200
Repairs & Mai	8,500	8,500	9,000	0				
Rental/Leased	1,000	1,000	9,000	9,000	9,000	10,500	10,500	10,500
Other Professi	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050
All Office Sup	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250
Dues and Men	13,000	13,000	12,500	12,500	12,500	14,000	14,000	14,000
TOTAL EXPENSES	\$186,126	\$195,141	\$206,411	\$216,227	\$214,785	\$231,948	\$227,824	\$227,824
1 ACCOUNTING TOTAL								

ADMINISTRATION

<u>SALARIES</u>	263,589	247,787	249,198	248,891	255,088	253,938	264,343	264,343
TOTAL SALARIES	263,589	247,787	249,198	248,891	255,088	253,938	264,343	264,343
EXPENSES	3,150	3,150	3,150	3,050	3,050	3,050	3,050	3,050
Advertising	2,900	2,900	1,000	1,000	1,000	1,000	1,000	1,000
All Office Sup	2,900	1,900	2,060	1,051	1,051	1,051	1,051	1,051
Conferences	4,000	3,000	3,000	3,000	3,000	2,000	2,000	2,000
TOTAL EXPENSES	12,950	10,950	9,210	8,101	8,101	7,101	7,101	7,101
2 ADMINISTRATION TOTAL	\$276,539	\$258,737	\$258,408	\$256,992	\$263,189	\$261,039	\$271,444	\$271,444

ASSESSOR

<u>SALARIES</u>	264,497	272,917	280,763	288,965	295,476	304,731	310,844	310,844
TOTAL SALARIES	264,497	272,917	280,763	288,965	295,476	304,731	310,844	310,844
EXPENSES	2,000	2,450	2,450	2,450	10,000	10,350	14,920	14,920
Repairs & Mai	12,500	15,000	10,000	10,000	2,000	2,000	2,000	2,000
Other Professi	2,000	2,000	2,000	2,000	8,850	8,850	9,000	9,000
Tuition Other	5,200	54,000	5,400	5,400	1,000	1,000	1,000	1,000
All Office Sup	0	1,000	1,000	1,000	300	150	75	75
Other Supplies	800	800	800	300	300	300	200	200
Gas Diesel * Oil	800	0	500	500	2,000	2,000	1,000	1,000
Travel Reimbu	2,000	1,500	2,000	2,000	23,650	23,650	27,195	27,195
Conferences	24,500	76,750	24,150	23,650	23,650	23,650	27,195	27,195
TOTAL EXPENSES	\$289,497	\$349,667	\$304,913	\$312,615	\$319,126	\$328,381	\$338,039	\$338,039
3 ASSESSORS TOTAL								

AUDIT

Audit	65,000	65,000	65,000	70,000	70,000	70,000	70,000	70,000	70,000
EXPENSE TOTAL	65,000	65,000	65,000	70,000	70,000	70,000	70,000	70,000	70,000
4 AUDIT TOTAL	\$65,000	\$65,000	\$65,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000
TREASURER/COLLECTOR									
Regular	302,718	309,168	322,784	333,098	340,705	336,138	334,007	334,007	334,007
Longevity	855	916	943	943	973	993	1,055	1,055	1,055
TOTAL SALARIES	303,573	309,168	323,700	334,041	341,678	337,131	335,062	335,062	335,062
EXPENSE	1,050	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060
Other Profess	42,000	50,000	50,000	50,500	54,500	54,500	54,500	54,500	54,500
Deeds, Probat	11,550	8,470	8,470	9,625	9,625	13,910	13,910	13,910	13,910
Printing & M:	13,500	11,500	11,500	11,000	11,000	11,000	11,000	11,000	11,000
Advertising	4,000	4,000	4,000	5,200	5,200	5,350	5,350	5,350	5,350
Other Purchased Services				1,400	1,900	1,900	1,900	1,900	1,900
All Office Sup	5,000	7,000	7,000	6,500	6,500	6,500	7,000	7,000	7,000
Travel Reimb	480	600	600	250	500	500	500	500	500
Conferences	700	1,000	1,000	1,000	1,050	1,050	650	650	650
Dues & Mem	240	300	300	450	450	450	450	450	450
Employee Bo	1,100	1,200	1,180	1,200	1,100	1,100	1,100	1,100	1,100
TOTAL EXPENSES	88,470	91,030	85,110	88,185	92,885	97,320	97,420	97,420	97,420
5 TREASURER/COLLECTOR TOTAL	\$392,043	\$400,198	\$408,810	\$422,226	\$434,563	\$434,451	\$432,482	\$432,482	\$432,482

INFORMATION TECHNOLOGY									
Regular	149,176	201,500	226,422	231,430	238,872	246,866	262,309	262,309	262,309
Longevity	737	744	807	829	859	903	940	940	940
Overtime									
TOTAL SALARIES	149,913	202,244	227,229	232,259	239,731	247,769	273,249	273,249	273,249
Repairs & Mai	65,000	66,870	87,439	86,905	108,200	98,128	107,742	107,742	107,742
Rental/Lease F			28,500	49,600					
Other Professi	7,500	8,000	8,000	8,000	26,800	8,000	15,200	15,200	15,200
Tuition Other	19,400	17,291	400	400	1,928	22,000	9,700	9,700	9,700
Other Purchas	89,038	96,517	85,730	85,734	127,300	127,300	131,698	131,698	131,698
Software	117,646	123,210	103,579	82,475	101,040	109,840	130,660	130,660	130,660
All Office Sup	200	200	200	200	200	200	200	200	200
Other Supplies	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Gas Diesel & Oil	1,000	500	1,000	1,000	1,000	1,000	1,000	1,000	1,000
TOTAL EXPENSES	297,946	314,088	315,848	315,314	367,468	367,468	397,200	397,200	397,200
6 INFORMATION TECHNOLOGY TOTAL	\$447,859	\$516,332	\$543,077	\$547,573	\$607,199	\$615,237	\$670,449	\$670,449	\$670,449
COMMUNICATIONS									
EXPENSE	18,000	18,000	17,000	17,000	15,000	15,000	15,000	15,000	15,000
Telephone	25,000	27,400	28,400	27,000	28,500	28,500	28,500	28,500	28,500
Cellular	1,100	1,100	1,100	2,500	3,000	3,000	3,000	3,000	3,000
Internet Acces	36,500	45,000	45,000	45,000	45,000	45,000	46,100	46,100	46,100

TOTAL EXPENSES	80,600	91,500	91,500	91,500	91,500	91,500	91,500	91,500	91,500	91,500	92,600	92,600
7 COMMUNICATIONS TOTAL	\$80,600	\$91,500	\$91,500	\$91,500	\$91,500	\$91,500	\$91,500	\$91,500	\$91,500	\$91,500	\$92,600	\$92,600

TOWN CLERK SALARIES	152,017	150,778	165,109	178,318	164,083	160,275	188,000	188,000	188,000	188,000	188,000	188,000
TOTAL SALARIES	152,017	150,778	165,109	178,318	164,083	160,275	188,000	188,000	188,000	188,000	188,000	188,000
EXPENSE	1,976	2,357	2,016	2,100	2,100	2,538	2,538	2,538	2,538	2,538	2,538	2,538
Repairs & Mai	7,300	7,700	7,000	6,844	7,526	7,500	8,100	8,100	8,100	8,100	8,100	8,100
Printing & Ma	2,000	2,692	2,139	2,139	2,749	3,055	3,255	3,255	3,255	3,255	3,255	3,255
Other Purchas	2,600	2,600	2,600	2,600	2,600	2,600	3,000	3,000	3,000	3,000	3,000	3,000
All Office Sup	1,135	1,195	1,135	1,110	1,135	800	800	800	800	800	800	800
Conferences	15,011	16,544	14,890	14,793	16,110	16,493	17,693	17,693	17,693	17,693	17,693	17,693
TOTAL EXPENSES	\$167,028	\$167,322	\$179,999	\$193,111	\$180,193	\$176,768	\$205,693	\$205,693	\$205,693	\$205,693	\$205,693	\$205,693

ELECTIONS & REGISTRATIONS	22,191	35,042	14,872	41,506	30,084	47,664	13,672	13,672	13,672	13,672	13,672	13,672
SALARIES	963	1,936	500	801	500	1,108	375	375	375	375	375	375
TOTAL SALARIES	23,154	36,978	15,372	42,307	30,584	48,772	14,047	14,047	14,047	14,047	14,047	14,047
EXPENSES	3,459	3,919	3,944	3,919	3,944	4,225	7,385	7,385	7,385	7,385	7,385	7,385
Repairs & Mai	3,550	6,200	3,600	10,334	6,297	8,950	7,450	7,450	7,450	7,450	7,450	7,450
Printing & Ma	1,600	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950
Other Purchas	75	75	75	75	75	75	75	75	75	75	75	75
Food Services	8,684	12,144	9,569	16,278	12,266	15,125	16,785	16,785	16,785	16,785	16,785	16,785
Travel Reimbu	\$31,838	\$49,122	\$24,941	\$58,585	\$42,850	\$63,897	\$30,832	\$30,832	\$30,832	\$30,832	\$30,832	\$30,832
TOTAL EXPENSES	\$31,838	\$49,122	\$24,941	\$58,585	\$42,850	\$63,897	\$30,832	\$30,832	\$30,832	\$30,832	\$30,832	\$30,832

TOWN MEETING SALARIES	3,440	3,440	3,440	3,440	1,165	1,165	1,160	1,160	1,160	1,160	1,160	1,160
TOTAL SALARIES	3,440	3,440	3,440	3,440	1,165	1,165	1,160	1,160	1,160	1,160	1,160	1,160
EXPENSES	3,900	3,900	3,540	3,540	3,535	3,535	4,000	4,000	4,000	4,000	4,000	4,000
Other Professi	5,200	5,200	4,680	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Advertising	100	100	100	100	120	120	240	240	240	240	240	240
Other Purchas	9,200	9,200	7,309	7,640	7,290	7,655	8,240	8,240	8,240	8,240	8,240	8,240
TOTAL EXPENSES	\$12,640	\$12,640	\$10,749	\$11,080	\$8,431	\$8,820	\$9,400	\$9,400	\$9,400	\$9,400	\$9,400	\$9,400

FINANCE COMMITTEE EXPENSES	2,500	2,500	2,500	3,000	3,000	3,000	5,000	5,000	5,000	5,000	5,000	5,000
TOTAL EXPENSES	2,500	2,500	2,500	3,000	3,000	3,000	5,000	5,000	5,000	5,000	5,000	5,000
FINANCE COMMITTEE RESERVE	90,000	90,000	50,000	70,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
11 FINANCE COMMITTEE TOTAL	\$92,500	\$92,500	\$52,500	\$73,000	\$53,000	\$53,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000

GENERAL SERVICES									
EXPENSES									
Equipment &)	3,000	3,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Postage	45,500	48,000	52,000	57,000	57,000	72,000	72,000	72,000	72,000
Advertising	2,500	2,500	500	500	500	0	0	0	0
Other Purchases	14,000	14,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
TOTAL EXPENSES	65,000	67,500	62,500	67,500	67,500	82,000	82,000	82,000	82,000
12 GENERAL SERVICES TOTAL	\$65,000	\$67,500	\$62,500	\$67,500	\$67,500	\$82,000	\$82,000	\$82,000	\$82,000
LEGAL									
Legal	223,930	210,000	205,000	217,500	220,000	220,000	220,000	220,000	220,000
EXPENSE TOTAL	223,930	210,000	205,000	217,500	220,000	220,000	220,000	220,000	220,000
13 LEGAL TOTAL	\$223,930	\$210,000	\$205,000	\$217,500	\$220,000	\$220,000	\$220,000	\$220,000	\$220,000
HUMAN RESOURCES									
SALARIES									
Regular	112,595	112,595	95,699	151,153	157,786	166,275	187,442	187,442	187,442
Longevity				253					
TOTAL SALARIES	112,595	112,595	95,699	151,406	157,786	166,275	187,442	187,442	187,442
EXPENSES									
Drug/Alcohol				3,000	3,000	3,000	1,750	1,750	1,750
Physicals				7,500	7,500	7,500	7,500	7,500	7,500
Tuition Other				2,000	5,500	5,500	4,000	4,000	4,000
Printing & Ma		1,500	1,000	500	500	500	500	500	500
Office Supplies		1,000		1,000	1,750	1,750	1,750	1,750	1,750
Advertising	3,500	3,500	3,500	3,000	1,000	1,000	500	500	500
Confrences		800	800	2,000					
TOTAL EXPENSES	3,500	6,800	6,500	19,000	19,250	19,250	16,000	16,000	16,000
14 TOTAL HUMAN RESOURCES	\$3,500	\$119,395	\$102,199	\$170,406	\$177,036	\$185,525	\$203,442	\$203,442	\$203,442
TOWN PLANNING									
SALARIES									
Regular	195,506	198,515	214,813	229,681	229,000	245,998	245,998	245,998	245,998
Sick					1,500				
Longevity	356	356	356	356	356	359	359	359	359
TOTAL SALARIES	195,862	198,871	215,169	230,037	230,856	246,357	246,357	246,357	246,357
EXPENSES									
Other Professi	4,000	3,000	2,700	3,000	3,000	2,000	2,000	2,000	2,000
Cellular	300	300	270	300	300	300	300	300	300
Other Purchas	4,000	3,000	2,700	2,800	2,800	1,800	1,800	1,800	1,800
All Office Sup	3,300	2,800	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Other Expense	400	400	360	400	400	400	400	400	400
Printing/Maili	3,000	800	720	800	1,200	1,200	1,200	1,200	1,200
Gas Diesel & t	1,000	1,000	1,000	1,000	600	600	600	600	600
Travel/Reimbu	1,185	1,200	1,000	1,200	1,200	1,200	1,200	1,200	1,200
TOTAL EXPENSES	17,185	12,500	11,250	12,000	12,000	10,000	10,000	10,000	10,000
15 TOTAL TOWN PLANNING	\$213,047	\$211,371	\$226,419	\$242,037	\$242,856	\$256,357	\$256,357	\$256,357	\$256,357

SELECTMEN

Regular	78,641	79,815	80,790	63,320	52,907	58,568	61,773	61,773
TOTAL SALARIES	78,641	79,815	80,790	63,320	52,907	58,568	61,773	61,773
Dues & Memb	4,400	4,400	4,400	4,000	4,000	4,000	4,000	4,000
Printing & Ma	900	900	900	900	1,000	1,000	1,000	1,000
All Office Sup	1,900	1,991	1,500	1,400	1,500	1,500	1,500	1,500
Travel Reimbu	1,900	1,900	2,078	3,000	3,000	3,000	3,000	3,000
Conferences	9,100	9,191	9,878	9,300	9,090	9,500	9,500	9,500
TOTAL EXPENSES	\$87,741	\$89,006	\$90,668	\$72,620	\$61,997	\$68,068	\$71,273	\$71,273
16 SELECTMEN TOTAL								

17 TOTAL SICK LEAVE BONUS			\$60,000	\$55,000	\$65,000	\$60,000	\$60,000	\$60,000
TOTAL GENERAL GOVERNMENT			\$2,833,094	\$3,022,972	\$3,054,225	\$3,146,991	\$3,236,835	\$3,236,835

HUMAN SERVICES

BOARD OF HEALTH

SALARIES	173,928	187,442	186,903	194,760	206,189	192,730	186,872	186,872
Regular					7,500	7,500	7,500	7,500
Overtime	397	0	397	459	458	459	500	500
Longevity	174,325	187,442	187,300	195,219	214,147	200,689	194,872	194,872
EXPENSES	1,500	1,500	1,500	1,000	1,500	1,500	1,500	1,500
Repairs & Mai	16,120	16,120	8,620	8,500	8,620	8,620	8,098	8,098
Other Professi	300	300	300	350	300	300	300	300
Printing & Ma	500	500	500	500	500	500	500	500
Advertising	2,000	2,000	2,000	2,000	2,000	1,500	1,500	1,500
All Office Sup	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Vehicular Sup	3,000	3,000	3,000	2,000	3,000	3,000	2,500	2,500
Other Supplies	24,920	24,920	17,420	15,850	17,420	16,920	15,898	15,898
TOTAL EXPENSES	\$199,245	\$212,362	\$204,720	\$211,069	\$231,567	\$217,609	\$210,770	\$210,770
18 BOARD OF HEALTH TOTAL								

19 TOTAL COUNCIL ON AGING

	\$400	\$400	\$400	\$400	\$30,000	\$42,500	\$42,500	\$42,500
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20 COMMISSION ON DISABILITIES TOT

	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400
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21 TOTAL VETERANS COUNCIL

	\$400	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
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TOTAL HUMAN SERVICES			\$206,120	\$212,469	\$262,967	\$261,509	\$254,670	\$254,670
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PUBLIC SAFETY

POLICE DEPARTMENT

SALARIES	Regular	3,534,181	3,641,494	3,775,138	4,096,310	4,342,785	4,346,405	4,522,766	4,522,766
	Seasonal	88,000	68,000	68,000	68,000	70,000	70,000	74,379	74,379
	Overtime	413,588	450,060	575,000	516,861	623,709	625,519	747,893	747,893
	Shift Diff.	137,225	125,506	150,000	40,000	40,800	40,800	41,000	41,000
	Sick Leave Bo				55,000				
	111F Injury or	10,000	15,000	20,000	10,000	10,000	10,000	10,000	10,000
	Holiday Buyba	48,000	45,000	50,000	45,591	46,920	46,920	48,000	48,000
	Longevity	300	300	300	22,555	28,327	28,301	36,287	36,287
	Clothing & Cl	0	60,845	10,845					
	Court	98,000	63,200	72,300	63,428	61,529	61,529	59,661	59,661
	TOTAL SALARIES	4,329,294	4,469,405	4,721,583	4,917,745	5,224,070	5,229,474	5,539,986	5,539,986
EXPENSES	Electricity	22,000	23,000	22,500	24,000	23,500	23,500	24,000	24,000
	Natural / Prop	6,000	6,000	5,400	6,000	6,000	6,000	6,000	6,000
	Repairs & Mai	25,000	26,000	24,300	26,134	25,000	25,000	30,000	30,000
	Repairs & Mai	35,000	35,000	28,884	35,000	30,000	30,000	34,474	34,474
	Repairs & Mai	3,000	3,000	2,700	6,000	5,000	5,000	3,500	3,500
	Rental/Leased	6,000	6,000	5,400	4,600	4,600	4,600	4,600	4,600
	Other Professi	11,000	15,000	14,400	10,000	10,000	10,000	11,000	11,000
	Dues & Membr	8,400	8,400	7,560	7,500	11,000	11,000	11,000	11,000
	Education & T	20,000	20,000	18,000	18,000	18,000	18,000	18,000	18,000
	Printing & Ma	1,000	1,000	900	2,500	1,000	1,000	1,000	1,000
	Postage	800	800	720	400	400	400	400	400
	Advertising	400	400	360	500	1,000	1,000	750	750
	Computer Soft	5,000	7,000	6,300	12,000	9,000	9,000	7,500	7,500
	Computer Sup	1,000	1,000	900	1,500	1,000	1,000	1,000	1,000
	Computer Mai	17,000	17,000	15,300	18,000	20,000	20,000	21,000	21,000
	Cellular	13,500	13,500	12,150	10,500	10,500	10,500	10,500	10,500
	Telephone	25,000	25,000	22,500	25,000	25,000	25,000	28,000	28,000
	All Office Sup	12,000	12,000	10,800	8,000	11,000	11,000	10,000	10,000
	Vehicular Sup	12,000	12,000	10,800	10,000	10,000	10,000	12,000	12,000
	Bldg Supplies	1,000	1,000	900	600	900	900	500	500
	Custodial Supl	1,000	1,000	900	250	500	500	400	400
	Gasoline	155,800	100,000	93,960	80,000	80,069	80,069	83,000	83,000
	Prisoner Meal	2,500	2,500	2,250	2,000	2,000	2,000	1,500	1,500
	Medical Servit	10,000	12,000	11,700	15,000	15,000	15,000	16,000	16,000
	Other Supplies	6,500	6,500	5,850	8,000	10,000	10,000	12,000	12,000
	Uniforms	15,000	15,000	14,400	8,000	10,000	10,000	8,500	8,500
	Chemicals & I	3,000	3,000	2,700	3,000	3,000	3,000	2,500	2,500
	Books & Subs	1,000	1,000	2,250	4,000	5,000	5,000	6,000	6,000
	Ammunition/A	17,500	20,000	22,500	20,000	22,500	22,500	22,000	22,000
	Travel Reimbu	0	3,000	2,700	3,500	4,000	4,000	3,500	3,500
	TOTAL EXPENSES	437,400	397,100	369,984	369,984	374,969	374,969	390,624	390,624
	Police Cruiser	60,150	161,078	161,984	150,000	150,000	150,000	150,000	150,000
	22 POLICE TOTAL	\$4,556,061	\$5,027,583	\$5,253,551	\$5,437,729	\$5,749,039	\$5,754,443	\$6,080,610	\$6,080,610

DIVISION OF NATURAL RESOURCES

SALARIES	190,822	241,258	359,174	358,430	371,515	359,245	367,272	367,272
Regular	59,600	59,600	51,411	53,319	53,319	50,385	57,385	57,385
Part-time	4,700	5,000	6,750	10,000	14,000	14,000	14,000	14,000
Overtime	400	375	400	459	482	507	533	533
Longevity	308,823	309,491	420,831	422,208	439,316	424,137	439,190	439,190
TOTAL SALARIES								
EXPENSES	4,500	4,000	3,600	3,600	3,600	3,600	3,600	3,600
Electricity	1,700	1,580	1,422	1,322	1,322	1,322	1,322	1,322
Water	600	600	600	600	626	626	626	626
Sewer	8,500	13,400	15,061	20,961	20,211	20,000	19,000	19,000
Repairs & Mai			9,000	9,150	9,000	9,500	14,000	14,000
Other Professi	6,500	1,900	1,890	1,890	1,890	1,890	6,000	6,000
Printing & Ma	1,200	2,070	2,277	2,277	2,677	2,780	3,400	3,400
Cellular	1,200	1,200	1,080	1,080	1,280	1,280	1,280	1,280
Rental/Lease	1,000	800	2,700	2,000	2,000	2,000	2,000	2,000
All Office Sup	2,500	3,050	2,700	2,700	2,700	2,700	2,600	2,600
Bldg. & Equip	1,500	1,500	1,620	1,620	1,620	1,600	1,600	1,600
Custodial Supl	12,500	12,500	18,000	17,600	17,000	16,500	16,500	16,500
Gas Diesel & (5,750	5,000	3,600	3,000	3,000	2,500	2,500	2,500
Propane	2,250	3,000	4,500	4,300	4,500	4,000	4,500	4,500
Uniforms				600	600	500	1,900	1,900
Dues & Memberships	500	900	1,800	630	630	900	900	900
Conferences				560	3,000	4,000	4,000	4,000
Licenses	50,200	51,500	74,890	73,890	75,656	75,698	85,728	85,728
TOTAL EXPENSES								
23 HARBORMASTER TOTAL	\$359,023	\$360,991	\$495,721	\$496,098	\$514,972	\$499,835	\$524,918	\$524,918

INSPECTIONS

SALARIES	180,061	253,842	262,557	288,289	324,253	325,532	324,632	324,632
Regular		0	400	400	200	200	200	200
Longevity	180,061	253,842	262,557	288,689	324,453	325,732	324,832	324,832
EXPENSES	750	750	750	780	2,188	2,100	2,100	2,100
Repairs & Mai	69,000	26,000	23,000	7,647	7,647	7,000	7,000	7,000
Other Professi	2,000	2,000	3,500	1,000	1,000	500	500	500
Dues & Memb	3,000	2,000	2,000	2,000	2,000	1,000	600	600
Printing & Ma	9,000	9,000	7,000	2,600	2,600	2,800	2,800	2,800
Cellular	2,500	2,500	4,500	7,000	7,000	6,000	6,000	6,000
Other Purchas	8,500	8,500	3,000	4,500	5,300	4,500	4,500	4,500
All Office Sup	2,000	2,000	2,000	4,000	3,000	3,000	3,000	3,000
Gas Diesel & (2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Other Supplies	2,000	2,000	2,000	2,000	2,000	1,500	1,500	1,500
Travel Reimb				2,000	2,000	1,000	1,000	1,000
Conferences	98,750	54,750	52,350	36,527	36,735	31,400	31,000	31,000
TOTAL EXPENSES								
24 INSPECTIONS TOTAL	\$278,811	\$308,592	\$314,907	\$325,216	\$361,188	\$357,132	\$355,832	\$355,832

