

Town Warrant
Commonwealth of Massachusetts
May 6, 2024

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, 11 Winter Street on the 6th day of May, 2024 (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, 68 Elm Street in said Town, on the 13th day of May, 2024 (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 and ballot question as set forth below:

TWO SELECTMEN, each for a term of three years

TWO SCHOOL COMMITTEE MEMBERS, each for a term of three years

ONE ASSESSOR, for a term of three years

ONE LIGHT COMMISSIONER, for a term of three years

ONE WATER COMMISSIONER, for a term of three years

ONE MEMBER OF THE PLANNING BOARD, for a term of five years

TWO MEMBERS OF THE PEABODY LIBRARY TRUSTEES, each for a term of three years

BALLOT QUESTION:

Shall the Town of Georgetown be allowed to assess an additional \$3,000,000 in real estate and personal property taxes for the purpose of funding the operating budgets of the Town and the Public Schools for the fiscal year beginning July 1, 2024?

Article 1: Town Officers and Committee Reports (ATM24-01)

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

Article 2: General Operating Budget/Reserve Fund (ATM24-02)

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, 2024, or take any other action in relation thereto.

Article 3: Water Department Operating Budget (ATM24-03)

To see if the Town will vote to appropriate the receipts and available funds, including retained earnings, 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, 2024, or take any other action in relation thereto.

Article 4: Fire Department Ambulance Operating Budget (ATM24-04)

To see if the Town will appropriate the receipts and available funds of the Fire Department Ambulance Enterprise Fund for the operation of the Town’s ambulance service under the direction of the Selectmen and Fire Chief for the Fiscal Year beginning July 1, 2024, or take any other action in relation thereto.

{BEGIN CONSENT CALENDAR}

Article 5: Local Access Programming (ATM24-05)

To see if the Town will appropriate the sum of \$110,000 for salaries and \$50,000 for expenses and \$20,381 for indirect costs to the general fund for the fiscal year beginning July 1, 2024 from the PEG Access and Cable Related Fund for the purpose of providing PEG access services and oversight and renewal of the cable franchise agreement, or take any other action in relation thereto.

Article 6: Council on Aging Revolving Fund (ATM24-06)

To see if the Town will vote to amend Section 121-1 of the Town’s General Bylaw, Revolving Funds, to establish a new Council on Aging revolving fund in accordance with General Laws Chapter 44, Section 53E ½ for the purpose of managing fees and payments associated with Council on Aging-organized classes and trips, as shown below; and to establish a spending limit of \$15,000 for fiscal year 2025, with such spending limit to be applicable for each fiscal year until such time as Town Meeting votes, prior to July 1 for the ensuing fiscal year, to increase the same; or take any action thereto.

Fund: Council on Aging

Revenue Source: Payments from Council on Aging Program participants for classes, trips and special programs.

Authority to Spend Funds: Council on Aging

Use of Fund: Compensating Council on Aging vendors for the provision of classes, trips and special programs.

Article 7: Chapter 90 Reimbursement, Transportation Bond (ATM24-07)

To see if the Town will appropriate the sum of \$307,234.26 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 8: Municipal Light Department Continuation of Operation (ATM24-08)

To see if the Town will appropriate receipts of the Municipal Light Department for the operation of said Department under the directions and control of the Municipal Light Board. As defined in Section 34,

Chapter 164 of the General Laws, for the Fiscal Year beginning July 1, 2024, or take any other action in relation thereto.

Article 9: Opioid Special Purpose Stabilization Fund (ATM24-09)

To see if the Town will appropriate the following sums of money from the Opioid Special Purpose Stabilization Fund as printed in the Warrant, or take any other action in relation thereto:

A) School Department

Amount: \$10,000

Funds to be expended by: Supt. of Schools

Purpose: PASS Program

B) Selectboard

Amount: \$7,500

Funds to be expended by: Town Administrator

Purpose: Pettengill House-Salisbury MA

{END CONSENT CALENDAR}

Article 10: Capital Projects (ATM24-10)

To see if the Town will raise and appropriate or transfer from available funds the following sums of money, to be expended by the respective Departments or Officers indicated, for the capital projects and purchases itemized and described, including any incidental or related costs; or take any other action in relation thereto.

