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 20th 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: RECOMMENDED**

**Finance Committee Recommendation: RECOMMENDED**

**ARTICLE 2. SPENDING LIMITS FOR REVOLVING FUNDS**
To see if the Town will vote to authorize the total expenditures for the following revolving funds pursuant to G.L. c. 44, Section 53E ½ for the fiscal year beginning July 1, 2019 to be expended in accordance with the bylaws heretofore approved.

<table>
<thead>
<tr>
<th>FUND</th>
<th>Approved Total Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conservation Commission Filing Fees</td>
<td>$50,000</td>
</tr>
<tr>
<td>Planning Board Fees</td>
<td>$50,000</td>
</tr>
<tr>
<td>Town Clerk Records</td>
<td>$10,000</td>
</tr>
<tr>
<td>Recreation</td>
<td>$300,000</td>
</tr>
<tr>
<td>Recreation Field Maintenance</td>
<td>$50,000</td>
</tr>
</tbody>
</table>
Board of Health vaccinations $10,000
Board of Health Betterment Fees $5,000
Agricultural Commission $25,000
ZBA Revolving $10,000
DPW Road Maintenance Fund $25,000
DPW Vehicle and Equipment Revolving Fund $50,000
Police Cruiser Detail Fees $25,000

or take any other action relative thereto.

Submitted by Board of Selectmen

Explanation: This article sets the annual spending limits for all revolving funds established pursuant to Massachusetts General Law Chapter 44, section 53E and 1/2. Actual expenditures cannot exceed the balance in the fund even if the expenditures are less than the established limits.

Selectmen Recommendation: RECOMMENDED

Finance Committee Recommendation: RECOMMENDED

ARTICLE 3. 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: RECOMMENDED

Finance Committee Recommendation: RECOMMENDED
ARTICLE 4. APPROPRIATION AND AUTHORIZATION TO EXPEND CHAPTER 90 FUNDS
To see if the Town will vote to appropriate a sum of money 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: RECOMMENDED

Finance Committee Recommendation: RECOMMENDED

ARTICLE 5. 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 6. SUPPLEMENT FISCAL YEAR 2019 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 2019 budgets, or take any other action relative thereto.

Submitted by Board of Selectmen

Explanation: At this time the town counsel budget requires additional funding estimated at $25,000.

Selectmen Recommendation: RECOMMENDED

Finance Committee Recommendation: RECOMMENDED

ARTICLE 7. TRANSFER TO OPEB TRUST FUND
To see if the Town will vote to raise and appropriate or appropriate and transfer a sum of money into the Other Post-Employment Benefits Liability Trust Fund established in accordance with §20 of MGL Chapter 32B, or take any other action relative thereto.

Submitted by Town Administrator

Explanation: This article sets aside additional funds toward retiree health insurance by making a transfer into the Town’s OPEB Trust Fund. The anticipated transfer at this time is $25,000 from available FY2019 employee benefits and insurance budget.

Selectmen Recommendation: RECOMMENDED

Finance Committee Recommendation: RECOMMENDED

ARTICLE 8. FY 2020 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.

<table>
<thead>
<tr>
<th>FD-DPT</th>
<th>DEPARTMENT NAME</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>01.120</td>
<td>SELECTMEN</td>
<td>430,643</td>
</tr>
<tr>
<td>01.131</td>
<td>FINANCE COMMITTEE</td>
<td>2,000</td>
</tr>
<tr>
<td>01.132</td>
<td>RESERVE FUND</td>
<td>60,000</td>
</tr>
<tr>
<td>01.135</td>
<td>ACCOUNTANT</td>
<td>245,224</td>
</tr>
<tr>
<td>01.140</td>
<td>ASSESSORS</td>
<td>265,192</td>
</tr>
<tr>
<td>01.145</td>
<td>TOWN COLLECTOR/TREASURER</td>
<td>349,795</td>
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<tr>
<td>01.150</td>
<td>TOWN COUNSEL</td>
<td>170,000</td>
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<tr>
<td>01.155</td>
<td>INFORMATION TECHNOLOGY</td>
<td>220,677</td>
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<tr>
<td>01.160</td>
<td>TOWN CLERK</td>
<td>261,766</td>
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<td>01.175</td>
<td>PLANNING AND ECONOMIC DEVELOPMENT</td>
<td>331,970</td>
</tr>
<tr>
<td>01.210</td>
<td>POLICE</td>
<td>4,372,121</td>
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<td>01.211</td>
<td>PUBLIC SAFETY DISPATCH</td>
<td>652,601</td>
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<td>01.220</td>
<td>FIRE</td>
<td>3,846,811</td>
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<td>Code</td>
<td>Description</td>
<td>Amount</td>
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<tr>
<td>--------</td>
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<td>01.231</td>
<td>AMBULANCE</td>
<td>893,189</td>
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<td>01.240</td>
<td>INSPECTIONAL SERVICES</td>
<td>293,904</td>
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<tr>
<td>01.310</td>
<td>SOUTHEASTERN REGIONAL SCHOOL</td>
<td>1,179,066</td>
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<tr>
<td>01.400</td>
<td>DPW ADMINISTRATION</td>
<td>3,378,511</td>
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<tr>
<td>01.500</td>
<td>HEALTH &amp; COMMUNITY SERVICES</td>
<td>940,254</td>
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<td>01.610</td>
<td>LIBRARY</td>
<td>561,606</td>
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<tr>
<td>01.700</td>
<td>MATURING DEBT &amp; INTEREST</td>
<td>4,326,677</td>
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<tr>
<td>01.910</td>
<td>EMPLOYEE BENEFITS &amp; INSURANCE</td>
<td>14,529,859</td>
</tr>
<tr>
<td>01.920</td>
<td>OTHER GENERAL GOVERNMENT</td>
<td>108,100</td>
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<tr>
<td>60.440</td>
<td>SEWER DEPARTMENT ENTERPRISE</td>
<td>375,000</td>
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<tr>
<td>61.450</td>
<td>WATER DIVISION</td>
<td>2,590,274</td>
</tr>
<tr>
<td>62.430</td>
<td>SOLID WASTE &amp; RECYCLING</td>
<td>1,388,000</td>
</tr>
<tr>
<td>63.120</td>
<td>P.E.G. ACCESS &amp; CABLE RELATED FEES ENTERPRISE</td>
<td>600,000</td>
</tr>
<tr>
<td>01.300</td>
<td>SCHOOL DEPARTMENT</td>
<td>42,363,566</td>
</tr>
<tr>
<td></td>
<td><strong>TOTAL FY 2020 BUDGET</strong></td>
<td><strong>$84,736,806</strong></td>
</tr>
</tbody>
</table>