TOTAL PUBLIC SAFTEY							\$6,135,977	\$6,259,043	\$6,625,199	\$6,611,410	\$6,961,360	\$6,961,360	
PUBLIC WORKS													
MUNICIPAL MAINTENANCE													
SALARIES													
Vacation Payback			6,863	7,453	7,896	9,191	9,191	9,191	9,191	9,191	7,728	7,728	
Regular Pay	846,312	1,031,506	1,098,620	1,107,587	1,107,587	1,123,147	1,111,738	1,111,738	1,111,738	1,212,604	1,212,604	1,212,604	
Overtime Pay	55,804	140,189	140,189	145,963	145,963	169,197	176,860	176,860	176,860	176,860	177,705	177,705	
On-Call	37,248	45,118	56,723	52,530	52,530	53,666	68,472	68,472	68,472	67,498	67,498	67,498	
Longevity Pay	460	490	527	855	855	863	930	930	930	617	617	617	
Shift Diff	0	11,576	6,053	5,000	5,000	5,000	1,515	1,515	1,515	5,000	5,000	5,000	
TOTAL SALARIES	951,824	1,247,564	1,321,387	1,319,831	1,319,831	1,361,064	1,368,706	1,368,706	1,368,706	1,470,307	1,471,152	1,471,152	
EXPENSES													
Electricity MM	99,815	99,815	84,815	80,000	80,000	80,000	75,000	75,000	75,000	75,000	75,000	75,000	
Propane MM	25,169	25,000	15,000	20,000	20,000	20,000	20,000	20,000	20,000	17,000	17,000	17,000	
Fuel Oil MM	500	500	500	500	500	500	500	500	500	500	500	500	
Natural Gas	43,632	50,000	50,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	
Water MM/TE	14,431	18,745	22,500	25,000	25,000	25,000	15,000	15,000	15,000	20,000	20,000	20,000	
Sewer TB	37,637	38,389	33,389	31,000	31,000	31,000	27,000	27,000	27,000	27,000	27,000	27,000	
Repair&Maint	38,612	47,616	47,000	50,000	50,000	91,000	65,000	65,000	65,000	153,000	153,000	153,000	
Repair&Maint	23,052	24,205	24,100	30,000	30,000	30,000	30,000	30,000	30,000	40,000	40,000	40,000	
Rental/Leased	3,098	3,098	3,070	3,000	3,000	3,500	3,000	3,000	3,000	3,000	3,000	3,000	
Uniforms MM	6,000	8,822	10,000	10,000	10,000	10,408	10,500	10,500	10,500	10,500	10,500	10,500	
Protective Clo	7,150	15,000	8,500	8,500	8,500	9,500	14,000	14,000	14,000	15,000	15,000	15,000	
Contracted/Prc	21,947	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	
Dues	500	0	250	250	250	500	250	250	250	250	250	250	
Advertising	2,000	2,000	2,000	2,000	2,000	2,000	1,000	1,000	1,000	1,000	1,000	1,000	
Cellular	3,278	4,000	3,000	3,000	3,000	3,000	4,000	4,000	4,000	4,000	4,000	4,000	
Tuition	2,500	3,000	2,000	2,000	2,000	4,000	2,000	2,000	2,000	3,000	3,000	3,000	
Licenses	2,000	2,000	1,500	2,000	2,000	2,000	1,500	1,500	1,500	2,500	2,500	2,500	
Office Supplie	1,000	2,500	2,000	2,204	2,204	2,000	2,100	2,100	2,100	2,100	2,100	2,100	
Custodial Supl	8,400	10,000	8,000	5,000	5,000	6,600	6,000	6,000	6,000	6,000	6,000	6,000	
Gas and Dies	52,000	35,000	35,000	37,500	37,500	41,000	45,000	45,000	45,000	45,000	45,000	45,000	
Road Material	25,000	25,000	36,694	40,000	40,000	41,500	50,000	50,000	50,000	50,000	50,000	50,000	
Highway Supp	10,000	10,000	10,000	15,000	15,000	15,000	20,000	20,000	20,000	20,000	20,000	20,000	
Operating Sup	5,400	6,000	6,000	15,000	15,000	15,000	17,000	17,000	17,000	17,000	17,000	17,000	
Tools	5,000	5,000	5,000	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	
Repairs&Main	47,000	47,000	47,000	47,000	47,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	
Vehicle Suppl.	5,000	2,500	2,500	2,000	2,000	6,500	3,000	3,000	3,000	3,000	3,000	3,000	
Outside Contr	36,635	50,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	80,000	80,000	80,000	
MS4 EPA		90,000	90,000				29,000	29,000	29,000	29,000	29,000	29,000	
TOTAL EXPENSES	526,756	555,190	640,418	568,454	568,454	987,508	623,350	623,350	623,350	741,350	741,350	741,350	
25 MUNICIPAL MAINT & T BLDGS TOT							\$1,478,580	\$1,802,754	\$1,992,056	\$1,992,056	\$2,211,657	\$2,212,502	
SNOW & ICE REMOVAL													
SALARIES													
Overtime	77,000	80,000	81,000	82,000	82,000	82,500	83,000	83,000	83,000	83,000	83,000	83,000	

TOTAL SALARIES	77,000	80,000	81,000	82,000	82,500	83,000	83,000	83,000
EXPENSES								
Repair & Mair	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Snow Remova	81,000	87,500	91,500	93,000	93,000	93,000	93,000	93,000
Advertising	500	500	500	500	500	500	500	500
Fuel	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Operational St	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Road Material	14,000	15,000	15,000	17,500	20,000	20,000	20,000	20,000
Road Material	102,500	100,000	100,000	105,000	112,000	114,500	114,500	114,500
TOTAL EXPENSES	245,000	250,000	254,000	263,000	272,500	275,000	275,000	275,000
26 SNOW & ICE TOTAL	\$322,000	\$330,000	\$335,000	\$345,000	\$355,000	\$358,000	\$358,000	\$358,000

STREET LGHTING								
Municipal Stre	125,000	137,500	123,500	135,000	115,681	135,000	90,000	90,000
Period Light Maintenance							95,000	95,000
TOTAL EXPENSES	125,000	137,500	123,500	135,000	115,681	135,000	185,000	185,000
27 STREET LIGHTING TOTAL	\$142,486	\$137,500	\$123,750	\$135,000	\$115,681	\$135,000	\$135,000	\$135,000
TOTAL PUBLIC WORKS	\$1,943,066	\$2,270,254	\$2,510,413	\$2,368,285	\$2,819,253	\$2,485,056	\$2,704,657	\$2,705,502

CULTURAL AND RECREATION								
<u>LIBRARY</u>								
<u>SALARIES</u>								
Regular	117,344	153,824	181,108	239,615	257,664	242,969	256,542	256,542
Part-time	0	0				22,372	21,735	21,735
TOTAL SALARIES	117,344	153,824	181,108	239,615	257,664	265,341	278,277	278,277
EXPENSES								
Electricity	21,138	18,000	27,400	30,000	30,000	29,014	31,000	31,000
Fuel Oil	0	0	9,900	11,000				
Propane Gas	9,586	5,000			10,062	12,000	10,000	10,000
Water	1,110	1,000	1,000	1,500	1,000	1,400	1,400	1,400
Sewer	1,110	1,200	1,200	1,200	1,252	1,200	1,300	1,300
Repairs & Mai				1,582				
Alarms	1,660	1,700	1,700	600	1,700	1,700	1,700	1,700
Data Processir	21,000	21,000	16,500	17,500	16,500	16,500	18,000	18,000
All Office Sup	1,500	1,500	500	500	500	500	1,000	1,000
Books/Subscri	0	7,500	6,000	0	6,000	6,000	6,000	6,000
Travel Reimbu			500	500	500	500	246	246
Rental/Leased	4,800	4,800	4,200	0	3,800	2,500	2,500	2,500
TOTAL EXPENSES	60,404	63,000	68,900	64,382	71,314	71,314	67,146	67,146
28 LIBRARY TOTAL	\$177,748	\$216,824	\$250,008	\$303,997	\$328,978	\$336,655	\$345,423	\$345,423

29 HISTORICAL COMMISSION TOTAL	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200
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30 HISTORICAL DISTRICT TOTAL	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200
TOTAL CULTURAL & RECREATION										
JOINT TOWN SERVICES										
DEBT EXCLUSION										
	Principal									
	Interest									
TOAL DEBT EXCLUSION										
DEBT PRINCIPAL										
TOTAL DEBT PRINCIPAL	673,000	650,000	650,000	650,000	500,000	500,000	500,000	500,000	270,000	270,000
INTEREST ON DEBT										
	Long Term Int	60,000	65,000	65,000	60,000	60,000	60,000	60,000	60,000	60,000
	Short Term Int	30,000	30,000	30,000	30,000	35,000	35,000	35,000	35,000	35,000
TOTAL DEBT INTEREST	90,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	57,500	57,500
30 TOTAL DEBT COSTS	\$90,000	\$745,000	\$745,000	\$745,000	\$595,000	\$1,255,387	\$3,095,000	\$1,772,932	\$1,772,932	\$1,772,932
FIXED COSTS										
	Veterans Assessments				390,000	390,000	390,000	390,000	400,000	405,000
	SRPEDD Aesi	3,705	3,796	3,891	3,800	4,088	4,088	4,088	4,295	4,295
TOTAL EXPENSES	3,705	3,796	3,891	3,891	393,800	394,088	394,088	394,088	404,088	405,000
31 TOTAL FIXED COSTS	\$3,705	\$3,796	\$3,891	\$3,891	\$393,800	\$394,088	\$404,088	\$404,088	\$409,295	\$409,295
EMPLOYEE BENEFITS										
	LIUNA				82,500	90,000	90,000	90,000	90,000	90,000
	Workers comp	501,356	541,642	686,703	690,000	695,000	670,000	670,000	660,000	660,000
	General Liabil	424,202	446,177	456,015	500,000	595,000	569,500	590,000	590,000	590,000
	Unemployment	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
	FICA Medicare	438,600	450,000	500,000	500,000	540,750	545,000	545,000	565,000	565,000
TOTAL EXPENSES	1,564,158	1,637,819	1,842,718	1,972,500	2,120,750	1,874,500	1,905,000	1,905,000	1,905,000	1,905,000
32 TOTAL EMPLOYEE BENEFITS	\$1,564,158	\$1,637,819	\$1,842,718	\$1,972,500	\$2,120,750	\$1,874,500	\$1,905,000	\$1,905,000	\$1,905,000	\$1,905,000
MEDICAL & LIFE INSURANCE										
	Health	6,947,520	6,682,256	7,719,210	7,817,242	7,801,693	8,089,842	8,173,757	8,173,757	8,173,757
	Life	40,000	25,000	30,000	30,000	25,000	25,000	25,000	25,000	25,000
TOTAL EXPENSES	6,987,520	6,707,256	7,749,210	7,847,242	7,826,693	8,114,842	8,198,757	8,198,757	8,198,757	8,198,757
33 MEDICAL & LIFE INSURANCE TOTAL	\$6,987,520	\$6,707,256	\$7,749,210	\$7,847,242	\$7,826,693	\$8,114,842	\$8,198,757	\$8,198,757	\$8,198,757	\$8,198,757
RETIREMENT CONTRIBUTION										
		50,000	55,000	75,000	82,500	90,000	92,700	90,000	90,000	90,000

Retire. Ch.32 : 3,453,350 3,600,317 3,725,405 3,976,952 3,937,419 4,184,691 4,566,527 4,566,527
 Retirement ch32 3,453,350 3,600,317 3,725,405 3,976,952 3,937,419 4,184,691 4,566,527 4,566,527

TOTAL EXPENSES
34 RETIREMENT CONTRIBUTION TOTAL \$3,453,350 \$3,600,317 \$3,725,405 \$3,976,952 \$3,937,419 \$4,184,691 \$4,566,527 \$4,566,527

TOTAL MUNICIPAL SERVICES \$12,098,733 \$12,694,188 \$14,126,224 \$14,840,494 \$15,599,337 \$17,733,121 \$16,912,511 \$16,912,511

EDUCATION

	FY2019 ACTUAL	FY2020 APPROVE	FY2021 FIN COMM RECOMMEND S 06/15/20	FY2022 SCHOOL REQUEST 04/26/21	FY2022 FIN COMM RECOMMEND 05/08/21		
ADMINISTRATION	846,835	936,917	713,130	696,070	829,127	760,103	962,852
CLASSROOM AND SPECIAL	12,626,489	12,478,279	12,875,615	13,394,245	13,263,155	14,356,955	14,632,885
GUIDANCE AND ADJUSTMENT	746,298	819,633	1,011,387	1,192,154	1,604,732	1,598,628	1,748,471
INSTRUCTIONAL LEADERSHIP	2,778,134	2,847,265	3,117,741	3,141,492	3,220,315	2,822,939	3,283,991
INSTRUCTIONAL MATERIALS	302,240	525,747	292,892	258,282	310,641	346,650	387,897
INSURANCE & RETIREMENT	226,902	206,920	156,518	195,190	102,394	274,172	297,570
OPERATIONS & MAINTENANCE	2,600,130	2,759,425	2,484,122	2,263,026	2,312,205	2,416,247	2,693,620
OTHER TEACHING SERVICES	2,285,283	2,697,121	2,693,518	2,635,546	2,686,011	2,668,374	2,728,501
PAYMENTS OUT OF DISTRICT	2,592,517	2,607,466	2,438,490	2,503,105	2,638,268	2,413,000	2,681,500
PROFESSIONAL DEVELOPMENT	116,861	251,123	232,178	169,000	147,090	185,840	183,949
PUPIL SERVICES	2,010,165	2,132,687	2,364,512	768,376	2,307,973	2,767,779	839,387
ACQUISITION, IMPROVE, REPLACE					10,336	12,000	12,000
SCHOOL BUDGET	27,131,854	28,262,583	28,380,103	27,216,486	29,432,247	30,622,687	30,452,623
TRANSPORTATION		1,446,431	1,525,145	1,817,385	1,821,425	1,974,100	2,050,450

35 TOTAL EDUCATION APPROPRIATION \$27,131,854 \$28,262,583 \$28,380,103 \$29,033,871 \$31,253,672 \$32,596,787 \$32,503,073 \$30,843,073

Please see page 32A for definition of each School Dept. account.

TOTAL BUDGET FOR ALL DEPARTMENTS \$41,173,653 \$43,227,025 \$54,442,339 \$56,041,531 \$59,944,031 \$63,171,929 \$62,918,929 \$61,259,774

MAJOR ACCOUNTS

As Defined by Department of Elementary and Secondary Education

Administration: School Committee, Superintendent, Assistant Superintendent, Other District-Wide Administration, Business and Finance, Human Resources and Benefits, Legal Services for School Committee, Legal Settlements, District-wide Information Management and Technology

Instructional Leadership: Directors and Department Heads, School Leadership, Technology (school level)

Classroom and Specialist Teachers: Teachers

Other Teaching Services: Medical/Therapeutic Services, Substitutes (long term), Paraprofessionals, Librarians and Media Center Directors

Professional Development: Professional Development Leadership, Instructional Coaches, Costs of Teachers Providing Instructional Coaching, Outside Professional Development Providers

Instructional Materials, Equipment and Technology: Textbooks and Related Software/Media/Materials, Other Instructional Materials, Instructional Equipment, General Classroom Supplies, Classroom Instructional Technology, Other Instructional Hardware, Instructional Software

Guidance, Counseling, and Testing: Guidance and Adjustment Counselors, Testing and Assessment, Psychological Services

Pupil Services: Attendance and Parent Liaison Services, Medical Health Services, Student Transportation, Food Salaries and Other Expenses, Athletics, Other Student Body Activities, School Security

Operations and Maintenance: Custodial Services, Heating of Buildings, Utility Services, Maintenance of Grounds, Maintenance of Buildings, Building Security, Maintenance of Equipment, Extraordinary Maintenance, Networking and Telecommunications, Technology Maintenance

Insurance, Retirement Programs and Other: Employer Retirement Contribution, Employee Separation Costs, Insurance for Active Employees, Insurance for Retired School Employees, Other Non-Employee Insurance, Rental Lease of Equipment

Acquisition, Improvement, and Replacement of Fixed Assets: Purchase of Lands and Buildings, Equipment, Capital Technology, Motor Vehicles

Programs with other School: Tuition to Mass Schools, Tuition to Commonwealth Charter Schools, Tuition to Horace Mann Charter Schools, Tuition to Out of State, Tuition to Non-Public Schools, Tuition to Collaboratives

ARTICLE 8 - EMERGENCY MEDICAL SERVICES BUDGET

To see if the Town will vote to appropriate a sum of money to the Emergency Medical Services salaries and wages account, the Emergency Medical Services general expense account, and further, to authorize a sum of money in estimated receipts of the Emergency Medical Services to be used to offset said appropriation in accordance with M.G.L. Chapter 44, Section 53E, or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen at the request of the Town Administrator

Explanation:

This article authorizes the Town to pay a sum of money from the general account for salary and other expenditures necessary for the operation of the Emergency Medical Services. This article further authorizes that anticipated revenues received from Emergency Medical Services be used to offset salary and other expenses.

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 5-0-0

Finance Committee Recommendation:

The Finance Committee recommends approval of this article after reviewing the budget request. The Emergency Services Department provides a necessary and valuable service to our local community and has demonstrated both efficiency and effectiveness in budget management and public service. By having three ambulances, EMS is able to respond to the majority of emergency requests by our citizens. After billing various government and insurance entities, the EMS department covers its cost of operations and returns unexpended funds to the Town. This department operates at no cost to the taxpayer.

Refer to the following EMS budget document:

EMERGENCY MEDICAL SERVICES (EMS) - RETAINED EARNINGS

	FY 2017 ACTUAL	FY2018 ACTUAL	FY2019 ACTUAL	FY2020 ACTUAL	FY2021 TOWN MEETING APPROVED 06/15/20	FY2022 SELECTMEN REQUEST	FY2022 FIN COMM RECOMMEND 05/08/21
SALARIES							
Regular	844,059	910,698	953,542	969,032	1,002,016	1,036,180	1,036,180
Part-time	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Overtime	279,480	286,848	300,000	300,000	300,000	300,000	300,000
Holiday	36,000	36,000	57,000	60,000	55,000	55,000	55,000
Longevity	1,200	1,200	1,200	1,000	1,000	1,000	1,000
TOTAL SALARIES	\$1,170,739	\$1,244,746	\$1,321,742	\$1,340,032	\$1,368,016	\$1,402,180	\$1,402,180

EXPENSES							
Electricity	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Water	350	350	375	500	500	550	550
Sewer	625	625	675	675	675	675	675
Gas for Heat	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Vehicles	29,000	29,000	30,000	30,000	25,000	25,000	25,000
CIEMSS	15,700	16,000	16,000	16,000	16,000	16,000	16,000
Billing Service	60,000	65,000	75,000	75,000	65,000	65,000	65,000
Tuition Other	500	500	500	500	500	500	500
Training	2,000	3,500	4,000	4,000	4,000	4,000	4,000
Cellular	3,500	3,500	5,500	5,500	5,500	5,500	5,500
Other Purchase	31,000	33,000	35,000	35,000	36,000	37,000	37,000
Licenses & Fees	6,200	6,500	12,000	12,000	12,000	13,000	13,000
All Office Supp	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Bldg. & Equip	9,000	9,000	9,000	9,000	9,000	9,000	9,000
Custodial Supp	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Vehicular Supp	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Gasoline/Diesel	22,000	22,000	23,000	23,000	23,000	23,000	23,000
Medical Suppl	24,000	30,000	33,000	33,000	33,000	33,000	33,000
Educational Su	750	750	750	750	750	750	750
Other Supplies	250	250	250	250	250	250	250
Travel Reimbu	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Maintenance	99,813						
Rental/Leased	2,600	2,700	2,600	2,600	2,600	2,600	2,600
Equipment Repl	16,000	26,000	26,000	26,000	26,000	26,000	26,000
Capital	-	99,813	105,000	107,814	107,814	107,800	107,800
TOTAL EXPENSES	\$340,788	\$365,988	\$396,150	\$399,089	\$385,089	\$387,125	\$387,125

EMERGENCY MEDICAL SERVICES TOTAL							
	\$1,511,527	\$1,610,734	\$1,717,892	\$1,739,121	\$1,753,105	\$1,789,305	\$1,789,305

ARTICLE 9 - UPPER CAPE COD REGIONAL TECHNICAL SCHOOL

To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money as its share of the operating and capital costs of the Upper Cape Cod Regional Technical High School District for the Fiscal Year July 1, 2021 through June 30, 2022, or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen at the request of the Upper Cape Cod Regional Technical School District

Explanation:

Wareham's FY2022 proportional assessment from the Upper Cape Cod Regional Vocational-Technical School District is based on the number of students from Wareham attending the school. The school's budget is formulated by its administration and Regional School Committee and submitted to its member towns: Bourne, Falmouth, Marion, Sandwich and Wareham for their approval. The budget must be approved by four of the member towns. Our portion is \$3,367,529.

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 5-0-0

Finance Committee Recommendation:

Back in the 1960's, the Town of Wareham voted to enter into an agreement with four other communities to offer an alternative form of education to its children. Upper Cape Cod Regional Technical School is an integral part of the educational opportunities we are able to offer our children. 'Upper Cape' is able to offer a unique education combining hands on training alongside the required academics. Upper Cape is rated as an MCAS Level One school and have held that distinction for several years. Approximately 35% of their student body are Wareham students and they are able to deliver this education at a cost per student less than our school system. They are not a "School Choice" school. We are fortunate to be a part of such an exceptional institution.

Refer to the following Upper Cape budget documents.

Upper Cape Cod Regional Technical School

220 SANDWICH ROAD, BOURNE, MASSACHUSETTS 02532

www.uppercapetech.com

Roger D. Forget
Superintendent

March 11, 2021

Telephone: 508-759-7711
FAX: 508-759-7208

Mr. Derek Sullivan
Town Administrator
Wareham Town Hall
54 Marion Road
Wareham, MA 02571

Dear Mr. Sullivan:

In accordance with Section V(C) of the Regional District Agreement among the towns with respect to the establishment of the Upper Cape Cod Regional Vocational-Technical School District, please be advised that the School Committee has established an Operating Budget of \$17,617,886 and a Capital Budget of \$337,000 for the fiscal year ending June 30, 2022. The impact of this budget on the individual towns is reduced by State Aid, tuition and other receipts in the amount of \$4,900,126 Total Net Operating Costs assessed to the communities, therefore, becomes \$13,054,760 in accordance with budget detail attached. In accordance with the Education Reform Act and the Regional District Agreement formula, the assessment for the Town of Wareham is as follows:

Operating	\$3,576,048.00
Capital	<u>61,481.00</u>
Total Assessment	<u>\$3,637,529.00</u>

We are available to meet with the Finance Committee and other concerned town officials to discuss this budget and to share with you the school's accomplishments, and the challenges associated with providing our students with quality educational opportunities in today's fiscal environment. If you have any questions, please feel free to contact me.

Very truly yours,


Roger D. Forget
Superintendent


Michael Degan
Treasurer, School Committee

cc: Town Clerk
Town Treasurer
Finance Committee
Board of Selectmen



BOURNE - FALMOUTH - MARION - SANDWICH - WAREHAM

UPPER CAPE COD REGIONAL TECHNICAL SCHOOL

FOUNDATION BUDGET		FY2019	FY2020	FY2021	FY2022
Administration	1100	701,990	745,256	754,387	848,734
Instruction	2200	8,650,502	8,872,986	9,380,323	9,772,422
Student Services	3000	617,698	637,502	646,494	640,573
Operation & Maintenance	4000	1,599,059	1,583,255	1,621,979	1,744,147
Fixed Charges	5000	2,901,840	3,107,981	3,163,068	2,947,657
TOTAL FOUNDATION BUDGET		14,471,089	14,946,980	15,566,251	15,953,533

REDUCTIONS TO FOUNDATION BUDGET		FY2019	FY2020	FY2021	FY2022
Chapter 70		3,205,350	3,254,918	3,284,518	3,285,088
Interest Revenues		10,000	15,000	20,000	20,000
Tuition Revenues					
Medicaid		5,000	10,000	10,000	10,000
E&D			130,940	170,430	250,000
TOTAL REDUCTIONS		3,220,350	3,410,858	3,484,948	3,565,088
NET FOUNDATION BUDGET		11,250,739	11,536,122	12,081,303	12,388,445

Transportation		1,092,730	1,085,531	1,087,882	1,091,961
Transportation Aide				-877,739	-762,038
LPN Program		-5,075	-8,729	-383	-608
TOTAL REDUCTIONS		401,547	333,380	209,760	329,315

CAPITAL		FY2019	FY2020	FY2021	FY2022
Capital Budget		130,000	130,000	130,000	130,000
Bond Principal		100,000	100,000	100,000	80,000
Stabilization Fund		100,000	100,000	100,000	120,000
Bond Interest		5,000	7,000	7,000	7,000
TOTAL CAPITAL		335,000	337,000	337,000	337,000

STUDENT ENROLLMENT		FY2020	FY2021	FY2022
BOURNE		157	185	180
FALMOUTH		177	172	183
MARION		19	14	17
SANDWICH		119	115	132
WAREHAM		262	256	250
TOTAL		734	742	762

ARTICLE 10 - WPCF ENTERPRISE FUND

To see if the Town will vote to appropriate a sum of money from the Water Pollution Control Enterprise Fund: Salary and Wages; Expenditures (includes debt), in accordance with Chapter 44, Section 53F-1/2 of Massachusetts General Laws to defray the operating and capital expenses of the Water Pollution Control Enterprise Fund for the fiscal year beginning July 1, 2021, and ending June 30, 2022, or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen at the request of the Sewer Commission

Explanation:

The Board of Selectmen recommends approval of this article:

The Finance Committee recommends approval of this article: 7-0-0

Finance Committee Recommendation:

The Finance Committee recommends approval of this article. This article seeks to appropriate a sum of money from the Water Pollution Control Facility Enterprise Fund, salaries, wages and expenditures, to defray the operating and capital expenses at the Water Pollution Control Facility for the fiscal year beginning July 1, 2021 and ending June 30, 2022. The WPCF is self-funded through sewer user fees and overseen by an elected Board Sewer Commissioners from the Town of Wareham. This facility is a critical part of our ability to exist as a seaside community. This facility is self-funded through user fees and has no impact on the tax rate.

