



Town of Mendon
Annual Town Meeting Warrant
May 8, 2021

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 EIGHTH DAY OF MAY NEXT, AT 10:00 O'CLOCK IN THE MORNING, THEN AND THERE TO ACT ON THE FOLLOWING ARTICLES:

- ARTICLE 1
(FINCOM)** 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 take any other action in relation thereto.
- ARTICLE 2
(FINCOM)** To fix the salaries and compensations of the elected officials of the Town; or take any other action in relation thereto.
- ARTICLE 3
(FINCOM)** 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 take any other action in relation thereto.
- ARTICLE 4
(FINCOM)** 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 take any other action in relation thereto.
- ARTICLE 5
(CITIZENS PETITION)** To see if the Town will vote to amend the Town of Mendon General By-Laws, Chapter XXIVa – Demolition Delay; or take any other action in relation thereto. A copy of the proposed amendment is available at the Town Clerk's office and the Town website.
- ARTICLE 6
(CITIZENS PETITION)** To see if the Town will vote to amend the Town of Mendon General By-Laws, Chapter XVI - Scenic Roads; or take any other action in relation thereto. A copy of the proposed amendment is available at the Town Clerk's Office and the Town website.
- ARTICLE 7
(CITIZENS PETITION)** To see if the Town will vote, in accordance with MGL Ch 41 section 2 to increase the size of the Select Board from three members to five members. This change shall take effect for the 2022 Annual Election. The candidate receiving the highest number of votes shall serve a (3) year term, the candidate receiving the second highest number of votes shall serve a,(2) year term, and the candidate receiving the third highest number of votes shall serve a (1) year term. Thereafter, as the terms of Select Board expire, successors shall be elected for terms of three (3) years.
- If the intent of this vote to increase the size of the Select Board can only be accomplished through a home rule petition, the Select Board is hereby directed to prepare such language and bring it to a vote at a subsequent town meeting at least 60 days prior to the 2022 annual election; or to take any action in relation thereto.
- ARTICLE 8
(PLANNING)** To see if the Town will vote to amend the Mendon Zoning Bylaws, adding 5.05 Mendon Age Restricted (AROD) Overlay District. To promote mixed-use development which increases the availability of Over 55 housing alternatives to meet local needs, promotes walkable neighborhoods, takes advantage of compact design, fosters distinctive and attractive village settings, preserves critical environmental assets, including drinking water supply quality and quantity, surface and groundwater quality and quantity, wetlands preservation and air quality, and supports economic revitalization in Mendon; or take any other action in relation thereto. A copy of the proposed amendments are available in the Town Clerk's office and on the Town website.

