



**TOWN OF MENDON
ANNUAL TOWN MEETING
MAY 5, 2023**

THE COMMONWEALTH OF MASSACHUSETTS WORCESTER, SS

TO EITHER OF THE CONSTABLES OF THE TOWN OF MENDON, in the county of WORCESTER, Greetings: In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the inhabitants of said Town, qualified to vote in elections and in Town affairs, to meet at the **Miscoe Hill School** in said **MENDON** on the **5th day of May next**, at **7:00 o'clock** in the evening, then and there to act on the following articles:

- ARTICLE 1
(SELECT BOARD)** To see if the Town will vote that any motion or amendment to increase any monetary articles or line items as proposed by the Finance Committee, presented at this Town Meeting Shall be **OUT OF ORDER** unless such motion, or amendment, states the source of funding as being from available free cash, or the line item or article that will be reduced by the same amount; or act or do anything in relation thereto.
- ARTICLE 2
(SELECT BOARD)** To see if the Town will vote fix the salaries and compensations of the elected officials of the Town; or act or do anything in relation thereto.
- ARTICLE 3
(SELECT BOARD)** To see if the Town will vote to raise and appropriate and/or transfer a sum of money from available funds to pay Bills of a Prior Year; or act or do anything in relation thereto.
- ARTICLE 4
(SELECT BOARD)** To see if the Town will vote to determine what sums of money the Town will vote to raise and appropriate and/or transfer from available funds to defray charges and expenses of the Town including debt and interest and to provide for a reserve fund for the ensuing fiscal year; or act or do anything in relation thereto.
- ARTICLE 5
(SELECT BOARD)** To see if the Town will vote to appropriate funds provided to the Town by the Commonwealth pursuant to so-called Chapter 90 type money and such other funds as the Commonwealth of Massachusetts Department of Transportation (including its Highway Division) may provide, and to authorize the Select Board to enter into contracts with the Massachusetts Department of Transportation (including its Highway Division) for so-called Chapter 90 type money and such other funds allocated to the Town; or act or do anything in relation thereto.
- ARTICLE 6
(SELECT BOARD)** To see if the Town will vote to raise and appropriate and/or transfer from available sources a sum of money to fund the FY24 portion of the Assessor's Cyclical Inspection Program; or act or do anything in relation thereto.
- ARTICLE 7
(SELECT BOARD)** To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund the FY24 portion of the Update Valuation Account; or act or do anything in relation thereto.
- ARTICLE 8
(SELECT BOARD)** To see if the Town will vote to raise and appropriate and/or transfer a sum of money from available funds for Police Department State/Federal General Matching Grants; or act or do anything in relation thereto.
- ARTICLE 9
(SELECT BOARD)** To see if the Town will vote to raise and appropriate and/or transfer a sum of money from the National Opioid Settlement Program funds to the Police Department budget, line-item National Opioid Settlement Expenses, for qualified opioid remediation programs; or act or do anything in relation thereto.
- ARTICLE 10
(SELECT BOARD)** To see if the Town will vote to transfer a sum of money from the Community Preservation Accounts to fund the FY24 Police Station Debt Exclusion; or act or do anything in relation thereto.
- ARTICLE 11
(SELECT BOARD)** To see if the Town will vote to approve the Mendon Five Year Land Use Program, copies of which are available in the Town Clerk's office and at the town website; or act or do anything in relation thereto.
- ARTICLE 12
(SELECT BOARD)** To see if the Town will vote to transfer from available funds and/or authorize the Select Board to enter into a lease agreement up to seven years for the acquisition and outfitting of an ambulance; or act or do anything in relation thereto.
- ARTICLE 13
(SELECT BOARD)** To see if the Town will vote to raise and appropriate and/or transfer for available funds a sum of money for the purchase or lease of a Multi-Purpose Trackless and Dump Truck vehicle for the Highway Department;

and to authorize the Select Board to enter into an eight (8) year lease agreement for a Multi-Purpose Trackless and Dump Truck vehicle; or act or do anything in relation thereto.

**ARTICLE 14
(SELECT BOARD)**

To see if the Town will vote to raise and appropriate and/or transfer from available funds for the purpose of engineering design work for Senior Center Expansion; or act or do anything in relation thereto.

**ARTICLE 15
(SELECT BOARD)**

To see if the Town will vote to transfer a sum of money from available funds for the purchase of a water filtration system for the Town Hall well; or act or do anything in relation thereto.

**ARTICLE 16
(SELECT BOARD)**

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to operate the Water Enterprise Fund; or act or do anything in relation thereto.

**ARTICLE 17
(SELECT BOARD)**

To see if the Town will vote to set the limits on the Revolving Funds in accordance with M.G.L.C. 53E1/2 as follows; or act or do anything in relation thereto.