Refer to the following WPCF budget document:

WATER POLLUTION CONTROL FACILITY - ENTERPRISE ACCOUNT

	FY2019 ACTUAL	FY2020 TOWN MEETING	FY2021 TOWN MEETING	FY2022 SELECTMEN REQUEST	FINCOMM RECOMMEND ATION
SALARIES					
Regular	837,000	889,790	734,000	946,590	946,590
Overtime	78,000	65,000	65,000	65,000	65,000
On-Call Wages	50,000	50,000	50,000	50,000	50,000
Industrial Pre-treatment		45,000			
TOTAL SALARIES	\$965,000	\$1,049,790	\$849,000	\$1,061,590	1,061,590
EXPENSES					
Electricity	498,120	600,000	550,000	600,000	600,000
Propane	1,100	1,100	1,100	1,100	1,100
Natural Gas - IMA	36,000	40,000	36,300	40,000	40,000
Water	20,000	20,000	20,000	20,000	20,000
Repair & Maint Vehicle	40,000	40,000	20,000	40,000	40,000
Office Equipment	7,000	7,000		7,000	7,000
Buildings Maintenance	40,000	80,000	40,000	80,000	80,000
Equipment	251,988	252,000	270,000	252,000	252,000
Main Plant I&I	75,000	75,000	75,000	75,000	75,000
Outside Contractors	242,000	242,000	552,000	299,451	299,451
NPDES Testing	25,000	27,500	33,000	27,500	27,500
Tuition Other	10,000	12,500	10,000	12,500	12,500
Telephone	5,500	5,500	5,500	5,500	5,500
Printing & Mailing	10,650	10,650	12,000	10,650	10,650
Advertising	4,500	4,500	4,000	4,500	4,500
Telemetry & Alarms	26,000	26,000	26,000	26,000	26,000
Cellular	11,000	11,100	11,000	11,100	11,100
Medical Services	7,000	7,000	7,000	7,000	7,000
Sludge Disposal	401,000	401,000	425,000	590,121	590,121
Grit and Screenings		4,000		4,000	4,000
All Office Supplies	8,880	9,020	8,000	9,020	9,020
Gasoline	30,000	30,000	20,000	30,000	30,000
Chemicals	415,000	350,000	300,000	350,000	350,000
Operating Supplies	50,000	50,000	50,000	50,000	50,000
Laboratory Supplies	2,000	25,000	25,000	25,000	25,000
Protective Clothing	9,000	9,000	9,000	9,000	9,000
Uniforms	13,000	13,000	13,000	13,000	13,000
Books & Subscriptions	200	500	200	500	500
Travel Reimbursement	2,250	2,800	1,125	1,400	1,400
Conferences	2,250	2,200	1,125	1,400	1,400
Dues			2,250	2,200	2,200
Data Processing	40,000	40,000	30,000	40,000	40,000
Reserve Account	218,093	250,000	250,000	250,000	250,000
WPCF Capital Additior	949,643	949,643	1,100,000	967,358	967,358
TOTAL EXPENSES	3,452,174	3,598,013	3,907,600	3,862,300	3,862,300
DEBT					
Principle on Debt	2,127,332	2,152,870	2,332,358	2,365,442	2,365,442
Long Term Interest	355,000	355,000	387,690	293,529	293,529
Short Term Interest	75,000	75,000	75,000	75,000	75,000
TOTAL DEBT	2,557,332	2,582,870	2,795,048	2,733,971	2,733,971
TOTAL WATER POLLUTION CONTROL FACILITY					
	\$6,974,506	\$7,230,673	\$7,551,648	\$7,657,861	7,657,861

WAREHAM SEWER ENTERPRISE FUND BUDGET						
REVENUE AND EXPENSE SUMMARY - FY 2022						
REVENUE		2022		Estimated Revenue		
				EDU Count	9,524.00	
Rate Payer Revenue		6,152,504		\$/EDU	\$ 646	
				Revenue	6,152,504	
Septage/Grease		500,000				
Bourne IMA - Capital		188,478		2020 Septage	\$ 331,915	
				2020 Grease	\$ 379,295	
Bourne IMA - Operating		410,000			\$ 711,211	
Betterments Committed		996,382				
Betterment Reserves		285,498				
	Total Revenue	8,532,861				
REVENUE REDUCTION						
Direct/Indirect Costs		875,000				
Revenue Reduced by Direct/Indirect Costs		8,532,861				
	Total Revenue After Internal Charges	7,657,861				
EXPENSES						
Operations and Maintenance		3,956,532				
Capital Expenses		967,358				
Betterment Debt - Principal		1,089,523				
Betterment Debt - Long Term Interest		183,080				
Non-Betterment Debt - Principal		1,275,919				
Non-Betterment Debt - Long Term Interest		110,449				
Short Term Interest		75,000				
	Total Expenses	7,657,861				
	Retained Earnings	-				

ARTICLE 11 - UNION CONTRACTS

To see if the Town will vote to approve and fund the Collective Bargaining Agreement between the Town of Wareham and Wareham Sergeants, NEPBA Local 181.

Inserted by the Board of Selectmen at the request of the Town Administrator

Explanation:

Effective July 1, 2022 the new wage schedule will be increased by 2 ½ percent. The duration of the contract will be July 1, 2020 through June 30, 2023.

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 6-0-0

Finance Committee Recommendation:

The Finance Committee recommends approval of this article.

ARTICLE 12 - SIGN ZONING BY-LAW AMENDMENT

To see if Town Meeting will vote to amend the Wareham Zoning By-Laws, Article 11: Signs, by deleting Article 11 in its entirety and replacing Article 11 with language on file in the office of the Town Clerk, or to take any other action relative thereto.

Inserted by the Board of Selectmen at the request of the Planning Board

Explanation:

Last year, the State Attorney General rejected a proposed Zoning Bylaw amendment to the sign regulations, noting that the Sign Bylaws were not in conformance with the U.S. Supreme Court decision; *Reed v. Town of Gilbert*, from 2015, which substantially changed the way signs have been regulated by zoning. This article amends the Sign Zoning Bylaw to a compliant form and content.

(See appendices for the complete By-Law)

The Planning Board recommends approval of this Article 3-0-0

The Board of Selectmen recommends approval of this article: 4-0-1

The Finance Committee recommends approval of this article: 8-0-0

Finance Committee Recommendation:

This amendment had passed at an earlier town meeting. However, some language needed to be changed to make it be consistent with all applicable federal and state Laws.

ARTICLE 13 - DEFINITION OF A 2-FAMILY OR DUPLEX DWELLING

To see if the Town will vote to amend Section 340.4 entitled "Residential Uses" of the Zoning By-Laws of the Town of Wareham, by adding the language shown in bold italics, or to take any other action relative thereto.

Section 340.4

2-family dwelling

A building containing two dwelling units, *sharing a common demising wall, floor or ceiling*, constructed on a single lot.

Also known as a duplex.

3 to 4 family dwelling

A dwelling containing at least three but no more than four separate dwelling units, *each unit sharing a common demising wall*, floor or ceiling, with its neighbors.

5 or more family dwelling

A dwelling containing five or more separate family dwelling units, each unit containing a minimum of 650 square feet of livable floor space, exclusive of closets and bathrooms, *each unit sharing a common demising wall, floor or ceiling*, with its neighbors.

Inserted by the Board of Selectmen at the request of the Department of Planning and Community Development

Explanation:

The current definition of a duplex dwelling does not provide enough specificity to ensure conformance of construction with common expectations. This clarifies the desired design elements of multi-family units. The recommended changes to section 340 of the Zoning Bylaws of the Town of Wareham are shown in *bold italics of the Article*.

The Planning Board recommends approval of this Article 3-0-0

The Board of Selectmen recommends approval of this article: 4-0-1

The Finance Committee recommends approval of this article: 8-0-0

Finance Committee Recommendation:

. The Finance recommends approval of this Article. This change to the zoning By-Law will more accurately define what a multi-family unit is.

ARTICLE 14 - DRIVE THROUGHS IN CS DISTRICT

To see if Town Meeting will vote to amend the Zoning By-Laws, by changing the lines for:

“Restaurant Drive through” and “Non-food Drive in/ Drive through establishment,”

In the ‘CS’ column for both lines change the ‘N’ not permitted, to “SPZ” allowed by Special Permit from the Zoning Board of Appeals

and

amend section 386 by adding “Strip Commercial” to the first line so that it reads:

“A Drive-through Restaurant and Non-food Drive In/Drive through establishment shall be permitted in the General Commercial [CG] and Strip Commercial [CS] districts by Special Permit issued after the following conditions are met:”

or to take any other action relative thereto.

Inserted by the Board of Selectmen at the request of the Zoning Board of Appeals

Explanation:

This Amendment allows all commercial drive-throughs, which are presently permitted in the General Commercial, CG district, to be permitted in the Strip Commercial, CS, zoning district by Special Permit.

The Planning Board recommends approval of this Article 3-0-0

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 8-0-0

Finance Committee Recommendation:

The Finance Committee voted to recommend approval of this article. This would allow drive-throughs, if approved by special permit and after all conditions required by the Planning Board are met. One of those important conditions is that they cannot enter, nor exit, from a main highway.

ARTICLE 15 – AMEND ZONING BY-LAW RE: SETBACKS FOR MARIJUANA TESTING LABS FROM SCHOOLS

To see if Town Meeting will vote to amend the Zoning By-Laws as follows:

Amend Article 390, by adding a new section, 392.1, to read as follows:

‘An exception shall be made for an existing laboratory adding independent marijuana product testing to its services. This use may be authorized by Special Permit in the district in which it is located.’

And by adding a new section 395.1 to read as follows:

‘As allowed by 935 CMR 500.110. 3 Buffer Zone, there shall be a zero-foot setback from a public or private school, where the proposed marijuana establishment is an independent marijuana testing laboratory.’ or to take any other action relative thereto.

Inserted by the Board of Selectmen at the request of the Department of Planning and Community Development

Explanation:

The State regulations under 935 CMR 500.110. 3 Buffer Zone, call for all marijuana establishments to be set back 500 feet from a private or public school with any of the grades K to 12. The State regulations go on to say that a town may reduce or eliminate that setback by vote of Town Meeting. We are including the allowance in the Zoning By-law. All marijuana establishments must be approved by Special Permit. This amendment allows a testing lab as an exception under zoning. The expectation is that this will have limited applicability. One potential project could be Smithers Viscient, with an existing product testing lab, and long-time neighbor of the Decas School, that could add a marijuana product testing lab to their long list of testing procedures. **(See Appendix for map)**

The Planning Board recommends approval of this Article 3-0-0

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 7-1-0

Finance Committee Recommendation:

The 500 ft setback can be reduced or eliminated by a vote of Town Meeting. This would allow an already existing lab to add marijuana testing to their capability. This will apply only to this facility and, after the current Decas School is closed, it is no longer necessary. The amount of marijuana on site at any one time is very limited and is totally burned up in the testing process.

ARTICLE 16 - WAREHAM VILLAGE 1 REINVESTMENT SUBDISTRICT REZONING

To see if the Town will vote to amend the Zoning By-Law, by adding a new WV-1R Reinvestment Subdistrict including the following parcels, or portions of parcels shown on the Town of Wareham Assessor’s Map 47: Lots 1056, 1057, 1058, 1059, 1064-A, 1064-D, 1072, 1073, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103-A, 1103-B, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1137, 1138, 1139, 1140, 1141, 1142, 1143-A, 1143-B, 1144, 1145, 1146, 1147, 1148-A, 1148-B, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1161;
and, further, to amend the ZONING MAP to create a new WAREHAM VILLAGE REINVESTMENT SUBDISTRICT / WV-1R; all as shown on file in the office of the Town Clerk in a document titled “VILLAGE 1: REINVESTMENT SUBDISTRICT / WV-1R”; or to take any other action relative thereto.

Inserted by the Board of Selectmen at the request of the Redevelopment Authority

Explanation:

The Redevelopment Authority is attempting to stimulate investment in the center of our downtown business district. To offer more incentive for developers, and current property owners, to expand the potential within our downtown it is necessary to offer greater flexibility within our current zoning for that district.

(See appendix for the complete document)

- The Planning Board recommends approval of this Article 3-0-0
- The Board of Selectmen recommends approval of this article: 4-0-1
- The Finance Committee recommends approval of this article 7-0-0

Finance Committee Recommendation:

The proposed changes to the Zoning Bylaw make Wareham Village an Opportunity Zone. The changes are designed to encourage commercial development of the downtown and enable the construction of much needed housing. The changes have been approved by the Planning Board.
In addition, recently there has been interest in two properties on, or adjacent to, Main Street which could offer significant stimulus to the revival of our downtown.

ARTICLE 17 - TOWN MEETING ENDORSEMENT OF 2020 MASTER PLAN

To see if the Town will vote to accept the following Resolution to endorse the 2020 Wareham Master Plan:

Whereas the 2020 Wareham Master Plan for the town of Wareham has been created with the input of the Wareham citizens, local government representatives, and town administration;
And whereas the Wareham Planning Board has approved said 2020 Wareham Master Plan, consisting of 20 Goals and 52 specific strategies, in 8 different categories as outlined by Massachusetts General Laws Chapter 41, Section 81D;

And whereas the Wareham Master Plan has been posted on the Town of Wareham Planning Board website at the following URL:

https://www.wareham.ma.us/sites/warehamma/files/uploads/wareham_master_plan_final_2020-01-27.pdf

Now, therefore, be it hereby resolved that the 2020 Wareham Master Plan, as approved by the Wareham Planning Board on January 27, 2020, is endorsed by the May 8th, 2021 Wareham Annual Town Meeting.

Inserted by the Board of Selectmen at the request of the Planning Board

Explanation:

The Wareham Planning Board has spent a great deal of time and effort to bring the draft 2018 Wareham Master Plan up to date, with the goal of providing a comprehensive and approved 2020 Wareham Master Plan for the Town.

On January 27, 2020, the Wareham Planning Board approved the Wareham 2020 Master Plan, as is their responsibility, consisting of 20 goals and 52 specific strategies in eight (8) different categories as outlined by Massachusetts General Laws, Chapter 41, Section 81D.

The Wareham 2020 Master Plan has been posted on the Town of Wareham Planning Board website at the following URL:

https://www.wareham.ma.us/sites/warehamma/files/uploads/wareham_master_plan_final_2020-01-27.pdf
(See appendix for a copy of the 'Wareham Master Plan Outline').

The Planning Board recommends endorsement of this resolution: 3-0-0

The Board of Selectmen recommends endorsement of this resolution: 5-0-0

The Finance Committee recommends endorsement of this resolution: 7-1-0

Finance Committee Recommendation:

The Finance Committee voted to recommend that this article passes at the Annual Spring Town Meeting, May 8th, 2021. This vote endorses the Master Plan adopted and approved by the Wareham Planning Board. We also advise the Planning Board to examine various areas of our community that could potentially offer opportunities for large commercial development. Our tax base is predominantly residential and increased commercial investment would enhance revenues without significantly impacting additional services.

ARTICLE 18 - FY 2022 COMMUNITY PRESERVATION FUND RESERVES

To see if the Town will vote to reserve for future appropriation from Community Preservation Funds FY 2022 estimated annual revenues for the following amounts (1) \$65,000 .00 for administrative expenses; (2) \$130,000.00 to Open Space Reserves; (3) \$130,000.00 to Historical Preservation Reserves; and (4) \$130,000.00 to Affordable Housing Reserves or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen at the request of the Planning Board

Explanation:

The Community Preservation Committee is required by law to reserve at least 10% of the fiscal year's estimated revenue for historical preservation, affordable housing and open space grants and to allocate 5% of

this estimated revenue for its administration expenses. The FY2021 estimated revenue is \$1,000,000.00. The total amount of this article is \$350,000.00.

The Board of Selectmen recommends approval of this article: 4-0-0

The Finance Committee recommends approval of this article: 7-0-0

Finance Committee Recommendation:

This is an annual article which ensures that at least 10% of Wareham's Community Preservation Funds are allocated to each of the following areas: open space, historical preservation and affordable housing, It also allocates 5% to administrative expenses in accordance with Massachusetts State Law.

ARTICLE 19 - WAREHAM LITTLETON DRIVE CPA FUNDING REQUEST

To see if the Town will vote to appropriate from the Community Preservation Undesignated Funds or any other available monies in the Community Preservation Act Fund, under the category of Affordable Housing, a grant to Pennrose, LLC , 50 Milk Street, Boston, a grant for the sum of \$830,000. , to construct 83 affordable housing units, and further to authorize the Wareham Redevelopment Authority to acquire on behalf of the Town of Wareham a 40 year affordable deed restriction on the land and structures at 4 Littleton Drive (Assessors map 56, lot1) or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen at the request of the Community Preservation Committee

Explanation:

Pennrose LLC, 50 Milk Street, Boston MA is developing the 16 acres at 4 Littleton Drive for mixed-income housing. The project is for 49 mixed-income family units, of which 39 are classified as affordable and the remaining 10 are classified as workforce affordable and 44 senior affordable units. Affordable is 60% of the area median income. The senior 1 bed room units are expected to rent for \$1200/month plus utilities. Pennrose submitted a grant request for \$500k and modified the request to \$1,100k. CPC voted (4-3-0) to submit this article for \$10,000 for each affordable unit.

See appendices for more detail

The Conservation Preservation Committee voted to submit this Article: 4-3-0

The Board of Selectmen recommends approval of this article: 4-0-1

The Finance Committee recommends approval of this article: 5-2-0

Finance Committee Recommendation:

The Finance Committee recommends approval of this article. It has been several years since we have been able to add to our affordable housing stock. We have a waiting list of some 800 families and seniors. The CPA legislation stipulates that housing funds should be used to create or preserve housing that is affordable to low-and moderate-income households. It is not unusual for CPA funds to be used to develop affordable housing both for-profit and non-profit developers. We are unable to develop a project such as this by ourselves.

ARTICLE 20 - HARBOR SERVICES PERMITS RECEIPTS RESERVED FOR APPROPRIATIONS ACCOUNT

To see if the Town will vote to transfer the sum of \$67,900.00 from the Harbor Services Permits Receipts Reserved for Appropriations Account, to be transferred to the Harbormaster's Maintenance and Improvements account or take any other action relative thereto.

Inserted by the Board of Selectmen at the request of the Harbormaster

Explanation:

This request will allow our department to fund the following projects and needs:

Vehicle Lease Payment	\$22,200
Vessel Dockage	\$ 4,000
Officer Firearms Safety and Rescue Equip.	\$17,500
Communications Upgrade	\$ 7,500
Navigation Aids Upgrade	\$11,000
Town Mooring Maintenance	<u>\$ 5,700</u>
Total	\$67,900

The Board of Selectmen recommends approval of this Article 5-0-0

The Finance Committee recommends approval of this article: 7-0-0

Finance Committee Recommends approval of this article; This provides for the final lease payment on two vehicles, dockage for the patrol boat, update firearms to be compatible with Wareham PD equipment, replace outdated communications radios, replace 32 worn or damaged navigation aids, replace worn mooring gear.

ARTICLE 21 - HARBOR SERVICES PERMITS RECEIPTS RESERVED FOR APPROPRIATIONS ACCOUNT

To see if the Town will authorize, under General Laws Chapter 44, Section 21C, upon the recommendation of the Board of Selectmen, transfer the sum of \$3,800.00 from the Harbor Services Permits Receipts Reserved for Appropriations Account to be transferred to the Harbormaster's Maintenance and Improvements account to pay for the payment of the Bond Anticipated Note interest for the previously authorized Onset Floating Dock Project, or take any other action relative thereto.

Inserted by the Board of Selectmen at the request of the Harbormaster

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 7-0-0

Finance Committee Recommendation:

The Finance Committee recommends approval of this article.

ARTICLE 22 - TOWN CHARTER CHART 1

To see if the Town will vote to authorize the Board of Selectmen to petition the Legislature for Special Legislation that amends the Wareham Home Rule Charter as shown in a document on file in the Office of the Town Clerk titled "Proposed Charter Changes Chart 1, Fall Town Meeting 2020" and as further shown in a document titled "Town of Wareham Charter Review Group Final Report 2020" dated September 16, 2020, or to take any other action relative thereto.

Inserted by the Board of Selectmen at the request of the Charter Review Group

Explanation:

The proposed changes to the Charter summarized in Chart I include all changes deemed 'editorial'. They include but not limited to: capitalization, punctuation, word order, repair of scrivener's (scribe) errors, and spelling. The most notable change recommended is the formatting of the document such that the presentation of the material is numerical and/or paragraph format. The recommendation reformats all sections to be clear, concise and readable. The formatting replaces previous formatting of paragraphs and sections of the document which were difficult to read.

Another change is the updating of the 'Table of Contents' and 'Brief Summary of Articles', neither of which were ever updated to include changes in the Charter since 1977.

See appendices for Chart:

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 7-1-0

Finance Committee Recommendation:

Although the Finance Committee recommended this article it should be noted, although the majority of changes are capitalization, punctuation, spelling and formatting, the current process for forming a Charter Review Group and completing their Review is a compressed time frame and minor things like punctuation, although important, are left to last, or skipped. The Charter requirements for organizing this group should be examined with the objective of providing more time to accomplish their task.

ARTICLE 23 - TOWN CHARTER CHART 2

To see if the Town will vote to authorize the Board of Selectmen to petition the Legislature for Special Legislation that amends the Wareham Home Rule Charter as shown in a document on file in the Office of the Town Clerk titled “Proposed Charter Changes Chart 2, Fall Town Meeting 2020” and as further shown in a document titled “Town of Wareham Charter Review Group Final Report 2020” dated September 16, 2020, or to take any other action relative thereto with respect to the following subcategories.

Subcategories:

- a) Definitions
- b) Transitional Provisions
- c) Capital Planning
- d) Sewer
- e) Assessors
- f) Charter Changes
- g) Town Clerk
- h) Town Administrator
- i) Road Commissioners

Inserted by the Board of Selectmen at the request of the Charter Review Group

Explanation:

(See appendix for Chart 2 and a brief explanation of the proposed Charter changes listed).

The Selectmen and Finance Committee cast votes on each section;

	<u>Selectmen</u>	<u>Finance Committee</u>
20a. Definitions:	5-0-0	6-0-0
20b. Transitional Provisions:	4-0-1	6-0-0
20c. Capital Planning:	4-1-0	6-0-0
20d. Sewer:	4-1-0	6-0-0
20e. Assessors:	4-1-0	6-0-0
20f. Charter Changes:	3-2-0	6-0-0
20g. Town Clerk:	4-1-0	6-0-0
20h. Town Administrator:	4-1-0	6-0-0
20i. Road Commissioners:	3-1-1	0-5-1

See appendices for brief explanation of each section:

The Board of Selectmen recommends overall approval of this article with noted exception:

The Finance Committee recommends overall approval of this article with noted exception:

The Board of Assessors unanimously recommended approval of their section of this article.

The Town Clerk recommends approval of this article.

The Sewer Commissioners recommend approval of this article.

Finance Committee Recommendation:

Each of the changes which affect a specific group (Capital Planning, Sewer, Assessors, etc.) have been reviewed by that particular group and votes have been taken and recorded. Since this document outlines how our Government conducts its business it is appropriate that the Citizens of Wareham, through Town Meeting, have an opportunity to question, and discuss, any changes before adoption.

ARTICLE 24 - BAN OF SALES OF 'NIPS'

To see if the town will vote to adopt the following ban on the sale of miniature single use containers for alcoholic beverages as a general by-law and to insert into the Wareham Town By-Law Division XIII Article 1. The sale of alcoholic beverages in containers less than or equal to 100 milliliters is prohibited within the Town of Wareham effective May 1 1, 2022, or to take any action relative there to.

Inserted by the Board of Selectmen

Explanation:

The Petitioner is a member of the "Don't Trash Wareham" group and noted that during their repeated cleanups the number of 'Nip" bottles discarded along the roadside was enormous. They were actually able to fill several large trash bags with nothing but discarded "Nip bottles. Most in a condition that made them un-returnable nor recyclable.

The Board of Selectmen recommends approval of this article: 3-1-1

The Finance Committee recommends approval of this article: 1-6-0

Finance Committee Recommendation:

The Finance Committee sympathizes with the intent of this petitioned article and it has been passed by a few other communities. It is unclear at this time how the Alcohol and Beverage Control Commission (ABCC) will view this action. The ABCC was recently supportive of such a ban but it also has to be reviewed by the Attorney General.