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: RECOMMENDED**

**Finance Committee Recommendation: RECOMMENDED**

**ARTICLE 9. APPROVE FUNDING FOR EASTON PATROL OFFICERS ASSOCIATION 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 Easton Patrol Officers Association, such agreement to be effective July 1, 2018 through June 30, 2021; 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 Easton Patrol Officers Association for fiscal years 2019 through 2021. At the time of this warrant’s printing, negotiations are still underway. This article will be dismissed if the agreement is not ratified by Town Meeting

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 10. APPROVE FUNDING FOR EASTON POLICE SUPERVISORY OFFICERS ASSOCIATION 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 Easton Police Supervisory Officers Association, such agreement to be effective July 1, 2018 through June 30, 2021; 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 Easton Police Supervisory Officers Association for fiscal years 2019 through 2021. At the time of this warrant’s printing, negotiations are still underway. This article will be dismissed if the agreement is not ratified by Town Meeting

Selectmen Recommendation:

Finance Committee Recommendation:

ARTICLE 11. APPROVE FUNDING FOR DISPATCHERS’ 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 SPEA Public Safety Dispatchers’ Unit, such agreement to be effective July 1, 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 SPEA Public Safety Dispatchers’ Unit. At the time of this warrant’s printing, negotiations are still underway. This article will be dismissed if the agreement is not ratified by Town Meeting

Selectmen Recommendation:
**Finance Committee Recommendation:**

**ARTICLE 12. APPROVAL OF TAX AGREEMENT WITH EASTMAN STREET SOLAR 1, LLC.**
To see if the Town will vote in accordance with G.L. c. 59 s 38H to authorize the Board of Selectmen to negotiate and enter into a Tax Agreement with Eastman Street Solar 1, LLC, located at 5790 Fleet Street, Suite 200, Carlsbad, CA 92008, for a period of up to twenty (20) years, and to approve said agreement under which Eastman Street Solar 1, LLC, will pay the Town a sum of money per year relative to a parcel of land located at 35 Eastman Street, Easton, MA 02375 related to the proposed construction and operation of a Large-Scale Mounted Solar Photovoltaic Installation with an expected nameplate capacity of approximately 1438 kW, said Tax Agreement is on file in the Town Clerk’s Office; or take any action relative thereto.

Submitted by Chief Assessor

*Explanation: This article will authorize the Board of Selectmen to enter into a tax agreement with Eastman Street Solar 1, LLC, which has constructed a 1.438 KW solar array at 35 Eastman Street. It is recommended by the Department of Revenue that municipalities reach a tax agreement regarding solar installations. This tax agreement will generate $42,542.98 in new growth during FY2021 and will pay a total of $329,090.59 to the Town of Easton over twenty years.*

**Selectmen Recommendation:**

**Finance Committee Recommendation: RECOMMENDED**

**ARTICLE 13. SEPTIC LOAN PROGRAM**
To see if the Town will vote to appropriate the sum of $1,000,000 for the purpose of financing the following water pollution facility projects: repair, replacement and/or upgrade of septic systems, pursuant to agreements with Board of Health and residential property owners, including without limitation all costs thereof as defined in Section 1 of Chapter 29C of the General Laws; to determine whether this appropriation shall be raised by borrowing from the Massachusetts Water Pollution Abatement Trust or otherwise, or to take any other action relative thereto.

Submitted by Board of Health

*Explanation: If approved, this will allow the Town to avail itself of funds available through the Massachusetts Water Pollution Abatement Trust at low interest which will then be used to provide loans to residents for the express purpose of upgrading failed septic systems which are no longer protecting the public health. Upgrading includes the replacement of an existing system or the connecting to a sewer. The funds will be offered as betterment loans which will be paid back with interest over a period of time, not to exceed 20 years. Betterments appear as additional charges on the real estate tax bill.*
The Board of Health began accepting application for this program in January of 2012. Through this program the Town has provided 2.7 million dollars in loans to date. This has resulted in 102 system upgrades with an additional 7 projects approved and awaiting completion. The approval of these additional funds will allow for the continuation of this program.

Selectmen Recommendation: RECOMMENDED

Finance Committee Recommendation: RECOMMENDED

ARTICLE 14. RESCIND PREVIOUSLY AUTHORIZED DEBT
To see if the Town will vote to rescind $125,000 of the borrowing authorized under Article 9 of the May 21, 2018 Annual Town Meeting, said funding originally appropriated for Carbon Vessel Installation at NEV WWTP but no longer needed as the Commonwealth secured funding for the project, and to see if the Town will vote to rescind $60,000 of the $150,000 borrowing authorized under the same Article 9 of the May 21, 2018 Annual Town Meeting, said funding originally appropriated for emergency generator replacements at the DPW and Station 3 Fire Department facilities, replacements which were accomplished at a portion of the original borrowing cost, or take any other action relative thereto.

