

Town Warrant
Commonwealth of Massachusetts
May 7, 2012

ESSEX, ss. To the Constables of the Town of Georgetown, in the County of Essex,
Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the said Town, qualified to vote in the elections and in Town affairs to meet at the Georgetown Middle/High School on the 7th day of May, 2012 (Monday) at 7 o'clock P.M. then and there to act on the articles of this warrant, and further, to meet at the Penn Brook School Gymnasium in said Town, on the 14th day of May, 2012 (Monday), where the polls will be open from 8 o'clock A.M. until 8 o'clock P.M., to vote by ballot for the following officers: two Selectmen, one Assessor, two School Committee Members, one Light Commissioner, one Water Commissioner, and two Peabody Library Trustees, one Planning Board member (to fill an unexpired term) for three years; one Planning Board Member, and one Georgetown Housing Authority Member for five years.

Article 1: Town Officers and Committee Reports (ATM12-01)

To hear and act on the reports of the Town Officers and Committees.

Article 2: General Operating Budget/Reserve Fund (ATM12-02)

To see if the Town will raise and appropriate, or appropriate by transfer from available funds, a sum of money to defray charges and expenses of the Town, including debt and interest and including support of the schools, to fix salaries of the several elected offices of the Town, as provided by Section 108, Chapter 41, General Laws, as amended, and to provide for a reserve fund for the ensuing year, as set forth in the Finance and Advisory Board Proposed Budget and Town Meeting Warrant for the Fiscal Year beginning July 1, 2012, or take any other action in relation thereto.

Article 3: Stabilization Fund (ATM12-03)

To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money to be added to the Stabilization Fund, or take any other action in relation thereto.

Article 4: Capital Fund (ATM12-04)

To see if the Town will vote to raise and appropriate or transfer from available funds a sum not to exceed \$50,000 to be added to the Capital Fund, a special purpose stabilization fund created by vote of the May 4, 2009 Annual Town Meeting pursuant to the provisions of Massachusetts General Laws Chapter 40, Section 5B, said funds to be further appropriated by Town Meeting for improvements and/or repairs to municipal buildings and infrastructure, or take any other action in relation thereto.

Article 5: Water Department Operating Budget (ATM12-05)

To see if the Town will appropriate the receipts and available funds of the Water Department Enterprise Fund for the operation of the Water Department under the direction of the Water Commissioners for the Fiscal Year beginning July 1, 2012, or take any other action in relation thereto.

Article 6: Water Department Budget (ATM12-36)

To see if the Town will vote to appropriate from the Water Department Enterprise Fund Retained Earnings, the sum of Two Hundred Thousand dollars (\$200,000) to be expended under the direction of the Board of Water Commissioners for the purpose of funding initial improvements to the Town's Water System, or take any other action in relation thereto.

{BEGIN CONSENT CALENDAR}

Article 7: Municipal Light Department Continuation of Operation (ATM12-06)

To see if the Town will appropriate receipts of the Municipal Light Department for the operation of said Department under the direction and control of the Municipal Light Board, as defined in Section 34, Chapter 164, General Laws, for the Fiscal Year beginning July 1, 2012, or take any other action in relation thereto.

Article 8: Zoning Board of Appeals Revolving Fund (ATM12-07)

To see if the Town will vote to continue the Zoning Board of Appeals Revolving Fund as authorized by Chapter 44, Section 53E ½ of Massachusetts General Laws. This fund shall be funded by applicants' fees to be expended without further appropriation for the purpose of application review including, but not limited to review services, clerical, legal expenses, equipment and office supplies. The Zoning Board of Appeals may expend from this account an amount not to exceed \$20,000 for the Fiscal Year beginning July 1, 2012; or take any other action in relation thereto.

Article 9: Road Machinery Fund (ATM12-08)

To see if the Town will vote to continue the Road Machinery Fund as authorized by Chapter 44, Section 53E ½ of the Massachusetts General Laws. This fund shall be funded by payments for rental of Highway machinery and shall be expended without further appropriation for the purpose of purchasing highway equipment. The Highway Surveyor, with approval of the Board of Selectmen, may expend from this account an amount not to exceed \$25,000, or the balance in the account, whichever is lesser, for the Fiscal Year beginning July 1, 2012; or take any other action in relation thereto.

