

**March 4, 2024**

Commonwealth of Massachusetts

## Town of Hanover

### Warrant for **Annual** Town Meeting

Plymouth, SS

Greetings: To any Constable of the Town of Hanover in said County.

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of said town who are qualified to vote in Elections and Town Affairs to meet in the HANOVER HIGH SCHOOL, 287 Cedar Street

**MONDAY THE 6<sup>th</sup> DAY OF MAY, 2024 AT 7:30 P.M.**

**Special Town Meeting at 7:00pm**

**Annual Town Meeting at 7:30pm**



*Pursuant to the Americans with Disabilities Act, the Town will make every effort to assure that Town Meeting is accessible to individuals with disabilities. Should any assistance be desired in this regard, please contact the Hanover Select Board's Office at (781) 826-5000 ext. 1084.*

INDEX OF ARTICLES FOR ANNUAL TOWN MEETING – 2024		
ARTICLE #	ISSUE	SUBMITTED BY
1	Accept Reports in Annual Town Report	Advisory Committee
2	Hear/Accept Reports of Committees & State Officials	Advisory Committee
3	Authorize Treasurer to Accept Trust Funds	Director of Finance
4	Assume Liability to Allow State DEP Work	Hanover Select Board
5	Set Pay for Elected Official – Town Moderator	Advisory Committee
6	Set Pay for Elected Official - Town Clerk	Advisory Committee
7	Appropriate Funds – Community Preservation Revenues	Community Preservation Committee
8	General Fund Base Operating Budget	Town Manager
9	General Fund Override Operating Budget	Town Manager
10	Transfer Meals Tax to OPEB Trust Fund for Fiscal Year 2025	Town Manager/Director of Finance
11	Water Enterprise Budget	Town Manager/ Hanover Select Board
12	PEG Access & Cable Related Fund	Town Manager/Director of Finance/Director of Community Services
13	Accept Chapter 90 Road Grant Monies	Town Manager/Director of Public Works
14	Set Limits On Revolving Funds	Town Manager
15	Appropriate Funds – Funding for Town Costs Required to Run Winterfest and Hanover Day (\$50,000 Free Cash)	Town Manager
16	Appropriate Funds – Basketball Court Renovations (\$100,000 Free Cash)	Town Manager
17	Increase Income-Based Senior Citizen Real Estate Tax Exemption	Director of Finance
18	Amend General Bylaws 6-10 Animal Control Bylaws	Hanover Select Board/Town Manager
19	Amend Zoning Bylaws - Insert New Section 6.17.0 – Multi-Family Overlay District	Planning Board
20	Amend Zoning Bylaws - Section 10.00 Purpose and Applicability	Planning Board
21	Amend Zoning Bylaws – Accessory Dwelling Unit	Planning Board
22	Appropriate Funds – Stetson House - Cobbler's Shop	Community Preservation Committee/Hanover Historical Society
23	Appropriate Funds – Digital Collections Preservation	Community Preservation Committee/Hanover Historical Society

24	Appropriate Funds – Rail Trail – Ellis Connection	Community Preservation Committee/Town Manager/Parks and Recreation Committee
25	Appropriate Funds – Stetson House Interior Redesign	Community Preservation Committee/Hanover Historical Society
26	Appropriate Funds - Affordable Housing Trust	Community Preservation Committee/Affordable Housing Trust
27	Special Education Reserve Fund Transfer (\$750,000 Free Cash)	School Superintendent/School Committee
28	Amend General Bylaws – Addition of Eligibility of Elected Town Officers Bylaw	Petition
29	Appropriate Funds – Town Hall Elevator Design (borrow)	Director of Public Works/Town Manager
30	Appropriate Funds – King Street Waterline (debt)	Director of Public Works
31	Appropriate Funds – PFAS Upgrades (\$1.75 Million debt)	Director of Public Works
32	Street Acceptance – Laurel Lane	Director of Public Works
33	Appropriate Funds – Fuel Canopy Improvements (\$30,000 Free Cash)	Director of Public Works/Town Manager
34	Appropriate Funds – Large Area Mower (\$100,000 Free Cash)	Director of Public Works/Town Manager
35	Appropriate Funds – Wood Chipper Replacement (\$90,000 Free Cash)	Director of Public Works/Town Manager
36	Appropriate Funds – 72' Mower Replacement (\$20,000 Free Cash)	Director of Public Works/Town Manager
37	Appropriate Funds – Transfer Station Scale Replace (borrow)	Director of Public Works/Town Manager
38	Appropriate Funds – Replace 4x4 Pickup (\$75,000 Retained Earnings)	Director of Public Works/Town Manager
39	Appropriate Funds – Water Service Van (\$60,000 Retained Earnings)	Director of Public Works/Town Manager
40	<del>Appropriate Funds – Radio Infrastructure (borrow)</del>	<del>Fire Chief/Town Manager</del>
40	Appropriate Funds – Self-Contained Breathing Apparatus (\$20,000 Free Cash)	Fire Chief/Town Manager
41	Appropriate Funds – Ambulance (borrow)	Fire Chief/Town Manager
42	Appropriate Funds – Police Cruisers (\$190,000 Free Cash)	Police Chief/Town Manager
43	Appropriate Funds – Police Portable & Cruiser Radios (\$140,000 Free Cash)	Police Chief/Town Manager
44	Addition of New Dog License Fees	Town Clerk

