

**SPECIAL TOWN MEETING WARRANT
NOVEMBER 20, 2019**

Article 1: Hear Report of Town Manager

Sponsor: Routine

To see if the town will hear any report of the Town Manager, or pass any vote or take any action relative thereto.

Article 2: Adjust Fiscal Year 2020 Appropriation

Sponsor: Town Manager/Finance Director

To see if the town will vote to raise and appropriate or transfer from available funds in the treasury a sum of money to be added to or to make adjustments to Article 3 of the May 2019 annual town meeting (fiscal year 2020 budget), or pass any vote or take any action relative thereto.

Article 3: Free Cash Transfer

Sponsor: Town Manager/Finance Director

To see if the Town will vote to transfer from available funds, a sum of money to be placed in the Stabilization Fund, OPEB Trust Fund, Special Education Special Purpose Stabilization Account, Capital Account, Capital Stabilization Account, and/or FY20 budgetary line items as proposed, or pass any vote or take any action relative thereto.

Article 4: Property Tax Exemptions

Sponsor: Board of Selectmen

To see if the Town will vote to adjust (the exemption amount and eligibility factors) for the property tax exemption for senior citizens under MGL Chapter 59, Section 5 Clause 41C½, to be effective for exemptions granted for any fiscal year beginning July 1, 2019, or pass any vote or take any action relative thereto.

Article 5: Approve Purchase/Taking of Land – 0 Tri Street

Sponsor: Board of Selectmen

To see if the Town will vote to authorize the Board of Selectman to purchase, acquire, or take by eminent domain, and to raise and appropriate, either by appropriation, borrowing or otherwise, a sum of money to fund said purchase or taking along with all associated legal and engineering costs necessary, the property, or any part thereof, located in Ashland, Massachusetts identified as those certain parcels of land off of Tri Street totaling approximately 9.5 acres +/-, located at Map 26 Lots 75 and 76 as more fully set forth on the plan on file with the Town Clerk and including Parcel A and Lots 1-6 inclusive (collectively the "Property"), the acquisition of said land having been determined to be necessary for the health and welfare of the inhabitants of Ashland and to be used for open space and recreation to be under the care, custody and control of the Board of Selectman; or pass any vote or take any action relative thereto.

Article 6: Approve Development Restriction – 378 Eliot Street
Sponsor: Board of Selectmen

To see if the Town will authorize the Board of Selectmen to accept a Restrictive Covenant for the land known as and numbered 378 Eliot Street, Ashland, Middlesex County, Commonwealth of Massachusetts, conveyed by deed recorded with the Middlesex South District Registry of Deeds in Book 24575 Page 11 and dated May 18, 1994, to limit the number of homes to no more than one per acre; and in exchange therefore, raise and appropriate, or transfer, by borrowing or otherwise, as sum of money sufficient to pay for said restriction further to see if the Town will authorize the Board of Selectmen to accept said development restriction, and to authorize the Board of Selectmen to enter into and negotiate all agreements necessary to effectuate same; or take any other action related thereto.

Article 7: Dispose of Real Property
Sponsor: Board of Selectmen

To see if the Town will vote to change the use, which is currently general municipal, of 433 Chestnut Street, more fully set forth on that certain plan by, Feldman Land Survey dated November 15, 2016 and which is on file with the Town Clerk, to the purpose of conveyance and/or transfer and to authorize the Board of Selectmen to sell, transfer or otherwise convey same, and take any legal action necessary to effectuate said conveyance or transfer and to further authorize the Board of Selectmen to negotiate and execute any and all documents necessary to effectuate same including entering into a Historic Preservation Restriction on the Property, or pass any vote or take any action relative thereto.

Article 8: Authorize Easements along Main Street
Sponsor: Board of Selectmen

To see if the Town will vote to authorize the Board of Selectmen to purchase, acquire or take by eminent domain, and to raise and appropriate, either by appropriation, borrowing or otherwise, a sum of money to fund said purchase or taking along with all associated legal and engineering costs necessary, easements in the parcels of land located along Main and Front Street at: 10-60 Main Street, 446 sq. ft. +/-; 98-100 Main Street, 273 sq. ft. +/-; 118 Main Street, 370 sq. ft. +/-; 128-132 Main Street, 191 sq. ft. +/-; 4-12 Front Street, 37 sq. ft. +/-; all as shown on a plan by BSC Group dated May 6, 2019 and on file with the Town Clerk, the acquisition of said land having been determined to be necessary for the health and welfare of the inhabitants of Ashland and to be used for municipal purposes; or pass any vote or take any action relative thereto.

Article 9: Mill Pond Park Beautification
Sponsor: Community Preservation Committee

To see if the Town will vote to appropriate up to \$100,000 in Community Preservation Act from an account to be determined to allow the Board of Selectmen to undertake construction for the beautification of Mill Pond Park and increase accessibility of the Sudbury Riverwalk and that to meet this appropriation, the sum of up to \$100,000 be transferred from the Community Preservation Fund, account to be determined with the following stipulations: the Board of Selectmen shall obtain all required town board

and town department permits and approvals prior to the disbursement of any funds, the Board of Selectmen shall enter into a grant agreement with the Community Preservation Committee prior to disbursement of any funds and unexpended funds as of June 30, 2021 being returned to their funding sources, or pass any vote or take any other action thereon.