Article 10: Conservation Commission Revolving Fund for Camp Denison (ATM12-09)

To see if the Town will vote to continue a Conservation Commission Revolving Fund for Camp Denison as authorized by Chapter 44, Section 53E ½ of Massachusetts General Laws. This fund shall be funded by program fees, facility use charges and outside vendor charges to be expended without further appropriation for the purpose of maintaining the support of the land and facilities including, but not limited to utilities, seasonal staff, legal expenses, equipment and office supplies. The Conservation Commission may expend from this account an amount not to exceed \$12,000 for the Fiscal Year beginning July 1, 2012; or take any other action in relation thereto.

Article 11: Local Access Programming (ATM12-10)

To see if the Town will vote to continue a Cable Television Revolving Fund as authorized by Chapter 44, Section 53E ½ of Massachusetts General Laws. This fund shall be funded by the Annual License Fee and the PEG Capital Funding (Section 7.4 of the contract) paid by Comcast and Verizon to the Town to be expended without further appropriation for the purpose of Local Access Programming, including but not limited to, utilities, salaries, equipment, maintenance and office supplies. The Cable Advisory Committee, with the approval of the Board of Selectmen, may expend from this account an amount not to exceed \$80,000 for the Fiscal Year beginning July 1, 2012; or take any other action in relation thereto.

Article 12: Chapter 90 Reimbursement, Transportation Bond (ATM12-11)

To see if the Town will appropriate the sum of \$303,515, or any other sum to be reimbursed by the Commonwealth of Massachusetts under the Transportation Bond issue, to be spent by the Highway Surveyor, with approval of the Board of Selectmen, under the provisions of Chapter 90 of the General Laws, or take any other action in relation thereto.

Article 13: Conservation Department, Conservation Restriction Revolving Fund(ATM12-12)

To see if the Town will vote to continue a Georgetown Conservation Restriction Revolving Fund as authorized by Chapter 44, Section 53E ½ of the Massachusetts General Laws. This fund shall be funded by fees and donations to be expended without further appropriation for the purpose of inspecting the condition of land for which the Georgetown Conservation Commission is the holder of Conservation Restrictions including, but not limited to staff expenses, legal expenses, equipment and supplies. The Conservation Commission may expend from this account an amount not to exceed \$1,000 for the Fiscal Year beginning July 1, 2012; or take any other action in relation thereto.

Article 14: Fire Department, Fire Alarm Revolving Fund (ATM12-13)

To see if the Town will vote to continue a Georgetown Fire Department Revolving Fund as authorized by Chapter 44, Section 53E ½ of the Massachusetts General Laws. This fund shall be funded by the annual fees charged for connection to the Municipal Fire Alarm system to be expended without further appropriation for the purpose of maintaining the Municipal Fire Alarm System. The Fire Department may expend from the account an amount not to exceed \$10,000 for the Fiscal Year beginning July 1, 2012; or take any other action in relation thereto.

Article 15: Fire Department, Ambulance Revolving Fund (ATM12-14)

To see if the Town will vote to continue a Georgetown Fire Department Ambulance Revolving Fund as authorized by Chapter 44, Section 53E ½ of the Massachusetts General Laws. This fund shall be funded by the fees charged for ambulance services provided by the Georgetown Fire Department to be expended without further appropriation for the purpose of operating an ambulance service. The Fire Department may expend from this account an amount not to exceed \$132,000 for the fiscal year beginning July 1, 2012, or take any other action in relation thereto.

{END CONSENT CALENDAR}

Article 16: Fire Department, Ladder Truck Payment (ATM12-15)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$77,000 for the Fiscal Year 2013 lease payment for the Fire Department ladder truck, or take any other action in relation thereto.

Article 17: Establishment of Other Post-Employment Benefits Trust Fund (ATM12-16)

To see if the Town will vote to accept the provisions of G.L. c.32B, §20, which would authorize the Town to establish an Other Post Employment Benefits Liability Trust Fund, or take any other action in relation thereto.