When the Petitioners appeared before the Finance Committee, they were unable to provide any statical data on the quantity of 'Nips" sold or the economic impact such a ban would have on the local liquor stores. Most of the Liquor stores in Wareham had begun asking their customers to sign a petition opposing this ban. We have not heard from any organization that is collecting those petitions nor seen the results of those petitions.

ARTICLE 25 - PETITION ARTICLE: NAMING OF THE NEW ELEMENTARY SCHOOL LOCATED AT 63 MINOT AVENUE, WAREHAM, MA

To see if the Town will vote to name the new elementary school currently under construction at 63 Minot Ave and scheduled to open January 2022 as the "Wareham Elementary School".

Inserted by Michael S. Flaherty et al.

Explanation:

This is a petitioned Article and according to our By-Laws is automatically placed on the Warrant.

The Board of Selectmen recommends approval of this article:
The Finance Committee recommends this article be referred to Town Meeting: 8-0-0

Finance Committee Recommendation:

This is a petitioned Article and we feel the petitioner should present this issue on the floor of Town Meeting. Town Meeting has determined the name for this facility at a previous Town Meeting as the **John Williams Decas Elementary School at Minot Forest**.

ARTICLE 26 – PETITION ARTICLE: LOCAL INITIATIVE PROGRAM – LOCAL ACTION UNITS – AFFORDABLE HOUSING - NEW CONSTRUCTION (830) & EXISTING CONSTRUCTION (840)

To see if the Town will vote to amend the Wareham Zoning Bylaws by adding the following Sections to Article 8, namely 830 through 844, or to take any relative action thereto.

Inserted by Brenda Eckstrom et al.

See appendices for complete description of initiative.

Explanation:

This is a petitioned Article and according to our By-Laws is automatically placed on the Warrant.

The Board of Selectmen recommends approval of this article:
The Finance Committee recommends approval of this Article: 5-2-0

APPENDICES:

WAREHAM ELEMENTARY FINANCE COMMITTEE UPDATE

INITIAL UNDERSTANDING OF PROJECT COSTS

- 74.98% of eligible project costs to be reimbursed.
- Estimated State grant amount of roughly \$50M.

Not only did the MSBA invite Minot Forest into the program, but the Authority also offered Wareham a rare opportunity to consolidate both elementary schools into one modern, economical, and efficient building, an option which was certain to provide savings for both Wareham and the MSBA in the long run.

The estimated total project cost of a new consolidated building on the Minot Forest site as approved was \$90.47M and Wareham’s anticipated share of that was estimated to be \$38.6M. Current projections are substantially lower, final cost is dependent upon actual contingency expenditures. Contingency accounts for the project remain largely intact.

BUDGET AND TAX IMPACT

- \$53.5M Paid to date
- \$33.7M Reimbursement est. additional \$7.2M pending MSBA audit
- Project Completion Timeline: 69% Complete
- Available Contingency Remaining: 78%

2018 FUNDING AUTHORIZATION	2021 UPDATE
\$90.47M Total Project Budget	\$84.6M Total Project Budget
\$38.6M District Share	\$23.3M Borrowed
\$0.82 per \$1000 of Assessed Value	\$0.36 per \$1000 of Assessed Value
Avg Single Family Home: \$258,143	Avg Single Family Home: \$304,950
\$211.61 Annually (for Avg Single Family Home)	\$109.78 Annually (for Avg Single Family Home)

BUILDING INFORMATION

- 159,989 Gross Square Footage
- Low Maintenance & Cost-Effective HVAC System Design
- LEED Silver Rating
- Vastly Improved Indoor Air Quality
- Energy Efficient Electrical & Plumbing Devices
- Modern Security Measures
- 1,020 grade K-4 Students + 5 Pre-Kindergarten classrooms [11 Kindergarten Classrooms, 36 Gr 1-4 classrooms, plus SPED, Art, STEAM & Music Instructional Spaces]
- DESE Approved Special Education, Pre-K and Kindergarten learning spaces
- New Playgrounds, Play Areas & Playing Fields
- Classrooms built to address modern technology needs and sized according to DESE standards
- State of the Art Innovation Hub & Makerspace
- Flexible Small Group Rooms & Collaboration Spaces
- Full ADA Accessibility
- Increased Parking Capacity
- Adaptive Building Design suitable for afterhours Community Use



RANK	DEPARTMENT	DESCRIPTION	FY2021	FY2022	FY2023	FY2024	FY2025	EXTRAORDINARY ITEMS
F17	EMS	*New Ambulance (315k)						
S18		*2 automated CPR devices (35k)						
SS19		*20 sets of body armor (30K)						
1'25		New Ambulance					300000	
	Total EMS			0	0	0	300000	0
	Natural Resources							
F17		*dog park (apply for 180k grant)(20k)						
F18		*portable radios (9700)						
F20		*2 - 210 outboard motors(69k)						
1'22		animal control officer vehicle		43000				
1'23		onset pier renovation engineering			660000			
2'23		update harbor management plan			30000			
3'23		engine replacement for patrol boat			55000			
4'23		engineering and dredging tempest knob boat ramp			185000			
5'23		glen charlie boat ramp			590500			
6'23		track skid steer with attachments			56000			
1'24		replace patrol boat 25'				485000		
2'25		engineering for dredging shell point					65000	
		renovate onset pier						6.0M
	Total Natural Resources			43000	1576500	485000	65000	6.0M
	W-free Library							
F19		*upgrade hvac - library and town hall (50k)						
1'23		Roof/gutters - main building			500000			
2'23		hvac			400000			
1'24		carpeting				39100		
	Total Library			0	900000	39100	0	
	Inspection Serv							
1'21		vehicle - SUV		20000				
1'22		vehicles - SUV + pickup & equipment W&M					85000	
	Total Inspection		20000	85000			0	

RANK	DEPARTMENT	DESCRIPTION	FY2021	FY2022	FY2023	FY2024	FY2025	EXTRAORDINARY ITEMS
	IT-Systems							
ongoing		Computer/Peripheral/Firewall/ Switch replacements		20000	20000	20000	20000	
F19		* 2 vertial servers (380k)						
1'22		phone system upgrade (th/police/wpcf/library	18000					
1'23		library inside and spinney security cameras			37000			
2'23		gps units to track assists			25000			
1'24		Documnet management systems(reduce paper store)				40000		
1'25		town hall auditorium audio video					48000	
	Total IT-system			38000	82000	60000	68000	
	Municipal Maint.							
ongoing		LED street lights			50000	50000	50000	
F18		* skid steer loader/attachments (92k)						
F20		*front end loader and equipment(285k)						
F20		* LED street lights(50k)						
F20		* 4 electric vehicles(24.5k)						
2'22		1 ton 3500 rack body truck with plow	65000					
3'22		chipper box truck	125000					
4'22		leaf vac	90000					
1'23		310 backhoe with attachments			120000			
2'23		Mechanical/vac Sweeper			250000			
3'23		185 cfm compressor			25000			
4'23		1 ton truck with plow package			65000			
1'24		10 wheeler				250000		
2'24		wacker sidewalk machine				85000		
3'24		low bed trailer				45000		
4'24		4500 service truck				80000		
1'25		1 ton truck 3500 with plow					65000	
2'25		1 ton truck 3500 with plow					65000	
3'25		park mower					45000	
4'25		6 wheeler class 8 with plow					225000	
1'26		6 wheeler class 8 with plow						
2'26		2500 truck with plow						
3'26		material stacker						
	Total municipal			280000	510000	510000	450000	

RANK	DEPARTMENT	DESCRIPTION	FY2021	FY2022	FY2023	FY2024	FY2025	EXTRAORDINARY ITEMS
S18	Police	* police radio project (159k)						
ongoing		Cruiser Replacement Program (capital lease)		170000	170000	170000	170000	
ongoing		operational equipment (tasers&mobil radios&portable radios&		38500	38500	38500	38500	
F19		* 2 atvs (25k)						
F19		*radio repeaters and mobil radios (50k)						
F19		*3 cruisers (149k)						
F19		*study/design safety complex (165k)						
F20		*safety - ballistic vests/radio equipment/tasers(98.5k)						
1'22		utility vehicle - gator	28000					
1'23		parking lot refurb			100000			
2'23		perimeter fencing			40000			
3'22		new station - study and drawings			150000			
		Construction of Safety Complex - Police						9.0M
	Total police			236500	498500	208500	208500	9.0M
SS18	Town Bldgs	* tremont freight building (200k)						
F18		*tremont nail soil clean up (1.4m)						
F18		* replace onset bandshell (333k)						
F19		*upgrades hvac library and town hall (50k)						
F19		*shangri-la playground (220k)						
F19		*westfield soccer fields (40k)						
S20		* girls softball fields (30k)						
2'22		hammond school restoration	1000000					
3'22		police station restoration	530000					
1'23		rebuild center cemetery building		90000				
2'23		town hall/multi-service parking lot resurface			200000			
1'24		new mmd office building				500000		
2'24		install fire alarms in town hall				80000		
3'24		replace 3 roofs at tremont nail factory				450000		
4'24		update fire system at tremont nail factory				400000		
1'25		replace boilers at town hall					250000	
2'25		replace boilers at msc					250000	
4'25		msc - generator upgrade					150000	
5'25		msc - elevator upgrade					50000	
1'26		everett school restoration						
2'26		west wareham school restoration						
		parker mill dam						1.0M
		eim st bridge						.7M
		tremont dam						1.5 M

	<i>Total town bldgs</i>				1530000	2900000	1430000	700000	3.2M
RANK	DEPARTMENT	DESCRIPTION	FY2021	FY2022	FY2023	FY2024	FY2025	ITEMS	
1'22	town cemeteries	upgrade agawam cemetery		35000					
2'22		upgrade centre cemetery		55000					
1'23		agawam land clearing and stumping			100000				
2'23		centre land clearing and stumping			100000				
1'24		agawam preparation for grave lots				400000			
2'24		centre preparation for grave lots				400000			
	Total town cemeteries			90000	200000	800000	0		
F18	School Dept	*replace minot school (90M)							
S19		*resurface track/fenceing/storage (200K)							
ongoing		new vans/buses		300000	300000	300000	300000		
1'22		fire alarm system hs		249750					
2'22		replacement 55 steel doors hs/ms		25000	25000	25000	25000		
3'22		text book replacements hs/ms		103400					
4'22		hvac work hs/ms		275000					
5'22		technology hs/ms		80000					
6'22		4 vans		136000					
7'22		4 buses		400000					
	Total School Dept			1569150	325000	325000	325000		
1'22	BO Health	vehicle - suv 4wd		40000					
	BO health			40000	0	0	0		
	WPCF								
ongoing		Pump Replacements		80000	80000	80000	80000		
ongoing		Generators		500000	500000	200000	200000		
ongoing		rehab pump stations		550000	550000	550000	550000		
ongoing		aeration tanks structure/values		500000	500000	100000	100000		
ongoing		replace clarifiers		425000	425000	425000	425000		
ongoing		Kettle stations pump replacements		200000	200000	200000	200000		
ongoing		infra structure pipe replacement		2000000	2000000	2000000	2000000		
ongoing		repair manholes		100000	100000	100000	100000		
F16		* inspect force main (250k)							
S17		* repair to plant - replace control panels (160k)							

S18		* 3 generators (145k)						
S17		* rehab pump stations (550k)						
S19		* 2 generators(500K)						
SS19		*repair 4 building roofs (215K)						
S19		*line pipes to smith pump station (300K)						
S19		*38 manhole covers/support structure (45K)						
S19		*17 repair manholes (90k)						
S19		* engineering narrows force main (100K)						
S/SS19		*engineering outfall project (150K)						
F19		*lined equalization lagoon (2500k)						
F19		*engineering covered lagoon and denit filter (150k)						
ss20		* mirrow cove rehab (1060k)						
ss20		*denit filter (2000k)						
s20		*design narrows force main (150k)						
s20		*hynes field force main testing (150K)						
s20		*clarifers update (250k)						
s20		*rehab wet well narrows (150k)						
s20		*portion grants - narrows and lined basin (400k)						
F20		odor control (4500k)						
f20		denit filter (2000k)						
1'20		ground water discharge evaluation			115000			
2'22		vacuum truck			430000			
4'22		narrows force main replacement			5000000			
3'22		dump truck			225000			
5'22		pickup truck			55000			
6'22		scada repair			200000			
7'22		trash pump			80000			
1'23		21' reinforced concrete interceptor				3570000		
2'23		sludge holding tanks all 8)				618000		
1'24		12th street pipe replacement					1000000	
2'24		3 pump stations coastal resilience					2000000	
4'24		replacement fire alarm system					150000	
1'25		septage tanks						528000
		onset beach infra structure/collection						4M
		update plant capacity						2.5 M
		Total wpcf			10460000	8543000	6805000	6183000
		total town roads			9100000			

WAREHAM 5 YEAR CAPITAL PLAN TOWN MEETING FY2022

RANK	DEPARTMENT	DESCRIPTION	FY2021	FY2022	FY2023	FY2024	FY2025	EXTRAORDINARY ITEMS
	SUMMARY							
	total bo health			40000	0	0	0	0
	total EMS			0	0	0	300000	
	total natural resources			43000	1576500	485000	65000	6.0M
	total library			0	900000	39100	0	
	total inspection		20000	85000	0	0	0	
	total it-system			38000	82000	60000	68000	
	total municipal			280000	510000	510000	450000	
	total police			236500	498500	208500	208500	9.0M
	total town bldgs			1530000	290000	1430000	700000	3.2M
	total town cementseries			90000	200000	800000	0	
	total school dept			1569150	325000	325000	325000	
	total town roads			40000	0	0	0	
	town dept totals	<i>(excludes not in plan items, wpcf</i>	20000	3951650	4382000	3857600	2116500	18.2M
	total wpcf			10460000	8543000	6805000	6183000	6.5M

ARTICLE 11: SIGNS

1110 PURPOSE

The purpose of this article is to promote the safety, comfort and wellbeing of the users of the streets, roads and highways in the Town of Wareham by:

1110.1 Reducing the potential distractions and obstructions of signs that would adversely affect traffic safety and alleviating hazards caused by signs projecting over or encroaching upon public ways.

1110.2 Discouraging excessive visual competition in signage and ensuring that signs aid orientation.

1110.3 Preserving and enhancing the character of the Town by requiring new and replacement signage that is:

1. Creative and distinctive,
2. Compatible to the surrounding area and surrounding architecture,
3. Appropriate to the type of activity to which it pertains,
4. Expressive of the identity of individual proprietors or of the community as a whole,
5. Appropriately sized in its context, so as to be easily read.

1110.4 To clarify which town official handles enforcement of this sign By-Law.

1111 STATUTORY AUTHORITY AND ENFORCEMENT

This chapter is adopted pursuant to Article 89 of the Commonwealth of Massachusetts and Massachusetts General Laws (M.G.L) Chapter 40, Section 1(1).

Compliance with Wareham Subdivision Rules and Regulations and the Zoning By-Law.

1111.1 Any project for which approval is required under the Wareham Subdivision Rules and Regulations and/or for a Site Plan Special Permit under the Wareham Zoning By-Law and where any project sign is proposed shall include as part of the application package plans for the sign that show, at a minimum, the following;

1. Location of the sign on the property together with setback dimensions from a street line or property line or a building face.
2. The dimensions of the proposed sign.
3. The style and materials that will make up the sign.
4. The message to be displayed on the sign.
5. The sign colors and lighting to be employed.
6. Any other information that the approving authority may require for a determination that the sign complies with Section 1110 or any other section of this Article.
7. No building permit shall be granted for any sign under this section that does not first receive written approval from the approving authority.

1111.2 Enforcement

The Director of Inspectional Services is hereby charged with the enforcement of this By-law.

1. The Director of Inspectional Services and his duly authorized agents shall, at reasonable times and upon presentation of credentials, have the power to enter upon the premises on which any sign is erected or maintained in order to inspect said sign.

2. The Director of Inspectional Services and his duly authorized agents, are further authorized, upon notice as herein provided, to order the repair or removal of any sign which in his judgment is a prohibited non-accessory sign, or which is erected or maintained contrary to this By-Law. The Director of Inspectional Services shall serve a written notice and order upon the owner of record of the premises where the sign is located and any advertiser, tenant, or other persons known to him having control of or a substantial interest in said sign, directing the repair or removal of the sign within a time not to exceed thirty (30) days after giving such notice. The owner of record may appeal the decision of the Director of Inspectional Services under MGL Ch. 40A.
3. If public safety is involved, the Director of Inspectional Services shall take immediate action.

1112 DEFINITIONS

As used in this chapter, the following terms shall have the meanings indicated:

Address Sign

A sign that displays the street number and name(s) of the occupant(s).

Awning Sign

A sign attached to a roof like structure often made of canvas or plastic that serves as a shelter over a storefront, window, door or deck.

Billboard

A freestanding sign larger than 40 square feet in gross area, or a wall sign covering more than 10% of the area to which it is affixed; exception, shopping mall sign.

Construction Sign

An on-premises sign that identifies the contractor, architect, landscape architect and/or engineer's name, address and other pertinent information.

Façade

The exterior surface of a building.

Flashing Sign

A sign whose illumination is not kept constant in intensity when in use and that exhibits changes in light, color, direction or animation. A sign where the illumination changes to indicate the date, time and temperature will not be considered a "flashing sign".

For Sale, Rent or Lease Sign

An on-premises sign that advertises the property being sold, leased, rented or constructed, including new construction or renovation.

Freestanding Sign

A self-supporting sign not attached to any building, wall, or fence, but in a fixed location. This does not include movable, portable, mobile or trailer-type signs.

Illuminated Sign

Any sign that utilizes lights to enhance visibility. Methods of illumination may include, but not be limited to electrical bulbs, fluorescent lights, battery pack(s), neon tubes or other means of illumination. Neon tubes used as abstract, graphic, decorative or architectural elements shall be considered an illuminated sign.

Landmark Sign

An older sign of artistic or historic merit, uniqueness or extraordinary significance to the Town as identified by the Wareham Historical Commission and/or the Wareham Historical District Commission.

Light-Emitting Diode (LED)

A semiconductor device that emits light when a current passes through it.

Marquee Sign

A sign painted on, attached to or consisting of interchangeable copy on a permanent overhanging shelter that projects from the face of a building.

Medical Marijuana Treatment Center

Any medical marijuana treatment center, as defined under state law, as a not-for-profit entity (as defined by Massachusetts law only), that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to qualifying patients or their personal caregivers, which is properly licensed and registered by the Massachusetts Department of Public Health pursuant to all applicable state laws and regulations.

Movable, Portable or Mobile Sign

Any sign that can be readily moved or relocated, including portable signs mounted on, attached to, or painted on a chassis and/or wheels, a truck, trailer or other vehicle if placed at a location especially prepared for display through special lighting or elevation. In the case of commercial vehicles having lettering, logos or similar devices, if such vehicles are placed at a location more prominent than a feasible alternative on the site; or any sign supported by legs; also signs converted to "A" or "T" frames, menu and sandwich board signs. This also includes balloons, pennants (freestanding or otherwise), flags, umbrellas or human, inflatable or costumed signs used for advertising.

Multiple or Ladder Sign

A freestanding sign with a vertical support(s) with two (2) or more horizontal crosspiece signs, or two (2) or more hanging horizontal signs serving as individual signs for identification or advertising purposes.

Off-Premises Sign

Any sign that is not on the premises of the business, including but not limited to a billboard or movable sign.

On-Premises Sign

Any sign that advertises, calls attention to or identifies the occupant of the premises on which the sign is maintained or the business transacted thereon or advertises the property itself or any part thereof for sale or rent.

Political Sign

A sign designated to influence the action of voters for the passage or defeat of a measure or the election of a candidate to a public office at a local, national, state or other election.

Projecting Sign

A sign that is affixed to a building, tree, pole or other structure and that extends more than six (6) inches beyond the surface to which it is affixed.

Public Service Sign

A sign located for the purpose of public information, providing directions towards or indication of a use not readily visible from the street (e.g. rest rooms, telephone, hospital, parking etc.); signs prohibiting trespass, hunting and the like and signs warning of danger, such as "high voltage", street name signs and signs erected by the Town, County or Commonwealth for the direction and control of traffic.

Roof Sign

A sign that is located above or projects above, the lowest point of the eave(s) or the top of a parapet wall of any building, or that is painted on or fastened to a roof.

Sandwich Board Sign

A portable sign constructed of two (2) boards or halves, of wood, plastic, metal or other material connected at the top to form an "A" shape when positioned on the ground.

Sign

Any display of lettering, logos, colors, lights, flags, banners, pennants, ribbons, spinners (or similar devices) or illuminated neon tubes visible to the public from outside of a building or from a traveled way, that either conveys a message to the public or intends to advertise, direct, invite, announce or draw attention to, directly or indirectly, a use conducted, goods, products, services or facilities available, either on the lot or on any other premises. This shall not include vending machine signage or temporary holiday displays.

Temporary Sign

A sign intended for use for a period of no more than 30 consecutive days.

Wall Sign

Any sign that is painted on, incorporated into or affixed parallel to the wall of a building and that extends not more than six (6) inches from the surface of that building.

Window Sign

A sign affixed to the surface of a window (inside or outside) or displayed behind a window to attract attention from the outside. A sign shall be deemed a "window sign" if it is within the display or show case of the window or within four (4) feet of the inside surface of a window through which it is intended to be viewed. This also includes any mural or other representation painted on a window for any purpose.

1113 EXCEPTIONS

For the purposes of this section, the term "sign" shall not include:

1. Signs erected or posted and maintained for public safety and welfare or pursuant to any governmental function, law, by-law or other regulation.
2. A bulletin board or similar sign not exceeding ten (10) square feet in display area in connection with any church, museum, library, school or similar public or semipublic structure, provided that the top of such sign shall not be more than eight (8) feet above ground level and provided that it does not possess any of the characteristics listed in Section 1115 below.
3. Directional signs solely indicating ingress and egress placed at driveway locations, containing no advertising material, and where the display area does not exceed three (3) square feet or extend higher than four (4) feet above ground level. Such sign shall conform in all aspects with the requirements of this chapter.
4. Signs relating to trespassing and hunting, warning of danger such as "High Voltage", etc., not exceeding two (2) square feet in area.

1114 PERMITTED SIGNS

Only signs that refer to a permitted use or an approved conditional use, as set forth in the Zoning By-Laws are permitted, provided that such signs conform to the provisions of this section.

1115 PROHIBITED SIGNS

- 1115.1 Billboards, streamers, pennants, ribbons or other similar devices shall not be constructed, posted or erected in any zoning district, except as may be allowed by Special Permit in Article 1125. Exceptions include flags, as allowed under Section 1119.D.6 and bunting(s) exhibited to commemorate national patriotic holidays and temporary banners(s) announcing charitable or civic events as allowed under Section 1131.B(1) that shall be defined as temporary signs.

1115.2 Flashing signs, roof signs, signs containing moving parts and parts containing reflective elements that create glare are not permitted, except as may be allowed by Special Permit in Article 1125. Barber poles and signs indicating the current time and/or temperature are permitted, provided that they meet all other provisions of this section.

1115.3 Any sign advertising or identifying a business or organization that is either defunct or no longer located on the premises is not permitted. Exceptions are granted to landmark signs that may be preserved and maintained even if they no longer pertain to the present use of the premises, with the written permission of the Wareham Historical Commission and/or the Wareham Historical District Commission.

1115.4 No sign shall be larger than forty (40) square feet, except for a mall sign or shopping center sign or a free standing sign, which shall be no larger than one hundred and twenty (120) square feet, see Section 1126 for freestanding size regulations.

1115.5 No sign, except for a traffic, regulatory or informational sign, shall use the words "stop", "caution" or "danger" or shall incorporate red, amber or green lights resembling traffic signals or shall resemble "stop" or "yield" signs in shape, color or sightlines.

1115.6 No sign shall be erected that is determined to be structurally unsafe, constitutes a hazard to public safety and health by reason of inadequate maintenance, dilapidation or abandonment, obstructs free entrance or exit from a required door, window or fire escape, obstructs light or air or interferes with proper functioning of the building or sightlines.

1116 ILLUMINATION

1116.1 Except as may be allowed by Special Permit in Article 1125, no sign shall be erected that flashes, rotates or has motorized moving parts. This prohibition shall not apply to rotating barber poles.

1116.2 No sign shall be erected with exposed electrical wires.

1116.3 No sign shall be erected that constitutes a hazard to pedestrian or vehicular traffic because of the intensity or direction of the illumination.

1117 PLACEMENT

1117.1 No sign shall be erected that is affixed to a railing, fence, bridge, utility pole which is private property, or tree.

1117.2 Except as may be allowed by Special Permit in Article 1125, no sign shall be mounted above the roof ridge line unless mounted on a parapet wall that extends above the roofline, in which case the sign may not extend above the top of said parapet.

1117.3 No projecting sign shall extend into a vehicular public or private way or be less than ten (10) feet above a pedestrian way.

1117.4 No freestanding sign, together with any supporting framework, shall extend to a height more than eighteen (18) feet from the level of the centerline of the street that is closest to the sign.

1117.5 Signs shall be installed that complement the architecture of the building which they are identifying, and shall not cover architectural details such as, but not limited to, arches, sills, moldings, cornices and transom windows.