Submitted by Board of Selectmen

Explanation: This “housekeeping” article will remove the authorization which would otherwise remain on the books indefinitely. The Carbon Vessels identified in the FY2019 Capital Budget no longer require local borrowing, as the Commonwealth has secured state funding for these items. The emergency generator borrowing authorizations, which totaled $150,000, were not needed in full as the replacements were accomplished at a cost of approximately $90,000 leaving $60,000 on the books which we now seek to rescind.

Selectmen Recommendation: RECOMMENDED

Finance Committee Recommendation: RECOMMENDED

ARTICLE 15. FY 2020 CAPITAL BUDGET
To see if the Town will vote to raise and appropriate, appropriate by borrowing, or appropriate by transfer from available funds a sum of money for the purpose of meeting the capital budget needs of the Town for fiscal year 2020 as follows:

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ambulance – Monitor Defibrillators</td>
<td>$35,000</td>
</tr>
<tr>
<td>Fire – Nozzle Replacements (100%)</td>
<td>52,232</td>
</tr>
<tr>
<td>Fire – Thermal Imaging Cameras</td>
<td>10,580</td>
</tr>
<tr>
<td>Fire – Protective Clothing</td>
<td>15,000</td>
</tr>
<tr>
<td>Fire/Ambulance – Wireless Airlinks for Department Vehicles</td>
<td>10,018</td>
</tr>
<tr>
<td>Fire/Ambulance – Air Lifting Bag Replacements</td>
<td>18,140</td>
</tr>
<tr>
<td>Fire – Gear Washer and Dryers</td>
<td>21,000</td>
</tr>
<tr>
<td>Fire – EEMA/CERT</td>
<td>5,000</td>
</tr>
<tr>
<td>Project Description</td>
<td>Budget</td>
</tr>
<tr>
<td>------------------------------------------------------------------------------------</td>
<td>---------</td>
</tr>
<tr>
<td>School – Replace EPDM Section of Richardson Olmsted School Roof</td>
<td>600,000</td>
</tr>
<tr>
<td>School – Replace Press Box Lift at Muscato Stadium (ADA Requirement)</td>
<td>27,861</td>
</tr>
<tr>
<td>School – Replace Synthetic Turf &amp; Track at Muscato Stadium</td>
<td>185,000</td>
</tr>
<tr>
<td>School Technology – Computers, Etc.</td>
<td>136,140</td>
</tr>
<tr>
<td>School Technology – Projectors</td>
<td>36,550</td>
</tr>
<tr>
<td>School Technology – Network Upgrades</td>
<td>30,145</td>
</tr>
<tr>
<td>DPW – Environmental, Health, and Safety Program</td>
<td>25,000</td>
</tr>
<tr>
<td>DPW / Highway – Replace Vehicle # 2 (1999 Mack R690) w/ 35K GVW Hooklift</td>
<td>220,000</td>
</tr>
<tr>
<td>DPW / Buildings &amp; Grounds – Municipal Facilities Capital Improvements</td>
<td>100,000</td>
</tr>
<tr>
<td>DPW / Highway – Replace Vehicle # 61 (CAT Backhoe) w/ 2019 Backhoe</td>
<td>140,000</td>
</tr>
<tr>
<td>Health &amp; Community Services – Frothingham Hall Emergency Generator</td>
<td>50,000</td>
</tr>
<tr>
<td>Cemetery Commission – Pine Grove Cemetery Columbarium</td>
<td>13,500</td>
</tr>
<tr>
<td>Sewer – North Easton Village Wastewater Treatment Plant Tank Repairs</td>
<td>54,000</td>
</tr>
<tr>
<td>Water – Washington Street Tank Repairs</td>
<td>100,000</td>
</tr>
<tr>
<td>Water – Treatment Plant Pilot Testing Design, Engineering, and Related Costs</td>
<td>150,000</td>
</tr>
<tr>
<td>Water - Replace vehicle #130 F-250 Utility Truck w/plow</td>
<td>50,000</td>
</tr>
<tr>
<td>Water - Replace vehicle #131 F-250 Utility Truck w/plow</td>
<td>50,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$2,135,166</strong></td>
</tr>
</tbody>
</table>

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: RECOMMENDED**

**Finance Committee Recommendation: RECOMMENDED**

**ARTICLE 16. LEASE OF PROPERTY FOR SCHOOL ADMINISTRATIVE OFFICES**

To see if the Town will vote to authorize the Town, acting by and through the School Committee, acting in coordination with the Board of Selectmen, to enter into a lease agreement for a term not to exceed three (3) years, on such terms as it determines to be in the best interest of the School Department and to further authorize the School Committee and Board of Selectmen to execute any and all instruments as may be necessary to meet this purpose, for the purpose of acquiring office space at 50 Oliver Street, Easton for school administrative staff, or take any action relative thereto.

Submitted by Easton Public Schools
Explanation: This article will authorize the School Committee to execute a lease agreement for office space for the Easton Public Schools.