Article 18: Inspections Department, Revolving Fund (ATM12-38)

To see if the Town will vote to establish an Inspections Department Revolving Fund as authorized by Chapter 44, Section 53E ½ of the Massachusetts General Laws. This fund shall be funded by fees associated with electronic permit tracking software when permits are issued by the Town of Georgetown. Funds to be expended without further appropriation for the purpose of funding permit tracking software fees, training, computer upgrades, data storage, and electronic data conversion of existing paper files and contract work associated with the electronic permitting system. The Inspections Department may expend from this account an amount not to exceed \$12,000 for the fiscal year beginning July 1, 2012, or take any other action in relation thereto.

Article 19: School Bus Services Contract (ATM12-33)

To see if the Town will vote to authorize the School Committee to award two one year extensions to the current contract for school bus services between the Town of Georgetown and First Student of 51 Lowell Street, Salem, New Hampshire, or to take any other action in relation thereto.

Article 20: Source Capture Vehicle Exhaust System (ATM12-17)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$15,200 for the design, purchase and construction of a source capture vehicle exhaust system at the Central Fire Station, including all costs incidental and related thereto, or take any other action in relation thereto.

Article 21: Painting of Apparatus Bay (ATM12-18)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$6,000 to paint the Apparatus Bay at the Central Fire Station, or take any other action in relation thereto.

Article 22: Radio Upgrade for 2013 Narrow Band Compliance (Town-wide) (ATM12-19)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$139,000 for a Town-wide Radio Upgrade for 2013 Narrow Band Compliance, or take any other action in relation thereto.

Article 23: Police Department Holding Facility Repairs (ATM12-20)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$2,000 for repairs to the Police Department Holding Facility, or take any other action in relation thereto.

Article 24: Town Wide Phone System (VoIP) (ATM12-21)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$84,000 for the design, purchase and installation of a Town Wide Phone System (VoIP), including all costs incidental and related thereto, or take any other action in relation thereto.

Article 25: Mini-excavator (Highway Dept) (ATM12-22)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$46,060 to purchase and equip a Mini-excavator for the Highway Department, or take any other action in relation thereto.

Article 26: 6-Wheel Dump Truck (Highway Dept) (ATM12-23)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$121,600 to purchase and equip a 6-Wheel Dump Truck for the Highway Department, or take any other action in relation thereto.

Article 27: Tractor (School Dept) (ATM12-25)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$50,000 to purchase and equip a Tractor for the School Department, or take any other action in relation thereto.

Article 28: Strategic Plan (ATM12-29)

To see if the Town will vote to raise and appropriate, or transfer from available funds, a sum of money for the purpose of retaining a consultant or consultants to prepare a Strategic Plan for the Town, or to take any other action in relation thereto.

Article 29: Community Preservation Committee (ATM12-30)

A: Community Preservation General Budget

To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2013 Community Preservation budget and to appropriate, pursuant to G.L. Ch. 44B §6, from the Community Preservation Fund a sum of money to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2013; and further, pursuant to G.L. Ch. 44B §6, to reserve for future appropriation from Community Preservation Fund estimated annual revenues the following amounts as recommended by the Community Preservation Committee: a sum of money for the acquisition, creation and preservation of open space; a sum of money for acquisition, preservation, restoration and rehabilitation of historic resources; and a sum of money for the creation, preservation and support of community housing; as well as sum of money to be placed in the 2013 Budgeted Reserve for general Community Preservation Act projects or purposes recommended by the Community Preservation Committee, as follows:

Appropriations:

\$21,000 (less than 5% of the estimated FY revenues) to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for the Fiscal Year;

Reservations:

\$47,000 (>10% of the estimated FY revenues) for the acquisition, creation and preservation of open space excluding land for recreational use.

\$47,000 (>10% of the estimated FY revenues) for acquisition, preservation, restoration and rehabilitation of historic resources; and

\$47,000 (>10% of the estimated FY revenues) for the creation, preservation and support of community housing.

or take any other action in relation thereto.