45	Appropriate Funds – Technology Upgrades	Information Technology Study Committee/Director of Technology Operations
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## ARTICLES FOR ANNUAL TOWN MEETING WARRANT

Monday, May 6<sup>th</sup>, 2024

### **ARTICLE 1. ACCEPT REPORTS IN ANNUAL TOWN REPORT**

To see if the Town will vote to accept the reports of the Officers and Committees as printed in the Annual Town Report, or take any other action relative thereto.

Advisory Committee

### **ARTICLE 2. HEAR/ACCEPT REPORTS OF COMMITTEES & STATE OFFICIALS**

To see if the Town will vote to hear reports of the Committees and State Officials and act thereon, or take any other action relative thereto.

Advisory Committee

### **ARTICLE 3. AUTHORIZE TREASURER TO ACCEPT TRUST FUNDS**

To see if the Town will vote to authorize its Treasurer to accept such trust funds as may be placed in his or her hands during the Fiscal Year ending June 30, 2024, or take any other action relative thereto.

Director of Finance

### **ARTICLE 4. ASSUME LIABILITY TO ALLOW STATE DEP WORK**

To see if the Town will vote to assume liability in the manner provided by Section 29 and 29A of Chapter 91 of the Massachusetts General Laws, as most recently amended, for all damages that may be incurred by work to be performed by the Department of Environmental Protection, or take any other action relative thereto.

Hanover Select Board

### **ARTICLE 5. SET PAY FOR ELECTED OFFICIAL – TOWN MODERATOR**

To see if the Town will vote to fix the pay of its elective officer as required by law as follows, or take any other action relative thereto.

Moderator:        \$100 for Annual Town Meeting  
                         \$100 for Special Town Meeting

Advisory Committee

### **ARTICLE 6. SET PAY FOR ELECTED OFFICIAL – TOWN CLERK**

To see if the Town will vote to fix the pay of its elective officer as required by law as follows, or take any other action relative thereto.

Town Clerk:        \$\_\_\_\_\_ annually

Advisory Committee

## ARTICLE 7. APPROPRIATE FUNDS – COMMUNITY PRESERVATION REVENUES

To see if the Town will vote as recommended by the Community Preservation Committee to appropriate the Town's Community Preservation Revenues for Fiscal Year 2025 as follows:

- I. 10% of the said revenues to be set aside for future appropriation for open space (other than open space for recreational use);
- II. 10% of the said revenues to be set aside for future appropriation for historic resources;
- III. 10% of the said revenues to be set aside for future appropriation for community housing;
- IV. 5% of the said revenues to be set aside for administrative expenses; and
- V. The remainder of said revenues to be set aside for future appropriation for any purposes permissible under the Community Preservation Act, Chapter 44B.

Said funds are to be expended for the purposes stated herein within the scope proposed and approved by the Community Preservation Committee and for the purposes approved by this Town Meeting, by the Town Manager, or take any other action relative thereto.