Selectmen Recommendation: RECOMMENDED

Finance Committee Recommendation: RECOMMENDED

ARTICLE 17. ESTABLISHMENT OF FIVE CORNERS DISTRICT IMPROVEMENT FINANCING PROGRAM
To see if the Town will vote to create a district improvement financing program according to the provisions of Chapter 40Q of the General Laws, and: designate a development district within the area of the Town to be known as the Five Corners Development District, as shown on a map entitled “Five Corners Development District, Easton, Massachusetts” dated January 31, 2019 and on file in the office of the Department of Planning & Economic Development; adopt a development program for the Five Corners Development District, on file in the office of the Department of Planning & Economic Development, for the improvement of the quality of life, physical facilities and infrastructure of such district; and create a development program fund pursuant to said Chapter 40Q that consists of a development sinking fund and a project cost account and such other accounts as the Board of Selectmen deems necessary or appropriate, or take any other action relative thereto.

Submitted by Planning Department

Explanation: Chapter 40Q of the General Laws provides municipalities the option of establishing district improvement financing programs that allow the municipality to set aside a portion of new growth revenue realized as a result of capital investment in a defined development district that can be used to pay for costs associated with those capital investments. Creation of the Five Corners District Improvement Financing Program will allow the town to allocate a portion of the new growth revenue generated from new development that could not otherwise have occurred in the district without infrastructure improvements, and more specifically installation of the sewer collection system. This new growth revenue allocation will allow the town to reduce the amount of the betterment that will be assessed to property owners in the district.

Selectmen Recommendation: RECOMMENDED

Finance Committee Recommendation: RECOMMENDED

ARTICLE 18. ACCEPTANCE OF DEED IN LIEU OF FORECLOSURE – 11 PEBBLEBROOK ROAD
To see if the Town will authorize the Treasurer/Collector to accept on behalf of the Town a deed to parcel 4U 124, 11 Pebblebrook Road, in which all persons who have an interest in the title join as grantors, in lieu of foreclosure of a tax title on such parcel, in accordance with MGL c. 60, §77C. Provided however, that such deed in lieu shall only be accepted if there are no liens or encumbrances on the land other than those of the Town, or take any other action relative thereto.
Submitted by the Treasurer/Collector

Explanation: MGL c. 60 §77C allows towns to accept parcels from taxpayers where the cost to prosecute to foreclosure or the enforcement of the lien is impractical or impossible. This allows the Town to save the cost of foreclosure and expedites transfer of ownership to the Town. This parcel is a 1,242 square foot corner piece which abuts Town owned property (1.25 acres with a water tank). The parcel was, by agreement with the Town, supposed to be deeded to the Town when the subdivision was finished. Ownership was never transferred and the cost to prosecute this parcel to foreclosure exceeds its value. Tax title balance is approx. $3,500

Selectmen Recommendation: RECOMMENDED

Finance Committee Recommendation: RECOMMENDED

ARTICLE 19. AGRICULTURAL COMMISSION COMPOSITION
To see if the Town will vote to reduce the number of Agricultural Commission members from seven to five by revising Chapter 18, section 2 of the Easton General Bylaws to read as follows, or take any other action relative thereto.

Chapter 18 Agricultural Commission
§ 18-2 Composition. The Commission shall consist of seven five members, appointed by the Board of Selectmen. Potential members shall demonstrate an interest in carrying out the Purpose of the Commission, as set forth above. In appointing the members of the Commission, the Selectmen may consider a candidate’s actual experience in agricultural activities. The term of office shall be three years, provided that appointments of the initial members of the Commission shall be as follows: three members for a term of three years; two members for a term of two years; and two members for a term of one year. Vacancies shall be filled based upon the unexpired term of the vacated position so as to maintain staggered terms. The Commission shall make recommendations to the Selectmen for the filling of any vacancy.

Submitted by Agricultural Commission

Explanation: This article would reduce the number of members appointed to the Agricultural Commission thereby allowing them to take more timely actions by making it easier for the Commission to get a quorum at meetings.

Selectmen Recommendation: RECOMMENDED

Finance Committee Recommendation: RECOMMENDED

ARTICLE 20. AMENDMENT OF ARTICLE 19 OF MAY 21, 2007 ANNUAL TOWN MEETING – ACCEPTANCE OF M.G.L. CHAPTER 40 § 8J ESTABLISHING A COMMISSION ON DISABILITY
To amend Article 19 of the May 21, 2007 Annual Town Meeting (which accepted the provisions of Massachusetts General Law, Chapter 40, Section 8J establishing a Commission on Disability consisting of 5 members to be appointed by the Board of Selectmen); to allow 7 members to serve on the Easton Commission on Disability and accept the provisions of Section 8J, in their entirety, as the official charge for the Commission, and that Section 8J govern the powers and duties, members, and terms of said Commission, or take any other action relative thereto.

Submitted by Commission on Disability

Explanation: Allowing for 7 members to serve on the Commission would greatly assist the Commission in carrying out the wide range of duties and powers said Commission is obligated to perform. Such duties and powers, include, but are not limited to: researching local problems; advising and assisting town officials and employees in ensuring compliance with applicable state and federal laws and regulations; coordinating or carrying out programs in coordination with programs of the Massachusetts Office on Disability; reviewing and making recommendations about policies, procedures, services, activities and facilities of departments, boards and agencies of the Town; providing information, referrals, guidance and technical assistance to individuals, public agencies, businesses and organizations; and coordinating activities of other local groups, all for the benefit of those with disabilities.

With only 5 members it is very difficult for the Commission to adequately and efficiently address the needs of Easton's disabled population. With 7 members, the Commission would be in a much better position to carry out its duties and allow its members to more effectively manage the issues faced by Easton's disabled residents in a timely manner.

