

**TOWN OF EASTON
COMMONWEALTH OF MASSACHUSETTS
WARRANT FOR ANNUAL TOWN MEETING
May 15, 2017**

BRISTOL, SS.

To either of the Constables of the Town of Easton in the County of Bristol:
GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the Town of Easton qualified to vote in elections and Town affairs to meet in the Oliver Ames High School Auditorium in said Easton on Monday, the 15th day of May, next, at 7:00 P.M., then and there to act upon the following articles:

ARTICLE 1. ACCEPTANCE OF ANNUAL REPORTS

To see if the Town will vote to accept the reports of the Selectmen, Town Administrator, Assessors, Board of Health, Town Clerk, Treasurer, Collector of Taxes, School Committee, Town Accountant, Director of Public Works, and other Departments, Boards and Committees of the Town, or take any other action relative thereto.

Submitted by Board of Selectmen

Explanation: This is an annual vote to accept the Town Report.

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 2. RE-AUTHORIZATION OF REVOLVING FUNDS

To see if the Town will vote to re-authorize and establish revolving funds for the Fiscal Year July 1, 2017 – June 30, 2018 under the provisions of Massachusetts General Laws Chapter 44, §53E½ for the following:

Revolving Account	Spending Authority	Revenue Source	Allowed Expenses	Expenditure Limits	Year End Balance
Conservation Commission Chapter 227 Filing Fee Account	Conservation Commission	Fees required by Chapter 227, Wetlands Regulations, of the Code of the Town of Easton	Supplies, services and administrative costs as necessary to aid the Commission in making decisions on conservation applications, or enforcement	\$50,000	Available for expenditure next year

Revolving Account	Spending Authority	Revenue Source	Allowed Expenses	Expenditure Limits	Year End Balance
Subdivision Review, Special Permit and Inspection Fees Account	Planning & Zoning Board	Fees received from applicants for subdivision or special permit approval for application review, publication of notices and inspections	actions. Services of expert engineers and consultants, related administrative costs, deemed necessary by the Board; costs and expenses of application review and inspections during construction; the purchase of software; and any other related expenses.	\$50,000	Available for expenditure next year
Town Clerk's Record Preservation Fund	Town Clerk	Fees and receipts received from a surcharge applied to all certified vital record copies	Supplies, services, and related administrative costs to aid in the preservation, restoration and documentation of the permanent records of the Town.	\$10,000	Available for expenditure next year
Recreation Revolving Fund	Recreation	Fees and receipts received from recreational programs and activities	Supplies, services, and related administrative costs for the operation of recreational programs and activities for the Town.	\$300,000	Available for expenditure next year
Recreational Field Maintenance Revolving	Recreation	Fees and receipts and donations received in	Supplies, services, equipment, and related	\$50,000	Available for expenditure next year

Fund		connection with field usage and related activities	implementation costs for the operation and maintenance of recreational fields for the Town.		
Revolving Account	Spending Authority	Revenue Source	Allowed Expenses	Expenditure Limits	Year End Balance
Board of Health Vaccination Revolving Fund	Health Dept.	Fees and receipts received from vaccination activities	Supplies, services, and related administrative costs for the purpose of purchasing and administering vaccinations for the Town.	\$10,000	Available for expenditure next year
Board of Health Betterment Fees Revolving Fund	Health Dept.	Fees and receipts received in connection with septic betterment applications	Supplies, services, and related administrative costs for the purpose of administering the Septic Betterment Program for the Town.	\$5,000	Available for expenditure next year
Agricultural Commission Revolving Fund	Agricultural Commission	Fees and receipts received in connection with agricultural programs delivered by the Agricultural Commission	Supplies, services, and related administrative costs for the purpose of delivering agricultural programs in the Town.	\$25,000	Available for expenditure next year

or take any other action with relative thereto.

Submitted by Board of Selectmen

Explanation: This article is required annually to re-authorize revolving funds previously established by Town Meeting.

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 3. PLACEHOLDER FOR REVOLVING FUNDS ARTICLE CHANGES RELATED TO THE MUNICIPAL MODERNIZATION ACT

ARTICLE 4. ELECTED OFFICIALS' COMPENSATION

To see if the Town will vote to fix the salary and compensation of all elected officers of the Town, as provided by Section 108 of Chapter 41 of the General Laws, as follows:

Board of Selectmen, each member	\$1,800
Board of Health, each member	\$1,000
Board of Assessors, each member	\$1,800
Moderator	\$ 100

or take any other action relative thereto.

