

**COMMONWEALTH OF MASSACHUSETTS
TOWN OF GRAFTON
SPECIAL TOWN MEETING WARRANT – MAY 13, 2019**

Worcester, ss:

To Any of the Constables of the Town of Grafton, in the County of Worcester

GREETING:

In the name of the Commonwealth of Massachusetts, you are directed to notify and warn the inhabitants of the Town of Grafton, qualified to vote in elections and Town affairs, to meet in the Grafton High School Auditorium at the Grafton High School on Monday, the Thirteenth Day of May, 2019 at Seven O'clock PM (7:00PM) and act on the following articles, to wit:

ARTICLE 1. ADJUST FY19 BUDGET

To see if the Town will vote to transfer from available sources a sum of money for the purpose of adjusting certain line items within the operating budget for FY19, or take any other action relative thereto.

Submitted by: Town Administrator

Amount	From	To
\$45,000.00	Police Personnel Salaries (1.210.1.5113)	Police Expenses
Amount	From	To
\$11,200.00	Building Department Salaries (1.241.1.51130)	Human Resources Personnel (1.153.1.5100)
Amount	From	To
\$3,600.00	Fire Department Expenses(Training)	Municipal Salaries
Amount	From	To
\$150,850.00	Detailed below are the breakdown of funds to balance health insurance:	Group Health Insurance (1.195.1.5173)
\$20,000.00	Town Insurance Expenses	
\$34,000.00	Board of Selectmen Salaries	
\$23,000.00	Treasurer/Collector Salaries	
\$30,000.00	Town Clerk Salaries	
\$15,000.00	Conservation Salaries	
\$1,750.00	Building Department Salaries	
\$2,000.00	Building Department Expenses	
\$2,500.00	Gas Inspector Salaries	
\$3,000.00	Plumbing Inspector Salaries	
\$10,000.00	Council on Aging Salaries	
\$4,600.00	Town Account Expenses	
\$5,000.00	Planning Salaries	
Amount	From	To
\$20,000.00	Highway Department Expenses Paving/Cracking (1.141.1.5380)	Highway Department Personnel OT (1.420.1.5130)
Amount	From	To
\$1,000.00	Assessors- Admin. Personnel Salaries (1.141.1.5113)	Assessors- PT (1.141.2.5300)
Amount	From	To
\$5,000.00	Library Expenses- Building/Maintenance	Library Personnel
Amount	From	To
\$1,400.00	Animal Control Expenses	Animal Inspector Personnel

Recommendation of the Finance Committee for Special Town Meeting Warrant Article 1.

Finance Committee recommends passage of Article 1.

This article funds the shortfalls in the Fiscal Year 2019 budget by transferring unspent funds from various department to other department that had shortfalls during the course of the fiscal year.

ARTICLE 2. BALANCE FY19 SNOW & ICE ACCOUNT

To see if the Town will vote to transfer a sum of money from available sources for the purposes of balancing the Snow & Ice Account, or take any other action relative thereto.

Submitted by: Town Administrator

Recommendation of the Finance Committee for Special Town Meeting Warrant Article 2.

Finance Committee recommends passage of Article 2 in the amount of \$174,163.00.

This article covers the deficit spending in the FY19 Snow and Ice Account. The transfer of funds from the Overlay Surplus Account will balance the Snow and Ice Salaries Account and the Snow and Ice Expenses Account.

ARTICLE 3. AUTHORIZE PAYMENT OF PRIOR FISCAL YEAR BILLS

To see if the Town will vote to authorize payment of any prior fiscal year bills from available sources, or take any other action relative thereto.

Recommendation of the Finance Committee for Special Town Meeting Warrant Article 3.

Finance Committee recommends passing over of Article 3.

There are no prior fiscal year bills that need to be paid.

ARTICLE 4. SICK AND VACATION BUYBACK

To see if the Town will vote to raise and appropriate and/or transfer a sum of money from available sources, to fund the accumulated sick and vacation leave buyback for retiring employees pursuant to the Town By-Laws and/or collective bargaining agreements, or take any other action relative thereto.

Submitted by: Town Administrator

Recommendation of the Finance Committee for Special Town Meeting Warrant Article 4.