Revolving Fund	Limit on Spending
Library	\$6,000
Planning Board	\$30,000
Highway	\$25,000
Conservation Commission	\$25,000
Parks	\$165,000
Fire Department	\$10,000
Title V (Board of Health)	\$25,000
Police Department	\$15,000

**ARTICLE 18
(SELECT BOARD)**

To see if the Town will vote to expand the Zoning Board of Appeals from 3 voting member and 2 alternate members to 5 voting members and 2 alternate members; or act or do anything in relation thereto.

**ARTICLE 19
(PLANNING)**

To see if the Town will vote to amend the Mendon Zoning Bylaws, adding 5.05 Age Restricted Mixed Use Overlay District (ARMUD); or act or do anything in relation thereto. A copy of the proposed bylaw can be viewed on the Town website or in the Town Clerk's office.

**ARTICLE 20
(LUC)**

To see if the Town will vote transfer as sum of money from the survey of the Inman Hill Account voted at the ATM 5/8/21 ATM Art 39 into the Land Bank Account; or act or do anything in relation thereto.

**ARTICLE 21
(LUC)**

To see if the Town will vote to transfer a sum of money from the Inman Pond Account voted at the 5/6/16 Art 21 into the Land Bank Account; or act or do anything in relation thereto.

**ARTICLE 22
(LUC)**

To see if the Town will vote to transfer a sum of money from the Meadow Brook Woods Account voted at the 5/3/19 ATM Art 20 into the Land Bank Account; or act or do anything in relation thereto.

**ARTICLE 23
(CPA)**

To see if the Town will transfer a sum of money from the CPA Affordable Housing Coordinator Account to the CPA Affordable Housing Account, leaving a sum of money in the CPA Affordable Housing Coordinator Account to fund the FY24/FY25 Part time Affordable Housing Coordinator Position; or act or do anything in relation thereto.

**ARTICLE 24
(CPC)**

To see if the Town will vote to set aside for later spending from the FY24 Community Preservation Revenues (10%) for open space; (10%) for historic preservation; (10%) for Affordable Housing, (65%) Budgeted Reserve and (5%) for administration; or act or do anything in relation thereto

**ARTICLE 25
(CPC)**

To see if the Town will vote to transfer a sum of funds from Community Preservation Accounts to fund the costs to install field lights on Pezzella and Lowell fields, in Memorial Park, 29 Millville Rd, which is dedicated to active recreational purposes under M.G.L. Chapter 45, Section 3, and to authorize the Select Board to file on behalf of the Town of Mendon any and all grants deemed necessary under the Urban Self-Help Act (301 CMR 5.00) and the Town of Mendon be authorized to enter into all agreements and execute any and all instruments as may be necessary to behalf of the town to affect said project; or act or do anything in relation thereto.