Submitted by Board of Selectmen

Explanation: This is an annual article, required by statute, to set the salary levels for all compensated elected officials.

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 5. APPROPRIATION AND AUTHORIZATION TO EXPEND CHAPTER 90 FUNDS

To see if the Town will vote to appropriate the sum of \$xxxx to be expended in anticipation of the reimbursement authorized for the State's share of the cost of work to be done under Chapter 90 of the General Laws, or to take any other action relative thereto.

Submitted by Board of Selectmen

Explanation: This is the Town's annual share of Chapter 90 funds provided by the State for road related improvements in the community.

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 6. PAYMENT OF BILL(S) FROM A PRIOR FISCAL YEAR

To see if the Town will vote to raise and appropriate or appropriate by transfer from available funds a sum of money to pay the cost of bills incurred in a prior fiscal year, or take any other action relative thereto.

Submitted by Board of Selectmen

Explanation: This article allows for the payment of prior year bills discovered after the close of the fiscal year, should any arise.

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 7. SUPPLEMENT FISCAL YEAR 2017 BUDGETS

To see if the Town will vote to raise and appropriate or appropriate by transfer from available funds a sum of money to supplement fiscal year 2017 budgets, or take any other action relative thereto.

Submitted by Board of Selectmen

Explanation:

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 8. TRANSFER TO STABILIZATION FUND

To see if the Town will vote to raise and appropriate or appropriate by transfer from available funds a sum of money to be placed into the stabilization fund, or take any other action relative thereto.

Submitted by Board of Selectmen

Explanation:

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 9. TRANSFER TO OPEB TRUST FUND

To see if the Town will vote to raise and appropriate or appropriate by transfer from available funds a sum of money to be placed into the OPEB (Other Post-Employment Benefits) Trust Fund, or take any other action relative thereto.

Submitted by Board of Selectmen

Explanation:

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 10. TRANSFER TO UNEMPLOYMENT TRUST FUND

To see if the Town will vote to raise and appropriate or appropriate and transfer from available funds a sum of money to be transferred into the unemployment trust fund, or take any other action relative thereto.

Explanation: The balance in the trust fund is XXXX and needs to be supplemented.

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 11. FUND SICK LEAVE BUYBACK REQUESTS AS REQUIRED BY COLLECTIVE BARGAINING

To see if the Town will vote to raise and appropriate or appropriate by transfer from available funds a sum of money to pay the cost of accumulated sick-leave required to be paid by collective bargaining contract, or take any other action relative thereto.

Submitted by Board of Selectmen

Explanation: This article will fund the buyback of accumulated sick leave for retiring union members and members opting to buyback time as allowed under collective bargaining agreements. Anticipated appropriation for this article is \$xxx for xxx employees.

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 12. FY 2018 OPERATING BUDGET

To see if the Town will vote to raise and appropriate or appropriate by transfer from available funds, a sum of money to defray the Town charges for the ensuing fiscal year including the salaries of the several elected and appointed officers of the Town, and make appropriations for the same as listed below, or take any other action relative thereto.

Submitted by Town Administrator

Explanation: This is the annual operating budget for the Town. The Town Administrator and others will make a presentation at town meeting regarding this proposal.

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 13. PROPOSED ARTICLE TO CONSOLIDATE A FINANCE DEPARTMENT - AN ACT CREATING A DEPARTMENT OF MUNICIPAL FINANCE IN THE TOWN OF EASTON.

SECTION 1. Creation of Department of Municipal Finance. Notwithstanding the provisions of any general or special law to the contrary, there shall be in the Town of Easton a department of municipal finance responsible for the coordination of all financial functions and activities of the town, including but not limited to: maintenance of all accounting records and other financial statements; payment of all obligations on behalf of the town; investment of town funds and management of debt; receipt of all funds due; maintenance of a system of property valuation; rendering of advice, guidance, and recommendations to town departments, offices, and boards in matters related to their financial or fiscal affairs; and routine monitoring and reporting of revenues and expenditures by town departments, offices, and boards. The department shall include the offices and functions of the town accountant, treasurer/collector, board of assessors, principal assessor, and assistant assessor. The department shall have such additional powers, duties, and responsibilities with respect to municipal finance-related functions and activities as the town may from time to time provide by bylaw.