Finance Committee recommends passing over of Article 4.

There are no retiring employees at this time.

ARTICLE 5. ASSESSORS FY20 PROPERTY REVALUATION

To see if the Town will vote to raise and appropriate and/or transfer a sum of money from available sources, to fund the Assessors FY20 town wide revaluation, or take any other action relative thereto.

Submitted by: Town Administrator

Recommendation of the Finance Committee for Special Town Meeting Warrant Article 5.

Finance Committee recommends passage of Article 5 in the amount of \$50,000.00.

This article transfers funds from the Overlay Fund account to the Town wide Revaluation account in order for the Assessors Office to continue with the Town wide revaluation process.

NOTES

ARTICLE 6. ESTABLISH SCHOOL RENTAL REVOLVING FUND

To see if the town will vote to establish a revolving fund entitled School Rental Revolving Fund pursuant to Massachusetts General Laws Chapter 40, Section 3, to be included in the revolving funds authorized by General By Law Article 40, for the purpose of receiving rental payments for the leasing of surplus space in or on a school to be expended without further appropriation by the School Department for FY2020 and subsequent years, and to accept the provision in Chapter 40 Section 3 that allows any balance that remains in the account at the close of the fiscal year shall remain in said account and may be expended for the upkeep and maintenance of any school facility, or to take any other action relative thereto.

Submitted by: School Superintendent

Recommendation of the Finance Committee for Special Town Meeting Warrant Article 6.

Finance Committee recommends passage of Article 6 as written.

This article establishes a revolving fund account to receive rental payments for the leasing of surplus space in or on school property for the purpose of generating income to offset school upkeep and maintenance costs.

ARTICLE 7. ESTABLISH SCHOOL EXTENDED SERVICES REVOLVING FUND

To see if the town will vote to establish a revolving fund entitled School Extended Services Revolving Fund pursuant to Massachusetts General Laws Chapter 71, Section 26C, to be included in the revolving funds authorized by General By Law Article 40, to be expended by the School Department without further appropriation for FY2020 and subsequent years, for the purpose of receiving fees for programs outside of the school day or year for Fiscal Year 2020 and subsequent years, or to take any other action relative thereto.

Submitted by: School Superintendent

Recommendation of the Finance Committee for Special Town Meeting Warrant Article 7.

Finance Committee recommends passage of Article 7 as written.

Enrichment programs in areas such as STEM and the Arts will be available outside of the school day or year. This revolving fund is self-funding from participant fees and requires no supplemental funding from taxes.

ARTICLE 8. STREETLIGHT CONVERSION TO LED

To see if the Town will vote to raise and appropriate and/or transfer from available funds, borrow, or otherwise provide a sum of money for the purpose of funding the purchase of existing streetlights from National Grid and the conversion of existing streetlights to energy efficient and long lasting LED, with such funds to be expended under the direction of the Board of Selectmen and the Town Administrator, or to take any other action relative thereto.

Submitted by: Town Administrator

Recommendation of the Finance Committee for Special Town Meeting Warrant Article 8.

Finance Committee recommends passage of Article 8 in an amount not to exceed \$123,435.00.

This funding will come from the Town's Free Cash account. The purpose of this article is to pay for the conversion of our street lights to LED lights. The Town will recoup this amount of money over the course of four(4) years.

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ARTICLE 9. EASEMENT TO NATIONAL GRID/MASS. ELECTRIC & OTHER UTILITIES FOR UNDERGROUND & ABOVE GROUND SYSTEM FOR NEW DPW FACILITY AT 48 OLD WESTBORO ROAD

To see if the Town will vote to: (a) authorize the board of selectmen, for and on behalf of the Town and upon such terms and conditions as the board deems to be in the best interest of the Town, convey to the Massachusetts Electric Company and/or National Grid, and to such other utilities, if any, as may be necessary or advisable, to maintain and operate for the transmission of electric current and intelligence, a perpetual easement to install, construct, reconstruct, repair, replace, add to, maintain and operate an underground and above ground system and all necessary equipment, facilities and appurtenances, in, under, on and through land located on the easterly side of Old Westboro Road, known as 48 Old Westboro Road, where the new Grafton DPW Facility is to be located; and (b) authorize such board to take any and all action necessary for the purpose of effectuating the foregoing vote, or take any other action relative thereto or thereon.