Community Preservation Committee

## ARTICLE 8. GENERAL FUND BASE OPERATING BUDGET

To see if the Town will vote to appropriate \$73,567,975 for a General Fund Operating Budget, to provide for a reserve fund, and to defray the expenses of the Town, and to meet said appropriation transfer the sum of \$1,792,147 from Certified Free Cash, transfer the sum of \$50,000 from the Cemetery Graves & Foundations account, transfer the sum of \$40,000 from the Sale of Cemetery Lots account, transfer the sum of \$26,530 from the Title V Receipts Reserved account, transfer the sum of \$1,200,000 from the Ambulance Receipts Reserved account, transfer the sum of \$5,000 from the Wetlands Receipts Reserved account, and raise \$70,454,298 from the Fiscal Year 2025 Tax Levy and other sources, or take any other action relative thereto.

	<i><b>FY2024 Appropriated</b></i>	<i><b>FY2025 Requested</b></i>	<i><b>\$ Change</b></i>	<i><b>% Change</b></i>
<b>General Government:</b>				
Salaries	\$272,843	\$287,579	\$14,736	5.40%
Expenses	\$165,922	\$170,785	\$4,863	2.93%
<b>Finance Department:</b>				
Salaries	\$860,723	\$869,519	\$8,796	1.02%
Expenses	\$209,870	\$211,009	\$1,139	0.54%
<b>Community Development and Municipal inspections:</b>				
Salaries	\$624,463	\$697,894	\$73,431	11.76%
Expenses	\$28,800	\$31,500	\$2,700	9.38%
<b>Community Services:</b>				
Salaries	\$121,816	\$135,631	\$13,815	11.34%
Expenses	\$210,960	\$188,007	\$(22,953)	-10.88%
<b>Library:</b>				

Salaries	\$491,776	\$515,584	\$23,808	4.84%
Expenses	\$142,960	\$128,000	<b>\$(14,960)</b>	<b>-10.46%</b>
<b>Police:</b>				
Salaries	\$4,135,932	\$4,244,049	\$108,117	2.61%
Expenses	\$269,767	\$271,792	\$2,025	0.75%
<b>Fire:</b>				
Salaries	\$3,920,759	\$4,015,950	\$95,191	2.43%
Expenses	\$265,682	\$275,152	\$9,470	3.56%
<b>Hanover Public Schools</b>	\$35,031,299	\$36,802,869	\$1,771,570	5.06%
<b>South Shore Vocational High School</b>	\$1,165,696	\$1,410,696	\$245,000	21.02%
<b>Public Works:</b>				
Salaries	\$3,873,035	\$3,796,128	<b>\$(76,907)</b>	<b>-1.99%</b>
Expenses	\$3,497,731	\$3,502,867	\$5,136	0.15^
<b>Snow &amp; Ice</b>	\$400,000	\$400,000	\$0	0.00%
<b>Debt</b>	\$4,248,170	\$4,177,820	<b>\$(70,350)</b>	<b>-1.66%</b>
<b>Town Wide Expenses</b>	\$10,356,684	\$11,315,144	\$958,460	9.25%
<b>Transfers</b>	\$115,000	\$120,000	\$5,000	4.35%
<b>Total General Fund Operating Budget</b>	\$70,409,888	\$73,567,975	\$3,158,087	4.49%
Certified Free Cash	\$1,792,147	\$1,792,147	\$0	0.00%
Cemetery Graves & Foundations	\$65,000	\$50,000	\$(15,000)	-23.08%
Sale of Cemetery Lots	\$40,000	\$40,000	\$0	0.00%
Title V Receipts Reserved Account	\$26,530	\$26,530	\$0	0.00%
Ambulance Receipts Reserved Account	\$1,200,000	\$1,200,000	\$0	0.00%
Wetlands Receipts Reserved Accounts	\$5,000	\$5,000	\$0	0.00%
Less Total Transfers	\$3,128,677	\$3,113,677	\$(15,000)	-0.48%
<b>To be raised by the Fiscal Year 2025 Tax Levy and other sources</b>	\$67,281,211	\$70,454,298	\$3,173,087	4.72%

Town Manager

## ARTICLE 9. GENERAL FUND OVERRIDE OPERATING BUDGET

To see if the Town will vote to appropriate \$77,777,558 for a General Fund Operating Budget, to provide for a reserve fund, and to defray the expenses of the Town, and to meet said appropriation transfer the sum of \$0 from Certified Free Cash, transfer the sum of \$50,000 from the Cemetery Graves & Foundations account, transfer the sum of \$40,000 from the Sale of Cemetery Lots account, transfer the sum of \$26,530 from the Title V Receipts Reserved account, transfer the sum of \$1,200,000 from the Ambulance Receipts Reserved account, transfer the sum of \$5,000 from the Wetlands Receipts Reserved account, and raise \$76,456,028 from the Fiscal Year 2025 Tax Levy and other sources, or take any other action relative thereto.

