

**COMMONWEALTH OF MASSACHUSETTS  
TOWN OF GRAFTON  
ANNUAL TOWN MEETING WARRANT  
OCTOBER 15, 2018  
7:30 PM**

Worcester, ss:

To Either of the Constables of the Town of Grafton, in the County of Worcester.

**GREETINGS:**

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 located at 24 Providence Road on Monday, the Fifteenth (15) Day of October, 2018 at Seven Thirty (7:30) PM to act on the following articles, to wit:

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## **ARTICLE 1. ADJUST FY19 OPERATING BUDGET**

To see if the Town will vote to raise and appropriate and/or transfer from available funds 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

## **ARTICLE 2. PRIOR FISCAL YEAR BILLS**

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

Submitted by: Town Administrator

## **ARTICLE 3. FIRE DEPARTMENT RETIREMENT**

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to the Fire Department Retirement Account, or take any other action relative thereto.

Submitted by: Town Administrator

## **ARTICLE 4. SICK AND VACTION BUYBACK**

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money 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

## **ARTICLE 5. FUNDING FOR FOLLETTE STREET WELL PROJECT**

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to the Follette Street Well Project Account for the purpose of funding the Follette Street Well Project, pursuant to Article 10 of the May 11, 2009 Special Town Meeting, or take any other action relative thereto.

Submitted by: Town Administrator

## **ARTICLE 6. CPC AFFORDABLE HOUSING RESERVE**

To see if the Town will vote to reserve forty-nine thousand six hundred and eighty nine dollars (\$49,689) from FY2019 Community Preservation Fund revenues for Affordable Housing, or take any other action relative thereto.

Submitted by: Community Preservation  
Committee

## **ARTICLE 7. CPC OPEN SPACE RESERVE**

To see if the Town will vote to reserve forty-nine thousand six hundred and eighty nine dollars (\$49,689) from FY2019 Community Preservation Fund revenues for Open Space, or take any other action relative thereto.

Submitted by: Community Preservation Committee

## **ARTICLE 8. CPC HISTORIC PRESERVATION RESERVE**

To see if the Town will vote to reserve forty-nine thousand six hundred and eighty nine dollars (\$49,689) from FY2019 Community Preservation Fund revenues for Historic Preservation, or take any other action relative thereto.

Submitted by: Community Preservation Committee

## **ARTICLE 9. FUND FOR CPC PURPOSES**

To see if the Town will vote to reserve three hundred and forty-seven thousand eight hundred and twenty-eight dollars (\$168,128) from FY2019 Community Preservation Fund revenues for FY2019 Community Preservation Fund purposes, or take any other action relative thereto.

Submitted by: Community Preservation Committee

## **ARTICLE 10. COMMUNITY PRESERVATION PLAN**

To see if the Town will vote to appropriate the sum of \$15,000 from the Community Preservation Undesignated Fund for the purpose of creating the Community Preservation Plan, with funds to be expended by June, 2021, or take any other action relative thereto.

Submitted by: Community Preservation Committee

## **ARTICLE 11. ROAD IMPROVEMENT STABILIZATION FUND**

To see if the Town will vote to transfer \$1,500,000 from the Road Improvement Stabilization fund to the Road Improvement Capital Expenditures fund for road improvement projects consistent with Chapter 90 rules and regulations as recommended by the DPW Advisory committee and approved by the Board of Selectmen, or take any other action relative thereto.

Submitted by: Town Administrator

## **ARTICLE 12. NORTH STREET ELEMENTARY SCHOOL WINDOW PROJECT**

To see if the Town will vote to appropriate a sum of money from free cash, and transfer a sum of money from available sources, for the purposes of funding the North Street Elementary School Window Repair Project, said sum to be spend under the direction of the School Committee and the Superintendent of Schools, or take any other action relative thereto.

Submitted by: School Committee

### **ARTICLE 13. BROOKWMEADOW VILLAGE ROADWAY ACCEPTANCE**

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

Submitted by: Town Administrator

### **ARTICLE 14. GRAFTON WATER DISTRICT HYDRANTS**

To see if the Town will vote to accept the following list of hydrants from the Grafton Water District, or take any other action relative thereto.

#682 Powerline Drive  
#683 25 Trinity Avenue  
#686 Willard Road

Submitted by: Town Administrator

### **ARTICLE 15. RESCIND CABLE REVOLVING ACCOUNT**

To see if the Town will vote to rescind its authorization to establish a revolving fund under G.L. c. 53E ½ for "Cable Related Revenue" as was voted pursuant to Article 8 of the May 2017 Annual Town Meeting Warrant, or take any other action relative thereto.

Submitted by: Town Administrator

### **ARTICLE 16. TAX INCREMENT FINANCING AGREEMENT**

To see if the Town will vote to authorize the Town to enter into a Tax Increment Financing Agreement for a development at 105 Westboro Road, or take any other action relative thereto.

Submitted by: Town Administrator

### **ARTICLE 17. AMEND WATER SUPPLY PROTECTION OVERLAY DISTRICT**

To see if the Town will vote to amend Section 7 entitled Water Supply Protection Overlay District of the Zoning By-Laws by amending ZBL Section 7.4.D.7. Special Permit Uses as follows (deletions by strikethrough and insertions by underline):

7.4.D.7. underground fuel or other storage tanks containing Toxic and Hazardous Materials, or pose a threat to groundwater, including any tanks or collection pits (wholly or partially below mean ground elevation). Septic Tanks installed in conformance with Title 5 and properly permitted tanks buried underground or partially underground for storage of propane in conformance with Ch. 148 M.G.L, 527 CMR, Sec 6.00, as may be amended, are exempt.