Submitted by: Town Administrator

Recommendation of the Finance Committee for Special Town Meeting Warrant Article 9.

Finance Committee recommends passage of Article 9 as written.

This article allows utilities to be installed and maintained via an easement for the new Grafton DPW Facility under the authorization of the Board of Selectmen.

ARTICLE 10. INSTITUTE ROAD ROADWAY AND LAYOUT ACCEPTANCE

To see if the Town will vote to accept the roadways and associated utilities and easements known as "Institute Road", or take any other action relative thereto.

Submitted by: Town Administrator

Recommendation of the Finance Committee for Special Town Meeting Warrant Article 10.

Finance Committee recommends passage of Article 10 as written.

Finance Committee concurs with the vote of the Board of Selectmen to accept this roadway.

ARTICLE 11. EASEMENTS MAIN STREET, GRAFTON

To see if the Town will vote to authorize the Board of Selectmen to acquire by gift, purchase, or taking, certain temporary and permanent easements to real property abutting Main Street that are necessary for the completion of the Main Street roadway improvement project, the survey and legal descriptions of which are shown on the plan entitled "Massachusetts Department of Transportation Highway Division: Plan and Profile of Main Street (Route 122A) in the Town of Grafton – Worcester County – Preliminary Right of Way", dated February 27, 2019 a copy of which is on file at the Office of the Town Clerk and available on the Town's website, or take any other action relative thereto.

Submitted by: Town Administrator

Recommendation of the Finance Committee for Special Town Meeting Warrant Article 11.

Finance Committee recommends passage of Article 11 as written.

This article allows the Board of Selectmen to negotiate and then execute the potential acquisition of the easements with the property owners.

NOTES

ARTICLE 12. CPC - PURCHASE OF ROBINSON PROPERTIES

To see if the Town will vote to appropriate a sum up to Four Hundred Seventy-Five Thousand Dollars (\$475,000) with Three Hundred Thirty-Seven Thousand and Five Hundred Dollars (\$337,500) from Community Preservation Act Undesignated Fund Balance and One Hundred Thirty-Seven Thousand and Five Hundred Dollars (\$137,500) from the Open Space Reserve, for the acquisition of four (4) lots with addresses of 163, 165, and 171 Upton Street and 2 Stowe Road, totaling more or less 10.38 acres to be preserved for open space and passive recreation with a conservation restriction held by the Grafton Land Trust, with such funds to be expended by June, 2021 or to take any other action relative thereto.

Submitted by: Community Preservation Committee

Finance Committee recommendation for Special Town Meeting Warrant Article 12.

Finance Committee recommends passage of Article 12 as written.

This article appropriates up to \$475,000.00, of which \$337,500.00 is from the CPA Undesignated Fund Balance account and \$137,500.00 is from the Open Space Reserve, to purchase four parcels of land to be preserved as open space

ARTICLE 13. CPC – HISTORIC PRESERVATION RESERVE ADJUSTMENT

To see if the Town will vote to transfer Five Thousand Two Hundred Eighty-Nine Dollars (\$5,289) from the Community Preservation Fund Balance for CPA Purposes account to the Historic Preservation Reserve account for the purpose of correcting the CPA 10% reserve requirement, or take any other action relative there.

Submitted by: Community Preservation Committee

Recommendation of the Finance Committee for Special Town Meeting Warrant Article 13.

Finance Committee recommends passage of Article 13 as written in the amount of \$5,289.00

This article satisfies the Community Preservation Act requirement to reserve 10% of Community Preservations Act funds for Historic Preservation purposes. It is the result of a larger than expected State match.

ARTICLE 14. CPC – AFFORDABLE HOUSING RESERVE ADJUSTMENT

To see if the Town will vote to transfer Five Thousand Two Hundred Eighty-Nine Dollars (\$5,289) from the Community Preservation Fund Balance for CPA Purposes account to the Affordable Housing Reserve account for the purpose of correcting the CPA 10% reserve requirement, or take any other action relative thereto.