Selectmen Recommendation: RECOMMENDED

Finance Committee Recommendation: RECOMMENDED

ARTICLE 21. AMENDMENT TO THE EASTON HOME RULE CHARTER AND EASTON TOWN CODE TO REPLACE ALL GENDERED REFERENCES TO BOARD OF SELECTMEN WITH SELECT BOARD
To see if the Town will vote to petition the general court of the Commonwealth of Massachusetts to amend the Easton Home Rule Charter; and to see if the Town will vote to amend the Easton General Bylaws, to replace all gendered references to “Board of Selectmen” with “Select Board” or take any other action relative thereto.

Submitted by Board of Selectmen

Explanation: This article would change the name of the Board of Selectmen to the Select Board. This article seeks to update terminology only and will not change any powers or duties of the Board.

Selectmen Recommendation: RECOMMENDED
Finance Committee Recommendation: RECOMMENDED

ARTICLE 22. REPORT AND FY 2020 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 2020 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 2020 COMMUNITY PRESERVATION BUDGET

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appropriations</td>
<td></td>
</tr>
<tr>
<td>Administrative Expenses</td>
<td>$ 74,250</td>
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<tr>
<td>Debt Service</td>
<td>$512,063</td>
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<tr>
<td>Reserves</td>
<td></td>
</tr>
<tr>
<td>Historic Resources</td>
<td>$ 31,905</td>
</tr>
<tr>
<td>Annual Budgeted Reserve</td>
<td>$596,187</td>
</tr>
</tbody>
</table>

Submitted by Community Preservation Committee

Explanation: This article proposes the fiscal year 2020 budget for the Community Preservation Committee. Amounts to be funded shall be considered separate appropriations.

Selectmen Recommendation: RECOMMENDED

Finance Committee Recommendation: RECOMMENDED

ARTICLE 23. CPA FUNDING – AFFORDABLE HOUSING TRUST FY20 PROGRAMS
To see if the Town will vote in accordance with the recommendation of the Community Preservation Committee to appropriate the sum of $200,000 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 2020. The Trust works to implement the Affordable Housing Action Plan which provides resources and affordable housing options to low and moderate income residents. FY2020 activities will include funding of the Homebuyer Assistance Program, support for creation of group housing for acquired brain injury individuals on Foundry Street, matching funds for rebuilding or relocating a Housing Authority family unit on Poquanticut Avenue, rehabilitating restricting and re-selling
a single-family house on Eisenhower Drive, support for a non-profit developer to create a family unit on Electric Avenue, and support for planning work and related administration for the Town to meet its Chapter 40B requirements.

Selectmen Recommendation: RECOMMENDED

Finance Committee Recommendation: RECOMMENDED

ARTICLE 24. CPA FUNDING – EASTON CONSERVATION COMMISSION – TUFTS FARM ASSESSMENT & PLAN
To see if the Town will vote in accordance with the recommendation of the Community Preservation Committee to appropriate the sum of $25,000 from available Community Preservation Funds for the purpose of an assessment of the structural and rehabilitation needs of the historic Tufts Farm house and outbuildings, to develop a phased and prioritized list of recommended work specified as to materials and methods and associated budgets which incorporate public procurement and prevailing wage requirements, or take any other action relative thereto.

Submitted by Community Preservation Committee

Explanation: This article would provide $25,000 in funding towards an estimated $32,800 planning project to bring the historically significant Town-owned Tufts Farm property, adjacent to the Flyaway Pond conservation area, into a state of good repair. The Conservation Commission is funding a $7,800 plan for the Farm’s re-use and improved limited public access. The requested CPA grant will fund plans and specifications for phased rehabilitation projects sufficient for the public procurement process required for Town-owned buildings.

Selectmen Recommendation: RECOMMENDED

Finance Committee Recommendation: RECOMMENDED

ARTICLE 25. CPA FUNDING – EASTON HOUSING AUTHORITY – ELISE CIRCLE ROOF REPLACEMENT
To see if the Town will vote in accordance with the recommendation of the Community Preservation Committee to appropriate the sum of $225,317 from available Community Preservation Funds to replace the roofs of all 8 buildings of low-income senior housing owned by the Easton Housing Authority at Elise Circle, or take any other action relative thereto.

Submitted by Community Preservation Committee

Explanation: This article would provide funding to assist the Easton Housing Authority in replacing the roofs of all 8 buildings of low-income senior housing at Elise Circle. The roofs have not been replaced since 1997 and are beginning to fail. This roof replacement project will preserve 80 units of affordable elderly housing in Easton.
Selectmen Recommendation: RECOMMENDED

Finance Committee Recommendation: RECOMMENDED

ARTICLE 26. CPA FUNDING – EASTON PUBLIC SCHOOLS – MUSCATO STADIUM TURF & TRACK RESURFACING
To see if the Town will vote in accordance with the recommendation of the Community Preservation Committee to appropriate the sum of $380,000 from available Community Preservation Funds for safety netting and eligible site work, field preparation, and installation costs related to resurfacing the track and replacing the turf field at Muscato Stadium, with the costs for replacing the turf field itself to be from other sources of appropriation, or take any other action relative thereto.

Submitted by Community Preservation Committee

Explanation: This article would fund safety netting and CPA-eligible site work and field preparation required for track resurfacing and underlayment and turf replacement at Easton Public Schools’ Muscato Stadium on Lothrop Street. The remaining costs of this $815,000 project, including underlayment and artificial turf acquisition, will be provided through Town capital funds, the Schools’ athletic revolving account, and private donations and fundraising.

Selectmen Recommendation: RECOMMENDED

Finance Committee Recommendation: RECOMMENDED

ARTICLE 27. CPA FUNDING – OAKES AMES MEMORIAL HALL FIRE ALARM RADIO BOX
To see if the Town will vote in accordance with the recommendation of the Community Preservation Committee to appropriate the sum of $8,000 from available Community Preservation Funds for installation of a radio fire alarm box at Oakes Ames Memorial Hall, or take any other action relative thereto.