	<i><b>FY2024 Appropriated</b></i>	<i><b>FY2025 Requested</b></i>	<i><b>\$ Change</b></i>	<i><b>% Change</b></i>
<b>General Government:</b>				
Salaries	\$272,843	\$311,601	\$38,758	14.21%
Expenses	\$165,922	\$175,922	\$10,000	6.03%
<b>Finance Department:</b>				
Salaries	\$860,723	\$969,078	\$108,355	12.59%
Expenses	\$209,870	\$228,262	\$18,392	8.76%
<b>Community Development and Municipal inspections:</b>				
Salaries	\$624,463	\$697,894	\$73,431	11.76%
Expenses	\$28,800	\$31,500	\$2,700	9.38%
<b>Community Services:</b>				
Salaries	\$121,816	\$235,023	\$113,207	92.93%
Expenses	\$210,960	\$220,968	\$10,008	4.74%
<b>Library:</b>				
Salaries	\$491,776	\$540,092	\$48,316	9.82%
Expenses	\$142,960	\$129,400	<b>\$(13,560)</b>	<b>-9.49%</b>
<b>Police:</b>				
Salaries	\$4,135,932	\$4,336,951	\$201,019	4.86%
Expenses	\$269,767	\$272,718	\$2,951	1.09%
<b>Fire:</b>				
Salaries	\$3,920,759	\$4,171,629	\$250,870	6.40%
Expenses	\$265,682	\$297,844	\$32,162	12.11%
<b>Hanover Public Schools</b>	\$35,031,299	\$39,550,594	\$4,519,295	12.9%
<b>South Shore Vocational High School</b>	\$1,165,696	\$1,410,696	\$245,000	22.30%
<b>Public Works:</b>				
Salaries	\$3,873,035	\$3,889,499	\$16,464	0.43%
Expenses	\$3,497,731	\$3,772,724	\$274,993	7.86%
<b>Snow &amp; Ice</b>	\$400,000	\$400,000	\$0	0.00%



<b>Debt</b>	\$4,248,170	\$4,177,820	<b>\$(70,350)</b>	<b>-1.66%</b>
<b>Town Wide Expenses</b>	\$10,356,684	\$11,837,343	\$1,480,659	14.30%
<b>Transfers</b>	\$115,000	\$120,000	\$5,000	4.35%
<b>Total General Fund Operating Budget</b>	\$70,409,888	\$77,777,558	\$7,367,670	10.46%
Certified Free Cash	\$1,792,147	\$0	<b>\$(1,792,147)</b>	<b>-100.00%</b>
Cemetery Graves & Foundations	\$65,000	\$50,000	<b>\$(15,000)</b>	<b>-23.08%</b>
Sale of Cemetery Lots	\$40,000	\$40,000	\$0	0.00%
Title V Receipts Reserved Account	\$26,530	\$26,530	\$0	0.00%
Ambulance Receipts Reserved Account	\$1,200,000	\$1,200,000	\$0	0.00%
Wetlands Receipts Reserved Accounts	\$5,000	\$5,000	\$0	0.00%
Less Total Transfers	\$3,128,677	\$1,321,530	<b>\$(1,807,147)</b>	<b>-57.76</b>
<b>To be raised by the Fiscal Year 2025 Tax Levy and other sources</b>	\$67,281,211	\$76,456,028	\$9,174,817	13.64%

Town Manager

#### **ARTICLE 10. TRANSFER MEALS TAX TO OPEB TRUST FUND FOR FISCAL YEAR 2025**

To see if the Town will vote to transfer the meals tax funds collected above \$450,000 to the OPEB Trust Fund for the Fiscal Year 2025, or take any other action relative thereto.