SECTION 2. Finance Director. The department of municipal finance shall be under the direct control and supervision of the finance director who shall report to the town administrator. The finance director shall be appointed by the town administrator; provided, however, that said appointment shall be subject to the bylaws of said Town of Easton, as they may be amended from time-to-time. The director may be removed by the town administrator at any time for cause upon fifteen (15) day notice. The director shall be a person especially fitted by education, experience, and training to perform the duties of the office. The salary, fringe benefits, and other considerations of employment of the director may be established by contract, subject to appropriation, for a period of up to five years, including but not limited to, severance pay, relocation expenses, reimbursement for expenses incurred in the performance of the duties of office, liability insurance, condition of discipline, termination, dismissal, and reappointment, performances standards, and leave.

SECTION 3. Finance Director Duties and Responsibilities. The director may serve as the town accountant or treasurer/collector but not both and shall be responsible for coordinating the fiscal management procedures of the office of the town accountant, treasurer/collector, and principal assessor. The director shall assist the town administrator in the preparation of the annual operating budget and capital plan, shall be an advisor to the board of selectmen, town administrator, finance committee, and all other town departments, concerning financial and programmatic implications of current and future financial policies, including stands for the preparation of the annual budget and capital plan. The director shall, in consultation with the town administrator, be responsible for the supervision and coordination of all personnel, tasks, and activities of the department. The director shall provide the town administrator and board of selectmen with reports no less than quarterly and more often as requested concerning the matters under their supervision. The director shall have such additional duties and responsibilities as may be determined from time-to-time by the town administrator, and as may be determined bylaw.

SECTION 4. Principal Assessor. Notwithstanding the provisions of any general or special law to the contrary, there shall be in the Town of Easton the position of principal assessor who shall report to the finance director. The principal assessor shall be appointed by the finance director in consultation with the town administrator and board of assessors; provided, however, that said appointment shall be subject to the bylaws of said Town of Easton, as they may be amended from time-to-time. The principal assessor shall be a person especially fitted by education, experience, and training to perform the duties of the office. The principal assessor shall be responsible for all the assessing functions for the Town of Easton. An elected, three-member Board of Assessors shall be part of the Department of Municipal Finance, and shall continue to make decisions on matters of statutory independence, which they are required to make under Massachusetts General Laws.

SECTION 5. Town Accountant and Treasurer/Collector. Notwithstanding the provisions of any general or special law to the contrary, there shall be in the Town of Easton the positions of town accountant and treasurer/collector who shall each have all the powers, duties, and responsibilities of and be subject to the liabilities and penalties conferred and imposed by law on the offices of town accountant and treasurer and collector under the General Laws, except as provided herein. The director in consultation with the town administrator shall appoint the town accountant and treasurer/collector, if such positions are separate from the position of finance director; provided, however, that said appointment shall be subject to the bylaws of said Town of Easton, as they may be amended from time-to-time. The town accountant and treasurer/collector shall be persons especially fitted by education, experience, and training to perform the duties of those offices.

Submitted by Board of Selectmen

Explanation:

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 14. APPLICATION OF BOND PREMIUM TO PAY PROJECT COSTS

To see if the Town will vote to supplement each prior vote of the Town that authorizes the borrowing of money to pay costs of capital projects to provide that in accordance with Chapter 44 Section 20 of the General Laws, the premium received by the Town upon the sale of any bonds or notes thereunder, less any such premium applied to the payment of the costs of issuance of such bonds or notes may be applied to pay project costs and the amount authorized to be borrowed for each such project shall be reduced by the amount of any such premium so applied, or take any other action relative thereto.

Submitted by Town Administrator

Explanation:

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 15. ESTABLISHMENT OF SPECIAL EDUCATION STABILIZATION ACCOUNT

To see if the Town will accept the provisions of Chapter 40, Section 13E of the Massachusetts General Laws permitting the School District to establish a Special Education Reserve Fund; or take any other action relative thereto.