Submitted by Community Preservation Committee

Explanation: This article would provide up to $8000 for the installation of a radio fire alarm box at the rear of the Oakes Ames Memorial Hall, including approximately $2000 needed for associated electrical system upgrades and installation contractor access. This project will update fire safety equipment needed to protect the historic landmark building and members of the public. The Easton Fire Department states this is the last significant public building in Easton to convert to this system.

Selectmen Recommendation: RECOMMENDED

Finance Committee Recommendation: RECOMMENDED
ARTICLE 28. CPA FUNDING - SMITH FARMHOUSE AT BORDERLAND STATE PARK EXTERIOR REHABILITATION
To see if the Town will vote in accordance with the recommendation of the Community Preservation Committee to appropriate the sum of $43,045 from available Community Preservation Funds to fund exterior renovations of the historic Asahel Smith Farmhouse at Borderland State Park, including: south-side front entryway and steps; west-side front porch including foundation, screens, and structural and finish work; east-side front porch including foundation and structural and finish work; north-side back door and adjacent siding; basement door and adjacent area; chimney flashing and masonry; dormer windows and adjacent area including flashing, siding, and trim; wooden gutters, trim, and copper downspouts, or take any other action relative thereto.

Submitted by Community Preservation Committee

Explanation: This article would fund eligible costs associated with completing exterior renovations of the circa-1880s Asahel Smith Farmhouse at Borderland State Park. The Smith Farmhouse is managed by a health and wellness nonprofit under the State Department of Conservation & Recreation’s “Historic Curatorship Program”; the non-profit renovates and maintains a historic building in a State park in return for a long-term lease.

Selectmen Recommendation: RECOMMENDED

Finance Committee Recommendation: RECOMMENDED

ARTICLE 29. CPA FUNDING – SOUTH EASTON CEMETERY CORPORATION – HISTORIC FENCE RESTORATION
To see if the Town will vote in accordance with the recommendation of the Community Preservation Committee to appropriate the sum of $40,550 from available Community Preservation Funds to restore and repair the South Easton Cemetery’s historic 19th Century iron fencing and supporting masonry piers along Washington Street, or take any other action relative thereto.

Submitted by Community Preservation Committee

Explanation: This article would restore existing sections of historic ornamental iron fencing of the South Easton Cemetery bordering Washington Street. This phase will also include the rehabilitation or replacement of six existing and two missing non-original masonry piers required to stabilize the iron fencing. As part of this phase, the restoration of several fence sections presently stored on the property will also be included. This request does not include a possible future phase of work to fabricate new matching iron fencing to replace missing original sections at the northerly portion of the fence line.

Selectmen Recommendation: RECOMMENDED
Finance Committee Recommendation: RECOMMENDED

ARTICLE 30. CPA FUNDING – UNIONVILLE FIELD PICKLE BALL COURTS

To see if the Town will vote in accordance with the recommendation of the Community Preservation Committee to appropriate the sum of $38,000 for assessment, design, engineering, plans and specifications required for constructing, but not limited to, up to 6 new pickleball courts with associated access path and expanded parking area at Unionville Field, or take any other action relative thereto.

Submitted by Community Preservation Committee

Explanation: This article would fund the planning, design, and engineering needed for up to 6 new pickleball courts at Unionville Field with an associated access path and expanded parking area to help meet the recreational needs of all Easton residents. These designs and engineered plans are needed for later public procurement of the construction phase of this project.

Selectmen Recommendation: RECOMMENDED

Finance Committee Recommendation: RECOMMENDED

ARTICLE 31. ZONING AMENDMENT; ARTICLE IX; § 235-52 COMPACT NEIGHBORHOOD OVERLAY DISTRICTS

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 October 30, 2018, by inserting the text shown in italics:

§ 235-51.1 COMPACT NEIGHBORHOOD OVERLAY DISTRICTS.
[Added 5-21-2018 ATM by Art. 33]

A. General regulations that apply to all Compact Neighborhood Zoning Overlay Districts.

(1) Purpose.

(a) It is the purpose of this Section to establish Compact Neighborhood Overlay Districts and to encourage development in accordance with the goals of the Envision Easton Master Plan adopted by the town on December 8, 2014 by creating diverse housing types that are not readily available in current housing stock and that meets the needs of residents seeking smaller homes in a neighborhood setting; and to foster a range of housing opportunities to be proposed in a distinctive and attractive site development program that promotes compact design, preservation of open space, proximity to services and employment opportunities. Projects proposed hereunder shall apply for a Special Permit consistent with the following provisions.

(b) Objectives of this Section are to:
[1] Provide a mechanism by which residential development can contribute directly to increasing the supply and diversity of housing;

[2] Provide an opportunity for a variety of residential development and, where appropriate, mixed-use development, including both new construction and renovation of existing buildings, within a distinctive, attractive and livable environment;

[3] Promote continuing development and redevelopment in Easton that is pedestrian friendly and consistent with Easton's history and architecture;

[4] Provide for a diversified housing stock, by means of smaller lots that minimize the footprint of development and enhance open space at a variety of costs within walking distance of services;

[5] Ensure high quality site planning, architecture and landscape design that enhances the distinct visual character and identity of Easton and provides an environment with safety, convenience and amenity;


(2) Definitions. For purposes of this Section, the following definitions shall apply. All capitalized terms shall be defined in accordance with the definitions established under this § 235-51.1A(2). To the extent that there is any conflict between the definitions set forth in this Section and the Zoning Bylaw, the terms of this Section shall govern.