C) Police Department

Amount: \$100,000

Funds to be expended by: Police Chief

Purpose: Costs Associated with Feasibility of the New Public Safety Building

Funding Source: Free Cash

D) Police Department

Amount: \$30,000

Funds to be expended by: Police Chief

Purpose: Weapons Replacement

Funding Source: Free Cash

E) Highway Department

Amount: \$133,000

Funds to be expended by: Highway Surveyor

Purpose: To Purchase and equip new 1-Ton Dump Truck

Funding Source: Capital Stabilization Fund

(F) Fire Department

Amount: \$85,000

Funds to be expended by: Fire Chief

Purpose: To purchase and equip a new Command Vehicle

Funding Source: Free Cash

F) Selectboard

Amount: \$85,000

Funds to be expended by: Town Administrator

Purpose: To purchase and install new Computer Hardware

Funding Source: Free Cash

G) Town Clerk

Amount: \$21,000

Funds to be expended by: Camp Dennison Committee

Purpose: To Purchase a new Voting Machine and Associated Equipment

Funding Source: Free Cash

H) Board of Selectmen

Amount: \$28,000

Funds to be expended by: Town Administrator

Purpose: Town Hall Carpeting Replacement

Funding Source: Capital Stabilization

I) School Committee

Amount: \$100,000

Funds to be expended by: Supt. of Schools

Purpose: Cell Phone Repeater

Funding Source: Capital Stabilization

J) School Committee

Amount: \$150,000

Funds to be expended by: Supt of Schools

Purpose: Auditorium Seat and Carpet Replacement

Funding Source: Capital Stabilization

Article 11: Amendment to Section 63-1 of the Town's General Bylaws, Finance and Advisory Board (ATM24-11)

To see if the Town will vote to amend Section 63-1 of the Town's General Bylaw, Finance and Advisory Board, by deleting the text shown in strike-through and adding the text shown in bold italics, as set forth below, or take any other action in relation thereto.

§ 63-1. Establishment; membership; terms.

[Amended 5-4-1992 ATM, Art. 9; 5-4-2015 ATM, Art. 23]

It shall be the duty of the Moderator to maintain a board of seven members to be known as the "Finance and Advisory Board," ~~who shall hold no elective office in the Town, and~~ who shall serve without pay ***and who shall not serve as an elected or appointed member of any board, committee or commission of the Town that receives an appropriation from the Town's operating budget.*** The term of appointment for said Board members shall be for alternating three-year terms or for such shorter periods as may be necessary to fill vacancies. At or following each Annual Town Meeting, the Moderator shall appoint members to said Board; provided, however, that to implement this reduction in the size of the Finance and Advisory Board, one of the Board member positions expiring June 30, 2015 and one expiring June 30, 2016 shall not be filled.

Article 12: Alarm Systems (ATM24-12)

To see if the Town will vote to amend Section 6-11 of the Town's General Bylaw, Alarm Systems, by deleting \$250.00 in paragraph C and replacing it with \$300.00, or take any other action in relation thereto.

Article 13: Right to Farm Bylaw (ATM 24-13)

To see if the Town will vote to amend the Town's General Bylaw by adding a new Chapter, Right to Farm, as set forth below, and further, to authorize the Town Clerk to assign appropriate Chapter and section numbers for said bylaw, or take any other action in relation thereto.

Chapter XX: **Right to Farm**

§XX-1 Purpose and Intent.

The purpose and intent of this by-law is to state with emphasis the right to farm accorded to all citizens of the Commonwealth under amendment Article 97 of the Massachusetts Constitution and all statutes and

regulations thereunder including but not limited to General Laws Chapter 40A, Section 3; Chapter 90, Section 9; Chapter 111, Section 125A; and Chapter 128, Section 1A. We the citizens of Georgetown restate and republish these rights pursuant to the Town's authority conferred under the Home Rule Amendment to the Massachusetts Constitution.