B: Community Preservation Community Housing Category, “Housing Authority Community Building”

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from Community Preservation Fund Community Housing Reserve Account, the amount of \$63,000.00 (Sixty Three Thousand dollars) as a grant to the Housing Authority for the support of community housing, and in particular for renovation and improvement of the Community Room located at Trestle Way Housing Complex and to authorize the Board of Selectmen, in consultation with the Community Preservation Committee, to enter into a grant agreement with said Housing Authority setting forth the terms and conditions of the grant. Any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect;

or take any other action in relation thereto.

C: Community Preservation Community Housing Category, “Housing Authority Storm Door installation”

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from Community Preservation Fund Community Housing Reserve Account, the amount of \$7,500.00 (Seven Thousand five hundred dollars) as a grant to the Housing Authority for the support of community housing, and in particular for Storm Door installation in the Trestle Way Housing Complex and to authorize the Board of Selectmen, in consultation with the Community Preservation Committee, to enter into a grant agreement with said Housing Authority setting forth the terms and conditions of the grant. Any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect;

or take any other action in relation thereto.

D: Community Preservation Community Housing Category, “Affordable Housing Trust Grant”

To see if the Town will vote, pursuant to G.L. c. 44B, to appropriate from Community Preservation Fund Community Housing Reserve Account, the amount of \$100,000 (One Hundred Thousand dollars) as a Grant to the Georgetown Affordable Housing Trust for the purposes of Affordable Housing initiatives consistent with the Trust’s Articles of Incorporation and the accepted Town of Georgetown Affordable Housing Production Plan and to authorize the Community Preservation Committee to enter into a grant agreement with the Georgetown Affordable Housing Trust setting the terms for such grant, including a requirement that the owners of any dwellings subsequently receiving any of these appropriated monies from the Trust grant to the Town an Affordable Housing Restriction in said dwellings, and further, to authorize the Board of Selectmen to accept such restrictions;

or take any other action in relation thereto.

E: Community Preservation Historic Resources Category, “Town Hall Restoration and Rehabilitation” Phase 2.

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from Community Preservation Fund Historic Reserve Account, the amount of \$35,060.00 (Thirty Five Thousand and sixty dollars) for the restoration and rehabilitation of the Historic Town Hall in accordance with the Comprehensive Conditions Assessment that was performed for this historic property in order to ensure that all work accomplished is consistent with the guidelines and requirements of United States Secretary of the Interior's Standards for the Treatment of Historic Properties (Department of Interior regulations Standards for Rehabilitation codified in 36 CFR 67) including painting of the exterior of the building, and to allow an Architectural Consultant, in conjunction with a Paper Records Storage Consultant, to develop a Archival Storage Plan for the Town’s vital records, historic documents and the Clerk’s Vault and for preservation and compilation of the Town Code, Regulations and Bylaws; and further, to authorize the Board of Selectmen, in consultation with the Community Preservation Committee, to enter into all agreements and execute any and all instruments for any grants to defer the costs associated with this initiative. Any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect;

or take any other action in relation thereto.

F: Community Preservation Historic Resources Category, “Historic Perley School Restoration and Rehabilitation” Phase 2.

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from Community Preservation Fund \$100,000 (One Hundred Thousand dollars) from the Community Preservation Fund Undesignated account and \$65,000 (Sixty Five thousand dollars) from the Historic Reserve Account, for a total amount of \$165,000.00 (One Hundred Sixty-Five Thousand dollars) for the restoration and rehabilitation of the Historic Perley School, including all costs incidental and related thereto, in accordance with the

Comprehensive Conditions Assessment that was performed for this historic property in order to ensure that all work accomplished is consistent with the guidelines and requirements of United States Secretary of the Interior's Standards for the Treatment of Historic Properties (Department of Interior regulations Standards for Rehabilitation codified in 36 CFR 67); and further, to authorize the Board of Selectmen and School Committee, in consultation with the Community Preservation Committee, to enter into all agreements and execute any and all instruments for any grants to defer the costs associated with this initiative and to authorize the Board of Selectmen to grant a Historic Preservation Restriction in said property to an appropriately qualified charitable corporation or trust whose purposes include preservation of buildings or sites of historical significance under M.G.L. Chapter 184. Any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect;

or take any other action in relation thereto.

