

TOWN OF HOPEDALE
SPECIAL TOWN MEETING WARRANT November 13, 2018
in the Dennett Auditorium of the Junior/Senior High School

Worcester SS: To the Constables in the Town of Hopedale in the County of Worcester.
Greetings: In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn the inhabitants of the Town of Hopedale qualified to vote in Town affairs to meet in the Dennett Auditorium of the Junior/Senior High School at 25 Adin Street in said Hopedale on Tuesday November 13, 2018, at 7:00 o'clock in the evening then and there to act on the following articles

Article 1: To see if the Town will vote to transfer sums of money from certain accounts to others to adjust the Fiscal Year 2019 operating budget, or take any other action related thereto.

Submitted by: Finance Committee

Commentary: This article will transfer sums between budget lines in various departments to provide sufficient funds for current fiscal year operations. This article will require a majority vote.

Article 2: To see if the Town will vote to transfer from available funds a sum of money to pay prior year bills (pre-7/1/18), or take any other action related thereto.

Submitted by: Board of Selectmen

Commentary: This article will authorize payment of bills received after July 1, 2018 for goods and services incurred during the previous fiscal year. If funds for such purposes were available at the time the expense was incurred or service provided, but the bill was received after the close of the fiscal year, only a majority vote is required for approval. In the alternative, if no appropriation for such purposes existed at the time the expense was incurred or service provided, approval of this article requires a 9/10 vote.

Article 3: To see if the Town will vote a sum of money to be authorized to augment the Ambulance Department Budget by offset receipts, or take any other action related thereto.

Submitted by: Board of Selectmen

Commentary: Together with the votes taken at previous Town Meetings, this article will fund the operations of the Ambulance Department completely from offset receipts. Approval of this article requires a majority vote.

Article 4: To see if the Town will vote to correct the funding sources for the FY19 budget to appropriately reflect the total amount to be raised and appropriated for such purposes, consistent with what was reflected in the budget document approved by the June Special Town Meeting, or take any other action related thereto.

Submitted by: The Finance Committee

Commentary: The total amount to be raised and appropriated for the FY19 operating budget was incorrectly stated in the main motion under Article 2 of the June Special Town Meeting. The budget document reviewed and approved by Town Meeting did list the correct amounts budgeted for each department. This vote will not result in any additional funds to be raised or appropriated but will simply ensure consistency between the main motion and the approved budget.

Article 5: To see if the Town will vote to amend the Hopedale Zoning By-Laws as follows, or take any other action related thereto:

- To amend **Section 2.53: Townhouse Development** by deleting the strikethrough text and adding the underlined text as follows:

2.53 TOWNHOUSE DEVELOPMENT: A parcel of land containing in area not less ~~that~~ than ~~twenty-five (25)~~ fifteen (15) acres to be developed under single ownership of a landowner under the provisions of this By-Law as set forth in Sections 13 (TABLE OF REGULATIONS) and 15 (TOWNHOUSE DEVELOPMENTS) for the construction of Townhouse Dwellings.

- To amend **Section 11: USE DIMENSIONAL AND INTENSITY REGULATIONS** by deleting the strikethrough text and adding the underlined text as follows:

11.2 Residential

Use	District: RC
Single-family dwelling	<u>N Y</u>

- To amend **Section 13: TABLE OF REGULATIONS** by deleting the strikethrough text and adding the underlined text as follows:

Use	District: RC
Minimum lot area (except RC / sq. ft.)	<u>25 Acres-15 Acres</u>
Minimum front yard (ft.)	<u>100' 40'</u> (RCA)
Minimum side yard (ft.)	<u>60' 40'</u> (RCA)
Minimum rear yard (ft.)	<u>60' 40'</u> (RCA)
Minimum distance between buildings	<u>30' 15'</u> (RCA)
Maximum building height (ft.)	<u>32' 38'</u>

- To amend **Section 15: Townhouse Developments** by deleting the strikethrough text and adding the underlined text as follows:

15.1 Townhouse Developments:

A townhouse development may be constructed in any zone designated as Residential C (RC) on a parcel of land held in one ownership having a minimum gross lot area of not less than ~~twenty-five (25)~~ fifteen (15) acres of land, provided a site plan is approved by the Planning Board under the provisions of this Section.