Town Manager  
Director of Finance

#### **ARTICLE 11. WATER ENTERPRISE BUDGET**

To see if the Town will vote to appropriate \$4,960,627 from Water Enterprise receipts to defray Water Enterprise direct costs and that \$463,395 as appropriated in the General Fund Operating Budget be used for Water indirect costs, all to fund the total cost of operations of the Water Enterprise as follows, or take any other action relative thereto.

Personnel Services	\$2,088,008
Other Expenses	\$2,092,611
Debt Service	\$780,008
<b>Appropriate for Direct Costs</b>	<b>\$4,960,627</b>
Indirect - Reimburse General Fund for Shared Expenses	\$463,395
<b>Total Cost - Water Enterprise</b>	<b>\$5,424,022</b>

Town Manager  
Hanover Select Board

#### **ARTICLE 12. PEG ACCESS & CABLE RELATED FUND**

To see if the Town will vote to appropriate the sum of **\$500,000** to the PEG Access & Cable Related Fund for the purpose of monitoring compliance of the Town's cable operator with the franchise agreement, preparing for renewal of the franchise license, and providing local cable access services and programming for the Town of Hanover in Fiscal Year 2025, or take any other action relative thereto.

Town Manager  
Director of Finance  
Director of Community Services

#### **ARTICLE 13. ACCEPT CHAPTER 90 ROAD GRANT MONIES**

To see if the Town will vote to authorize the Hanover Select Board and the Town Manager to accept such sums of money as may be distributed by the Commonwealth of Massachusetts through the Chapter 90 highway grant program, so-called, funds to be expended by the Town Manager in accordance with the guidelines and requirements of the Massachusetts Highway Department, or take any other action relative thereto.

Hanover Select Board  
Town Manager  
Director of Public Works

**ARTICLE 14. SET LIMITS ON REVOLVING FUNDS**

To see if the Town will vote to set limits on the Revolving Funds set forth in Section 6-31 of the Town of Hanover General By-Laws in accordance with Massachusetts General Laws Chapter 44, §53E1/2 as follows, or take any other action relative thereto.

<b>Revolving Fund</b>	<b>Limit on Spending</b>
Library	\$15,000
Recreation Fund	\$50,000
GATRA	\$160,000
Forge Pond Park	\$45,000
Council on Aging	\$50,000
Public Health Clinic	\$140,000
Public Safety Vehicles	\$250,000

Town Manager  
Director of Finance

**ARTICLE 15. APPROPRIATE FUNDS – FUNDING FOR TOWN COSTS REQUIRED TO RUN WINTERFEST AND HANOVER DAY (\$50,000 FREE CASH)**

To see if the Town will vote to raise and appropriate, appropriate from available funds and/or borrow in accordance with Chapter 44 of the Massachusetts General Laws the sum of \$50,000, or another sum, to fund Town of Hanover costs required to run Winterfest and Hanover Day, or take any other action relative thereto.

Town Manager

**ARTICLE 16. APPROPRIATE FUNDS – BASKETBALL COURT RENOVATIONS (\$100,000 FREE CASH)**

To see if the Town will vote to raise and appropriate, appropriate from available funds, and/or borrow in accordance with Chapter 44 of the Massachusetts General Laws the sum of \$100,000, or another sum, for the renovations of various basketball courts in Town, or take any other action relative thereto.

Town Manager

## **ARTICLE 17. INCREASE INCOME-BASED SENIOR CITIZEN REAL ESTATE TAX EXEMPTION**

To see if the Town will vote, in accordance with Massachusetts General Laws Chapter 59 Section 5 Clause 41C and Massachusetts General Laws Chapter 59 Section 5 Clause 41A, to increase the Gross Receipts Limit to \$~~25,000~~ 40,000 for a single person and \$~~35,000~~ 55,000 for a married, to be effective for exemptions granted for any fiscal year beginning on or after July 1, 2024, or take any other action relative thereto.

Director of Finance

## **ARTICLE 18. AMEND GENERAL BYLAWS 6-10 ANIMAL CONTROL BYLAWS**

Animal Control Bylaw, 6-10 (B) (5).