G: Community Preservation Historic Category “Camp Denison Historic Preservation” Phase 2

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from the Community Preservation Fund Historic Reserve Account the amount of \$10,000.00 (Ten Thousand dollars) to fund engineering, permitting and implementation of improvements as recommended by the Georgetown Conservation Commission, in order to preserve, protect and rehabilitate the Camp, including the restoration and preservation of the access from the main entrance to the lodge area inclusive of culvert rehabilitation; the control of runoff and erosion occurring around the historic lodge; the restoration and preservation of the access from the lodge area to the waterfront; and the installation of a new septic system for the Historic campground cabins. Any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect; or take any other action in relation thereto.

H: Community Preservation Historic Resources Category, “Rowley Landing Legal Pursuance”

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from the Community Preservation Fund Historic Reserve Account, the amount of \$35,000 (Thirty Five Thousand dollars) to be used for the legal pursuance for the use and preservation of Rowley Landing, clam flats and Thatch Bank as a historical and cultural asset to the Town of Georgetown. Any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation Historic Reserve fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect; or take any other action in relation thereto.

I: Community Preservation Historic Resources Category, “Historic Structures Survey”

To see if the Town will vote, pursuant to M.G.L. c.44B, to appropriate from Community Preservation Fund Historic Reserve Account, the amount of \$24,000 (Twenty Four thousand dollars) to be allocated to document the historic structures in the Town to be included in the Massachusetts Historical Commission Inventory. Any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect;
or take any other action in relation thereto.

J: Community Preservation Open Space Category, “Open Space Plan Funding”

To see if the Town will vote, pursuant to M.G.L. Ch. 44B to appropriate from Community Preservation Fund Open Space Reserve Account the amount of \$7,000.00 (Seven Thousand dollars) to hire a consultant to develop an Open Space and Recreation Plan for the Town in conformance with the requirements of the State’s Department of Conservation and Recreation. Any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect;
or take any other action in relation thereto.

K: Community Preservation Open Space Category, “Conservation Restriction Endowment”

To see if the Town will vote, pursuant to M.G.L. Ch. 44B to appropriate from Community Preservation Fund Open Space Reserve Account the amount of \$15,000.00 (Fifteen Thousand dollars) for the purpose of acquiring a conservation restriction on the parcel described as Lot 1, which contains 31.085 acres, as shown on plan entitled "Plan of Land in Georgetown, MA, Property of Victoria M. Mozykowski and Craig R. Misci, Trustee of N & N Realty Trust" prepared by Donohoe and Parkhurst, Inc., dated September 1, 2011, recorded in the Registry of Deeds in Plan Book 430, as Plan 64, and to authorize the Board of Selectmen to acquire said restriction and enter into all agreements and execute all instruments as may be needed to carry out the purposes of this vote; and to authorize the Board of Selectmen to enter into an agreement with and convey to the Essex County Greenbelt Association, as the designated holder of a proposed Conservation Restriction (as defined in M.G.L. Ch. 184 §31), a perpetual restriction in accordance with M.G.L. Chapter 184 and as required by § 12 (a) of M.G.L. Chapter 44B. Any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect;
or take any other action in relation thereto.

L: Community Preservation Recreational Land Use Category, “East Main Street Active Recreational Land Access and Development (Phase 2)”

To see if the Town will vote, pursuant to M.G.L. c.44B, to appropriate from the Community Preservation Fund a total of \$200,000 (Two Hundred Thousand Dollars), from the Undesignated Account, to fund the engineering, legal, permitting, and development costs, including all costs incidental and related thereto, for the creation of an Active Recreational Facility at the location of the Recreational land off of Main Street, purchased by Art 20(E) of the Annual Town Meeting of May 4th, 2009; and further, to authorize the Board of Selectmen and Parks and Recreation Commission, in consultation with the Community Preservation Committee to enter into all agreements and execute any and all instruments for any grants to defer the costs associated with the development of this Facility. Any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect;

or take any other action in relation thereto.