This by-law encourages the pursuit of agriculture, promotes agriculture-based economic opportunities, and protects farmlands within the Town by allowing agricultural uses and related activities to function with minimal conflict with abutters and Town boards and commissions. This by-law shall apply to all jurisdictional areas within the Town.

§XX-2 Definitions.

The word "farm" shall include any parcel or contiguous parcels of land, or water bodies used for the primary purpose of commercial agriculture, or accessory thereto.

The words "farming" or "agriculture" or their derivatives shall include, but not be limited to the following: farming in all its branches and the cultivation and tillage of the soil; dairying; production, cultivation, growing, and harvesting of any agricultural, aquacultural, floricultural, viticultural, or horticultural commodities; growing and harvesting of forest products upon forest land, and any other forestry or lumbering operations; raising of livestock including horses; keeping of horses as a commercial enterprise; and keeping and raising of poultry, cattle, swine, ratites (such as emus, ostriches and rheas) and camelids (such as llamas and camels), and other domesticated animals for food and other agricultural purposes, including bees and fur-bearing animals.

"Farming" shall encompass activities including, but not limited to, the following: operation and transportation of slow-moving farm equipment over roads within the Town; control of pests, including, but not limited to, insects, weeds, predators and disease organisms of plants and animals; application of manure, fertilizers and pesticides; conducting agriculture-related educational and farm-based recreational activities, including agri-tourism, provided that the activities are related to marketing the agricultural output or services of the farm; processing and packaging of the agricultural output of the farm and the operation of a farmer's market or farm stand including signage thereto; maintenance, repair, or storage of seasonal equipment, or apparatus owned or leased by the farm owner or manager used expressly for the purpose of propagation, processing, management, or sale of agricultural products; and on-farm relocation of earth and the clearing of ground for farming operations.

§XX-3 Right to Farm Declaration.

The right to farm is hereby recognized to exist within the Town of Georgetown. The above-described activities may occur on holidays, weekdays, and weekends by night or day and shall include the attendant

incidental noise, odors, dust, and fumes associated with normally accepted agricultural practices. It is hereby determined that whatever impact may be caused to others through the normal practice of agriculture is more than offset by the benefits of farming in the neighborhood, community, and society in general. The benefits and protections of this by-law are intended to apply exclusively to those commercial agricultural and farming operations and activities conducted in accordance with generally accepted agricultural practices. Moreover, nothing in this By-law shall be deemed as acquiring any interest in land, or as imposing any land use regulation, which is properly the subject of state statute, regulation, or local zoning law.

§XX-4 DISCLOSURE NOTIFICATION

Within twenty-one (21) days after the execution of a purchase and sale agreement for the purchase of any real estate is entered into, or prior to the sale or exchange of real property if no purchase and sale agreement exists, for the purchase or exchange of real property, or prior to the acquisition of a leasehold interest or other possessory interest in real property, located in Georgetown, the landowner shall present the buyer or occupant with a disclosure notification which states the following:

"It is the policy of Georgetown to conserve, protect and encourage the maintenance and improvement of agricultural land for the production of food, or other agricultural products, and also for its natural and ecological value. This disclosure notification is to inform buyers or occupants that the property they are about to acquire or occupy lies within a town where farming activities occur. Such farming activities may include, but are not limited to, activities that may cause noise, dust or odors. Buyers and occupants are also informed that the location of property within Georgetown may be impacted by commercial agricultural operations including the ability to access water services for such property under certain circumstances."

A copy of the disclosure notification shall be signed by the landowner prior to the sale, purchase, exchange or occupancy of real property. A copy of the disclosure notification must be filed with the Board of Selectmen prior to the sale, purchase, exchange or occupancy of such real property. In addition, the Town may mail a copy of this disclosure notification to all landowners once each fiscal year by inclusion in its mailing of real estate or excise taxes.