- ARTICLE 9
(PLANNING)** To see if the Town will amend the Mendon Zoning By-Laws, Section 1.02-Definitions and Section 4.04-Site Plan Review to correct typos and incorporate recommended stormwater management practices; or take any other action in relation thereto. A copy of the proposed amendments are available in the Town Clerk's office and on the Town website.
- ARTICLE 10
(PLANNING)** To see if the Town will amend the Mendon General By-Laws, Chapter XXVI Stormwater Management By-Law to incorporate recommended stormwater management practices; or take any other action in relation thereto. A copy of the proposed amendments are available in the Town Clerk's office and on the Town website.
- ARTICLE 11
(PLANNING)** To see if the Town will amend Section 3.04 – Open Space Communities By-Law of Mendon Zoning Bylaws to change and clarify sections of the bylaw; or take any other action in relation thereto. A copy of the proposed amendments are available in the Town Clerk's office and on the Town website.
- ARTICLE 12
(PLANNING)** To see if the Town will vote to authorize the Select Board petition the General Court for passage of special legislation to provide for a Means-Tested Senior Citizen Property Tax Exemption; or take any other action in relation thereto. A copy of the proposed petition is available in the Town Clerk's office and on the Town website.
- ARTICLE 13
(SELECTBOARD)** To see if the Town will vote to authorize the Select Board to petition the Legislature to enact special legislation to authorize the use of approximately 8,100 square feet of the land described below, for general municipal purposes, including the sale thereof to F&D Central Realty Corporation, without any restrictions imposed on such use by Article 97 of the Amendments to the Massachusetts Constitution ("Article 97") in exchange for subjecting similar land currently not subject to Article 97 to the provisions of Article 97 in accordance with EOEA Article 97 Land Disposition Policy, dated February 19, 1998; or take any other action in relation thereto.
- Such 8,100 square feet of land is a portion of the open space of approximately 24.16+/- acre parcel on the northerly side of George Street, gifted to the Town of Mendon in 2015, by deed recorded at the Worcester Registry of Deeds in Book 55443 Page 223.
- The 8,100 square feet is shown as "Prop. Parcel" on a plan of land titled "Pond Meadow Estates' Prop. Land Acquisition Plan Pond Street in Mendon, Massachusetts Scale: 40 feet to an inch horizontal Date: January 26, 2021" by Guerriere & Halnon Inc. to be recorded at the Worcester District Registry of Deeds, a copy of which is on file in the Town Clerk's Office and on the Town website.
- ARTICLE 14
(SELECTBOARD)** To see if the Town will vote to transfer the care, custody, management, and control of 3.2 acres of the 75.8-acre town-owned land at 52 Providence Street from the Select Board for general municipal purposes to the Select Board for affordable housing purposes and to authorize the Select Board, as Lessor, to lease said 3.2 acres of said property, for a term of not more than ninety-nine (99) years for affordable housing purposes; or take any other action in relation thereto.
- ARTICLE 15
(FINCOM)** To see if the Town will vote to raise and appropriate and/or transfer from available sources a sum of money for the purpose of additional funding for the operational budget of the Mendon-Upton Regional School District for the Fiscal Year starting July 1, 2021; provided that such appropriation shall be contingent upon the passage of a Proposition 2 ½ levy limit override ballot vote under Massachusetts General Laws Chapter 59, Section 21C(g); or take any action in relation thereto.
- ARTICLE 16
(FINCOM)** To see if the Town will vote to transfer from available funds a sum of \$20,000 or a greater or lesser sum, to the Tree Warden budget; or take any other action in relation thereto.
- ARTICLE 17
(FINCOM)** To see if the Town will vote to transfer from available funds a sum of \$60,000, or a greater or lesser sum, for the purchase or lease of a truck with plow for the Highway Department; or take any other action in relation thereto.
- ARTICLE 18
(FINCOM)** To see if the Town will vote to transfer from available funds a sum of \$40,000 or a greater or lesser sum, for the purchase of fleet radios for the Highway Department; or take any other action in relation thereto.
- ARTICLE 19
(FINCOM)** To see if the Town will vote to transfer a sum of money to fund Town Hall improvements; or take any other action in relation thereto.
- ARTICLE 20
(FINCOM)** To see if the Town will vote to transfer a sum of money from available funds into the Stabilization Account; or take any other action in relation thereto.
- ARTICLE 21
(FINCOM)** To see if the Town will vote to transfer a sum of money from available funds into the Capital Expenditure Account; or take any other action in relation thereto.

ARTICLE 22 (FINCOM) To see if the Town will vote to raise and appropriate and/or transfer from available funds, and/or otherwise provide a sum of money to be added to the Other Post-Employment Benefits (“OPEB”) Liability Trust Fund; or take any other action in relation thereto.

ARTICLE 23 (FINCOM) To see if the Town will vote to raise and appropriate and/or transfer from available sources a sum of money to fund the FY22 portion of the Assessor’s Cyclical Inspection Program; or take any other action in relation thereto

ARTICLE 24 (FINCOM) To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund the FY22 portion of the Update Valuation Account; or take any other action in relation thereto.

ARTICLE 25 (FINCOM) To see if the Town will vote to raise and appropriate and/or transfer a sum of money from available sources for Police Department State/Federal General Matching Grants; or take any other action in relation thereto.

ARTICLE 26 (FINCOM) To see if the Town will vote to appropriate funds provided to the Town by the Commonwealth under 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 take any other action in relation thereto.

ARTICLE 27 (FINCOM) 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 take any other action in relation thereto.

ARTICLE 28 (FINCOM) 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 take any other action in relation thereto.