Article 30: Planning Board-Floodplain District Bylaw (ATM12-31)

To see if the Town will vote to amend the Zoning Bylaw of the Town of Georgetown, Article IV: Floodplain District in the following manner:

To add the italicized wording and delete the strikethrough wording in the first paragraph of **§165-28 Delineation of Floodplain**, as follows:

Nothing in this Bylaw is intended to replace or supersede the requirements of the Town of Georgetown Zoning Bylaw, the Massachusetts Wetlands Protection Act, the Town of Georgetown Wetlands Protection Bylaw, any other Bylaw that may be adopted by the Town of Georgetown, or any Rules and Regulations adopted there under.

The Floodplain Districts *is* defined as all land extending on either side of the thread of the stream which, on March 2, 1970, is below the grade indicated above sea level determined with reference to United States Coast and Geodetic Survey Markers, *and all special flood hazard areas within the Town of Georgetown designated as Zone A and AE on the current Essex County Flood Insurance Rate Maps (FIRMs) issued by the Federal Emergency Management Agency (FEMA) for the Town of Georgetown, as more fully defined herein.*

No building permit shall be issued for any structure and no other permit shall be issued for any purpose, including disposal works construction, located within any area designated as Floodplain District on a map entitled "Floodplain Zoning Map, Revised May 1, 1980," on file in the office of the Planning Board *and all special flood hazard areas within the Town of Georgetown designated as Zone A and AE on the current Essex County Flood Insurance Rate Maps (FIRMs) issued by the Federal Emergency Management Agency (FEMA) for the Town of Georgetown*, unless the applicant furnishes a plan prepared by a registered professional engineer or registered land surveyor showing the elevation in two-foot contours or otherwise demonstrates to the satisfaction of the

Building Inspector, or other person or Board from whom the permit is sought, the relationship of the land to the Floodplain District.

and to add the following subsections “Q”, “R” and “S” to that same §165-28:

- Q. The Floodplain District includes all special flood hazard areas within the Town of Georgetown designated as Zone A and AE on the Essex County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Essex County FIRM that are wholly or partially within the Town of Georgetown are map numbers 25009C0113F, 25009C0114F, 25009C0231F, 25009C0232F, 25009C0233F, 25009C0234F, 25009C0251F, 25009C0252F, 25009C0253F, 25009C0254F, and 25009C0256F with an effective date of July 3, 2012. The exact boundaries of the District shall be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Essex County Flood Insurance Study (FIS) report with an effective date of July 3, 2012. The FIRM and FIS report are incorporated herein by reference and are on file with the Planning Office.
1. In Zones A and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.
 2. In Zone A, base flood elevation data is required for subdivision proposals or other developments.
 3. In Zone AE, along watercourses within the Town of Georgetown that have a regulatory floodway designated on the Essex County FIRM maps, encroachments are prohibited in the regulatory floodway which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.
 4. All subdivision proposals must be designed to assure that:
 - 1) Such proposals minimize flood damage.
 - 2) All public utilities and facilities are located and constructed to minimize or eliminate flood damage.
 - 3) Adequate drainage is provided to reduce exposure to flood hazards.
- R. All development in the Floodplain District, including structural and non-structural activities, whether permitted by right or by special permit must be in compliance with §131, Section 40 of the Massachusetts General Laws and with the following:
- 1) Sections of the Massachusetts State Building Code (§780 CMR) which address floodplain and coastal high hazard areas.
 - 2) Wetlands Protection Regulations, Department of Environmental Protection (DEP) (currently §310 CMR 10.00).
 - 3) Inland Wetlands Restriction, DEP (currently §310 CMR 13.00).
 - 4) Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, DEP (currently §310 CMR 15, Title 5);

Any variances from the provisions and requirements of the above referenced state regulations may only be granted in accordance with the required variance procedures of these state regulations.

- S. In a riverine situation, the Conservation Commission shall notify the following of any alteration or relocation of a watercourse:
- 1) Adjacent Communities.
 - 2) NFIP State Coordinator
Massachusetts Department of Conservation and Recreation
251 Causeway Street, Suite 600-700
Boston, MA 02114-2104
 - 3) NFIP Program Specialist
Federal Emergency Management Agency, Region I
99 High Street, 6th Floor
Boston, MA 02110

and further to amend the Town's zoning map consistent with these changes, or take any other action in relation thereto.