1117.6 All freestanding signs shall have a minimum front yard setback of five (5) feet.

1118 NONCONFORMING SIGNS

Legally nonconforming signs and their supporting structures may remain except as qualified below;

- 1118.1 Other than sign maintenance, no nonconforming sign and its supporting structures shall be reconstructed, remodeled, relocated or changed in size, unless such action will make the sign conforming in all respects to this By-Law. Any change in use of the property or of the business shall require that the sign will conform in all respects to this By-Law within forty-five (45) days of such property or business transfer for single-business signs. Multiple-business or ladder signs must conform within forty-five (45) days of change of ownership or usage of the entire building(s).
- 1118.2 Nothing in this section shall be deemed to prevent keeping in good repair a nonconforming sign, including sign maintenance, repainting and replacement of broken or deteriorated parts of the sign itself. Supporting structures for nonconforming signs may be replaced, except that the sign height must be brought into compliance with this By-Law, without having such replacement make the sign and sign structure conforming in all respects.
- 1118.3 A nonconforming sign or sign structure shall be removed within thirty (30) days if the building containing the use to which the sign is accessory is demolished or destroyed and replaced with a sign that conforms in all respects to this By-Law.
- 1118.4 Each nonconforming sign not removed when required shall be deemed a public nuisance and the Town may proceed to attain a court order compelling its removal. The cost(s) of said removal shall be borne by the sign owner and/or property owner and may be recovered by the Town, if necessary, in an action of contract in a court of competent jurisdiction, in accordance with the appropriate State law.

1119 PERMIT REQUIREMENTS

- 1119.1 No sign shall be erected, displayed, altered or enlarged until an application has been filed and until a permit for such action has been issued. Applications shall be on forms prescribed by the Director of Inspectional Services. At a minimum, all applications shall include a scale drawing specifying dimensions, materials, illumination, letter sizes, colors, support systems and location on land and/or building(s), with all relevant measurements.
- 1119.2 The Director of Inspectional Services shall act within thirty (30) days of receipt of such application together with the required fee. A written appeal of the Director of Inspectional Services action can be made within twenty (20) days of such action to the Zoning Board of Appeals. The Zoning Board of Appeals shall hold a public hearing within forty-five (45) days of receipt of the written appeal and shall make a decision within fourteen (14) days of the close of the hearing without an extension being granted to the applicant. The Zoning Board of Appeals and its majority decision shall be final.
- 1119.3 A sign permit application for any sign in any Wareham Historic District shall be referred to the Historic District Commission, which shall make recommendations to the Director of Inspectional Services. If the Wareham Historic District Commission holds a public meeting, the Director of Inspectional Services decision may be delayed until forty-five (45) days after receipt of the completed application.
- 1119.4 The following types of signs shall be authorized by right without the necessity of a permit:
1. Address Signs
Such signs may include identification of an on-premises customary home occupation and may be attached to the building or may be on a post not more than four (4) feet high and set back behind the property line. Such sign may not exceed two (2) square feet in area.
 2. Awnings

Such signs must be painted on or attached flat against the surface of the awning but may not extend beyond the valance or be attached to the underside. Letters shall not exceed ten (10) inches in height. The awning shall be a minimum of eight (8) feet above the sidewalk or street level to allow for pedestrian clearance. The awning sign area shall be calculated in the total allowable sign area for wall signs.

3. Construction Signs

Such signs shall not exceed twelve (12) square feet and shall be set back behind the property line and may be maintained on the building or property for the interim of construction and not more than thirty (30) days following the completion of said construction.

4. For Sale, Rent or Lease Signs

Such signs shall not exceed six (6) square feet and shall advertise only the property on which the sign is located, except as provided in Article 1133. A maximum of two (2) such signs may be maintained on any property being sold, leased, rented, built or renovated and they shall be removed by the owner or agent within three (3) days of sale, lease, rent or completion of work.

5. Political Signs

Such signs are permitted on private property if they are stationary, unlighted and temporary. Such signs may not exceed six (6) square feet.

6. Flags

Except during national holidays, a maximum of two (2) governmental flags are permitted and one (1) additional nongovernmental flag with a maximum size of fifteen (15) square feet (i.e. 3' x 5') are permitted for each business. Any flag with words advertising a business shall be considered a sign. Nautical signal flags attached to a yardarm from a single flagpole are exempt.

7. Information and Directional Signs

Information and directional signs containing no advertising are permitted to direct traffic flow, indicate parking space, identify points of interest or provide other essential information to guide vehicular or pedestrian traffic flow and may be erected by the Town of Wareham Department of Municipal Maintenance as a matter of right, or by others with a license from the Director of Inspectional Services.

8. Public Service Signs

Such signs necessary for public safety and convenience shall not exceed two (2) square feet, except for vehicular traffic control. Such signs shall bear no advertising. Such signs are not included in computing total sign area allowed by any part of this section.

9. Window Signs

Window signs shall not exceed more than 25% of the total window glass area of the wall of each business facing each street or parking lot in which they are displayed. The area of such sign(s) in excess of two (2) square feet in area shall be deducted from the total area allowed for wall signs.

10. Off-Premises Directional Signs

Off –premises directory boards and/or informational and directional signs, for the purpose of locating businesses, may contain identification signs not larger than two (2) square feet for each business and may be permitted along public ways if a license is granted by the Director of Inspectional Services. The identification signs may be erected below one (1) sign that may not exceed eight (8) square feet. Off-premises directional signs that do not restrict visibility, not larger than six (6) square feet, may be displayed on privately owned property (not state or town or county or utility owned property) with permission of said owner for a maximum of eighteen (18) hours for such one (1) – day events as yard sales, open houses, road races, lost pets, etc. However, they may not be placed on public trees, poles, light poles, traffic signs, etc. These signs may be erected as a matter of right without the necessity of a license or a sign permit. *Exception – any sign under Town control on Town owned land is exempt from this provision.

1119.5 The Director of Inspectional Services shall affix a seal denoting sign approval on all signs.

1120 FEES

A schedule of fees for such permits may be established and amended from time to time by the Director of Inspectional Services, in accordance with the rules and regulations under MGL, Town of Wareham Charter, Town of Wareham Bylaws, and/or Town of Wareham Zoning Bylaws. However, fees may be waived for signs for governmental, religious and non-profit civic organization use.

1121 REMOVAL OF SIGNS

1121.1 Any sign that has been ordered to be removed by the Director of Inspectional Services or his/her agent shall be removed by the person, firm, trust, realty trust or corporation responsible for the sign within thirty (30) days of written notice to remove.

1121.2 In the event the business occupant ceases operation all letters, logos, words and/or numbers shall be removed from the sign face(s) within sixty (60) days of this cessation (occurrence).

1121.3 Illegal signs shall be subject to the removal provisions of Article 1118.

1122 VIOLATIONS AND PENALTIES

Violations of any provision of this bylaw or any lawful order of the Director of Inspectional Services or his/her agent(s) shall be subject to a fine of not more than \$250.00 per offense. Each day that such violation continues shall constitute a separate offense. Enforcement shall be in accordance with Section 1111 of this bylaw.

1122.1 The Director of Inspectional Services shall issue citations for violations of these regulations.

1122.2 Continued violation, even with payment of penalties, for a period of sixty (60) days, shall be grounds for removal of the sign(s) in question, following the procedures for illegal signs.

1122.3 Applicants for signs who have previously had penalties for illegal or non-conforming signs may be required to post a form of security for new permits. The Director of Inspectional Services shall review the sign one (1) year from the issuance of a permit and either issue a Certificate of Compliance, release the deposit, or order necessary corrective action utilizing the deposited funds, with any remaining funds and a full accounting of monies spent returned to the applicant.

1123 MEASUREMENT OF SIGN AREA

1123.1 Sign area shall be the entire area of the sign, bounded by a single continuous line that encloses the extreme limits of the sign surface.

1123.2 For a sign applied to a building, the area shall be considered to include all lettering, wording and accompanying designs or symbols, together with any background of a different color than the natural color, or finish material of the building.

1123.3 For a sign consisting of individual letters or symbols attached to or painted on a surface, building, wall or window, the area shall be considered to include the circle, rectangle, triangle or other shape which encompasses all of the letters and symbols. Such signs shall be no greater than three (3) feet in height.

1123.4 The area of supporting framework (for example, brackets, posts, etc.) shall not be included in the sign area measurement if such framework is incidental to the display. The area of the supporting framework shall be considered incidental if the total is eight (8) square feet or less. The Zoning Board of Appeals shall have the discretion of allowing an additional eight (8) square feet.

1123.5 When a sign has two (2) or more faces, the area of all faces shall be included in determining the area, except where two (2) faces are placed back to back and are at no point more than

two (2) feet from each other. In this case, the sign shall be taken as the area of either face, and if the faces are unequal, the larger shall determine the area.

1124 MEASUREMENT OF HEIGHT

The height of any sign shall be measured from the surface of the road or sidewalk up to the highest point of the sign. In situations where a sign is intended to be visible from two (2) roads of different elevations, measurement shall be from the surface of the lower roadway.

1125 VARIANCES/SPECIAL PERMIT

1125.1 In those instances where the strict application of this article would be impractical, impossible, or create undue hardship, a majority vote of the Zoning Board of Appeals may permit variances from this article. Such variances shall only be permitted when it is determined that the architecture of the building(s), the location of the building(s) with reference to a street or the nature of the use being made of the building(s) is such that variance would be in the public interest. In granting such variance, the Zoning Board of Appeals shall specify the size and location of the sign(s) and impose such other terms and restrictions as deemed to be in the public interest.

1125.2 Applicants seeking a variance and/or special permit from these regulations shall provide the Zoning Board of Appeals with information in the form of perspectives, renderings, photographs, models, or other representations sufficient to show the nature of the proposed sign and its effect on the immediate surroundings in addition to the material specified for application under Section 1119 A.

1125.3 The Zoning Board of Appeals shall hold a public hearing within forty-five (45) days of receipt of the written variance and/or special permit request. It shall make a written decision within thirty (30) days of the close of the hearing and file said decision with the Town Clerk. Any person aggrieved by a decision of the Zoning Board of Appeals, whether or not previously a party to the proceeding, may appeal to a court of competent jurisdiction within twenty (20) days after the entry of the decision with the Town Clerk.

1125.4 In those instances where a sign would not, in the opinion of the Zoning Board of Appeals, substantially derogate from the intent of this bylaw and would be in the public interest, it may grant a special permit allowing particular uses as noted in this bylaw. In granting such special permit, the Zoning Board of Appeals shall specify the size and location of the sign(s) and impose such other terms and restrictions as deemed to be in the public interest.

1126 FREESTANDING SIGNS

1126.1 Dimensional standards for freestanding signs in different zoning districts, according to use, are specified in the table below:

Dimension	Uses				
	Shopping Mall	Shopping Center	Other Commercial & Industrial	Residential	Institutional
Height (Max. Ft.)	18	18	18	8	12
Total outward surface of signs	120	60	100	2	18
Ground Clearance (Min SF)	7	7	7	4	7

1. In all other districts, each premises on which there exists or is permitted any business activity, including agriculture, horticulture, aquaculture and floriculture (other than home occupation), duly authorized by special permit, variance or exception shall be allowed to use the business and industrial use column of this table. However,
 - a. Commercial accommodations with sleeping accommodations for five (5) to twenty (20) guests may have a maximum sign area of eight (8) square feet.
 - b. Commercial accommodations with sleeping accommodations for less than five (5) guests shall have a maximum sign area of four (4) square feet.
 2. Exception: The sign may be constructed with less than the minimum ground clearance if there is adequate visibility for vehicles and adequate protection for pedestrian safety.
 3. For permitted uses, a multi-tenant building with two (2) commercial tenants can have eight (8) square feet for each tenant for a sixteen (16) square-foot sign. A multi-tenant building with three (3) commercial tenants can have eight (8) square feet for each tenant for a twenty-four (24) square-foot sign. A multi-tenant building with four (4) commercial tenants can have eight (8) square feet for each tenant for a thirty-two (32) square-foot sign.
- 1126.2 Attachments, number of sides, more than one (1) sign, directory and gasoline or diesel fuel price signs.
1. Freestanding signs and/or their supports shall not have any attachments of additional signs or banners (i.e. credit card, auto clubs, open, rates, pool, air conditioned, television, menus, live entertainment, special events, temporary promotions, etc.) Such information shall be incorporated within the main sign itself. However, this shall not prohibit multiple or ladder signs as permitted in Section 1132. Exception: Commercial accommodations may have one (1) "no vacancy" sign attached to the freestanding sign, with a maximum of two (2) square feet in area.
 2. Freestanding signs over six (6) feet high may have no more than two (2) sides; those less than six (6) feet high may have three (3) or four (4) sides.
 3. Only one (1) freestanding sign is allowed per parcel of land upon which there exists a permitted business(es), except that a lot with frontage on two (2) streets, having 300 feet or more of total street frontage, may have two (2) freestanding signs, one (1) for each street, not less than 175 feet apart. A lot with frontage on more than one (1) street, that is not contiguous frontage, may have one (1) additional sign for each driveway entrance. However, only one (1) sign may exceed sixteen (16) square feet in total area, if allowed.
 4. In addition to Section 1126, A and B freestanding directory signs for properties containing nine (9) or more businesses may be erected in accordance with Section 1119.
 - a. In addition to the above, retail businesses selling automotive fuel may have one (1) additional freestanding sign that only indicates the price of motor fuel only. The maximum size shall be twelve (12) square feet with no additional advertising on the same sign or supports.

1127 ILLUMINATION

- 1127.1 Signs shall be illuminated only with steady, stationary, shielded light sources directed solely onto the sign without causing glare.
- 1127.2 Internal illumination is permitted for up to forty (40) square feet of area for any sign, except that no internal illumination is permitted for residential and/or home occupation signs or for any signs in the Historic District(s) other than time-and-temperature signs, Residential Districts and Village Districts, regardless of the use of the property. In no case shall internally illuminated signs create glare.
- 1127.3 Neon window signs may be permitted as in Section 1139.
- 1127.4 Gas-filled light tubes shall be allowed for indirect illumination and when placed in such a manner that the tubes are not exposed to view from any point along the public roadway or sidewalk.

1128 INDIVIDUAL LETTERS OR SYMBOLS

Individual letters or symbols may be attached to an awning, marquee, building surface, wall or signboard.

1128.1 Letters or symbols shall not project more than twelve (12) inches from the building surface.

1128.2 Letters or symbols shall have an aggregate area (per Section 1124) not exceeding one and one-half (1.5) square feet for each horizontal foot of building face parallel to a street line or 10% of the wall area to which they are affixed, whichever is less. When a lot fronts on more than one (1) street, the aggregate sign area facing each street frontage shall be calculated separately. See Section 1126 above.

1128.3 See also Section 1138, Wall and Roof Signs.

1129 LANDMARK SIGNS

The character of such signs warrants their preservation in original condition or their restoration. These signs fall under the jurisdiction of the Wareham Historical Commission and/or the Wareham Historical District Commission.

1130 MARQUEE SIGNS

1130.1 Such signs may be painted on or attached flat against the surface of but not extended beyond or be attached to the underside of the overhang.

1130.2 Letters or symbols shall not exceed twelve (12) inches in height.

1130.3 A minimum clearance of ten (10) feet above the sidewalk or street level must be allowed for pedestrian clearance.

1131 MOVABLE, PORTABLE OR MOBILE SIGNS

Movable, portable or mobile signs are not permitted in any district, except as follows:

1131.1 Flags

1. Except during national holidays, a maximum of two (2) governmental flags are permitted and one (1) additional nongovernmental flag with a maximum size of fifteen (15) square feet (i.e. 3' x 5') is permitted for each business. Any flag with words advertising a business shall be considered a sign.
2. Nautical signal flags attached to a yardarm from a single flagpole are exempt.

1131.2 Pennants

Exception is granted for pennants and similar devices intended for charitable or civic event purposes only.

1131.3 Special Events

Special events or promotions are permitted up to seven (7) days:

A business or community service may have one (1) moveable, portable or mobile banner or sign on its premises not to exceed thirty two (32) square feet for a period not to exceed seven (7) days, not more than two (2) times per calendar year, in addition to other permitted signs. Bunting, pennants and flags will be permitted during this period. Balloons and other air-filled devices shall not exceed 12 inches in diameter. A total of three (3) off-premises signs not exceeding six (6) square feet each are permitted. Such signs shall be required to have permits, but permit fees may be waived by the Director of Inspectional Services.

1131.4 Sandwich Board Signs

1. A business or community service may have one (1) sandwich board sign not to exceed eight (8) square feet in area on each side.
2. The sign shall advertise perishable goods for sale only, such as food goods or a menu.

3. For any business in its first year of operation, the sign may be used in the absence of a multi-tenant or freestanding sign. Such signs may be used for a maximum continuous four (4)-month period for one (1) time only.
4. The sign shall be placed within fifteen (15) feet of the main building entrance to the business. The sign must be of a shape to conform to the space it will occupy outside of the business and it may not block pedestrian traffic on any sidewalk, street or public way. The sign must be brought indoors at the close of business each day.

1132 MULTIPLE AND LADDER SIGNS

A multiple or ladder sign may be erected to advertise several occupants of the same building or building complex.

1132.1 The display board shall be of an integrated and uniform design and colors.

1132.2 The maximum allowable dimensions permitted for a sign that is located within the minimum building setbacks allowed under Article 6 shall be in accordance with the table in Section 1126. The sign with the name of the building or office park and all horizontal crosspiece signs shall be included within the maximum allowable sign dimensions.

1132.3 One (1) sign, allowable under Subsection B, is permitted for each street frontage in lieu of the freestanding sign allowed under Section 1126.

1132.4 Signs located beyond the minimum building setbacks are permitted in addition to the signs permitted above in Subsections A and B for properties containing nine (9) or more Businesses. However, the maximum sign area permitted is eight (8) square feet for the sign bearing the name of the building or office park and two (2) square feet for the name of each business or office located there. There shall be no limit on the number of such signs erected since they are primarily for informational and directional purposes.

1133 [Purposefully left blank]

1134 PAINTED WALL AND ROOF SIGNS

1. Painted wall signs are not permitted.
2. No sign shall be painted on any roof surface.

1135 POLITICAL SIGNS

1. Such signs are permitted on private property if they are stationary, unlighted and temporary.
2. Such signs may not exceed six (6) square feet in area.
3. Such signs shall be removed within seven (7) days of posted election results.

1136 PROJECTING SIGNS

1. One (1) projecting sign is allowed for each business property in lieu of a freestanding sign.
2. The sign must not exceed six (6) square feet in area.
3. The bottom of such signs, when placed over a pedestrian way, must be ten (10) feet above such way.
4. The sign will not have interchangeable letters or be internally illuminated.
5. All projecting signs must be reviewed by the designated sign permit granting authority for any recommendations.

1137 PUBLIC SERVICE SIGNS

1. Such signs necessary for public safety and convenience shall not exceed two (2) square feet except for vehicular traffic control.
2. Such signs shall bear no advertising.
3. Such signs are not included in computing total sign area allowed by any part of this chapter.

1138 WALL AND ROOF SIGNS

1. No part of a wall or roof sign, including the display surface, shall project more Than fifteen (15) inches from the surface of a building at which point the sign is attached.
2. Such sign shall not obscure architectural features of the building, not limited to features such as arches, sills, molding, cornices and transoms.
3. Such sign shall not extend above the highest point of the roof or parapet if one exists, nor beyond the ends of the wall to which it is attached.
4. For walls up to fifty (50) feet in length, wall signs and roof signs above such walls shall have a total area not exceeding one (1) square foot for each horizontal foot of the building face parallel to a street line. For walls between fifty (50) feet and one hundred (100) feet in length, wall signs and roof signs above such walls shall have a total area not exceeding (5%) of the wall length over 50 feet times 10 plus 50 square feet. The following chart may be used to calculate the allowable square footage of the signs. Wall and roof signs shall have a maximum area allowed of 75 square feet. The area of window signs shall be deducted per Section 1139. For walls facing a street, parking lot for a business or a body of water, allowable roof or wall signage shall be calculated as follows: One (1) square foot for each linear foot of contiguous wall or roof, up to 50 square feet for 50 linear feet of the wall; for walls and roofs, between 50 feet and 100 feet additional signage of ½ square foot for each linear foot up to a maximum signage area of 75 square feet is allowed. A wall or roof signage calculator is incorporated herein.

	Wall or Roof Signage Calculator									
Length of Wall (Linear Feet)	10	20	30	40	50	60	70	80	90	100
Area of Sign (Square Feet)	10	20	30	40	50	55	60	65	70	75* max

5. A roof sign may be used in place of a wall sign.
6. Where two (2) or more wall or roof signs are affixed to one (1) wall or roof, the gross sign area shall be the sum total area of all signs.
7. Wall or roof signs shall not extend higher than the highest point of the roof or top of the parapet wall of the principal building.

1139 WINDOW AND NEON SIGNS

1. Window signs shall not exceed more than 25% of the total window glass area of the wall of each business facing each street or parking lot in which they are displayed.
2. The area of such sign(s) in excess of two (2) square feet in area shall be deducted from the total area allowed for wall signs in Section 1138.
3. A maximum of two (2) window neon signs may be permitted per business.

1140 MAINTENANCE

A sign shall be maintained in a secure and safe condition. If the Director of Inspectional Services or his/her agent believes that a sign is not secure, safe or in a good state of repair, written notice of this fact with a specified time for correction of the violation shall be given to the person responsible for the maintenance of the sign. If the defect in the sign is not corrected within the time specified, the Director of Inspectional Services may revoke the sign permit and require the owner to remove the sign at his/her expense. Failure to comply will render the sign subject to the removal provisions of Section 1118 and 1121 and/or the sign owner may be found in violation of this Section and be liable for penalties as specified in Section 1122.

1141 SEVERABILITY

The provisions of this Article are severable from each other and the invalidity of any provision or section shall not invalidate any other provision or section thereof.

- MA Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
- Buildings
- Parcels
- Town Boundary
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Streets
- Bathymetry
 - 0-5 ft
 - 5-10 ft
 - 10-15 ft
 - 15-20 ft
 - 20-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft
- Abutting Town Labels



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TOWN OF WAREHAM
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

TOWN MEETING October 2020: ARTICLE 15.

TITLE: WAREHAM VILLAGE: REINVESTMENT SUBDISTRICT, WV-1R

To see if Town Meeting will vote to amend the Zoning By-Laws to:

- Create a new, Article 17: REDEVELOPMENT DISTRICTS, in the Zoning By-Law and
- Add a new section in Article 17 entitled, 1710. WAREHAM VILLAGE REINVESTMENT SUBDISTRICT; WV-1R, and
- Add in Article 2, a new section 211.2 5. to list the district, and
- Add a 'WV-1R' district column and amend the list of uses and allowances in Table 320 and Table 330 of the Zoning By-Law, and
- Add a new column in Table 622 for dimensional standards for WV-1R, and
- Add new design guidelines and performance standards for WV-1R in Article 7, under subsection 735, and
- Add new parking standards included in a new Table 922, and
- Include a new section for a description of the designated area of the WV-1R subdistrict in Appendix 1 of Zoning By-laws.

In order, as follows:

Amend the Wareham Zoning By-Law by creating a new ARTICLE 17: Redevelopment Districts, and adding the following text:

1710. WAREHAM VILLAGE REINVESTMENT SUBDISTRICT: WV-1R

1710.1 PURPOSES

With the overall goal to improve Wareham Village as a town center where one may 'live, work and play,' the purposes of the WV-1R, Reinvestment Subdistrict are to provide the use options, density and dimensional standards that will encourage private capital to be reinvested in the village. The subdistrict is intended to improve the market potential for market-rate, mixed-use development which may be realized in this valuable waterfront location, while ensuring a high quality public and natural environment through compliance with the subdistrict's performance standards and design guidelines.

1710.2 ALLOWED USES

The uses and any mix of these uses as allowed or required by the Performance Standards and

Design Guidelines for this district, shall be as listed in the WV-1R column in Table 320 and Table 330 of this Zoning By-Law.

1710.3 DIMENSIONAL STANDARDS

For all development in the WV-1R subdistrict, the dimensional standards in Table 622 shall apply.

Notwithstanding the above, Building Height may be increased according to the following section 1710.3.1

1710.3.1 Maximum Building Height may be increased from a maximum of 50 feet, up to a maximum of 65 feet with a Special Permit issued under the following criteria:

1. The increased building height may be permitted if the project includes the following public benefits:
 - a. The building has a roof design different than a plain flat roof.
 - b. The street side includes some portion with open public access or pocket park.
 - c. The increased height of the building is stepped back from the street frontage above 50 feet.
 - d. The project provides physical access to the waterfront.
2. The Planning Board shall be the Special Permit Granting Authority in this case, and shall consider:
 - a. The design of the roof and structure as a whole
 - b. Whether the open public access is functional for the intended purpose
 - c. In its sole discretion, the Planning Board may decide that a Maximum Building Height is appropriate and acceptable at some measurement less than 65 feet based on the Board's findings regarding the benefits and design proposed.
3. This Special Permit may be heard concurrently with the Site Plan Review.