Revolving Fund	Limit on Spending
Library	\$6,000
Planning Board	\$30,000
Highway	\$25,000
Conservation Commission	\$25,000
Parks	\$150,000
Fire Department	\$10,000
Board of Health (Title V)	\$25,000

ARTICLE 29 (CPA) To see if the Town will set aside for later spending from the FY22 Community Preservation Revenues (10%) for open space; (10%) for historic preservation; (10%) for Affordable Housing, (65%) Budgeted Reserve and (5%) for administration; or take any other action in relation thereto.

ARTICLE 30 (CPA) To see if the Town will transfer a sum of money from the Community Preservation Affordable Housing Account to renew the position of the part-time Affordable Housing Coordinator for FY22; or take any other action in relation thereto.

ARTICLE 31 (CPA) To see if the Town will transfer a sum of money from the Community Preservation Historical Preservation Account and the Community Preservation Budgeted Reserve Account to fund the FY22 Police Station Debt Exclusion; or take any other action in relation thereto.

ARTICLE 32 (CPA) To see if the Town will transfer a sum of money from the Community Preservation Budgeted Reserve Account and the Community Preservation Open Space Account to fund the FY22 Fino Debt Exclusion; or take any other action in relation thereto.

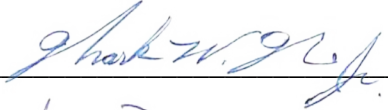
ARTICLE 33 (CPA) To see if the Town will vote to transfer a sum of money from the Community Preservation Accounts to fund site improvements in the historic cemeteries including Bicknell Cemetery on Hartford Avenue East, George Cemetery on George Street, Old Town Cemetery on Main Street, Locust Hill Cemetery on North Ave and Swandale Cemetery on Hartford Avenue East, to repair entry gates, improve drainage, reset small stones, remove dead trees and limbs, purchase conservator approved biological solvents for restoration work, repair the historic stone walls and other restoration activities; or act or do anything in relation thereto.

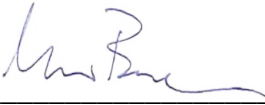
- ARTICLE 34
(CPA)** To see if the Town will vote to transfer a sum of money from the Community Preservation Accounts to fund the installation of infrastructure for beach drainage and landscaping improvements at the Mendon Town Beach, 45 Taft Avenue; or take any other action in relation thereto.
- ARTICLE 35
(LUC)** 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 take any other action in relation thereto.
- ARTICLE 36
(LUC)** To see if the Town will vote to amend the Mendon Town Bylaw Chapter XV- Land Use Planning, Section 2; or take any other action in relation thereto. A copy of the proposed amendments are available in the Town Clerk's office and at the Town website.
- ARTICLE 37
(LUC)** To see if the Town will vote to transfer a sum of money from the Survey 79 Millville Street Account that was voted at the May 3, 2019 Annual Town Meeting, Article 17, back into the Mendon Land Bank; or take any other action in relation thereto.
- ARTICLE 38
(LUC)** To see if the Town will vote to transfer a sum of money from the Community Preservation Accounts to fund restoration of historical documents held by the Mendon historical Society; or take any other action in relation thereto.
- ARTICLE 39
(LUC)** To see if the Town will vote to transfer a sum of money from the Land Bank to survey and mark the borders of the Inman Hill Wildlife Conservation Area along the borders of private lots on Inman Hill Road that border the town-owned land; or act or do anything in relation thereto.
- ARTICLE 40
(LUC)** To see if the Town will vote to transfer a sum of money from the Land Bank to survey and mark the borders along the private properties along George Street that abut the town-owned Gaskill Meadows Conservation Area on 32 George Street; or take any other action in relation thereto.

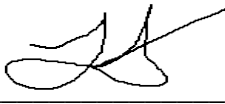
And you are directed to serve this Warrant, by posting up attested copies thereof at three or more public places in said Town, 14 days at least before the time of holding said meeting.

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 16th day of March, in the year of our lord two thousand twenty one.







Select Boad of Mendon

A True copy. Attest:

_____, 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; _____

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

_____, Constable