Submitted by School Committee

Explanation: The purpose of this Article is to permit the school district to establish a special education reserve fund pursuant to M.G.L. c. 40, Sec. 13F. Upon acceptance of the statute by majority votes of the school committee and town meeting, the school district will have the ability to establish a Special Education Reserve Fund and appropriate and/ or transfer money to the fund. The money in the fund will be utilized in upcoming fiscal years to pay, without further appropriation, for unanticipated or unbudgeted special education costs, out-of-district special education tuition, and transportation. Distributions from the fund to pay for unanticipated or unbudgeted special education expenses will require a majority vote of the school committee and majority vote of the selectmen approving the distribution. The balance in the Special Education Reserve fund cannot exceed 2% of the annual net school spending of the school district. The district treasurer may invest the monies in the manner authorized in section 54 of chapter 44 and any interest earned thereon shall be credited to and become part of the fund.

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 16. PLACEHOLDER FOR POSSIBLE TRANSFER INTO SPECIAL EDUCATION STABILIZATION FUND IF APPROVED.

ARTICLE 17. APPROVE FUNDING FOR SOUTHEASTERN PUBLIC EMPLOYEES ASSOCIATION PUBLIC SAFETY DISPATCHERS' UNIT CONTRACT

To see if the Town will vote to raise and appropriate or appropriate by transfer from available funds, a sum of money needed to fund the incremental cost items contained in a collective bargaining agreement between the Town and the and Professional Administrative Employees Association, such agreement to be effective July 1, 2016 through June 30, 2018; or take any other action relative thereto.

Submitted by Board of Selectmen

Explanation: This article will fund the cost items of a new collective bargaining agreement with the Public Safety Dispatchers Unit for fiscal 2017 - 2018. Anticipated appropriation for this article is \$xxxxxx.

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 18. FY 2018 CAPITAL BUDGET

To see if the Town will vote to raise and appropriate, appropriate by borrowing, or appropriate by transfer from available funds, the sum of money for the purpose of meeting the capital budget needs of the Town for fiscal year 2018 or take any other action relative thereto.

Submitted by Town Administrator

Explanation: This is the annual capital budget for the Town. Funding sources are borrowing and available funds.

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 19. RESCIND PREVIOUSLY AUTHORIZED DEBT

To see if the Town will vote to rescind \$xxx of the borrowing authorized under Article x of the xxxx Town Meeting, said funding originally appropriated for the purpose of xxxx but no longer needed as the projects are completed, or take any other action relative thereto.

Submitted by Board of Selectmen

Explanation:

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 20. PERMANENT SEWER EASEMENTS

To see if the Town will vote to raise and appropriate a sum of money for; and authorize the Selectmen to accept gifts, purchase, take by eminent domain permanent easements and temporary construction easements necessary to construct, operate and maintain sewer infrastructure, including a sewer line and sewer pump station in or off of Washington Street and Country Lane, all as shown on plans of land identified as follows: (1) "Easement Plan of Land in Easton, Massachusetts", prepared by GEOD Consulting, dated August 29, 2016; (2) "Easement Plan of Land in Easton, Massachusetts", prepared by GEOD Consulting, dated October 20, 2016; and (3) "Easement Plan of Land in Easton, Massachusetts", prepared by GEOD Consulting, dated October 20, 2016, copies of which will be on file with the Town Clerk's Office 14 days before the Town Meeting; or act or do anything in relation thereto.

Submitted by Town Administrator

Explanation: The three easement are necessary to install and maintain sewers in the Queset Sewer District.

Selectmen Recommendation:

Finance Committee Recommendation

ARTICLE 21. REPORT AND FY 2018 BUDGET OF THE COMMUNITY PRESERVATION COMMITTEE

To see if the Town will vote to act on the report of the Community Preservation Committee on the Fiscal Year 2018 Community Preservation Budget and to appropriate or reserve for later appropriation monies from Community Preservation Fund annual revenues or available funds for the administrative expenses of the Community Preservation Committee, the payment of debt service, the undertaking of Community Preservation Projects and all other necessary and proper expenses for the year, or take any other action relative thereto.

PROPOSED FISCAL YEAR 2018 COMMUNITY PRESERVATION BUDGET

<u>Purpose</u>	<u>Recommended Amount</u>
Appropriations	
Administrative Expenses	\$ 72,500
Debt Service	\$ 529,863
Reserves	
Annual Budgeted Reserve	\$ 847,637

Submitted by Community Preservation Committee

Explanation: This article proposes the fiscal year 2018 budget for the Community Preservation Committee. Recommended amounts to be funded shall be considered separate appropriations.