1710.4 PARKING STANDARDS

For all development in the WV-1R subdistrict, the parking standards found in Table 922 shall apply.

1710.5 SITE PLAN REVIEW SPECIAL PERMIT

Notwithstanding the criteria for applying Site Plan Review under section 1520 of this Zoning By-Law, development proposals for properties in the WV-1R, Reinvestment Subdistrict will be required to comply with a Site Plan Review under Article 15 of this Zoning By-Law as follows:

1. Any demolition, construction, redevelopment or improvement which expands the existing floor area by more than 1,000 square feet, will be subject to Site Plan Review under this section.
2. The Planning Board will be the Special Permit Granting Authority under this section.
3. In addition to the standards for Special Permits within this Zoning By-Law, the Performance Standards and Design Guidelines found at section 735 will be criteria to apply in determining compliance with Site Plan Review under this Zoning By-Law.

1710.6 Performance Standards and Design Guidelines

The Performance Standards and Design Guidelines found at section 735 et seq. will be criteria to apply in determining compliance with Site Plan Review under this Zoning By-Law.

1710.7 SEVERABILITY

If a Court of competent jurisdiction holds any provision of this By-Law to be invalid, the remainder of the By-Law shall not be affected thereby, and this invalidity shall not affect the validity of the remainder of the Town of Wareham Zoning By-Laws.

For ARTICLE 2: Zoning Districts, under 211.2 Village Districts:
Add

“5. WAREHAM VILLAGE REINVESTMENT SUBDISTRICT (WV-1R): The WV-1R district is intended to provide the use options, density and dimensional standards that will encourage private capital to be reinvested in the village.”

For ARTICLE 3: Use Regulations, Table 320, add

“Brewery and taproom” in the list of Commercial uses

Under the WV-1 column, change the ‘N’ to ‘SPZ’ on the line for ‘Apartments in mixed use building’

Add a column for WV-1R and list the uses as follows:

PRINCIPAL USE	WV1R
Agricultural and Rural Uses	
Agricultural uses upon tracts less than 5 acres	Y
Agricultural uses upon tracts of 5 acres or more	
Cider mill, ice house, temporary sawmill less 5 acres	N
Cider mill, ice house, temporary sawmill more than 5 acres	
Horticulture on less than 5 acres	N
Animal – Related Uses	
Animal kennels less than 5 acres	
Animal kennels more than 5 acres	
Riding stable less than 5 acres	N
Riding stables more than 5 acres	
Piggeries, fur farms less than 5 acres	N
Piggeries, fur farms more than 5 acres	

Veterinary hospital less than 5 acres	N
Veterinary hospital more than 5 acres	N
Recreational Uses	
Campgrounds	N
Golf course or golf club	N
Non-profit recreation	Y
Health or athletic facility	Y
Tennis Club	SPP
Youth camp	N
Residential uses	
1- family detached dwelling	Y
2- family dwelling	Y
3 to 4 family dwelling in existing structure	Y
3 to 4 family dwelling in new structure	Y
5 + family dwelling in existing structures	Y
5 + family dwelling in new structure	Y
Apartments in mixed use building	Y
Manufactured home park	N
Residential Cluster Development	N
Seasonal conversion	SPP
Educational and Institutional Uses	
Municipal use	Y
Hospital, medical related facility	Y
Nursing home, intermediate care center	Y
Day care center	Y
Educational use, non-exempt	Y
Educational use, exempt	Y
Occanographic and engineering research	Y
Membership club	Y
Religious use	Y
Other places of assembly	SPP
Cemetery	N
Medical Marijuana Treatment Center	N
Marijuana Establishments	Y
Commercial Uses	
Banks	Y
Offices	Y
Laboratory / research office	Y
Retail businesses	Y

Service establishments not involving manufacture on premise	Y
Motor vehicle service	N
Motor vehicle sales	N
Filling stations for gasoline, diesel fuel, liquid propane	SPP
Dry cleaning, drop off / pick up only	Y
Laundromat	Y
Conference Center	Y
Motel, hotel	Y
Bed & Breakfast	Y
Guest house	N
Neighborhood convenience store	Y
Wholesale business	Y
Restaurant	Y
Restaurant Drive through	N
Non-food Drive in/ Drive through establishment	N
Commercial recreational facilities	SPP
Other places of amusement	SPP
Brewery and tap room	Y
Adult use	N
Marine Uses	
Marinas	Y
Retail sale of marine equipment and supplies (not including fish products or food)	Y
Utility	
Public utility	N
Public utility structures for public utility use not including repair stations or outside storage of supplies	SPP
Wireless communication facility, not exceeding 40 feet in height	Y
Wireless communication facility, exceeding 40 feet in height	SPP
Large ground-mounted solar energy	N
Industrial Uses	
Manufacturing of products produced on premises the major portion of which are sold on premises from producer to consumer	Y
Light manufacturing	Y
Manufacturing of marine vessels	N
Industrial (except earth removal)	SPP
Gravel, loam, sand, stone, or earth removal	N
Fish processing plants	N
Storage facilities	N
Junkyards and salvage yards	N
Hazardous waste facility	N
Solid waste facility	N
Transportation Uses	

Aviation field	N
Public service or other passenger station	SPP
Trucking and transportation terminals	SPP

For ARTICLE 3: Use Regulations, Table 330, add a column for WV-1R and list the uses as follows:

ACCESSORY USE	WV-1R
Agricultural and Rural Uses	
Farm stand or Roadside Stand	Y
Recreational Uses	
Food and Beverage services and accessory uses related to permitted recreational activities	Y
Food and Beverage services and accessory uses related to permitted motels, hotels, and Conference centers	Y
Residential Uses	
Accessory apartment	N
Home occupation	Y
Home Office of profession or trade conducted by a resident of the premise	Y
Taking of boarders or lodgers	Y
Storage Container for construction	Y
Storage Container, Accessory	N
Educational and Institutional Uses	
Accessory uses for scientific research, Scientific development, or related production activities	SPP
Commercial Uses	
Outdoor advertising	N
Marine Uses	
Filling Stations for marine vessels	Y
Marine connected use	Y
Utilities	
Direct antenna 5 feet or more in diameter	SPP
Direct broadcast antenna under 5 feet in diameter	Y
Wireless communications facility enclosed	Y
Wireless communications facility attached to existing structure not exceeding 40 feet in height	Y
On-site Solar Energy	Y

For ARTICLE 6 Density and Dimensional Regulations, Table 622 by

Add the following notes to Table 622:

“5. As measured from the existing sidewalk surface on Main Street”

“6. Height may be increased under Special Permit granted under the standards of section 1710.3.1 of this bylaw

Add "Mixed use" to the use options, and

Add a column for WV-1R and fill in as follows:

	WV1R
Minimum Lot Area (square feet)	
1-family or 2-family dwelling	5,000
Other residential use:	
First dwelling unit	1,000
Each additional unit	1,000
Bed & Breakfast	
First unit	10,000 *1
Each additional unit	2,000 *2,3
Other nonresidential use	5,000
Minimum Frontage (feet)	
1 -family or 2-family dwelling	75
Other residential use	50
Nonresidential and Mixed use	50
Minimum Front Setback (feet)	
1-family or 2-family dwelling	4
Other residential use	0
Nonresidential and Mixed use	0
Minimum Side/Rear Setback (feet)	
1-family or 2-family dwelling	10
Other residential use	10
Nonresidential and Mixed use	10
Maximum Height (feet)	
1-family or 2-family dwelling	40
Other residential use	50 ^{5,6}
Nonresidential and Mixed use	50 ^{5,6}
Maximum Building Coverage (%)	
1 -family or 2-family dwelling	30
Other residential use	90
Nonresidential and Mixed use	90

Maximum Impervious Surface (%)	
1 -family or 2-family dwelling	90
Other residential use	90
Nonresidential and Mixed use	90

Amend Zoning By-Law, ARTICLE 7 Design Standards and Guidelines, adding a new subsection “735. WV-1R REVITALIZATION SUBDISTRICT” to read as follows:

735. WV-1R REVITALIZATION SUBDISTRICT

735.1 PREFACE

In the following section, when the word ‘shall’ or ‘must’ is used, the criterium is a requirement only altered by variance or as authorized by waiver from the Site Plan Review Special Permit Granting Authority. If the criterium is not absolutely required, words such as ‘may,’ ‘should,’ ‘recommended’ and ‘encouraged’ will be used.

735.2 USES

- 735.2.1 Uses of buildings and property, shall be a mix of the options for WV-1R found in Table 320 and Table 330, and may be compatible uses not listed, if such use is found by the Site Plan Review Special Permit Granting Authority to be acceptable.
- 735.2.2 First floor uses facing Main Street, and Main Street grade-level spaces shall be public activities and accessible uses such as retail stores, entertainment, displays, studios, galleries, lobbies, bars and restaurants.
- 735.2.3 Waterfront access shall be provided to and/or along the waterfront side of the project, if the project is on the same side of the street as the waterfront.
- 735.2.4 No more than 90% of the livable floor area of a building shall be committed to residential use.
- 735.2.5 Office uses are discouraged on the first floor.

735.3 AMENITIES

- 735.3.1 Public access from Main Street to the waterfront shall be maintained where it exists between buildings or replaced in a form suitable to the Site Plan Review Special Permit Granting Authority.
- 735.3.2 Where possible, new public access should be incorporated into the development where access to the waterside is available.
- 735.3.3 Streetscape treatments and waterside areas should include plantings and site amenities such as street furniture.

735.4 CLEARING AND SITE PREPARATION

- 735.4.1 All demolition shall be in keeping with the town's Demolition Delay bylaw and environmental regulations.

735.5 UTILITIES

- 735.5.1 All utilities on site shall be installed underground.
- 735.5.2 Headhouses, pump stations, HVAC equipment or other ancillary utilities shall be located for minimal visual effect, partially or fully recessed, if possible, and otherwise masked with landscaping or located behind the roof line, as may be possible.
- 735.5.3 All service entrances, dumpsters and loading facilities (if any) shall be screened from public view with solid fencing, wall and/or landscaping from public and parking areas.

735.6 SITE ELEMENTS

- 735.6.1 The landscaping and site design should be coordinated with building architecture and shall benefit the public realm.
- 735.6.2 Streetscape treatments may include plantings and site amenities. The site landscaping may be designed to soften the visual impact of a project. The landscape can also perform multiple duties for stormwater management as well as visual improvements. Continuity of design with the public street should be detailed, with street amenities added where possible.
- 735.6.3 Green walls and plantings incorporated with other building elements are encouraged.
- 735.6.4 Landscaping shall be composed of low-maintenance plants that are drought tolerant and are pest and disease resistant.
- 735.6.5 Dumpster or other ancillary use enclosures shall be natural wood or stained wood solid fence and shall be of sufficient to mask such uses. Natural wood basket weave fences, concrete block walls, chain link fences, and snow fencing are not acceptable.

735.7 SIGNAGE

- 735.7.1 Project signage shall be in conformance with the Zoning By-Laws. Overall the goal is to be inventive and appealing.

735.8 LIGHTING

- 735.8.1 The project design is encouraged to be to be Dark Sky compliant to reduce light pollution to the natural environment surrounding the property. If this is not feasible due to security or safety concerns, please note where applicable. Specific requirements are as follows:
- a. Lighting should serve to illuminate entries and signage, adjacent pedestrian and parking areas or to highlight significant architectural elements such as a main entry.
 - b. All parking lot fixtures should be down light and full cut-off such that the fixture head is opaque at a minimum to the bottom of the bulb to minimize light pollution both to residents on site and to the surrounding area.
 - c. Free-standing fixtures should be coordinated in illumination with building mounted fixtures.
 - d. Security lighting should be concealed from view to the extent possible.
 - e. Site lighting is to be held to no more than 30 foot-candles unless otherwise recommended for public safety.

735.9 GREEN DESIGN

- 735.9.1 Wareham has voted itself a green community and has adopted the "Stretch Code," an appendix to the MA Building Code. All designs must comply with Stretch Code requirements for energy- and resource-efficient materials, insulation, lighting, mechanical and building systems.
- 735.9.2 Designers are encouraged to use green design principles and materials in building design and construction. For example, follow LEED or similar project standards.
- 735.9.3 Surface parking lots should be liberally interspersed with trees for shading.
- 735.9.4 Green walls and roofs are encouraged.
- 735.9.5 Lights shall be LED fixtures or similar low-energy use.

735.10 ARCHITECTURE

- 735.10.1 Building Materials - While the buildings are presumed to use modern materials, the building designs should reflect certain New England traditions including;
- a. Clapboard and shingle siding, and frequent use of stone and brick masonry.
 - b. Peaked and gable-ended shingled roofs on low to mid-rise buildings.
 - c. Non-reflective glazing should be used, but overall, follow best practices for bird-friendly glass and lighting.

- 735.10.2 Structured Parking - Multi-level parking structures shall be integrated into the buildings they support, if possible. If exposed, the walls shall be visually softened with green walls and/or covering fabrics.
- 735.10.3 Relationship to Adjacent Building Typology - Consider the predominant building types, setbacks, and roof lines of the existing context. The massing of the Project should be modulated and/or stepped in perceived height, bulk and scale to create an appropriate transition to adjoining sites. Design may use architectural details, color and materials taken from the existing context as a means of addressing the perception of mass and height.
- 735.10.4 Relationship to Main Street – The building must be inviting and accessible for those on the sidewalk and the street:
- a. Massing should take into account the pattern of the existing street frontage as well as maintain a human scale by reasonably relating the height of buildings to the width of the public way.
 - b. Mid-rise buildings shall have a ground floor with base elements that relate to human scale.
 - c. Where possible provide separate entrances distinguished between private residential and commercial use areas, while also supporting accessibility.
- 735.10.5 Mass and Scale - The mass and scale of a building may be reduced by altering the building's bulk. The features that can minimize the mass and scale should be about the same size as the same features on adjacent properties. Such features may include:
- a. Openings in adjacent building walls.
 - b. Facades that are made more visually interesting by adding architectural bands that break up the siding or cladding.
 - c. Using a human scale for these features so that they are related to the size of a person using the building.
- 735.10.6 Façade Length and Articulation - Buildings or portions of a building with wide elevations can be divided into smaller parts through pronounced variation in wall plane articulation and materials and variations in the cornice/roofline to accomplish the desired divisions of elevations into smaller parts. This design technique is an effective way of breaking up the horizontal massing of a building.
- 735.10.7 Roof Pitch, Style and Elements – Roof pitch is an important design element in determining general compatibility with existing buildings. Attention should be paid to the range of roof styles and range pitches that are common in the area from flat roofs to steeply pitched roofs (i.e. 6 in 12inch pitch), and elements such as dormers, parapets, turrets, etc. Long unbroken expanses of roofs should be avoided though use of dormers, skylights, chimneys and changes in ridge line.

735.10.8 Wall Expanses – The use of facade divisions, such as building jogs/stepbacks, architectural detailing, and changes in surface materials, colors, textures and roof lines are an effective design technique for modulating building mass and scale. Facades on all sides of the building are visible from public ways and should feature characteristics similar to the front facade.

735.10.9 Building Entrances – Entrances should be designed on the facades that front on and have a principal pedestrian access to Main Street. New buildings should provide for the pedestrian alleyways, where appropriate, in order to allow for passageways to parking at the rear of the lots and access to the waterfront.

Amend Zoning By-Law, ARTICLE 9 Parking, by adding a new Table 922, as follows:

“922 Table of Parking Regulations for WAREHAM VILLAGE REINVESTMENT SUBDISTRICT: WV-1R

The minimum number of parking spaces is modified in the WV-1R Reinvestment Subdistrict for those uses included in the following table:

Use	Requirement
3,4, and 5+ Dwelling	1 per dwelling unit
1 bedroom	1 per dwelling unit
2 or more bedrooms	1 per dwelling unit
Elderly	0.75 per dwelling unit
Bank	1 space per 300 ft.
Bowling Alley	2 per lane
Business, Retail < 1,000	1 per 300 ft.
Business, Retail > 1000	1 per 400 ft.
Personal Services	1 per 250 ft.
Recreations, Commercial Indoor	1 per 6 seats
Recreation, Commercial Outdoor	1 per 6 person capacity
Restaurant or Theater	1 per 6 seats
Restaurant w/o Seating	3 spaces

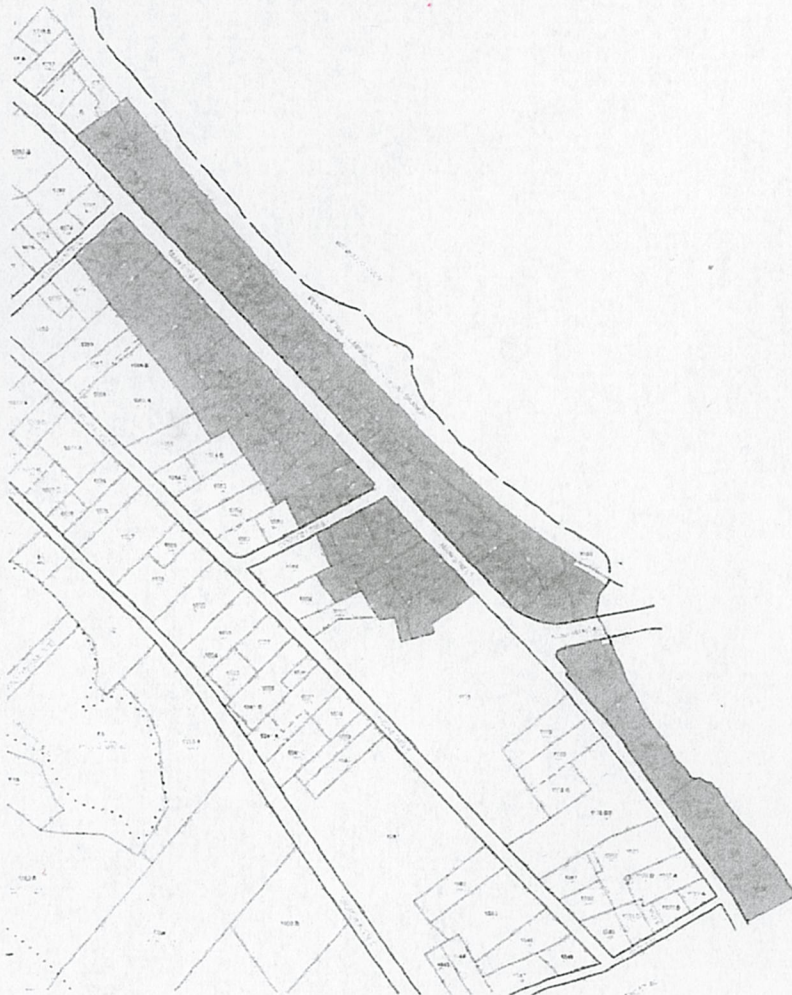
Notes to Table:

- a. Floor area is calculated as Gross Leasable Floor Area GFA
- b. The Site Plan Review Special Permit Granting Authority is authorized to waive these parking standards by up to 15% [fifteen percent] when shared parking and/or public parking spaces are proven to be available.

Amend Zoning By-Laws, Appendix 1 by inserting after WAREHAM VILLAGE 1 DISTRICT, the following:

WAREHAM VILLAGE 1 REVITALIZATION SUBDISTRICT:

Parcels in the WV-1R, Reinvestment Subdistrict are those parcels, or portions of parcels shown on the Town of Wareham Assessor's maps, (as of January 1, 2019), as Map 47; Lots 1056, 1057, 1058, 1059, 1064-A, 1064-D, 1072, 1073, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103-A, 1103-B, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1137, 1138, 1139, 1140, 1141, 1142, 1143-A, 1143-B, 1144, 1145, 1146, 1147, 1148-A, 1148-B, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1161.



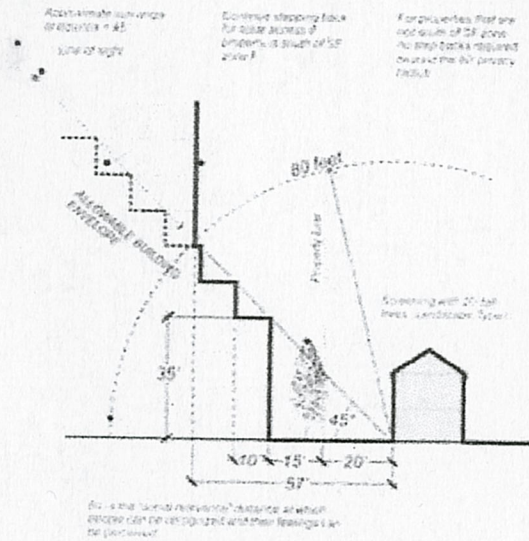
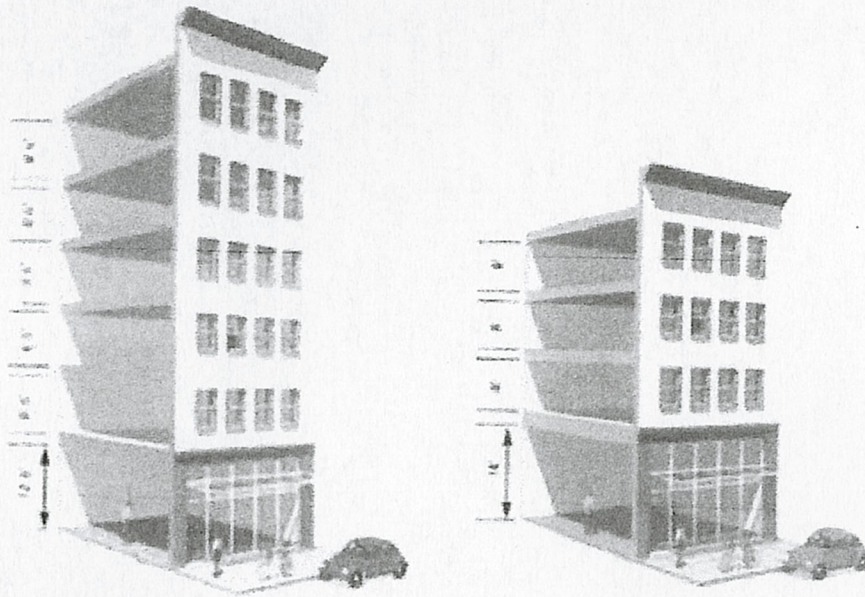


Figure 4. Upper-story setbacks for privacy.



VIKING DRIVE

Im Cooperative Junior/Senior High School

Irreham Senior High

MARION ROAD

MORSE AVENUE

HIGHLAND TERRACE
HIGHLAND ROAD

HIGH STREET

MARION ROAD

HIGH STREET

MAIN STREET

KENNEDY LANE

HIGH STREET

LADNER LANE

CHapel STREET

CHURCH AVENUE

HIGH STREET

SAWYER STREET

MAIN STREET

CENTER STREET

HEATHER HILL ROAD

MAIN STREET

6

6

6

6

SAT

WAREHAM 2020 MASTER PLAN

SUMMARY OF MISSION, VISION, GOALS AND STRATEGIES

Entire plan posted at <https://www.wareham.ma.us/planning-board>

MISSION STATEMENTS

1. Wareham's residents, businesses, and institutions work together.
2. Maximize stewardship and service as Wareham works to improve the town's appearance, protect its natural resources, and to build on its already strong local character.
3. Amend and streamline Wareham government regulations to improve outcomes for residents and businesses.
4. Develop more traditional economic development in well-planned locations that complement the town's character.
5. Address Wareham resident's housing needs utilizing a wide variety of strategies.
6. Create and execute specialized plans and encourage active program participation to achieve goals and address needs.
7. Create and approve a Wareham Master Plan that is concise, clear, and easy to understand.

LAND USE VISION STATEMENTS

1. OPEN SPACES
 - a. Permanently Protected Open Space
 - b. Water Resources and Habitats
 - c. Agriculture
2. NEIGHBORHOODS AND VILLAGES
 - a. Low-Density Homes and Woods
 - b. Medium-Density Homes
 - c. Traditional Town Centers
3. BUSINESS AND COMMERCE
 - a. Commercial Strips and Centers
 - b. Business Parks
 - c. Business and Office Parks

LAND USE GOALS

1. Focus redevelopment and improvements to Wareham Village and Onset Village
2. Invest the Town's Community Development Block Grant (CDBG) resources and other non-program redevelopment funds in infrastructure that improves the Villages' appearance and that leads to private investments.
 - a. Implement recommendations of the Town's Vacant and Underutilized Property Survey to improve the maintenance and appearance of "eyesore" properties.
 - b. Explore the legal authority for zoning techniques that allow the town to control derelict commercial properties.