Article 10: Town Forest Restoration Project Phase 2
Sponsor: Community Preservation Committee

To see if the Town will vote to appropriate up to \$5,000 in Community Preservation Act historical funds to allow the Town Forest Committee to complete phase 2 of a Restoration Project within the town forest to preserve the remains of the Stone Bungalow; and that to meet this appropriation, the sum of up to \$5,000 be transferred from the Community Preservation Fund, Historical Preservation Account with the following stipulations: the Town Forest Committee shall obtain all required town board and town department permits and approvals prior to the disbursement of any funds, the Town Forest Committee shall enter into a grant agreement with the Community Preservation Committee prior to disbursement of any funds and unexpended funds as of June 30, 2021 being returned to their funding sources, or pass any vote or take any other action thereon.

Article 11: Decrease Demand Fees
Sponsor: Board of Selectmen

To see if the Town, in accordance with G.L. c. 60 § 15 (2), will vote to change the fee charged by the Collector for each written demand issued from a fee of \$30 to a fee of \$15 to be added and collected as part of the tax, or pass any vote or take any other action thereon.

Article 12: Net Zero Resolution
Sponsor: Sustainability Committee

To see if the Town will adopt the following Resolution to Adopt a Net Zero Emissions Goal:

WHEREAS, Massachusetts has adopted a carbon emissions reduction goal (as defined in the 2008 Global Warming Solutions Act) and the Patrick and Baker Administrations have taken leadership to mitigate and adapt to climate change by reducing greenhouse gas emissions and building a more resilient Commonwealth that safeguards residents, municipalities, and businesses (as outlined in the Global Warming Solutions Act and Executive Order 569); and

WHEREAS, The Town of Ashland is one of 210 cities and towns across the Commonwealth that have committed to reducing municipal energy use as part of the Green Communities Program. The Town of Ashland has been taking actions to reduce its carbon emissions, promote clean energy, and increase resilience including: installing municipal solar arrays, supporting private and public renewable energy installations, installing electric vehicle charging stations, opting for renewable electricity aggregation, promoting residential and commercial energy efficiency programs, and converting to LED streetlights, among other efforts; and

WHEREAS, More than 30 communities, including Acton, Arlington, Bedford, Boston, Brookline, Cambridge, Concord, Framingham, Lexington, Melrose, Medford, Natick, Newton, Wayland, and

Wellesley, are in the process of adopting greenhouse gas emissions reduction goals and comprehensive, cost-effective plans to achieve these goals; and

WHEREAS, Many Massachusetts communities are already feeling the impacts of a changing climate, with rising temperatures, increased flooding and more intense and frequent storms, increased health risks such as tick-borne diseases and heat-related health conditions. In addition, the state's centralized energy system and transit infrastructure is becoming more vulnerable to climate-related risks like storms and extreme temperatures; and

WHEREAS, A Net Zero community is one for which, on an annual basis, all greenhouse gas emissions resulting from operations are reduced or offset. Net Zero communities adopt multi-pronged strategies including energy efficiency, renewable energy, zero waste, and nature-based solutions to CO2 removal, such as the protection and restoration of forests, wetlands and other ecosystems; and

WHEREAS, The transition to a Net Zero community brings many potential benefits, including improved health, reduced pollution, the creation of clean energy and energy efficiency jobs, and the ability to retain more of our energy dollars in the local economy.

NOW THEREFORE be it resolved that:

1. The Town of Ashland supports a Net Zero goal of eliminating or offsetting by 2040 all greenhouse gas emissions in Ashland:
 - a. Originating from heating and cooling, electricity consumption, transportation, industry, agriculture, gas leaks, and waste streams
 - b. Including households, businesses, the municipality, institutions and utilities
2. The Town of Ashland will develop a Net Zero Action Plan by November 2020 that outlines specific strategies and sets measurable, attainable and realistic interim targets for achieving the 2040 Net Zero goal, and will provide an annual progress report to Ashland Town Meeting.
3. In developing and implementing the Net Zero Action Plan, the voices and interests of all members of the Ashland community are considered including the most vulnerable (such as seniors, low-income residents, immigrants, people with disabilities, and youth) to ensure the benefits and related costs of a transition to a clean energy economy are shared equitably by the entire community.

or pass any vote or take any other action thereon.

Article 13: Bylaw Change: Replace "Board of Selectmen" with "Select Board" in General Bylaws
Sponsor: Board of Selectmen

To see if the Town will vote to authorize the Board of Selectmen to petition the general court of the Commonwealth of Massachusetts to amend the Ashland Home Rule Charter; and to see if the Town will vote to amend the Ashland General Bylaws, to replace all gendered references to “Board of Selectmen” with “Select Board” or take any other action relative thereto.

Article 14: Zoning Bylaw Change: Replace “Board of Selectmen” with “Select Board” in the Zoning Bylaws

Sponsor: Board of Selectmen

To see if the Town will vote to see if the Town will vote to amend the Ashland Zoning Bylaws, to replace all gendered references to “Board of Selectmen” with “Select Board” or take any other action relative thereto.

Article 15: Zoning Bylaw: Amend Industrial Uses in the Commercial Highway, Commercial Village, and Commercial Neighborhood District

Sponsor: Planning Board

To see if the Town will vote to amend the Town of Ashland Zoning Bylaw Chapter 282, Section 3, as follows (~~cross out~~ are eliminations and **bold underline** is new language):
Section 3.0 Use Regulations:

PRINCIPAL USES

F. INDUSTRIAL USES	RA	RB	RM	CH	CD	CV	CN	I
Mini-storage warehouse facility	N	N	N	Y / <u>N</u>	N	PB / <u>N</u>	PB / <u>N</u>	Y
Construction yard or landscaping business	N	N	N	Y / <u>N</u>	N	PB / <u>N</u>	PB / <u>N</u>	Y

or pass any vote or take any other action thereon.