Article 31: Park & Recreation –Gift of land Parcel A-1, 172 East Main Street (ATM12-37)

To see if the Town will vote to authorize the Board of Selectmen to accept, for recreation purposes, a gift of land described as "Parcel A-1, 4,598 sq.ft.±" on a plan entitled: "Site Plan of Land in Georgetown, Massachusetts, Owned by UFP Technologies, Inc., 172 East Main Street, Georgetown, MA 01833, USA", dated Sept. 28, 2011, prepared by Robert D. O'Neil, Jr., R.P.L.S., and to enter into all agreements and take all related actions necessary or appropriate to carry out this acquisition, and further to place such land in the care, custody and control of the Park and Recreation Department, or take any other action in relation thereto. (Majority vote)

Article 32: Planning Board-Amend Independent Senior Housing Bylaw (ATM12-39)

To see if the Town will vote to amend the Zoning Bylaw of the Town of Georgetown,
Article XVII - Independent Senior Housing

§ 165-109. Number of bedrooms per dwelling unit., by adding the italicized wording after the existing text, "Maximum number of bedrooms per dwelling unit: two; exception: In the district zoned RA the maximum shall be one."

The SPGA may allow up to two bedrooms per dwelling unit in the RA district upon its finding that this waiver will not be detrimental to the natural features, drainage, watershed protection, historic features, or character of the neighborhood.

and;

§ 165-110. Parking requirements, by adding the italicized wording after the existing text,

"Two parking spaces shall be provided for each dwelling unit (with the exception of one-bedroom units which will require one parking space per unit) in reasonable proximity to the dwelling. Additional parking in proximity to any additional facilities serving residents in common or guest parking shall contain no more than 12 parking spaces, and all such areas shall be adequately landscaped."

The SPGA may allow additional parking spaces in all districts upon its finding that this waiver will provide greater ADA accessibility of the development beyond local, State, and Federal minimum requirements.

and;

§ 165-112. Number of dwelling units per development, by deleting the underlined number and replacing it with the italicized number and by adding the italicized wording.

Maximum number dwelling units per ISH development: not more than 25 in all districts with the exception of RA where the maximum shall be 12. The SPGA may approve the construction of more than 25 units if the applicant designates at least **15**% (25%) of the total number of units for use as affordable housing dwelling units as defined in § 165-71, *and subject to the provisions of § 165-71*, provided that such affordable dwelling units shall also be restricted to occupancy by households having all resident members 55 years or older. First priority for occupancy in such affordable units shall be given to Georgetown residents or their immediate relatives and former Georgetown residents by a process agreed to and documented as part of the special permit. The applicant must also provide additional open space in an amount to be determined by the SPGA. The SPGA must find that the construction of additional units will not be detrimental to the *natural features, drainage, watershed protection, historic features, or character of the neighborhood*

and:

§ 165-116. Project maintenance, by adding the italicized wording.

In every ISH development there shall be an organization of the homeowners of the dwelling units which shall be responsible for the maintenance and repair of internal roads and driveways, snow plowing, landscape maintenance, trash removal, utility services and maintenance and repair of other common elements and facilities serving the residents. *As a condition of approval the SPGA shall require a covenant to be recorded granting a perpetual restriction, to run with the land, stipulating that all roadways, drainage structures, sewage facilities and appurtenances shall be operated, maintained and repaired by the owners and successors in interest. Such maintenance shall include the removal of snow and ice from roadways, sidewalks, and other surfaces as required by law.*

or to take any other action in relation thereto.

Article 33: Amend Independent Senior Housing Section 165-108, 109 (Citizen Petition)
(ATM12-34)

To see if the Town will vote to amend the Zoning By-Law of the Town of Georgetown
Article XVII-Independent Senior Housing,

Section 165-108: Number of Bedrooms Per Dwelling Building, by **deleting** the following phrase at the end of said section:

“exception: In the district zoned RA, the maximum shall be three.”

and

Section 165-109: Number of Bedrooms Per Dwelling Unit, by **deleting** the following phrase at the end of said section:

“exception: In the district zoned RA, the maximum shall be one.”

or take any other action with respect thereto.