### **Section 5**

If any person shall make a complaint to the Animal Control Officer, concerning any violation of the By-Law, the Animal Control Officer shall investigate such complaint, and make such order concerning the restraint or disposal of the dog as may be deemed necessary. Any person aggrieved by an order of the Animal Control Officer may make a complaint in writing about the dog, within 10 days of said order, to the Town Manager, or as otherwise provided for in accordance with "an Act establishing a Town Manager form of Government for the Town of Hanover" who shall act thereon, in accordance with the procedures set forth in Massachusetts General Laws Chapter 140, Section 157. Any person aggrieved by an order of the Town Manager issued pursuant to Massachusetts General Laws, shall have a right to first appeal to the Selectmen and then to the District Court as provided for in Massachusetts General Laws, Chapter 140, Section 157.

Hanover Select Board  
Town Manager

## **ARTICLE 19. AMEND ZONING BYLAWS INSERT NEW SECTION 6.17.0 – MULTI-FAMILY OVERLAY DISTRICT**

To see if the Town will amend the Hanover Zoning Bylaws with the insertion of a new section for the Multi-Family Overlay District as follows; or take any other action relative thereto:

New Zoning Bylaw Section 6.17.0 Multi-Family Overlay District

### **6.17.0 – MULTI-FAMILY OVERLAY DISTRICT**

#### **6.17.1 Purpose**

The purpose of the Multi-family Overlay District (MFOD) is to allow multi-family housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). This zoning provides for as of right multi-family housing to accomplish the following purposes:

- A. Encourage the production of a variety of housing sizes and typologies to provide equal access to new housing throughout the community for people with a variety of needs and income levels;
- B. Support vibrant neighborhoods by encouraging an appropriate mix and intensity of uses to support an active public space that provides equal access to housing, jobs, gathering spaces, recreational opportunities, goods, and services.
- C. Preserve open space in a community by locating new housing within or adjacent to existing developed areas and infrastructure.
- D. Support public investment in public transit and pedestrian- and bike-friendly infrastructure.
- E. Increase the municipal tax base through private investment in new residential developments.

#### **6.17.2 Establishment and Applicability**

This MFOD is an overlay district having a land area of approximately 71 acres in size that is superimposed over the underlying zoning district(s) and is shown on the Zoning Map.

- A. **Applicability of MFOD.** An applicant may develop multi-family housing located within a MFOD in accordance with the provisions of this Section 6.17.0.
- B. **Overlay District.** The MFOD is an overlay district superimposed on the underlying zoning district(s) and overlay district(s). The regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the respective underlying zoning district shall remain in full force, except for uses allowed as of right or by special permit in the MFOD. Uses that are not identified in Section 6.17.0 are governed by the requirements of the underlying zoning district(s). Any MFOD project shall comply with Section 6.800 Water Resource Protection District consisting of several Well Protection Zones and an Aquifer Protection Zone. -

The MFOD shall consist of the following parcels of land:

1775 Washington Street, Parcel 18-7

The alteration of MFOD sub-district boundaries must be approved at Town Meeting by an amendment to this Zoning Bylaw and the Zoning Map.

#### **6.17.3 Applicability of Water Resource Protection District**

- A. **Water Resources Protection District.** Any MFOD project shall comply with Section 6.800 Water Resource Protection Overlay District (consisting of several Well Protection Zones and an Aquifer Protection Zone).

#### **6.17.4 Definitions**

For purposes of this Section 6.17.0, the following definitions shall apply.

- A. **Affordable unit.** A multi-family housing unit that is subject to a use restriction recorded in its chain of title limiting the sale price or rent or limiting occupancy to an individual or household of a specified income, or both.
- B. **Affordable housing.** Housing that contains Affordable Units as defined by this Section 6.17.0.
- C. **Applicant.** A person, business, or organization that applies for a building permit, Site Plan Review, or Special Permit.
- D. **Area Median Income (AMI).** The median family income for the metropolitan statistical region that includes the Town of Hanover, as defined by the U.S. Department of Housing and Urban Development (HUD).
- E. **As of right.** Development that may proceed under the Zoning in place at time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.
- F. **Building coverage.** The maximum area of the lot that can be attributed to the footprint of the buildings (principal and accessory) on that lot. Building Coverage does not include surface parking.
- G. **Compliance Guidelines.** Compliance Guidelines for Multi-Family Zoning Districts Under Section 3A of the Zoning Act as further revised or amended from time to time.
- H. **DHCD.** The Massachusetts Department of Housing and Community Development, or any successor agency.
- I. **EOHLC.** The Massachusetts Executive Office of Housing and Livable Communities, DHCD's successor agency.
- J. **Lot.** An area of land with definite boundaries that is used or available for use as the site of a building or buildings.
- K. **Mixed-use development.** Development containing a mix of residential uses and non-residential uses, including, commercial, institutional, industrial, or other uses.
- L. **Multi-family housing.** A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.
- M. **Multi-family zoning district.** A zoning district, either a base district or an overlay district, in which multi-family housing is allowed as of right.
- N. **Open space.** Contiguous undeveloped land within a parcel boundary.