- c. Consider relocating land- intensive municipal activities away from Downtown.
 - d. Promote Tremont Nail Stabilization and Redevelopment.
 - e. Utilize the “Reinvestment Toolbox” – Public-Private Partnerships (PPPs), District Improvement Financing (DIF), and Tax Increment Financing (TIF) to achieve betterment goals in the Villages.
 - f. Support Access to the Wareham’s Waterfront and Water- dependent activities and development.
3. Promote new industrial and office park development at the interchange of I-195 and Route 28 (Exit 21).
 - a. Please see the Economic Development Element of this document for detailed Strategies, Responsible Parties, Performance Measures, and Success Stories.
 4. Implement the Future Land Use Map
 - a. Protect Wareham’s valuable habitats, water resources, and agricultural areas. Please see the Open Space and Recreation element and Natural and Cultural Resources element of this document for detailed Strategies, Responsible Parties, Performance Measures, and Success Stories.
 - b. Improve Wareham’s existing TDR bylaw.
 - c. Create Design Guidelines for commercial development in certain areas.
 - d. Minimize visual and environmental impacts of solar farms by utilizing the town’s solar bylaw.

ECONOMIC DEVELOPMENT GOALS

1. Promote new industrial and office park development at the interchange of I-195 and Route 28 (Exit 21).
 - a. Fully implement the Route 28 Economic Development Study (2016).
 - b. Promote Chapter 43D Expedited Permitting Program Priority Development Sites (PDS) as appropriate.
 - c. Work in direct partnership with A.D. Makepeace and other developers to continue development in the Business Development Overlay District (BDOD).
 - d. Provide facility and infrastructure growth paths for expanding small and incubator businesses.
2. Improve and streamline the town government’s interactions with Wareham’s existing businesses and institutions.
 - a. Review and streamline policies that affect local businesses.
 - b. Work with Tobey Hospital and other local businesses to reinvigorate Wareham Village.

SERVICES AND FACILITIES GOALS

1. Support ongoing family-friendly initiatives
 - a. Review, Update, and Act on the Recommendations of the 2007 Police Station Feasibility Study.
 - b. Improve outcomes for Wareham’s students, teachers, and families.
 - c. Maintain Wareham’s Libraries certification with the Massachusetts Board of Library Commissioners (MBLC) and Massachusetts Library System.
 - d. Support ongoing efforts to create a new Wareham Community Center in partnership with the Gleason Family YMCA, Council on Aging (COA), and Boys & Girls Club.

2. Support the economic development and fiscal policies that are required to fund the local services and facilities desired by Wareham’s residents
 - a. Aggressively pursue the economic development necessary to fund local services and facilities. Please see the Economic Development element of this document for detailed Strategies, Responsible Parties, Performance Measures, and Success Stories.
 - b. Create a long-term Capital Improvement Program (CIP)
 - c. Explore alternative solid waste programs and strategies.
3. Augment local services through volunteerism
 - a. Please see the Stewardship and Service Element of this document for detailed Strategies, Responsible Parties, Performance Measures, and Success Stories.

STEWARDSHIP AND SERVICE GOALS

1. Build on Wareham’s sense of community to supplement local government and “fill in the gaps.”
 - a. Assist with services to Wareham’s youngest and oldest residents.
 - b. Create a dedicated Blight and Trash Task Force.
 - c. Encourage volunteer landscaping and beautification projects.
2. Work together to get to “yes” on common sense ideas that support Wareham and its residents
 - a. Please see the Economic Development element and Services and Facilities element of this document for detailed Strategies, Responsible Parties, Performance Measures, and Success Stories.

TRANSPORTATION AND CIRCULATION GOALS

1. Improve safety on Route 6, Route 28, and other roadways
 - a. Actively support the MassDOT Reconstruction of Route 6 and 28.
 - b. Conduct a Traffic and Pedestrian Safety Program to evaluate the need for improvements at key safety locations.
 - c. Revisit existing thresholds for traffic studies in the special permit and site plan review permit processes in order to properly mitigate the impacts of private development.
2. Advance safe and convenient multi-modal transportation, including transit
 - a. Support efforts to create a specialized Bicycle and Pedestrian Plan.
 - b. Evaluate participate in the MassDOT Complete Streets Funding Program.

HOUSING GOALS

1. Work with existing tools to gain more control over Chapter 40B and to meet affordable housing needs.
 - a. Update the town’s 2013 Housing Production Plan (HPP).
 - b. Update Zoning Board of Appeals (ZBA) Rules and Regulations for Comprehensive Permits.
 - c. Use the updated HPP and ZBA Rules and Regulations to work with quality developers to build “friendly 40Bs” on town- owned land and meet the 10% requirement.
2. Explore innovative approaches to housing production to meet the housing needs of seniors and young families.

- a. Incentivize Senior Housing Development.
- b. Explore other “incentive zoning” bylaws.
- c. Create affordable housing units on tax title properties.
- d. Partner with a private non-profit to create a buy-down program to convert existing housing units to permanently affordable ownership units.
- e. Create a Housing Leadership and Training Program for elected and appointed officials serving in housing related roles.
- f. Explore strategies that account for Wareham’s mobile homes when determining affordable housing requirements.

OPEN SPACE GOALS

1. Implement the 2017 - 2024 Wareham Open Space and Recreation Plan (OSRP).
 - a. The 2017 - 2024 OSRP’s Goals, Objectives, and Action Plan present all the Strategies necessary to achieve Wareham’s conservation and recreation goals in a more specialized and detailed manner than this Master Plan visioning document. The remainder of this section calls out and expands on big-picture Open Space Goals and Strategies for the Master Plan vision.
2. Prioritize land conservation that builds on existing open space networks, considers “green infrastructure,” protects water and habitat resources, and is highly visible to the public.
 - a. Clearly identify the main roles that open spaces play in Wareham.
 - b. Create a specialized Open Space Acquisition Subcommittee that actively pursues land purchases and donations.
 - c. Revisit and refocus the use of Community Preservation funds.
3. Protect and promote Wareham’s agriculture
 - a. Evaluate if Wareham should implement a Right to Farm Bylaw and create an Agricultural Commission.
 - b. Guide efforts with the Massachusetts Cranberry Revitalization Task Force Final Report (2016).
 - c. Protect and Retain Important Farmland Soils.

NATURAL AND CULTURAL RESOURCES GOALS

1. Coordinate and strategically implement several ongoing efforts to increase climate resilience in Wareham.
 - a. Repurpose funding from the Municipal Vulnerability Preparedness Program to implement ongoing and new resilience projects.
 - b. Work with the Massachusetts Emergency Management Agency (MEMA) to develop a full Hazard Mitigation Plan that addresses all plausible risks to Wareham’s residents and businesses.
2. Advance Wareham’s unique cultural events and the Wareham Historical Society and Historical Commission’s preservation efforts.
 - a. Support a Historic Preservation Plan to catalogue, protect, and promote Wareham’s Historic Sites, Special Places, and Special Events.
3. Protect Wareham’s Water Resources
 - a. Consider methods to reduce septic-related nitrogen pollution in Wareham’s rivers, bays, and harbors.
 - b. Evaluate the need for regulated fertilizer and pesticide use near flowing water.

CPA Funds Request

Wareham CPA Funds
\$830,000
2%

\$10,000
Per affordable
unit created

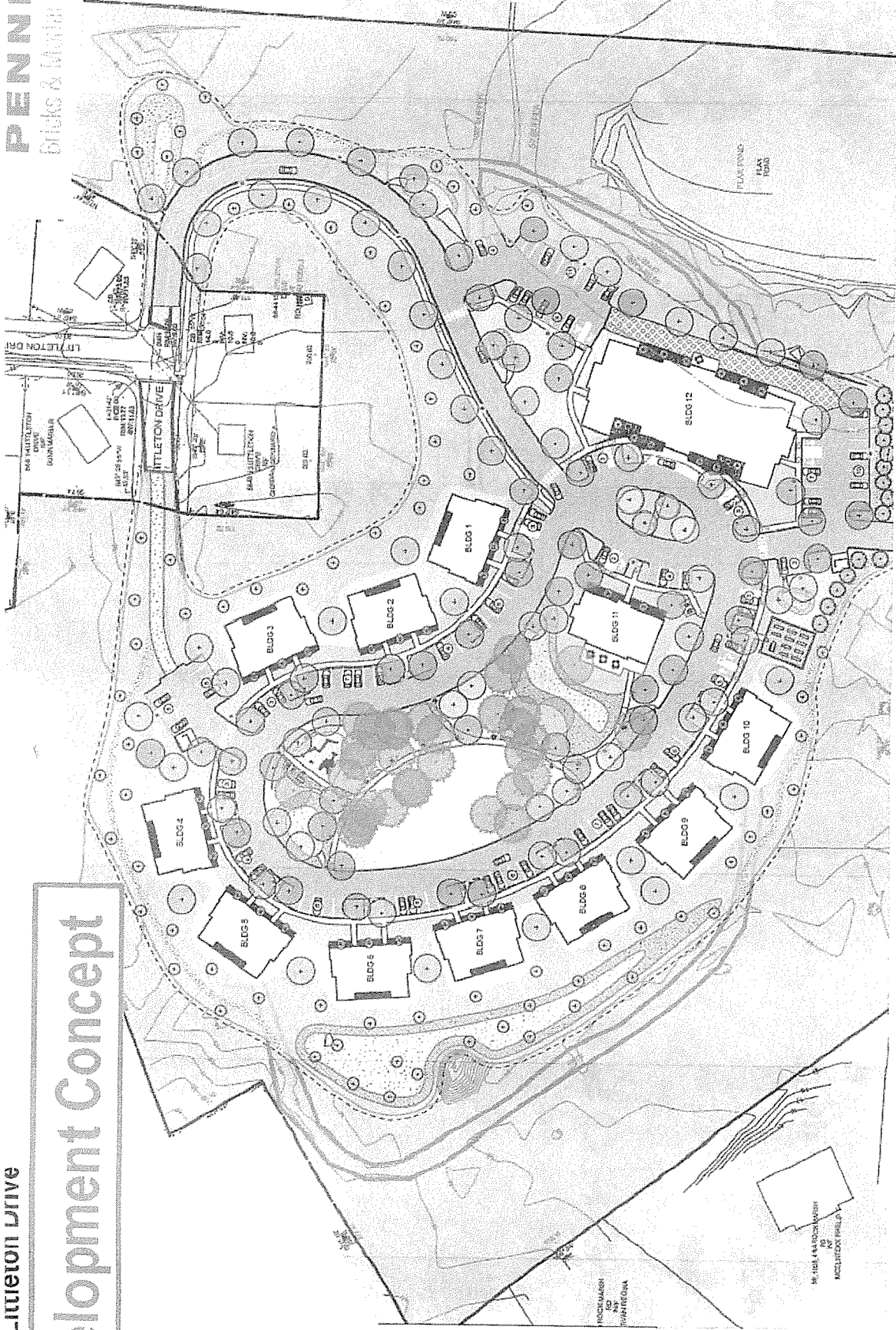
38
Non-age-restricted
affordable units

\$380,000
For
non-age-restricted housing

44
Age-restricted
affordable units

\$440,000
For
age-restricted housing

Development Concept



Development Concept



This document contains a brief explanation of the proposed Charter changes listed in Chart 1 on file at the Town Clerk's office, as well on the website.

Document dated September 17, 2020.

The proposed changes to the Charter summarized in Chart 1 include all changes deemed editorial. They include but are not limited to: capitalization, punctuation, word order, repair of scrivener's errors, and spelling. The most notable change recommended is the formatting of the document such that the presentation of the material is in numerical and/or paragraph format. The recommendation reformats all sections to be clear, concise, and readable. The formatting replaces previous formatting of paragraphs and sections of the document which were difficult to read and comprehend.

Another change is the updating of The Table of Contents and Brief Summary of Articles, neither of which were ever updated to include changes in the Charter since 1977. Technically this is not a part of the Charter, but reference documents.

A further noticeable change is the creation of Appendices which contain the history of the adoption of the Charter including the original reports and Town Meeting Votes to adopt the Charter in 1977. There is also an appendix of the changes to the Charter since inception, in order by Article numbers. This these documents are not technically part of the Charter, but reference documents.

PROPOSED CHARTER CHANGES CHART 1 FALL TOWN MEETING 2020

ARTICLE 1 ARTICLE 2 ARTICLE 3 ARTICLE 4 ARTICLE 5 ARTICLE 6 ARTICLE 7 ARTICLE 8

Section	Section	Section	Section	Section	Section	Section	Section
1-1	2-1	3-2	4-1	5-1	6-1	7-2	8-1
1-2	2-2	3-3	4-2	5-2	6-2	7-3	8-2
1-3	2-4	3-4	(c-p)	5-3	6-3	7-4	8-3
1-5	2-5	(a, b)	4-3	5-4	6-4	7-7	
	(b,c)	3-6	(a,b)	5-5	6-5	7-8	
1-6		4-4					
	2-6	(b)	(b, c)	5-6		7-10	
	2-7	3-7	4-5	5-7			
	2-8	(a,c)		5-8			
		(e,f)		5-9			
		3-8					
		(e,f)					

This document contains a brief explanation of the proposed Charter changes listed on Chart 2 on file at the Town Clerk's office, as well as on the website.

2-3 Time of Meeting

The change recommends updating the section to reflect the accurate date of the October Annual Fall Town Meeting.

2-5 (a) Committees

The change recommends adding the phrase 'the following committees are permanent committees of the Town.'

2-5 (c,d) Capital Planning Committee

The change recommends replacing the Town Accountant with the Finance Director as a member. This committee is concerned with long term planning, not simply accounting.

3-1 General Provisions

This change recommends inclusion of the words ' Board of Sewer Commissioners. ' It also recommends removal of the words 'town clerk' presuming the recommendation to make the Town Clerk appointed rather than elected is passed.

3-5 Board of Assessors

This section was rewritten with the guidance of the Director of Assessment to correctly reflect the duties and responsibilities of the elected assessors, as well as the director of assessment, under Massachusetts Law. The change is recommended.

3-6 (a) Town Clerk

The change recommends the Town Clerk become appointed by the Town Administrator, as other department heads are now appointed. This recommendation has the Town Clerk's full support. According to the Massachusetts Municipal Association more than a third of towns in Massachusetts have already adopted this change.

3-7 (b-6) Board of Sewer Commissioners

The recommended change includes a complete reformatting of the section, and removes the responsibility of the appointment of the sewer superintendent from the commissioners. (All sewer department employees are under the administrative control of the Town Administrator.) Endorsed by the Sewer Commissioners

3-7 (d) Board of Sewer Commissioners

The recommended change makes the appointment of the sewer superintendent the responsibility of the Town Administrator. Change endorsed by the Sewer Commissioners.

3-9 Board of Road Commissioners

The change recommends abolishing the Road Commissioners and having the duties revert to the Select Board under MGL ch 40 S.22. The Commission was created in 2010. Previous discussion with the Board of Selectmen indicate their support of the change.

4-2 (a) Town Administrator

The recommended change clarifies the appointing authority of the Town Administrator.

4-2 (b) Town Administrator

The recommended change clarifies that department head appointments made by the Town Administrator are the only appointments the Select Board has the right to affirm or deny. This change is consistent with the Charter's long-standing theme that the members of the Select Board are not to be involved in the day to day affairs and business of the Town.

4-4 (a) Town Administrator

The recommended change clarifies that four members of the Select Board must vote to adopt a preliminary resolution of removal or suspension of the Town Administrator.

7-1 Charter Changes

The recommended change states that the Board of Selectmen may appoint a Charter Review Committee from time to time, as well as on the required years ending in 9., and further that the appointments be made within the first two calendar months of years ending in 9.

7-5 Uniform Procedures

The change recommends the records of multiple member boards be kept by the Town Clerk, on the town website, and removes the Library as a repository.

7-6 Definitions

Definitions for 'Department Head,' 'Facilities,' 'Fixture,' and 'Media' have been added to the section.

7-9 Removals and Suspensions

The change recommends shortening the section to only the first sentence with the addition of the words 'or collective bargaining agreements' after the words 'civil service.' This change is consistent with current law and modern Human Resources procedures.

8-4 (e) Transitional Provisions

The change recommends removal of the section about Executive Secretary, no longer a position. This section is outdated.

8-4 (f, 6) Time of Taking Effect

The change recommends updating the language by deleting verbiage about appointing a Town Administrator subsequent to the passage of the Charter. This section is outdated as change has already taken effect.

This change recommends removal of language no longer needed due to changes in the Charter regarding the Sewer Commissioners, and the appointment of a collector /treasurer, as those transitions have already occurred.

PROPOSED CHARTER CHANGES

CHART 2

FALL TOWN MEETING 2020

2-3	Legislative Branch	Time of Meeting
2-5 (a)		Committees
3-1	Elected Officers	General Provisions
3-5		Board of Assessors
3-6 (a)		Town Clerk
3-7 (b-6)		Board of Sewer Commissioners
3-7 (d)		Board of Sewer Commissioners
3-9		Board of Road Commissioners
4-2 (a)	Town Administrator	Powers and Duties
4-2 (b)		Powers and Duties
4-3 c)		Removals and Suspension
4-4 (a)		Removals and Suspension
7-1	General Provisions	Charter Changes
7-5		Uniform Procedures
7-6		Definitions
7-9		Removals and Suspension
8-4 (e)	Transitional Provisions	Time of Taking Effect
8-4 (f)		Time of Taking Effect
8-4 (g)		Time of Taking Effect
	Publication Sentence	

To see if the Town will vote to amend the Wareham Zoning Bylaws by adding the following Sections to ARTICLE 8, Namely 830 through 844:

830. LOCAL INITIATIVE PROGRAM – LOCAL ACTION UNITS – AFFORDABLE HOUSING – NEW CONSTRUCTION

831: PURPOSE: To create a Local Initiative Program to provide the residents of Wareham the ability to have some control over, and to benefit from, the State’s Affordable Housing Requirements by allowing residents to use the State’s minimum zoning allowances, as conditioned within this zoning bylaw, to create affordable housing that shall be included in the Town’s Subsidized Housing Inventory (SHI).

832: GENERAL PROVISIONS: A single family or two-family residence may be constructed, subject to the following standards and provisions, if 100% of the unit(s) are deed restricted as Affordable. “Affordable” is defined as being able to be bought or rental by someone whose total annual household income does not exceed 80% earnings of the Area Median Income (AMI) or less, as identified by HUD's median family incomes, derived from the American Community Survey and / or the Massachusetts Department of Housing and Community Development Income guidelines.

833: DEVELOPMENT STANDARDS – GENERAL

833.1: LOT SIZE: Any property to be developed under this bylaw shall consist of a lot that is shown on an Approved Plan, created and approved prior to January first, nineteen hundred and seventy-six, which contains at least five thousand (5,000) square feet of area and fifty (50) feet of frontage and shall be a lot that was joined in common ownership with others due to previous changes in the Town’s zoning. The proposed lot shall conform with and compliment other lots and homes in the neighborhood.

833.2: SETBACKS: Development of the property shall comply with the pre-existing, non-conforming setbacks that existing properties in the same zoning area are required to abide by.

833.3: SIZE: The construction of the proposed dwelling shall have a footprint of at least fifteen percent (15%) of the lot area, but shall not exceed twenty percent (20%) of coverage. Based on a 5,000 square foot lot, the dwelling shall have a 750 to 1,000 square feet footprint. The dwelling shall not exceed 35 feet in height.

833.4: WATER and SEWER: The lot shall be served by a public water system adequate in terms of fire protection and domestic use. The lot shall also be within an area served by sewer, or shall be required to comply with Title V Sanitary Regulations without needing to obtain a Special Permit or Variance from the Board of Health.

833.5: PERMITTING: As this is a Local Initiative Program, the current owner of the existing property shall file a “Local Action Unit” Application with the Board of Selectmen, or their staff designee. As part of the application, the owner shall provide a copy of the original plan or Assessor’s records that identify the lots that are currently joined under existing zoning, and a plan showing the proposed lot divided off the current property, and that the 5,000 square feet shall be satisfied by both the proposed lot and the contributing property.

833.6: FEES and APPROVALS: The Application Fee shall be \$100. The Inspectional Service (Building, Electricity, Plumbing) Fees, sewer connection fees, shall be calculated at fifty-percent of existing fees. The Board of Selectmen shall utilize staff to determine the appropriateness of the proposed Local Action Unit(s). The Board of Selectmen, or their staff designee, shall provide approval within 45 days of the application. If the proposal is rejected by a staff designee, the applicant may appeal to the Board of Selectmen. If it is rejected by the Board of Selectmen, the applicant may file an appeal in accordance with M.G.L. c. 40A, § 17.

833.7: DEED RESTRICTION REQUIREMENT: Once approved by the Town, the owner may do one of three options;

833.71: The current owner may choose to sell the newly recognized lot for a price not to exceed to ten percent (10%) of the sale price of an affordable three-bedroom home, as determined by the Massachusetts Department of Housing and Community Development for someone making 80% of the median income for the statistical market. A deed restriction, in a manner and form approved by the Board of Selectmen, shall be placed on the property at the time of the sale. A copy of the deed restriction shall be filed with the Registry of Deeds and the following Town Departments: Board of Selectmen, Inspectional Services, Assessors, Wastewater, and any other department the Board of Selectmen deem necessary.

833.72: The current owner may choose to develop the property themselves to sell. The property shall be deemed to have no value for determining costs of construction, but the owner shall be able to profit up to twenty percent (20%) of the construction costs. The total in construction costs and the twenty percent profit shall not exceed the Affordable Sales Price, as determined by DHCD for someone making 80% of the median income for the statistical market. A deed restriction, in a manner and form approved by the Board of Selectmen, shall be placed on the property at the time of the sale. A copy of the deed restriction shall be filed with the Registry of Deeds and the following Town Departments: Board of Selectmen, Inspectional Services, Assessors, Wastewater, and any other department the Board of Selectmen deem necessary.

833.73: The current owner may choose to develop the property, and keep it for rental income.

If the newly developed property is a single family dwelling, the rental price shall be determined by DHCD rental limits for someone making 80% of the median income for the statistical market. A deed restriction, in a manner and form approved by the Board of Selectmen, shall be placed on the property prior to a building permit is issued, and another in the Board of Selectmen's approved form, at the time of a occupancy permit is issued. A copy of the deed restriction shall be filed with the Registry of Deeds and the following Town Departments: Board of Selectmen, Inspectional Services, Assessors, Wastewater, and any other department the Board of Selectmen deem necessary.

If the newly developed property is a two-family dwelling, the rental price for each unit shall be determined by DHCD rental limits for someone making 60% of the median income for the statistical market. A deed restriction, in a manner and form approved by the Board of Selectmen, shall be placed on the property prior to a building permit is issued, and another in the Board of Selectmen's approved form, at the time of an occupancy permit is issued. A copy of the deed

restriction shall be filed with the Registry of Deeds and the following Town Departments: Board of Selectmen, Inspectional Services, Assessors, Wastewater, and any other department the Board of Selectmen deem necessary.

833.8: Once the Town has achieved its 10% affordable housing goal, it shall suspend this by-law until the next Census which will determine if the Town has fallen below the 10% threshold, at which time, the Town shall re-institute this bylaw until the Town achieves the 10% threshold again.

840. LOCAL INITIATIVE PROGRAM – LOCAL ACTION UNITS – AFFORDABLE HOUSING – EXISTING PROPERTIES

841: PURPOSE: To create a Local Initiative Program to provide the residents of Wareham the ability to have some control over, and to benefit from, the State's Affordable Housing Requirements by allowing residents to participate in and benefit from creating additions into deed restricted affordable apartments; to be allowed to deed restrict existing "in-law" apartments as affordable; and to provide "Amnesty" to residents with illegal apartments, allowing them to bring the illegal apartment up to code without penalties and to deed restrict it affordable; as conditioned within this zoning bylaw, to create affordable units that shall be included in the Town's Subsidized Housing Inventory (SHI).

842: GENERAL PROVISIONS: A single family residence may construct an "in-law" apartment or add on a traditional apartment, subject to the following standards and provisions, if the unit is deed restricted as Affordable. "Affordable" is defined as being able to be bought or rental by someone whose total annual household income does not exceed 80% earnings of the Area Median Income (AMI) or less, as identified by HUD's median family incomes, derived from the American Community Survey and / or the Massachusetts Department of Housing and Community Development Income guidelines.

843: DEVELOPMENT STANDARDS – GENERAL

843.1: LOT SIZE: Any property that is to be developed under this bylaw shall consist of a lot with at least 50 feet of frontage and at least a 5,000 square foot lot. The proposed addition shall conform with and compliment other and homes in the neighborhood.

843.2: SETBACKS: The construction of an addition under this bylaw shall comply with the pre-existing, non-conforming setbacks that existing properties in the same zoning area are required to abide by.

843.3: SIZE: The construction of the addition shall limit the total dwelling footprint to no more than twenty percent (20%) of lot coverage. Based on a 5,000 square foot lot, the entire dwelling shall have a 750 to 1,000 square feet footprint. The dwelling shall not exceed 35 feet in height.

843.4: WATER and SEWER: The lot shall be served by a public water system adequate in terms of fire protection and domestic use. The lot shall also be within an area served by sewer, or shall

be required to comply with Title V Sanitary Regulations without needing to obtain a Special Permit or Variance from the Board of Health.

843.5: ACCESS and EGRESS: All units that are to be developed under this bylaw shall have a legal access and egress, as determined by the State Building Code.