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 22. CPA FUNDING – AFFORDABLE HOUSING TRUST FY18 PROGRAMS

To see if the Town will vote in accordance with the recommendation of the Community Preservation Committee to appropriate the sum of \$145,000 from available Community Preservation Funds to the Affordable Housing Trust Fund or take any other action relative thereto.

Submitted by Community Preservation Committee

Explanation: This article would fund the Affordable Housing Trust's activities for FY 2018. The Trust works to implement the Affordable Housing Action Plan which provides resources and affordable housing options to low and moderate income residents. FY2018 activities will include funding of the Homebuyer Assistance Program, support for creation of group housing for developmentally disabled individuals on Foundry Street, matching funds for rebuilding Housing Authority family unit(s) on Poquanticut Avenue, support for a non-profit developer to create a family unit on Electric Avenue, and support for planning work and related administration. Due in part to the work of the Affordable Housing Trust, the Town of Easton is near compliance with Massachusetts General Law Chapter 40-B, which requires that 10% of a Town's year-round housing be designated as affordable by the State's Department of Housing & Community Development (DHCD). This funding will help ensure the Town reaches and remains at or above the 10% requirement, protecting the Town from housing projects that could potentially circumvent local zoning, while providing housing opportunities for low and moderate income households.

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 23. CPA FUNDING – NEW PRACTICE FIELD & TURF FIELD ENGINEERING

To see if the Town will vote in accordance with the recommendation of the Community Preservation Committee to appropriate up to \$268,000 from available Community Preservation Funds for the purpose of constructing a new practice field and to complete an engineering plan in preparation for replacement of the Turf Field at the Oliver Ames High School located at 100 Lothrop Street and listed on Assessors Map 26U as Lot 7 or take any other action relative thereto.

Submitted by Community Preservation Committee

Explanation: This article would provide \$268,000 in funding to cover costs associated with construction of a new practice field on existing town-owned land at Oliver Ames High School and \$18,000 for completion of a field engineering plan in preparation for replacement of the turf field at the High School. Construction of the practice field increases field rotation opportunities and will likely aid in extending the life of the turf field.

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 24. CPA FUNDING – OAKES AMES MEMORIAL RESTORATION PROJECT

To see if the Town will vote in accordance with the recommendation of the Community Preservation Committee to appropriate up to \$200,000 from available Community Preservation Funds for the purpose of conducting exterior preservation work at Oakes Ames Memorial Hall, located at 3 Barrows Street and listed on Assessors Map 16U as Lot 9, including complete restoration of the northeast stair tower’s brownstone roof, masonry work on the balance of the south elevation and window restoration first floor of the west elevation or take any other action relative thereto.

Submitted by Community Preservation Committee

Explanation: This article would fund restoration work to the historic Oakes Ames Memorial Hall, including complete restoration of the northeast stair tower’s brownstone roof, masonry work on the balance of the south elevation and window restoration first floor of the west elevation. This work is recommended in the Comprehensive Needs Assessment for the Hall approved at the November, 2014 Town Meeting. The second phase of emergency repairs was approved at May 2016 Annual Town Meeting. Upon completion of this work the critical building envelope needs will be addressed.

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 25. FROTHINGHAM PARK – GAZEBO CONSTRUCTION, TENNIS COURT REHABILITATION

To see if the Town will vote in accordance with the recommendation of the Community Preservation Committee to appropriate up to \$44,000 from available Community Preservation Funds for the purpose of constructing a gazebo and rehabilitating the existing tennis courts at Frothingham Park located at 46 Sheridan Street and listed as Assessors Map 21U, Lot 263. This award is contingent on the applicant submitting design plans for the gazebo to the Community Preservation Committee and the Historical Commission for review and approval prior to construction; and that, prior to authorizing payment of CPA funds for construction of the gazebo, the Community Preservation Committee or its appointed designee confirm construction of the gazebo was completed according to the approved design plans or take any other action relative thereto.

Submitted by Community Preservation Committee

Explanation: This article would fund construction of a gazebo and costs associated with rehabilitation of the tennis courts within Frothingham Park.

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 26. AMES FREE LIBRARY – SITE IMPROVEMENTS

To see if the Town will vote in accordance with the recommendation of the Community Preservation Committee to appropriate up to \$200,000 from available Community Preservation Funds for the purpose of reconstructing the parking lot at the Ames Free Library, re-configure vehicle circulation between the Library and the Queset House and construct new parking areas to serve Queset House located at 51-53 Main Street, Assessors Map 16U, Lots 4 and 8 and 8-12 Theater Way, Assessors Map 16U, Lots 131 and 160 respectively or take any other action relative thereto.