Any violation of this section shall be subject to a fine of \$300 and shall be enforced by the Board of Selectmen or its designee. The Town is authorized to enforce this section under the non-criminal disposition provision of G.L. c.40, §21D.

§XX-5 Resolution of Disputes.

The Town hereby designates the Board of Selectmen to serve as facilitator and advocate for encouraging the pursuit of farming and agriculture in Georgetown, and to promote agricultural-based economic

opportunities in the Town, which shall work with Town officials and boards to promote and protect agricultural interests.

Any person who seeks to complain about the operation of a farm may, notwithstanding pursuing any other available remedy, file a grievance with the Board of Selectmen, the Zoning Enforcement Officer, or the Board of Health, depending on the nature of the grievance. The filing of a grievance does not suspend the time within which to pursue any other available remedies that the aggrieved person may have. The Board of Selectmen shall review and facilitate the resolution of the grievance within an agreed upon time frame. The Zoning Enforcement Officer may forward a copy of any grievance to the Board of Selectmen for review. The Board of Health, except in cases of imminent danger or public health risk, may forward a copy of the grievance to the Board of Selectmen, which shall review and facilitate the resolution of the grievance, and report its recommendations to the Board of Health within an agreed upon time frame.

§XX-6 Severability Clause.

If any part of this by-law is for any reason held to be unconstitutional or invalid, such determination shall not affect the remainder of this by-law. The Town of Georgetown hereby declares the provisions of this by-law to be severable.

Article 15: Amendment to Zoning Bylaws, Chapter 165, Reduced Frontage Residential Lots

To see if the Town will vote to amend the Town Bylaws, Chapter 165 Zoning, by adding the following language to Article I and Article II:

Article I: General Provisions, Section 165-7 Definitions and word usage, to add a new subsection (6) as follows:

(6) Reduced Frontage Residential Lot. A lot in the RA, RB, or RC zoning districts having no less than 50 feet of frontage and three times the minimum area and Continuous Building Area required at the time the lot was created.

Article II: Use and Intensity Schedules, Section 165-11, Attachment 3, Intensity of Use Schedule, to add Note 19 into the table section “Minimum Lot Requirements” after “Frontage (feet)” and adding the following below the list of NOTES:

19. In the RA, RB, and RC Zone, required frontage shall be reduced to 50 feet provided that the lot has three times the minimum area and Continuous Building Area required at the time the lot was created.

or take any other action in relation thereto.

Article 16: Amendment to Zoning Bylaws, Article XIII: Special Permits and Site Plan Review, Section 165-75 (ATM 24-16)

To see if the Town will vote to amend the Zoning Bylaws, Article XIII: Special Permits and Site Plan Review, Section 165-75: Lapse of Special Permit, to delete the text shown in strike-through and add the text shown in bold italics, as set forth below:

A special permit shall lapse within ~~two~~ ***three*** years from the grant thereof if a substantial use thereof has not sooner commenced except for good cause, or in the case of permit for construction if construction has not begun by such date except for good cause. Such ~~two~~ ***three*** years shall be extended by the time required to pursue or await the determination of an appeal from the grant thereof to the Land Court or Superior Court under law. (MGL c. 40A, § 17).

or take any other action in relation thereto.

Article 17: MBTA Zoning (ATM 24-17)

Article VIII § 165-60-: MBTA Communities Multifamily Overlay District (MCMOD)

A. Purpose

The purpose of the MBTA Communities Multi-family Overlay District (MCMOD) is to allow multi-family housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A).

B. Establishment and Applicability

This MCMOD is an overlay district having a land area of approximately 64.41 acres in size that is superimposed over the underlying zoning district(s) and is shown on the Zoning Map.