- O. **Parking, surface.** One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.
- P. **Residential dwelling unit.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
- Q. **Section 3A.** Section 3A of the Zoning Act.
- R. **Site Plan Review Authority.** The Site Plan Review Authority shall be the Planning Board.
- S. **Special Permit Granting Authority.** The Special Permit Granting Authority shall be the Planning Board.
- T. **Subsidized Housing Inventory (SHI).** A list of qualified Affordable Housing Units maintained by EOHLIC used to measure a community's stock of low-or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.

#### 6.17.5 Permitted Uses

- A. **Uses Permitted as of Right.** The following uses are permitted as of right within the MCMOD.
1. Multi-family residential of 15 units per acre.
- B. **Uses Permitted by Special Permit.** The following uses require a Special Permit from the Special Permit Granting Authority.
1. Mixed-use development. As of right uses in a mixed-use development are as follows:

##### **Ground Floor**

Community space.  
Educational uses.  
Personal services.  
Retail.  
Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.  
Restaurant, café, and other eating establishments without a drive-through.  
Office, professional office, and co-working space  
Artists' studios, maker space, and small-scale food production no more than 5,000 SF, and retail associated with each use.

##### **Any Floor**

Residential (required component).

- C. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in subsection 1.

1. Parking, including surface and structure parking such as an above ground or underground parking garage on the same lot as the principal use.

D. **Prohibited Uses.** Any use(s) not expressly allowed either under subsection 1 or within the underlying zoning districts and overlay districts shall be prohibited unless the Building Inspector determines that such use is substantially similar in both its characteristics and its impact on abutting properties to a use listed as permitted as of right under subsection 1 or within the underlying zoning district(s).

#### 6.17.6 Dimensional Standards and Other Requirements

A. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the MFOD are as follows:

<u>Maximum Lot Coverage</u>	40%
<u>Maximum Building Coverage</u>	25%
<u>Minimum Open Space</u>	60%
<u>Maximum Height</u>	3 stories (35 feet)
<u>Front Setback</u>	75 feet
<u>Side Setback</u>	15 feet
<u>Rear Setback</u>	25 feet

B. **Density requirements.** New residential development or residential components of mixed-use development shall be constructed at a density of 15 units per acre.

C. **Two or More Buildings on One Lot.** Notwithstanding anything to the contrary in this Zoning Bylaw, more than one (1) building or structure, including those intended solely for use as residential dwellings, shall be permitted on any lot within the MFOD.

#### 6.17.7 Off-Street Parking

These parking requirements are applicable to development in the MFOD.

A. **Number of parking spaces.** The following **maximum** numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	2 spaces per dwelling unit



Non-residential uses      See Section 9.000 “Parking and Loading Requirements”

- B. Number of bicycle parking spaces.** The following **minimum** numbers of covered bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per dwelling unit
Non-residential uses	1 space for every 10 parking spaces

- C. Bicycle storage.** For a multi-family development of 25 units or more, or a mixed-use development of 25,000 square feet or more, covered parking bicycle parking spaces shall be integrated into the structure of the building(s).

- D. Shared Parking within a Mixed-Use Development.** Parking requirements for a mix of uses on a single site may be adjusted through the Site Plan Review process, if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies.

- E. EV charging stations.** For all uses within the MCMOD, electric charging stations are required with one EV space required for every twenty (20) parking spaces, rounded up to the next highest number of EV stations.

#### 6.17.8 Site Plan Review

- A. Applicability.** All projects developed using the MFOD shall be subject to the Site Plan Review procedures as detailed in Section 10.000. The Site Plan Review and Approval Authority for the MFOD shall be the Planning Board.