COMPACT NEIGHBORHOOD OVERLAY DISTRICTS
Zoning overlay districts established by this Section and as delineated in Subsection B below, for the purposes of creating diverse housing types meeting the needs of residents seeking smaller homes in a neighborhood setting.

DEVELOPABLE ACRE
A contiguous acre of land where full development, compliant with the Zoning established in this Chapter 235, is not limited by wetlands or other constraints.

FRONTAGE
The length of a front lot line adjacent to a street, provided however that the minimum frontage required by this chapter shall be satisfied by a continuous, uninterrupted segment of such frontage.

HEIGHT
Measured as the vertical distance from the mean grade of the natural ground contiguous to the building, as such ground existed prior to construction at the location of existing or proposed exterior walls (“Grade Plane”), to the mean height of the highest roof surface. For new subdivisions the Grade Plane shall be calculated based upon finished grades as shown
on site plans approved by the Planning & Zoning Board. The limitation shall not apply to
chimneys, vents, and other similar features provided such features do not cover more than
15% of the area of the roof of the building or other structure and in no way are used for
human occupancy.

LOT
A parcel of land which is or may be occupied by a principal building and its accessory
buildings, together with such open yard areas as are required under the provisions of this
§ 235-51.1. To be used for building purposes, such lot must have frontage on a street as
defined in this Section, excepting only a preexisting lot exempted by the provisions of
Section 6 of Chapter 40A of the Mass. General Laws. A lot line is a boundary of a lot.

MASTER PLAN
The Envision Easton Master Plan adopted by the Easton Planning and Zoning Board and
Zoning Board, as amended.

MIXED USE
Structure in which multifamily use is permitted as of right or by special permit with allowed
commercial uses.

PRINCIPAL BUILDING
The primary structure located on any Lot, wherein the Principal Use is conducted.

PRINCIPAL USE
The primary use to which the premises are devoted, and the main purpose for which the
premises exist.

RECREATIONAL USES
Active and passive recreational uses, including but not limited to ball fields; and passive
recreational uses, including but not limited to walking and bicycle paths. Amusements or
motorized uses shall not be considered eligible recreational uses.

SITE PLAN
A plan depicting a proposed Development Project for all or a portion of the Compact
Neighborhood Overlay District and which is submitted to the Planning and Zoning Board
for its review and approval in accordance with provisions of this chapter.

ZONING BYLAW
The Zoning Bylaw of the Town.

(3) Overlay districts.

(a) General Establishment - A Compact Neighborhood Overlay Districts (CNOD) is established
pursuant to this § 235-51.1, and as delineated in Subsection B hereof, and shall be deemed
to overlay the parcels as shown on the Zoning Map of the Town of Easton, as amended.
Each district shall consist of greater than three contiguous acres of developable land.
(b) Underlying Zoning - The CNOD is an overlay district superimposed on all underlying zoning districts. Except as limited herein, the underlying zoning shall remain in full force and effect, and the Applicant shall have the option of applying for a Special Permit pursuant to the zoning controls set forth in this § 235-51.1 or complying with all applicable zoning controls set forth in the Zoning Bylaw of the Town of Easton for the underlying district(s) or for other overlay zoning that may be therein defined.

(c) Applicability of CNOD - In accordance with the provisions provided herein, an Applicant for a Project located within the CNOD may seek a Special Permit in accordance with the requirements of this § 235-51.1. Projects proposed hereunder shall not be subject to any limitations upon the issuance of building permits for residential uses related to a rate of development or phased growth limitation or to a local moratorium on the issuance of such permits, or to building permit or dwelling unit limitations, including but not limited to any rate of development limitations provided in the Zoning Bylaw. When a building permit is issued for any Project approved in accordance with this § 235-51.1, the dimensional and use provisions of the underlying district(s) shall no longer be applicable to the land shown on the plan which was submitted pursuant to § 235-51.1 for such Project.

(4) Performance standards. All permitted uses must comply with the Performance Standards set forth in § 235-30.

(5) Procedures.

(a) Development under this § 235-51.1 may be authorized upon the issuance of a Special Permit by the Planning & Zoning Board. See the Planning & Zoning Board's Rules and Regulations for specific application and procedural requirements.

(b) Prior to submitting an application for Special Permit the applicant shall schedule a pre-application meeting through the Planning & Economic Development Office to discuss the proposed project.

(6) Decision. The Planning & Zoning Board may approve, approve with conditions, or deny an application for development under the CNOD after determining the development promotes the purposes of this section.

B. Establishment and delineation of Compact Neighborhood Overlay Districts.

(1) Foundry Compact Neighborhood Zoning Overlay. Establishment and Delineation of the Foundry CNOD - The Foundry CNOD is an overlay district that is superimposed over the Underlying District. The boundaries are delineated as the "Foundry Compact Neighborhood Overlay District" on the Official Zoning Map of the Town of Easton on file in the office of the Town Clerk, said map hereby made a part of the Easton Zoning Bylaw.

(a) Allowed uses include:


[3] Other uses as allowed in the Business District as set forth in Appendix A Table of Use Regulations of this Zoning Bylaw.

(b) Density, Dimensional and Other Requirements - Applications for a Special Permit shall be governed by this Section and the Design Standards for the Foundry CNOD.

[1] Dwelling units are to be detached single family dwellings, duplexes or triplexes. Each dwelling unit shall not exceed a maximum of 1,800 s.f. gross floor space.

[2] A maximum of four dwelling units per Developable Acre shall be allowed.

(a) The maximum number of bedrooms per dwelling unit shall be two.