Submitted by: Community Preservation Committee

Recommendation of the Finance Committee for Special Town Meeting Warrant Article 14.

Finance Committee recommends passage of Article 14 as written in the amount of \$5,289.00. This article satisfies the Community Preservation Act requirement to reserve 10% of Community Preservations Act funds for Affordable Housing purposes. It is the result of a larger than expected State match.

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ARTICLE 15. CPC – OPEN SPACE RESERVE ADJUSTMENT

To see if the Town will vote to transfer Five Thousand Two Hundred Eighty-Nine Dollars (\$5,289) from the Community Preservation Fund Balance for CPA Purposes account to the Open Space Reserve account for the purpose of correcting the CPA 10% reserve requirement, or take any other action relative thereto.

Submitted by: Community Preservation Committee

Recommendation of the Finance Committee for Special Town Meeting Warrant Article 15.

Finance Committee recommends passage of Article 15 as written in the amount of \$5,289.00. This article satisfies the Community Preservation Act requirement to reserve 10% of Community Preservations Act funds for Open Space Preservation purposes. It is the result of a larger than expected State match.

ARTICLE 16. CPC – AFFORDABLE HOUSING TRUST

To see if the Town will vote to transfer Fifty Four Thousand Nine Hundred Eighty-Seven Dollars (\$54,987) from the CPA Affordable Housing Reserve account to the Grafton Affordable Housing Trust, with such funds to be used in accordance with the CPA guidelines for community housing, or take any other action relative thereto.

Submitted by: Community Preservation Committee

Recommendation of the Finance Committee for Special Town Meeting Warrant Article 16.

Finance Committee recommends passage of Article 16 in the amount of \$54,987.00 as written. This article transfers the funds to the Affordable Housing Trust.

ARTICLE 17. PROPOSED AMENDEMENT TO THE GRAFTON ZONING BY-LAW

To see if the Town will vote to amend the Town’s Zoning Bylaw by amending the Town of Grafton Zoning By-laws as follows:

1. ZBL Section 3.1.2 – Zoning Map: To amend the “Town of Grafton - Zoning Map” by zoning the following properties to “Chapter 43D Priority Development Site Overlay District”: 230 Worcester Street (Map 25, Parcel 1), 244 Rear Worcester Street (Map 25, Parcel 2), and 244 Worcester Street (Map 35, Parcel 1) as shown on the plan entitled “Proposed Town of Grafton Zoning Map Amendment – Chapter 43D Priority Development Site Overlay District – Worcester Street” on file with the Town Clerk.

Or take any other action relative thereto.

Submitted by: Planning Board

Recommendation of the Finance Committee for Special Town Meeting Warrant Article 17.

Finance Committee recommends passage of Article 17.

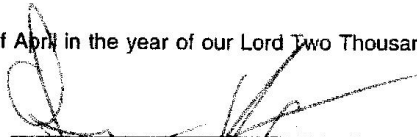
This article will add the Wyman-Gordon property to the Chapter 43D Priority Development Zoning District, facilitating future economic development by expediting permitting. This article requires a 2/3 majority vote to pass.


And you are directed to serve this Warrant by posting up an attested copy thereof in some conspicuous place in each of the precincts of the Town at least fourteen days before said meeting.

Hereof fail not and make due return of this Warrant, with your doings thereon to the Town Clerk, at the time and place of meeting as aforesaid.

Given under our hands this 16th day of April in the year of our Lord Two Thousand Nineteen.

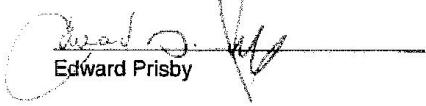
BOARD OF SELECTMEN
TOWN OF GRAFTON


Sargon Hanna, Chairman


Craig Dauphinais, Vice Chairman

Jennifer Thomas, Clerk


Bruce Spinney, III


Edward Prisby

A TRUE COPY,
ATTEST: April 18, 2019

I have complied with the requirements of the above Warrant and with the Town of Grafton By-Laws by posting an attest copy of the Warrant in some conspicuous place in each of the precincts of the town on the above date.


Constable of Grafton