Submitted by Community Preservation Committee

Explanation: This article would fund the costs associated with reconstruction of the existing parking lot at the library, re-configuration of the driveways to and between the library and Queset House and construction of parking areas to better serve both buildings. The number of patron visits to the library campus have grown exponentially over the past several years in response to an increase in popular programs offered both at the Ames Free Library and Queset House. The new parking areas and re-configured access roads will allow the library to better accommodate visitors and will formalize parking at the site.

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 27 –FOR MARIJUANA MORATORIUM

To see if the Town will vote amend its zoning bylaws by adding the following new Section _____ imposing a temporary moratorium regulating recreational marijuana, as follows:

Section _____. Temporary Moratorium the Regulation and Taxation of Marijuana Act

___.1.1. Purpose.

The Initiative Petition for the Regulation and Taxation of Marijuana, also known as Ballot Question Four, Acts 2016, Chapter 334, was approved by voters at the Massachusetts State election on November 8, 2016 (the “Act”). The purpose of the Act is to control the cultivation, production, distribution and sale of marijuana under a system that licenses, regulates and taxes the entities engaged in such activities in a manner similar to alcohol and to make the use of marijuana legal for adults 21 years of age or older. The Act took effect on December 15, 2016, which effective date was postponed for six months pursuant to Acts of 2016, Chapter 351.

Section 5 of the Act provides that a town may adopt by-laws that impose reasonable safeguards on the operation of marijuana establishments, provided they are not unreasonably impracticable and are not in conflict with the Act or with regulations made pursuant to the Act. However, the Act contains certain ambiguities and, to date, regulations and anticipated legislative amendments have not been adopted. As a consequence, the means by which a municipality may regulate the sale, distribution and use of recreational marijuana are unclear.

Under the current zoning by-law, a marijuana establishment is not defined and is not a specified permitted use in the town. As this is a new type of land use in the state, there will be unique and new aspects to the use that could require oversight and regulations. These local impacts, which could be legal, land use, public safety, and public health, should be evaluated and addressed in a comprehensive manner in the zoning by-law prior to the permitting of a marijuana establishment. The moratorium, of a finite duration, will allow the town to carefully study the potential impacts, both primary and secondary, of such establishments and, through a directed planning process, recommend zoning by-law amendments to address the town's concerns in the context of comprehensive land-use planning and other town planning goals and objectives.

__1.2. Definitions. "Marijuana Establishment", a marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana-related business. The definitions set forth in the Act, as amended, shall apply equally to this article. This definition does not include the cultivation, distribution and/or sale of medical marijuana, which is expressly excluded from regulation under the Act.

__1.3. Establishment and Duration.

- a. Moratorium - No building permit, special permit, variance, site plan or other permit may be issued under this zoning bylaw, and no use of land or structures shall be allowed for the purpose of establishing a Marijuana Establishment.
- b. The moratorium shall be in effect through and including June 30, 2018, or until such time as zoning amendments are adopted that address marijuana establishments, whichever shall be sooner.

__1.4. Applicability. This Bylaw shall be effective in all zoning districts in the town, including overlay districts. This Bylaw does not apply to the cultivation, distribution or sale of medical marijuana.

Or take any other action relative thereto.

Submitted by Board of Selectmen

Explanation:

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 28. PROPOSED AMENDMENT TO THE HOME RULE CHARTER
ARTICLE 4 TOWN ADMINISTRATOR

ARTICLE 29. ZONING AMENDMENT: MINOR CORRECTIONS AND MODIFICATIONS

To see if the Town of Easton will vote pursuant to MGL, Chapter 40A, to amend the Zoning Bylaw of the Town of Easton, adopted at Town Meeting, March 27, 1973 and amended through June 20, 2016, by making the following changes thereto, by deleting the text shown with a strikethrough, and inserting the text shown in italics:

Item 1: §6.1.5 TABLE OF OFF-STREET PARKING REGULATIONS – reinsert the following portion of the Table of Off-Street Parking Regulations inadvertently omitted from the 2016 Zoning Bylaw Recoding:

13. <i>Other school</i>	<i>Two per classroom in an elementary and junior high school. Four per classroom in a senior high plus one space for every ten seats of total seating capacity in auditorium or gymnasium, whichever has the larger capacity.</i>
14. <i>Community facility (Town building, recreation, etc.)</i>	<i>One per each 400 sq. ft. of gross floor space.</i>
15. <i>Dormitory, fraternity, sorority, YMCA or similar use</i>	<i>One for each sleeping room.</i>
16. <i>Public utility</i>	<i>One for each 400 sq. ft. of gross floor area devoted to office use.</i>
17. <i>Transportation terminal establishment</i>	<i>One for each 600 sq. ft. of gross floor area.</i>
18. <i>Multiple use</i>	<i>Shared parking requirement calculated per §7-16 K.6.</i>
19. <i>Bank</i>	<i>Two for each 1,000 sq. ft.</i>
20. <i>Drive-Thru Restaurant</i>	<i>Two for each 1,000 sq. ft.</i>
21. <i>Restaurant</i>	<i>One for each four seats of total seating capacity.</i>

22. Any use permitted by this by-law not interpreted to be covered by this schedule	Closest similar use as determined by the Planning & Zoning Board.
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Item 3: §9.1.2 AQUIFER PROTECTION OVERLAYS DISTRICTS; ESTABLISHMENT AND LOCATION. The Aquifer Protection Overlays District (APOD) shall be as delineated on the Zoning Map of the Town of Easton and shall be superimposed over any other district established by this By-law. They are based upon a 5-foot contour interval water table map, surficial geologic mapping and ground water modeling.

9.1.3 **PROHIBITED USES.** Within an APOD, the following uses are specifically prohibited:

1. Sales or storage of fuels;
2. Junk yards;
3. Municipal sewage treatment facilities with on-site disposal of primary or secondary treated effluent;
4. Packaged sewage treatment plants;
1. Car washes;
2. Road salt stockpiles not stored in approved structures;
3. Dumping of snow from outside the district;
4. Dry cleaning establishments;
5. Motor vehicle and boat service and repair facilities;
6. Metal plating establishments;
7. Veterinary clinic/animal hospital;
- ~~Planned Business Development;~~
~~Planned Business Development;~~
12. Planned Industrial Development;
13. Chemical and bacteriological laboratories;
14. Any other use which involves as a principal activity the manufacture, storage, use, transportation or disposal of toxic or hazardous materials, except as allowed by special permit in this Section.
15. Sanitary Landfills; specifically excluded from this provision is the continued use and vertical expansion of the existing municipal sanitary landfill off Prospect Street in accordance with approval by the Massachusetts Department of Environmental Protection (DEP).

16. Solid waste facilities; with the specific exception that the existing landfill located off Prospect Street may be converted to a composting facility and/or
 - a solid waste transfer station.
17. Land filling of sludge and septage.

Submitted by Planning & Zoning Board

Explanation: In 2016, the Planning and Zoning Board updated the Zoning Bylaw. During the drafting of the Recoded Bylaw a portion of the Off-Street Parking was inadvertently omitted and Planned Business Developments were added to the list of prohibited uses within the Aquifer Protection District. The Planning and Zoning Board did not intend to restrict allowed businesses uses within the Aquifer protection district.

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 30. DISPOSITION OF TOWN LAND

To see if the Town will vote to transfer the care, custody, control and management of two certain parcels of land at 6 and 10 Electric Avenue from the Board of Selectmen for tax-title purposes to the Board of Selectmen for the purpose of conveyance, and further authorize the Board of Selectmen to convey all of the Town's right title and interest in said parcels upon such terms and conditions, and for such consideration as the Board of Selectmen deem to be in the best interest of the Town for the purpose of developing the lot as one single-family house containing no more than three bedrooms and subject to a deed restriction for occupancy by an income-eligible household such that the unit would be eligible for inclusion on the Massachusetts Subsidized Housing Inventory as affordable housing, or take any other relative action thereto.

Submitted by Board of Selectmen

Explanation: 6 and 10 Electric Avenue are two parcels of land taken by tax-title. A preliminary site development feasibility study indicates that these two parcels might be merged into one and be suitable for the development of up to a three-bedroom house. The purpose of this article would be to allow the Selectmen to convey the parcel to a non-profit developer.

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 31.

To transact any other business that may legally come before said meeting.