[3] To encourage sensitive siting of buildings and better overall site design applicants are encouraged to modify lot size, shape, and other dimensional requirements for lots within the Foundry CNOD, subject to the following limitations:

[a] Lots having reduced area or frontage shall not have frontage on a street other than a street created pursuant to a Special Permit under this Section; provided, however, that the Planning & Zoning Board may waive this requirement where it is determined that such reduced lot(s) are consistent with existing development patterns in the neighborhood.

[b] Side and rear yards shall be at least 10 feet, except as otherwise provided in this Section.

[c] Architectural Design Standards. Detailed plans prepared by a registered architect or other qualified residential designer depicting elevations of the proposed dwelling units shall be submitted to the Planning and Zoning Board with the Application for Plan Approval.

(d) Streets and Utilities.

[1] Road layouts should be designed to provide visual interest, promote walkability and contributed to a sense of neighborhood and place.

[2] All streets, along with all sewage, drainage facilities and utilities, shall be designed and constructed in compliance with the Town of Easton Subdivision Rules and Regulations, except as specifically modified by the Planning & Zoning Board.

[3] Roads shall include sidewalks providing access both within the residential development and to the adjoining public way.

(e) Landscape Design Standards.
[1] Detailed Plans prepared by a registered landscape architect depicting proposed landscaping shall be submitted to the Planning and Zoning Board with the Application for Plan Approval.

[2] Landscaping should be designed to provide shade, buffer and visual appeal appropriate to the development and surrounding environment.

or take any other action relative thereto.

Submitted by Planning & Zoning Board

Explanation: The inserted text which limits the number of bedrooms per dwelling unit in the Foundry Compact Neighborhood Overlay district was inadvertently omitted from the zoning article.

Selectmen Recommendation: RECOMMENDED

Planning Board Recommendation: RECOMMENDED

Finance Committee Recommendation:

RECOMMENDED

ARTICLE xx.
To transact any other business that may legally come before said meeting.
You are directed to serve this Warrant by posting attested copies thereof one at each meeting house and post office and one at the Oliver Ames High School Auditorium and one at the Town Offices, seven days at least before the time of holding said meeting.

Given under our hands this 29th day of April the year Two Thousand Nineteen.

[Signatures]

Marc Lamb

Thomas W. Brussard

Charles P. King

EASTON BOARD OF SELECTMEN

Easton, Mass  May 10, 2019

By virtue hereof and as within directed, I have this day posted attested copies of this Warrant.

[Signature], Constable of Easton
OFFICIAL PROCEDURES TO BE USED AT TOWN MEETING
Approved - Town Meeting - May 1978

1. **Main Motion:**
   Debatable
   When a motion has been made, seconded and stated by the Chair, the assembly is not at liberty to consider any other main motion until this motion has been disposed of.

2. **Motion to Amend:**
   Majority Vote Required
   Debatable
   This motion is to change, add, or omit words in the original main motions.

3. **Motion to Amend the Amendment**
   Majority Vote Required
   Debatable
   This is a motion to change, add, or omit words in the first amendment.
   Method of Vote: The first vote is on changing words of second amendment. If the first vote adopts the change, the second vote is on the first amendment as changed or amended. The third vote is on adopting the main motion as changed or amended.

4. **Motion to Commit or Refer:**
   Majority Vote Required
   Debatable, Amendable
   When a motion becomes involved through amendments or when it is wise to investigate a question more carefully, it may be moved to commit or refer the motion to a committee for further consideration.

5. **Motion to Close Debate**
   2/3 Vote Required
   Not Debatable
   When debate does not seem to be shedding additional light on a question, you may move to end it by calling the question: "Mr. Moderator, I call the question." You must be recognized by the Chair before making this motion.
   As soon as this Motion is made, debate ceases and a vote on closing debate is taken. If the motion is carried, a vote is immediately taken on the question under consideration.

6. **Motion to Reconsider:**
   Majority Vote Required
   Debatable
   This motion must be made the same day as the original motion was carried or defeated. "A vote can be reconsidered only once."

7. **Motion to Adjourn:**
   Majority Vote Required
   Debatable
   This motion is always in order except (a) when a speaker has the floor, (b) when a vote is being taken, (c) after it has just been voted down (d) when the assembly is in the middle of some business which cannot be abruptly stopped. A definite time and place must be set.

**MISCELLANEOUS MOTIONS**

These motions (or questions) are not necessarily related to the Main Motion and do not fall within the order of precedence. They may be made as appropriate or necessary.

1. **Question of Privilege:**
   A motion unrelated to the business taking place, e.g. "Question of privilege, please! It is too noisy. I request that the Chair ask that all talking be stopped."

2. **Point of Information:**
   Motion used to ask a question or obtain clarification of facts pertaining to the motion at hand. "Point of information, please! What would be the cost to repair this piece of machinery rather than replace it?" There is no vote or debate. The Chair provides the information sought.

3. **Point of Order:**
   This motion is always in order but can be used only to present an objection to some method of parliamentary procedure. "Mr. Moderator, I rise to a point of order!" Then the objection is stated. There is no vote or debate and the Chair immediately rules on the point of order.

4. **Point of No Quorum:**
   This motion requires no second and is not debatable. No other motion may be applied to it. It may not be used to interrupt a speaker. When the point is properly raised, the Moderator must then ascertain whether or not a quorum exists.

5. **Secret Ballot:**
   At any Annual or Special Town Meeting when any article is put to the meeting for a vote, if a voter stands to request a secret ballot, he shall be promptly recognized by the Moderator and if on inquiry by the Moderator such voter is joined by at least 29 other standing voters, the Moderator shall automatically order a secret ballot without a debate.