1. **Applicability of MCMOD.** An applicant may develop multi-family housing located within a MCMOD in accordance with the provisions of this § 165-60.
2. **Underlying Zoning.** The MCMOD is an overlay district superimposed on underlying zoning districts. The regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the respective underlying zoning district(s) shall remain in full force, except for uses allowed as of right or by special permit in the MCMOD. Uses that are not identified in § 165-60 are governed by the requirements of the underlying zoning district(s).
3. **Sub-districts.** The MCMOD contains the following sub-districts, all of which are shown on the MCMOD Boundary Map:
 - a. Downtown Core District, which is generally comprised of certain parcels along the intersection of Routes 97 & 133;
 - b. Downtown – Upper District, which is generally comprised of certain parcels north of the intersection of Routes 97 & 133;
 - c. Downtown – Lower District, which is generally comprised of certain parcels south of the intersection of Routes 97 & 133.

C. Definitions.

For purposes of this Section -- the following definitions shall apply.

1. **Applicant.** A person, business, or organization that applies for a building permit, Site Plan Review, or Special Permit.
2. **As of right.** Development that may proceed under the Zoning in place at time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.
3. **Building coverage.** The maximum area of the lot that can be attributed to the footprint of the buildings (principal and accessory) on that lot. Building Coverage does not include surface parking.
4. **Lot.** An area of land with definite boundaries that is used or available for use as the site of a building or buildings.
5. **Lot Coverage.** The percentage of the plot or lot area covered by the building, paved area, surface parking, or other built structures.
6. **MBTA.** Massachusetts Bay Transportation Authority.
7. **Mixed-use development.** Development containing a mix of residential and commercial uses.
8. **Dwelling, Multi-Family.** A building designed for, or containing, three (3) or more dwelling units.
9. **Dwelling, Two-Family.** A building designed for or containing two (2) dwelling units.
10. **Open space.** Contiguous undeveloped land within a parcel boundary.
11. **Parking, surface.** One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.
12. **Permit Granting Authority.** The Permit Granting Authority shall include the Planning Board for the issuance of permits.
13. **Residential dwelling unit.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
14. **Section 3A.** Section 3A of the Zoning Act.
15. **Site plan review authority.** The Planning Board shall have authority over site plan review
16. **Sub-district.** An area within the MCMOD that is geographically smaller than the MCMOD district and differentiated from the rest of the district by use, dimensional standards, or development standards.

D. Permitted Uses

1. **Uses Permitted as of Right.** The following uses are permitted as of right within the MCMOD:
 - a. Multi-family housing.
 - b. Two-Family dwellings.
 - c. Business uses as allowed in the “Business and Commercial A” (CA) district, as shown in 165 attachment 2 “Use Regulations Schedule, when part of a mixed-use development and located on the ground floor.

E. Dimensional Standards

1. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the MCMOD are as follows:

Standard	Downtown Core	Downtown – Upper & Lower
Lot Size (square feet)		
Minimum	5,000	5,000
Height		

Stories (Maximum)	3	2
Feet (Maximum)	40	35
Open Space		
Minimum Open Space	40%	50%
Max Lot Coverage	60%	50%
Setbacks (feet)		
Front yard setback	0	20
Rear yard setback	10	10
Side yard setback 1	0	15
Side yard setback 2	0	15
Parking		
Minimum # of parking spaces per unit	1 per one bedroom or studio 2 per two bedroom or greater	1 per one bedroom or studio 2 per two bedroom or greater
Density (Dwelling units per acre)		
Density, Maximum	20 units per acre	

2. **Multi-Building Lots.** In the MCMOD, lots may have more than one principal building.
3. **Exceptions.** Limitations of height shall not apply to flagpoles, chimneys, radio and television antennae, windmills, silos, water tanks, public utility structures, solar panels, and similar non-inhabitable structures.

F. Off-Street Parking

These parking requirements are applicable to development in the MCMOD.

1. **Number of parking spaces.** The following minimum numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:
 - a. 1 space per studio or 1 bedroom dwelling unit, 2 spaces per two bedroom or greater

G. Site Plan Review

1. **Applicability.** Site plan review is required for a project that proposes 3 or more dwelling units. An application for site plan review shall be reviewed by the Permit Granting Authority.
2. **Requirements.** As part of any application for Site Plan Review for a project within the MCMOD, the Applicant must adhere to Article 13, Section 165-83 of this zoning bylaw.