Submitted by: Planning Board

## ARTICLE 18. AMEND SECTION 3.3.2.2 OF THE GRAFTON ZONING BYLAWS

To see if the Town will vote to amend Section 3.3 entitled Intensity of Uses of the Zoning By-Laws by amending ZBL Section 3.3.2.2 as follows (deletions by strikethrough and insertions by underline):

3.3.2.2 No building shall exceed 40 feet in height, except that spires, water tanks, communication towers, chimneys, flag poles, and other structures normally built above the roof and not devoted to human occupancy may be erected to such heights as are necessary to accomplish the purpose they are normally intended to serve, or except as follows:

3.3.2.2.a) As specified in Section 9.6.2.2 within Section 9 entitled Campus Development Overlay District.

3.3.2.2.b) Within the Industrial District and Office/ Light Industrial District, the Planning Board may, by an affirmative vote of at least four (4) members, authorize deviation from strict compliance with the provision of this section in order to allow a maximum building height of up to 45 feet, allowing review and where such deviation is in keeping with the objectives of the zoning bylaw and where such height is necessary for mechanical, distribution/conveyor, plumbing and similar systems and not devoted to human occupancy.

Submitted by: Planning Board

## ARTICLE 19. AMEND SECTION 9.6.2.2 OF THE GRAFTON ZONING BYLAWS

To see if the Town will vote to amend Section 9.6.2.2 within Section 9 entitled Campus Development Overlay District as follows (deletions by strikethrough and insertions by underline):

9.6.2.2 Height: No building shall exceed sixty (60) feet in height, except that spires, water tanks, communication towers, chimneys, exhaust stacks, flagpoles, mechanical penthouses and other structures normally built above the roof and not devoted to human occupancy may be erected to such heights as are necessary to accomplish the purpose they are normally intended to serve. The height of a building shall be the vertical distance measured from the mean finished grade of the ground adjoining the front of the building, as determined by the Inspector of Buildings, to the top of the structure of the highest occupied floor in the case of a flat roof, to the deck line of a mansard roof, and to the top of the plate of a gable, hip or gambrel roof. The Planning Board may, ~~by~~ an affirmative vote of at least four (4) members, each of whom is eligible to vote on the project, authorize deviation from strict compliance with the provision of this section in order to allow a maximum building height of up to 95 feet, allowing review and where such deviation is in keeping with the objectives of the zoning bylaw.

Submitted by: Planning Board

## **ARTICLE 20. SEWER O&M EMERGENCY ACCOUNT**

To see if the Town will vote to transfer the sum of \$95,000 from Sewer Retained Earnings Account #25.0.145.3590.5.0 to account entitled "O&M Emergency" #25-800-6440-6067, or take any other action relative thereto.

Submitted by: Sewer Commissioners

## **ARTICLE 21. SEWER INFLOW & INFILTRATION ACCOUNT**

To see if the Town will vote to transfer the sum of \$100,000 from Sewer Retained Earnings Account #25.0.145.3590.5.0 to account entitled "Inflow & Infiltration Inspection and Repair" #25-800-6440-6288, or take any other action relative thereto.

Submitted by: Sewer Commissioners

## **ARTICLE 22. SEWER PLANT UPGRADE EXPANSION ACCOUNT**

To see if the Town will vote to transfer the sum of \$475,000 from Sewer Retained Earnings Account #25.0.145.3590.5.0 to account entitled "Plant Upgrade/Expansion" #25-800-6440-6068, or take any other action relative thereto.

Submitted by: Sewer Commissioners

## **ARTICLE 23. SEWER OVERFLOW REPAIR ACCOUNT**

To see if the Town will vote to transfer the sum of \$50,000 from Sewer Retained Earnings Account #25.0.145.3590.5.0 to account entitled "Sewer Overflow Repair" #25-800-6440-6055, or take any other action relative thereto.

Submitted by: Sewer Commissioners

## **ARTICLE 24. LONG RANGE IT ACCOUNT**

To see if the Town will vote to raise and appropriate and/or transfer a sum of money for the purposes of funding a Long Range Information Technology Maintenance Account, pursuant to Article 17 of the May 12, 2014 Annual Town Meeting, or take any other action relative thereto.

Submitted by: Town Administrator

## **ARTICLE 25. APPROPRIATION TO STABILIZATION FUND**

To see if the Town will vote to appropriate a sum of money from available sources to fund the Stabilization Trust Fund, or to take any other action relative thereto.

Submitted by: Town Administrator

## **ARTICLE 26. APPROPRIATION TO OPEB TRUST FUND**

To see if the Town will vote to appropriate a sum of money from available sources to fund the OPEB Trust fund, or to take any other action relative thereto.

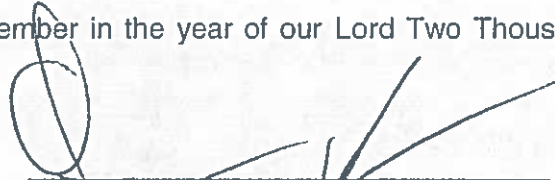
Submitted by: Town Administrator

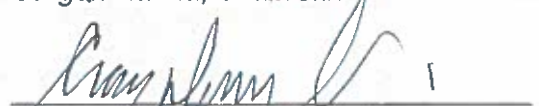
And you are directed to serve this Warrant by posting up an attested copy thereof in some conspicuous place in each of the precincts of the Town at least fourteen days before said meeting.


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 the 18 day of September in the year of our Lord Two Thousand Eighteen.


BOARD OF SELECTMEN

  
Sargon Hanna, Chairman

  
Craig Dauphinais, Vice Chairman

  
Jennifer Thomas, Clerk

  
Bruce Spinney, III

  
Edward Prisby

A TRUE COPY,  
ATTEST:

September 20 2018

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

  
Constable of Grafton