843.6: "IN-LAW" CONVERSIONS: An "in-law" apartment for this bylaw shall be defined as an apartment that consists of one bedroom or less, with a kitchen area, bathroom and sitting area. Any property that was granted a Board of Appeals Special Permit or Variance in the past to construct an in-law apartment with conditions that it could not be rented, may apply for the in-law apartment to be counted as a "Local Action Unit." The applicant shall provide a copy of the Zoning Board Decision to the Board of Selectmen with the application. Upon approval, the Board of Selectmen, or its staff designee, shall grant a deed restriction that shall be filed with the Registry of Deeds allowing the "in-law" apartment to be rented, as long as the rent shall not exceed a rent that can be afforded by people who meet fifty percent (50%) of Area Median Income (AMI) as determined by the U.S. Department of Housing and Urban Development.

843.7: PERMITTING: As this is a Local Initiative Program, the current owner of an existing property shall file a "Local Action Unit" Application with the Board of Selectmen, or their staff designee. As part of the application, the owner shall provide a plot plan showing the proposed addition and the proposed floor plan. It shall not exceed two bedrooms. The Board shall also consider and approve plans of an existing home being modified or remodeled by the interior only, which takes a portion of the floor space and / or a level and make it an apartment. The rents shall not exceed rent that can be afforded by people who meet seventy percent (70%) of Area Median Income (AMI) as determined by the U.S. Department of Housing and Urban Development. The Deed Restriction shall be filed by the owner before an occupancy permit shall be issued.

843.8: FEES and APPROVALS: The Application Fee shall be \$100. The Inspectional Service (Building, Electricity, Plumbing) Fees, sewer connection fees, shall be calculated at fifty-percent (50%) of existing fees. The Board of Selectmen shall utilize staff to determine the appropriateness of the proposed Local Action Unit(s). The Board of Selectmen, or their staff designee, shall provide approval within 45 days of the application. If the proposal is rejected by a staff designee, the applicant may appeal to the Board of Selectmen. If it is rejected by the Board of Selectmen, the applicant may file an appeal in accordance with M.G.L. c. 40A, § 17.

843.9: DEED RESTRICTION REQUIREMENT: A copy of the deed restriction shall be filed with the following the Registry of Deeds and the following Town Departments: Board of Selectmen, Inspectional Services, Assessors, Wastewater, and any other department the Board of Selectmen deem necessary.

844.0: Once the Town has achieved it's 10% affordable housing goal, it shall suspend this by-law until the next Census which will determine if the Town has fallen below the 10% threshold, at which time, the Town shall re-institute this bylaw until the Town achieves the 10% threshold again.

Town Meeting Article

Warrant Article:

Identifier: (to be determined by office) Article # _____

Title: Town Meeting Endorsement of 2020 Wareham Master Plan

Warrant Article:

To see if the Town will vote to accept the following Resolution to endorse the 2020 Wareham Master Plan

Whereas the 2020 Wareham Master Plan for the town of Wareham has been created with the input of the Wareham citizens, local government representatives, and town administration,

And whereas the Wareham Planning Board has approved said 2020 Wareham Master Plan, consisting of 20 Goals and 52 specific strategies, in 8 different categories as outlined by Massachusetts General Laws Chapter 41, Section 81D,

And whereas the Wareham Master Plan has been posted on the Town of Wareham Planning Board website at the following URL:

https://www.wareham.ma.us/sites/warehamma/files/uploads/wareham_master_plan_final_2020-01-27.pdf

Now, therefore, be it hereby resolved that the 2020 Wareham Master Plan, as approved by the Wareham Planning Board on January 27, 2020, is endorsed by the Wareham Town Meeting.

Motion:

I move that the Town vote to support the following Resolution:

Whereas the 2020 Wareham Master Plan for the town of Wareham has been created with the input of the Wareham citizens, local government representatives, and town administration,

And whereas the Wareham Planning Board has approved said 2020 Wareham Master Plan, consisting of 20 Goals and 52 specific strategies, in 8 different categories as outlined by Massachusetts General Laws Chapter 41, Section 81D,

And whereas the Wareham Master Plan has been posted on the Town of Wareham Planning Board website at the following URL:

https://www.wareham.ma.us/sites/warehamma/files/uploads/wareham_master_plan_final_2020-01-27.pdf

Now, therefore, be it hereby resolved that the 2020 Wareham Master Plan, as approved by the Wareham Planning Board on January 27, 2020, is endorsed by the Wareham Town Meeting.

Explanation:

The Wareham Planning Board has spent a great deal of time and effort to bring the draft 2018 Wareham Master Plan up to date, with the goal of providing a comprehensive and approved 2020 Wareham Master Plan for the Town.

On January 27, 2020, the Wareham Planning Board approved the Wareham 2020 Master Plan, as is their responsibility, consisting of 20 Goals and 52 specific strategies, in 8 different categories, as outlined by Massachusetts General Laws Chapter 41, Section 81D.

The Wareham 2020 Master Plan has been posted on the Town of Wareham Planning Board website at the following URL:

https://www.wareham.ma.us/sites/warehamma/files/uploads/wareham_master_plan_final_2020-01-27.pdf

The Wareham Planning Board is asking the voters of Town Meeting to endorse this 2020 Wareham Master Plan.

Submitted By: Wareham Planning Board / Richard Swenson

Date: 2/1/2020

Reference Information: Wareham 2020 Master Plan

https://www.wareham.ma.us/sites/warehamma/files/uploads/wareham_master_plan_final_2020-01-27.pdf

Article Inserted by Board of Selectmen at the request of: Wareham Planning Board

SPECIAL TOWN MEETING
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WARRANT
TOWN OF WAREHAM
SPECIAL TOWN MEETING

APRIL 26, 2021

WAREHAM HIGH SCHOOL AUDITORIUM
VIKING DRIVE
WAREHAM, MA 02571

7:30 O'CLOCK P.M.

COMMONWEALTH OF MASSACHUSETTS
PLYMOUTH, S.S.

TO EITHER OF THE CONSTABLES OF THE TOWN OF WAREHAM

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the legal voters of the Town qualified to vote in Town affairs to meet in the Wareham High School Auditorium, Viking Drive, Wareham, MA on Monday, April 26, 2021 at 7:30 o'clock p.m. to act on the following articles:

ARTICLE 1 - BUDGET TRANSFERS

To see if the Town will vote to transfer sums of money within the budget lines as voted in Article 7 of the 2020 Spring Annual Town Meeting and further transfer from available funds to said budget lines, or to take any other action relative thereto.

Inserted by Board of Selectmen at the request of the Town Administrator

Explanation:

This allows Town Meeting, upon request of the Administration, to transfer monies from accounts originally approved by the Annual Town Meeting. These transfers affect only the current fiscal year, in this case FY2021.

The Board of Selectmen recommends approval of this article:

The Finance Committee recommends approval of this article: 6-0-0

Finance Committee Recommendation:

The Finance Committee recommends approval of this article.

ARTICLE 2 - FUND PARKING PROGRAM

To see if the Town will vote to transfer a sum of money from the Receipts Reserved for Appropriation Parking at Onset Pier Account to Fund the Parking Programs and Onset projects, with such funds to be distributed by the Town Administrator or to take any action relative thereto.

Inserted by the Board of Selectmen at the request of the Town Administrator

Explanation:

These monies do not go into the General Fund but to a separate account and can only be transferred out by vote of Town Meeting. The source of these funds are parking stickers and parking Kiosk. A certain percentage of this fund supports the Community Events Committee and funds a portion of our Fourth of July Fireworks show.

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 6-0-0

Finance Committee Recommendation:

Parking has always been difficult in Onset, we are a beach community and we love to share it with our friends and family. With these funds we are able to support the general maintenance of the area and activities.

ARTICLE 3 - SPRING 2021 CAPITAL

To see if the Town of Wareham will vote to raise and appropriate and/or transfer a sum of money from available funds and authorize borrowing subject to MGL Chapter 44, Sections 7 or 8 or any other enabling authority, for the purpose of capital improvement projects including replacement of vehicles and equipment and repairs to and improvements to town buildings, facilities and waterways, or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen at the request of the Town Administrator

Explanation:

This year the Town will finally get a real Animal Control vehicle which can carry more than one aggressive animal. Wareham will purchase a pickup truck (4OK) and equip it with roll out animal cages (\$35K) for a total of \$75K. The existing Animal Control Vehicle, a 2005 Chevy Colorado which can only cage a single aggressive animal, will be repurposed for use by the Weights and Measure contractor.

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 6-0-0

Finance Committee Recommendation:

The Finance Committee recommends approval of this article. The current Animal Control vehicle can only hold one animal (second one has to ride shotgun) and if a second animal has to be transported there is concern as to condition or disposition of the second animal. The current vehicle will be transferred to the Weights and Measures department. This unit that will slide into the back of the vehicle, is self-contained and transferable to another vehicle.

ARTICLE 4 - TRANSFER OF AVAILABLE FUNDS

To see if the Town will vote to transfer a sum of money from available funds and Certified Free Cash to fund projects and expenses related to COVID-19 pandemic, or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen at the request of the Town Administrator

Explanation:

The Article is requesting \$100,000 dollars. Many of the Grants we apply for require minimal matching funds and if readily available the project could begin almost immediately. Seeking an approbation from Town Meeting can be time consuming and cause us to miss an opportunity. These funds (\$100,000) can only be dispersed under the authority of the Town Administrator.

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 6-0-0

Finance Committee Recommendation:

The Finance Committee recommends approval of this article. One such Grant example would be the work being done on Besse Park. That is a combination of in-kind services and monies as Warehams contribution.

ARTICLE 5 - PEG ACCESS RECEIPTS TO WAREHAM COMMUNITY TV

To see if the Town will vote to transfer a sum of money from the PEG Access receipts Reserved for Appropriation account to Wareham Community Television (WCTV), or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen at the request of the Town Administrator

Explanation:

This is one of those 'housekeeping' articles. The Cable companies deposit their licensing fees with the Town and twice a year Town Meeting approves the transfer of those monies (\$187,779) to WCTV to maintain their operations.

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 7-0-0

Finance Committee Recommendation:

The Finance Committee recommends approval of this article.

ARTICLE 6 - HOME RULE PETITION FOR SOLAR/WIND TAXATION

To see if the Town will vote to petition the Legislature for a special act in substantially a similar form to the following:

An Act relative to the town of Wareham.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

Section 1. Notwithstanding the provisions of Section 5, Clause Forty-Fifth of Chapter of the General Laws, as appearing in the General Official Edition, and notwithstanding the provisions of any general or special law to the contrary, the Town of Wareham is hereby authorized, pursuant to Section 4 of Chapter 59 of the General Laws, as appearing in the 2019 General Official Edition, to assess, as personal property, a solar or wind system that is capable of producing more than twenty-five kilowatts AC (25kwAC), and which power produced by said solar or wind powered system is more than 125 per cent of the annual electricity needs of the real property upon which it is located and contiguous or non-contiguous real property within the same municipality that is owned or leased by the owner of the real property on which the solar or wind powered system is located.

Section 2. In lieu of the payment of the tax authorized in Section 1 hereof, the owner of any such solar or wind powered system, which is taxable as personal property in the Town of Wareham, may execute an agreement for payment in lieu of taxes with the Town of Wareham.

Section 3. Notwithstanding any provision of any general or special law to the contrary, the Town of Wareham acting through its Board of Selectmen, its Board of Assessors, and pursuant to authority granted by its Town Meeting, may execute an agreement for the payment in lieu of taxes with the owner of a solar or wind power system in the Town of Wareham; provided, however, that, unless otherwise provided by the agreement, a notice of the payment in lieu of taxes owed for each fiscal year shall be mailed to the owner, and due on the dates by which a tax assessed under the General Laws, as appearing in the 2019 General Official Edition would be payable without interest. The term of said payment in lieu of tax agreement shall not be for a period greater than 20 years from the date of installation of the system unless said payment in lieu of tax agreement contains express provisions setting forth the reasons that justify a term longer than 20 years; provided further, that an exemption shall not be allowed for any year within that period where the solar or wind powered system is not capable of producing energy as required herein.

Section 4. Annually and not later than March 1, each owner of a solar or wind powered system described in Section 1 hereof, shall execute and deliver an affidavit under oath to the Board of Assessors of the Town of Wareham stating the (i) type of system; (ii) capacity of the system; (iii) percentage of the annual electricity needs of the real property that were met by the system; and (iv) power generated for the previous year.

Section 5. Notwithstanding the provisions hereof, or any general or special law to the contrary, the owner of a solar or wind powered system and the Town of Wareham shall not be required to amend, modify, or renegotiate an existing payment in lieu of tax agreement that was entered into or executed before the effective date of this act.

Section 6. This act shall become effective on July 1, 2021.

Or to do or act in any manner relative thereto

Inserted by the Board of Selectmen at the request of the Director of Assessment.

Explanation:

Under existing MA law, Solar Panels are exempt from personal property taxation. As a substitute for personal property taxes, the Town enters into voluntary PILOT agreements with some, but not all, of the Solar Field operators. These PILOT agreements result in yearly fees which become a substitute for personal property tax revenue. This Home Rule petition, if approved by the state legislature, will mandate that Solar Panels, in the Town of Wareham, shall be subject to personal property taxes, thereby, eliminating this current personal property tax exemption. This petition will not prohibit PILOT agreements allowing the Town to either tax property or execute PILOT agreements, whichever are most beneficial for the Town.

The Board of Selectmen recommends approval of this article: 5-0-0
The Finance Committee recommends approval of this article: 7-0-0

Finance Committee Recommendation:

The Finance Committee recommends approval of this article. There is currently legislation circulating in the legislature that may not allow PILOTS. We are hoping this Home Rule Petition will preempt that action and allow us to continue with PILOT Solar agreements.

ARTICLE 7 - SOLAR PILOTS

To see if the Town will vote to approve a Payment in Lieu of Tax (“PILOT”) Agreement as negotiated between the Town of Wareham and the developer of the projects under Borrego as listed below and to further authorize the Board of Selectmen and the Town Administrator to take such actions as may be necessary under State law to effectuate said Agreement:

140 Tihonet Road
150 Tihonet Road
27 Charge Pond Road

Or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen at the request of the Director of Assessment.

Explanation:

These three projects have the potential of providing some \$630,000 in revenue for the first year. “Pilots” charge by Megawatt by which the projects are rated for. Real Estate taxes are a separate charge.

The Board of Selectmen recommends approval of this article: 5-0-0
The Finance Committee recommends approval of this article: 7-0-0

Finance Committee Recommendation:

The Finance Committee discussed this article with the Director of Assessment. These agreements, entered into with Borrego Solar Systems, Inc., provide that Borrego will make yearly payments to the Town in lieu of personnel property taxes on the solar panels. These agreements are for 20 consecutive years and include yearly % increases. Per the agreements, the PILOT fees will be based on \$12,000 per MEGA watt capacity. It is anticipated these 3 solar fields will generate about 46 MEGA watts for a first-year payment of approximately \$556,000. The Town will continue to receive real estate taxes from the property owners based on Solar Field land valuation of \$ 40,000 per acre

The Finance Committee recommends approval of this article.

ARTICLE 8 - MARIJUANA DELIVERY OPERATORS BY-LAW

To see if Town Meeting will vote to amend the zoning bylaws as follows:

Add a new section 393.1 to read:

393.1 The number of Marijuana Delivery Operators shall be limited to three [3] such establishments.

Or to do or act in any manner relative thereto

Inserted by the Board of Selectmen at the request of the Director of Planning.

Explanation:

There are two types of licenses for Home delivery, Courier and Delivery.

Courier allows pick up from a licensed Retailer only (cannot be employed by the Retailer), and deliver to a residence.

Delivery can buy wholesale marijuana (from a manufacture) and fill orders for home delivery only.

All sales and local taxes are allocated to the host community (Wareham) regardless of where delivered. This does not prevent similar services from other communities delivering into Wareham. Any taxes from those deliveries go to the communities hosting those operations, not Wareham.

The Board of Selectmen recommends approval of this article: 4-1-0

The Finance Committee recommends approval of this article: 4-0-2

Finance Committee Recommendation:

It is the Cannabis Commission intent, through this Delivery and Courier process to allow minorities participate in the Marijuana business. Most of the current retail operations have been bought up by large cooperation's.

ARTICLE 9 - UPDATES TO FEMA FLOODPLAIN BY-LAWS

To see the Town Meeting will vote to amend the Wareham Zoning By-Laws regarding regulation of floodplains, found in Article 2, Subsection 222; and Article 4, Subsection 420, as on file in the office of the Town Clerk, or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen at the request of the Director of Planning.

Explanation:

The Federal Emergency Management Agency (FEMA) periodically updates the flood maps to reflect changes. Wareham's bylaws current reference the 2012 and 2014 maps. Adopting the revised versions is necessary as insurance companies can refuse to cover damage in towns which have not updated their regulations. Therefore, acceptance of the latest flood maps is in the best interests of our citizens, and is recommended by the Finance Committee.

The planning Board recommends approval of this article: 3-0-0

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 7-0-0

Finance Committee Recommendation:

The Finance Committee recommends approval of this article.

ARTICLE 10 - WETLAND BY-LAW AMENDMENT

To see if Town Meeting will vote to amend DIVISION VI ARTICLE I WAREHAM WETLAND PROTECTIVE BY-LAW as follows (proposed new language in bold type):

Add to section XVII. Buffer Zone, C. Exceptions, 2., a new section d. to read;

2. The No Activity Zone requirements set forth in this Section shall not apply to:

- a. Structures or site work that is defined as the normal maintenance or improvement of Land In Agricultural Use under 310 CMR 10.04, "Agriculture".
- b. Projects requiring Chapter 91 Licenses, freshwater dock projects, repairs of existing Chapter 91 Licensed structures, or other coastal engineering structures deemed by the Conservation Commission to be necessary to protect the interests of the Massachusetts Wetlands Protection Act and this By-law.
- c. Projects involving the repair, but not expansion of, existing and lawfully located buildings and structures, including roads, culverts, utilities, septic systems, or storm water drainage structures.
- d. Public and private projects within the WV-1 zoning district for water-dependent uses and development or alterations of land previously altered with structures and/or fill such as filled tidelands, bulkheads, piers, marina facilities, parkland, and public access. Permission for development in these areas will be granted under the remaining standards of the bylaw as necessary to protect the interests of the Massachusetts Wetlands Protection Act and this By-law.**

Or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen at the request of the Director of Planning.

Explanation:

This Bylaw Amendment is limited to the Wareham Village WV1 district. It removes the "No Activity Zone" within 50 ft of the water for property that was previously developed or altered. Any development /alterations in these areas will still be subject to other portions of the bylaw to ensure the wetlands and the interests of Wareham are protected.

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 6-0-0

Finance Committee Recommendation:

The Finance Committee recommends approval of this article.

ARTICLE 11 - WETLAND BY-LAW AMENDMENT

To see if Town Meeting will vote to amend DIVISION VI ARTICLE I WAREHAM WETLAND PROTECTIVE BY-LAW as follows (proposed new language in bold type):

Section IV. Conditional Exemptions:

B. Other than stated in this section, the exceptions provided in the Wetlands Protection Act (G.L. Ch. 131, §40) and Regulations (310 CMR 10.00) shall not apply under this bylaw, **however, all the exceptions shall be**

available for application to municipal projects relating to replacement, repair and maintenance of existing Town roadways, facilities, installations and fixtures.

Or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen at the request of the Director of Planning.

Explanation:

This bylaw change will allow Municipal Maintenance to replace, maintain and repair existing Town infrastructure without having to apply for permits from conservation and other municipal organizations. Currently Town maintenance is restricted when working in sensitive areas and needs to go through the same application process as everyone else. The application/ approval process can become costly; and especially during and following a natural disaster can result in dangerous delays and lead to more expensive repairs later on.

An example of the problems with the existing bylaw is the difficulty obtaining permits to trim the growth on the Onset Bluffs

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 7-0-0

Finance Committee Recommendation:

The Finance Committee recommends approval of this article.

ARTICLE 12 - WPCF FUNDING REQUEST

To see if the Town will vote to appropriate a sum of \$500,000.00 from WPCF Retained Earnings to pay the cost of 2 generators; to do or act in any manner related thereto.

Inserted by the Board of Selectmen at the request of the Board of Sewer Commissioners

Explanation:

The Sewer Commissioners are preparing a 5-year maintenance plan. In the interim there are certain critical items that must be replaced immediately to avoid catastrophe failures.

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 7-0-0

Finance Committee Recommendation:

The Finance Committee voted 7-0-0. The WPCF is replacing two generators that are in immediate need of replacement. The generators are a crucial part of the WPCF pump house operation in case of a loss of electrical power. The old generators have long passed practical use. The cost of maintaining and constant concerns of a breakdown when needed make this article a necessity.

ARTICLE 13 - WPCF FUNDING REQUEST

To see if the Town will vote to appropriate a sum of \$11,036.38 from WPCF Retained Earnings to pay an outstanding Weston and Sampson invoice (\$11036.38) dated 4/20/2020; to do or act in any manner related thereto.

Inserted by the Board of Selectmen at the request of the Board of Sewer Commissioners

Explanation:

Strictly an oversight. Our contractor is currently doing several projects for the WPCF and it just got misplaced among the paperwork.

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 7-0-0

Finance Committee Recommendation:

The Finance Committee voted 7-0-0 to pay the outstanding bill from FY20. This bill was for services performed in FY20 but was not submitted in time to be paid in FY20.

ARTICLE 14 - ADDITIONAL LIQUOR LICENSE 59 MAIN STREET

To see if the Town will vote to petition the General Court for an additional all-alcohol liquor license to be drunk on premise only at 59 Main Street, Wareham, MA; such license will not count against the Town’s liquor license quota, or to take any action relative thereto.

Inserted by the Board of Selectmen at the request of the Town Administrator.

Explanation:

The developer has submitted sufficient plans and permits to indicate his seriousness in completing this project and the Town is willing to support him. Should the project fail, the license would expire. This does not increase our current allotment of 13 liquor licenses.

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 7-0-0

Finance Committee Recommendation:

The Finance Committee recommends approval of this article as part of Town efforts to revitalize downtown Wareham.

ARTICLE 15 - ADDITIONAL LIQUOR LICENSE 176 MAIN STREET

To see if the Town will vote to petition the General Court for an additional all-alcohol liquor license to be drunk on premise only at 176 Main Street, Wareham, MA; such license will not count against the Town’s liquor license quota, or to take any action relative thereto.

Inserted by the Board of Selectmen at the request of the Town Administrator.

Explanation:

The developer has submitted sufficient plans and permits to indicate his seriousness in completing this project and the Town is willing to support him. Should the project fail, the license would expire. This does not increase our current allotment of 13 liquor licenses.

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 7-0-0

Finance Committee Recommendation:

The Finance Committee recommends approval of this article as part of Town efforts to revitalize downtown Wareham.

ARTICLE 16 - WAREHAM VILLAGE 1 LIQUOR LICENSE DISTRICT

To see if the Town will vote to petition the General Court to authorize the issuance of up to five (5) pouring licenses pursuant to M.G.L. c.138, to be used only in the Wareham Village 1 Zoning District, said District having been laid out and designated as an area in need of economic stimulus by the Board of Selectmen, or to take any action relative thereto.

Inserted by the Board of Selectmen

Explanation:

This will allow establishments within this designated area to obtain one of these licenses. Should the establishment close, sell or cease to do business the license reverts back to the town. The license cannot be sold or transferred to another owner or location.

The Board of Selectmen recommends approval of this article: 5-0-0

The Finance Committee recommends approval of this article: 7-0-0

Finance Committee Recommendation:

The Finance Committee recommends approval of this article. The Town has a limited number of available liquor licenses. In order to facilitate development in the Wareham Village District, the Town needs to grant some extra licenses. These would be attached to a specific location, and business, and as such cannot be sold or transferred to another location or business. If the Town approves it will be sent forward to the state House for additional approval.

ARTICLE 17 - AMENDMENT TO SOLAR BY-LAWS

To see if Town Meeting will vote to amend the Wareham Zoning By-Laws, section 590, Solar Energy Generation Facilities, as follows:

Amend subsection 594.1.1 to read:

1. Be sited on a parcel of at least three (3) acres in size (no less than 130,680 square feet), and no more than ten (10) acres in size (no more than 435,680 square feet). The portion of the parcel used for solar generation facilities must have been previously cleared of trees for a period of at least five (5) years prior to the date of submission of the project for approval. Aerial photos that are date-time stamped or come from a government source may be used to show the time of clearing. The appropriate reviewing board will have the sole discretion in determining compliance with this standard.

Or to take any other action relative thereto.

Inserted by Nancy McHale et al.

Explanation:

This is a Citizen's petition article to restrict the size of Solar Farms to between 3 and 10 Acres; and to prohibit clear cutting to make room for these solar fields. Most of us are alarmed by the number and size of the Solar Farms currently under development in Wareham. But this is a consequence of State and Federal regulations and incentives encouraging Green energy. From a financial perspective, Solar farms provide a source of needed income to the town, but at a cost to the environment which challenges their green imperative.

The Planning Board recommends approval of this article: 4-0-0

The Board of Selectmen recommends approval of this article:

The Finance Committee recommends approval of this article: 2-5-0

Finance Committee Recommendation:

Without knowing the legal implications of limiting the use of private property in this manner and whether it would open the Town for lawsuits the Fincom will refer this article to Town Meeting