H. Affordability Requirements

1. All requirements of § 165-71, “Inclusionary Housing Balance Bylaw” of this zoning bylaw shall apply to this section 165-70.

I. Design Guidelines

1. The Planning Board may adopt and amend, by simple majority vote, Design Standards which shall be applicable to all rehabilitation, redevelopment, or new construction within the MCMOD. Such Design Guidelines must be objective and not subjective and may only address the scale and proportions of buildings, the alignment, width, and grade of streets and sidewalks, the type and location of infrastructure, the location of building and garage entrances, off street parking, the protection of significant natural site features, the location and design of on-site open spaces, exterior signs, and buffering in relation to adjacent properties. Design Guidelines may contain graphics illustrating a particular standard or definition in order to make such standard or definition clear and understandable.

Article 18: Water Borrowing Authorization (ATM 24-18)

To see if the Town will vote to raise and appropriate, borrow, or transfer from available funds a sum of money not to exceed \$22,900,000.00 for the purpose of upgrading the West Street Water Treatment Plant, including the addition of treatment filters, clearwell, and associated facility updates, and all incidental and related costs, said funds to be expended under the direction of the Board of Water Commissioners; and as funding therefor, to authorize the Treasurer, with the approval of the Board of Water Commissioners and Board of Selectmen, to borrow said sum pursuant to G.L. c.44, §§7 or 8, or any other enabling authority, for said purpose with debt service payments to be made from the Water Enterprise Fund, or take any other action in relation thereto.

Article 19: Community Preservation (ATM 24-19)

Article 19(A): Community Preservation General Budget

To see if the Town will vote to hear and act on the report of the Community Preservation Committee for the Fiscal Year 2025 Community Preservation budget and to appropriate, pursuant to G.L. 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 2025; and further, pursuant to G.L. 44B §6, to reserve for future appropriation from Community Preservation Fund annual revenues in the following amounts as recommended by the Community Preservation Committee: a sum of money open space, including land for recreational use; a sum of money for historic resources; and a sum of money for community housing; as well as sum of money to be placed in the 2025 Budgeted Reserve for general Community Preservation Act projects or purposes recommended by the Community Preservation Committee, as follows:

Reservations:

\$130,000 (>10% of the estimated FY revenues) for open space, including land for recreational use; and

\$130,000 (>10% of the estimated FY revenues) for historic resources; and

\$130,000 (>10% of the estimated FY revenues) for community housing.

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;

or take any other action in relation thereto.

Article 19(B): Community Preservation Open Space / Recreational Land Category, “American Legion Park Bandstand Electrical Service”

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from the Community Preservation Fund Open Space Reserve Account the amount of \$17,000.00 (Seventeen thousand dollars) to design and upgrade the electrical systems for the American Legion Park Bandstand, including all incidental or related costs; and further, to authorize the Board of Selectmen, and the Georgetown Park and Recreation Commission to enter into all agreements and execute any and all instruments for any grants to defer the costs associated with this rehabilitation 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.

Article 19(C): Community Preservation Open Space / Recreational Land Category, “Perley School ADA”

To see if the Town will vote, pursuant to M.G.L. c.44B, to appropriate from the Community Preservation Open Space Reserve Account the amount of \$205,168.34 (Two hundred five thousand one hundred sixty eight dollars and thirty four cents) and from the Undesignated account the amount of \$20,831.66 (Twenty Thousand eight hundred thirty one dollars and sixty six cents), for a total appropriation of \$226,000.00 (Two hundred twenty six thousand dollars), to fund the engineering, permitting and construction of improvements as recommended by the Georgetown Park and Recreation Commission, for the rehabilitation of the Perley Playground, including but not limited to, improved accessibility, improved site access, additional structures and features, and all incidental and related costs; all improvements are to comply with the Americans with Disabilities Act and any other applicable federal, state or local building, access, and safety codes; and further to authorize the Board of Selectmen and Park and Recreation Commission, to enter into any and all agreements and execute any and all instruments for any grants to defer the costs associated with the rehabilitation 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 19(D): Community Preservation Open Space / Recreational Land Category “OSRP Update”.