- ARTICLE 26
(CPA)** To see if the Town will vote to transfer a sum of money from the Community Preservation Historic Preservation Account to be used as matching funds for a Massachusetts Preservation Project Fund Grant. The matching funds will be used to begin stabilization and restoration work needed for the Records Room located at 13 Main Street. The matching request is for 50% of the total cost plus an additional 25% which will be returned to the Community Preservation Historic Account after all project costs have been reimbursed; or act or do anything in relation thereto.
- ARTICLE 27
(HISTORIC)** To see if the Town will vote to transfer the care, management and control of the Records Room and the land associated with the building located at 13 Main Street Mendon, MA. and having the Assessors' parcel identification number of 18: 11-174-18 to the Select Board for the purpose of developing a plan for the preservation and adaptive municipal and community use, and for the purpose of conveying a perpetual historic preservation restriction therein, and to authorize the Select Board to convey a perpetual historic preservation restriction encumbering said Seth Hastings Law Office – Records Room land and building to the Commonwealth of Massachusetts, by and through the Massachusetts Historical Commission, on such terms and conditions, and for such consideration, as the Select Board deems appropriate, or to take any action relative thereto.
- ARTICLE 28
(CPC)** To see if the Town will transfer a sum of money from the Community Preservation Accounts to subsidize an affordable housing project at 52 Providence Street; or act or do anything in relation thereto.
- ARTICLE 29
(CPC)** To see if the Town will vote to transfer a sum of money from the Community Preservation Accounts to purchase the 60+/- acre Paddock Property located at 73 Providence Street in Mendon, Worcester District Registry of Deeds, Book 42191, page 264, and 75 Providence Street in Mendon, Worcester District Registry of Deeds, Book 42191, page 268, to use for CPA approved open space, affordable housing and/or recreation purposes; or act or do anything in relation thereto.
- ARTICLE 30
(CPC)** To see if the Town will vote to establish a conservation restriction on the 3.51 +/- acre "Access Easement to Parcel C" on 8 Morrison Drive, such easement is adjacent to and will provide access to the 24.5+/- acre "Applewood Open Space Parcel C" as seen on the Guerriere & Halnon, Inc, Engineering & Land Surveying plan entitled, "Easement, Plan of Land, 8 Morrison Drive, Mendon, Mass." dated June 12, 2022, Sheet 1 of 1; or act or do anything in relation thereto.
- ARTICLE 31
(CPC)** To see if the Town will transfer a sum of money from the Community Preservation Accounts for a conservation restriction on the 60+/- acre Paddock Property located at 73 Providence Street in Mendon, Worcester District Registry of Deeds, Book 42191, page 264, and 75 Providence Street in Mendon, Worcester District Registry of Deeds, Book 42191, page 268; or act or do anything in relation thereto.
- ARTICLE 32
(CPC)** To see if the Town will vote to transfer a sum of money from the Records Room Gutters Account voted at the 6/29/20 ATM Art 19 into the CPA Accounts; or act or do anything in relation thereto.
- ARTICLE 33
(SELECT BOARD)** To see if the Town will vote to transfer the care, custody, management and control of approximately 0.25 acres of Town owned land located at 50 Milford St, as shown as Lots 1 and 2 of Block C, on a Plan entitled "Edgewood," by Hatfield Bowl Realty Corp., dated May 1927, recorded in the Worcester Registry of Deeds, Book 50, Page 16, from the Select Board for general municipal purposes to the Select Board for disposition; or act or do anything in relation thereto.
- ARTICLE 34
(LHD)** To see if the town will vote to amend Chapter 30 of the General By-Laws - Historic District By-Law by amending section 9.3 to remove the word "color" and amending the appendix and inserting the description of the 2 new districts; or act or do anything in relation thereto. A copy of the proposed changes is available on the Town's website and in the Town Clerk's Office.
- Amend:*
- 9.3 Nothing in this Bylaw shall be construed to prevent the ordinary maintenance, repair or replacement of any EXTERIOR ARCHITECTURAL FEATURE within a DISTRICT which does not involve a change in design, material, color or the outward appearance thereof, nor to prevent landscaping with plants, trees or shrubs, nor construed to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition, nor construed to prevent any CONSTRUCTION or ALTERATION under a permit duly issued prior to the effective date of this Bylaw.

Insert:

Appendix 3: Washington Street District

The Taft Homestead District shall be a DISTRICT area under this Bylaw. The location and boundaries of the Taft Homestead District are defined and shown on the Local Historic District Map of the Town of Mendon, which is part of this Bylaw.

Appendix 4: Jotham Hayward Homestead District

The Jotham Hayward Homestead District (6 Bates Street) shall be a DISTRICT area under this Bylaw. The location and boundaries of the Jotham Hayward Homestead District are defined and shown on the Local Historic District Map of the Town of Mendon, which is part of this Bylaw.

Maps of the Mendon Center District and the Taft Homestead District Historic Districts are available at the Mendon Town Hall Offices.

**ARTICLE 35
(PARKS)**

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to purchase water testing equipment and related supplies; or act or do anything in relation thereto.

**ARTICLE 36
(PARKS)**

To see if the Town will vote to will vote to raise and appropriate and/or transfer from available funds a sum of money for the purchase of outdoor enclosures for Automatic External Defibrillators (AED's) and related hardware and installation costs; to be located in the town parks; or act or do anything in relation thereto.

**ARTICLE 37
(SELECT BOARD)**

To see if the Town will vote to raise/appropriate or transfer from available funds an amount of money for Community Celebrations; or act of do anything in relation thereto.

**ARTICLE 38
(SELECT BOARD)**

To see if the Town will vote to authorize the Select Board to grant Verizon New England Inc. an easement in perpetuity, to lay, construct, reconstruct, operate, maintain, replace, and remove lines for the transmission of intelligence and telecommunications upon, over, under and across land shown on Town of Mendon Assessors Map 11, Block 174, Lot 18 and Lot 20; or act or do anything in relation thereto.

And you are directed to serve this Warrant, by posting up attested copies thereof at three or more public places in said Town, 14 days at least before the time of holding 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 5th day of April, in the year of our lord two thousand twenty three.

[Signature]

Alena Brubaker

[Signature]

[Signature]

Select Board of Mendon

A True copy. Attest:

[Signature] #532

Constable

Worcester, ss.

PURSUANT TO THE WITHIN WARRANT, I have notified and warned the inhabitants of the Town of Mendon by posting up attested copies of the same at:

Town Hall; Town Hall Website; Post Office, Taft Public Library

15 days before the date of the meeting, as within directed.

[Signature] #532, Constable