15.2 ~~Townhouse~~ Maximum Number of Dwelling Units:

The maximum number of Townhouse Dwelling Units or detached single family residences to be constructed in a development shall be determined by using the tables set forth in ~~this~~ Sections 11 and 13 entitled "~~Dimensions of Intensity~~" "USE DIMENSIONAL AND INTENSITY REGULATIONS" and "TABLE OF REGULATIONS."

- To amend **Section 2.29A Lot Shape Factor/Residential Districts** by deleting the strikethrough text and adding the underlined text as follows:

"2.29A Lot Shape Factor/Residential Districts: To meet the minimum area requirements in Residential Districts, a lot must be a closed plot of land having a definite area and perimeter and having a Lot Shape Factor not exceeding the numerical value of 22 in the RA, RA-1, RA-2, RB, RP-1, ~~RC~~ and ARC Districts, and such lots shall not be created to a depth greater than two (2) lots from the principal way. The Lot Shape Factor shall be the numerical value resulting from a division of the square of the perimeter in feet of a lot by the area in square feet thereof.

Submitted by Land Owner: Vincent J. Arone, Trustee of Arone Realty Trust.

Article 6: To see if the Town will vote to amend the Hopedale Zoning By-Laws and the Hopedale Zoning Map, by rezoning from Residential B [RB] to Residential C [RC] the following parcels of property: Assessor's Parcel 10-50-0, said parcel consisting of 758,558 square feet; and, Assessor's Parcel 11-80-1, said parcel consisting of 48,238 square feet. Said parcels being located north of Mendon Street (Route 16) and south of Adin Street and consisting of approximately 806,796 square feet, 18.5± acres, combined.

Submitted by Land Owner: Vincent J. Arone, Trustee of Arone Realty Trust.

Article 6: To see if the Town will vote to accept the provisions of G.L. c.32B, Section 20 for the purpose of establishing an Other Post-Employment Benefits Liability Trust Fund, and, in connection therewith, designate the Treasurer to serve as the Custodian and Trustee of the OPEB Fund (hereinafter "Trustee") and as the "Plan Administrator", with all the powers and responsibilities identified under this vote and the provisions of G.L. c.32B, Section 20, including investing and reinvesting any monies in the fund,; authorize the Trustee to employ investment consultants, as well as outside custodial services to hold the monies in the Fund, and to pay for

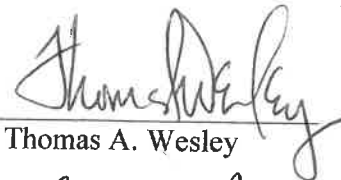
investing and reinvesting any monies in the fund,; authorize the Trustee to employ investment consultants, as well as outside custodial services to hold the monies in the Fund, and to pay for those services from the OPEB Fund; authorize the investment of the OPEB Fund under the prudent investor rule established under G.L. c. 203C; authorize the Trustee to execute any and all documents necessary to utilize outside custodial services and/or investment consultants, including but not limited to trust, participation, investment and administrative services agreements, and to take any other actions permitted or required by law; and to authorize the Board of Selectmen and Treasurer to prepare and execute a declaration of trust for such purposes, and, finally, to authorize the transfer of any and all monies currently held for the purpose of paying retiree health and life benefits to such trust; or take any other action related thereto.

Submitted by: Treasurer/Collector

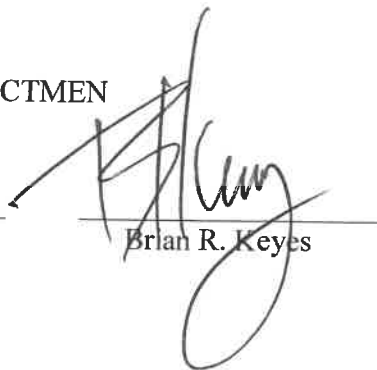
Commentary: Approval of this article will create an "Other Post-Employment Trust Fund" to allow the Town to address future liabilities for other post-employment benefits. Although the Town is not yet required by law to create such a fund, it is anticipated that shortly municipalities will be required to fund such liabilities. Addressing such liabilities now, and on an ongoing basis, will allow the Town to plan for and begin to address such liabilities, which liabilities are and will only become more substantial.

Given under our hands this 19th day of October 2018.

HOPEDALE BOARD OF SELECTMEN


Thomas A. Wesley

Louis J. Arcudi III
Chairman


Brian R. Keyes



A True Copy, ATTEST:
Posted in the Town Hall, Police Station, and Post Office Lobby.

Constable

Mal A. D'Amico

Date

10/22/18