To see if the Town will vote, pursuant to G.L. c.44B, to transfer the unused funds remaining from appropriations approved under Article 17 of the June 2, 2003 Annual Town Meeting (Cp_app_007 Rec Field Search Funds) in the amount of \$250.00 (Two hundred fifty dollars), under Article 30 of the May 3, 2004 Annual Town Meeting (Cp_app_014 Trails and Access Preservation) in the amount of \$4,464.25 (Four thousand four hundred sixty four and twenty five cents), and under Article 20 of the May 2, 2005 Annual Town Meeting (Cp_app_020 Trails and Access Preservation) in the amount of \$10,000.00 (Ten thousand dollars), and to appropriate an additional \$50,285.75 (Fifty Thousand two hundred eighty five dollars and seventy five cents) from the Community Preservation Fund Undesignated account, for a total appropriation of \$65,000 (Sixty five thousand dollars), to fund an update of the Town’s currently expired Open Space and Recreation Plan; and further, to authorize the Board of Selectmen and Conservation Commission to enter into any and all agreements and execute any and all instruments for any grants to defer the costs associated with the update. 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 19(E): Community Preservation Open Space / Recreational Land Category “Perley School Fitness Court”.

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate \$120,000.00 (One hundred twenty thousand dollars) from the Community Preservation Fund Undesignated account to design and install a fitness court at the Perley School grounds, including all incidental and related costs, and further to authorize the Board of Selectmen, School Committee, and Park and Recreation Commission to enter into any and all agreements and execute any and all instruments for any grants to defer the costs associated with this project. 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 19(F): Community Preservation Open Space/Recreational Land Category, “ALP and Penn Brook Field Lighting”

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate \$200,000.00 (Two hundred thousand dollars) from the Community Preservation Fund Undesignated account to fund the replacement of the 26 existing 1000-watt metal handle lights and replacement of the circuit breaker panel at American Legion Park, and the replacement of 45 existing 1000-watt metal handle lights at the Penn Brook baseball/softball fields, including all incidental and related costs; the new lighting will be LED energy efficient fixtures to meet current codes and specifications; and further, to authorize the Board of Selectmen and Park and Recreation Commission to enter into all agreements and execute any and all instruments for any grants to defer the associated costs of this project. Any funds from this appropriation remaining unspent after a period of 3 (Three) 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 19(G): Community Preservation Historic Resources Category, “Peabody Library Storage Buildout”

To see if the Town will vote, pursuant to G.L. 44B, to appropriate from the Community Preservation Fund Historic Reserve Account the amount of \$85,826.00 (Eighty-five thousand eight hundred twenty six dollars), and transfer the amount of \$4,174.00 (Four thousand one hundred seventy four dollars) remaining from the appropriation approved under Article 14 at the May 2, 2005 Annual Town Meeting (Cp_app_015: Erie Four Display Case), for a total appropriation of \$90,000 (Ninety thousand dollars), for the preservation and rehabilitation of the Historic Peabody Library Building to finish a rough framed storage area on the third floor, including but not be limited to, sub floor areas, additional insulation if need, wall board, painting, and finish flooring, and all incidental and related costs; all preservation and rehabilitation activities will be accomplished in a manner 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, the Board of Selectmen, and the Georgetown Historical Commission, are authorized 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.

Article 19(H): Community Preservation Community Housing Category, “Affordable Housing Trust Grant”

To see if the Town will vote, pursuant to G.L. 44B, to appropriate the amount of \$132,152.71 (One hundred thirty-two thousand one hundred fifty-two dollars and seventy-one cents) from the Community Preservation Fund Community Housing Reserve Account and \$262,847.29 (Two hundred sixty-two thousand eight hundred forty-seven dollars and twenty nine cents) from the Undesignated account. for a total appropriation of \$395,000.00 (Three hundred ninety five 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 most recently accepted Town of Georgetown Affordable Housing Production Plan; and to authorize the Board of Selectmen 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.