#### 6.17.9 Affordability Requirements

- A. Purpose.**

1. Promote the public health, safety, and welfare by encouraging a diversity of housing opportunities for people of different income levels;
2. Provide for a full range of housing choices for households of all incomes, ages, and sizes; and
3. Increase the production of affordable housing units to meet existing and anticipated housing needs.

- B. Applicability.** This requirement is applicable to all residential and mixed-use developments with ten (10) or more dwelling units, whether new construction, substantial rehabilitation, expansion, reconstruction, or residential conversion (Applicable Projects). No project may be divided or phased to avoid the requirements of this section.

C. **Affordability requirements.** All units affordable to households earning 80% or less of AMI created in the MFOD under this section must be eligible for listing on EOHLC's Subsidized Housing Inventory.

D. **Provision of Affordable Housing.** In Applicable Projects, not fewer than ten percent (10%) of housing units constructed shall be Affordable Housing Units. For purposes of calculating the number of units of Affordable Housing required within a development project, a fractional unit shall be rounded down to the next whole number. The Affordable Units shall be available to households earning income up to eighty percent (80%) of the AMI.

E. **Development Standards.** Affordable Units shall be:

1. Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and/or lots;
2. Dispersed throughout the development;
3. Located such that the units have equal access to shared amenities, including light and air, and utilities (including any bicycle storage and/or Electric Vehicle charging stations) within the development;
4. Located such that the units have equal avoidance of any potential nuisances as market-rate units within the development;
5. Distributed proportionately among unit sizes; and
6. Distributed proportionately across each phase of a phased development.
7. Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development provided that occupancy permits for Affordable Units are issued simultaneously on a pro rata basis.

F. **Administration.**

1. The Community Development & Municipal Inspections shall be responsible for administering and enforcing the requirements in this section.

#### **6.17.10 Severability**

A. If any provision of this Section 16.17.0 is found to be invalid by a court of competent jurisdiction, the remainder of Section 16.17.0 shall not be affected but shall remain in full force. The invalidity of any provision of this Section 16.17.0 shall not affect the validity of the remainder of the Town of Hanover's Zoning.

Planning Board

## **ARTICLE 20. AMEND THE ZONING BYLAWS - SECTION 10.00 PURPOSE AND APPLICABILITY**

To see if the Town will amend the Zoning Bylaws under Section 10.020 – Purpose and Applicability by adding the following;

N. Development in the Multi-family Overlay District in accordance with the provisions of Section 6.17.0 of this Zoning Bylaw.

or take any other action relative thereto:

Planning Board

## **ARTICLE 21. AMEND ZONING BYLAWS – ACCESSORY DWELLING UNIT**

To see if the Town will amend the Zoning Bylaws relative to the Family Accessory Dwelling Units under Sections 2.100 and 6.000 as follows; or take any other action relative thereto.

**Bold & Underline** denotes new language for insertion:

Under Section 2.100

Family Accessory Dwelling Unit, **attached**: An ~~Family~~ **attached** Accessory Dwelling Unit is a self-contained housing unit incorporated within a single-family dwelling, (not within accessory structures in accordance with this By-law) that is clearly a subordinate part of the single-family dwelling and complies with the criteria stated in Section ~~6.020.C~~ **6.010.J**.

**Accessory Dwelling Unit, detached: A detached Accessory Dwelling Unit is a self-contained housing unit within an accessory structure that is clearly subordinate to the single-family dwelling and complies with the criteria stated in Section 6.040.B.**

Under Section 6.010

**J. Attached Accessory Dwelling Unit (ADU) provided it satisfies all of the following criteria and meets the purpose of Section 6.040.B.1:**

- 1. The attached ADU shall comply with all State and Local Building Codes.**
- 2. The attached ADU shall have and shall maintain a separate entrance from the principal dwelling, either directly from the outside or through an entry hall or corridor that leads to the outside that is shared with the principal dwelling and that is sufficient to meet the requirements of the state building code for safe egress;**
- 3. The attached ADU shall not be larger in floor area than 33% the floor area of the principal single-family dwelling or 800 square feet, whichever is smaller;**
- 4. The attached ADU shall be restricted to two bedrooms;**
- 5. The attached ADU shall have at least one dedicated parking space on the same lot and shall use the same driveway that is used for the principal dwelling and there shall be at least two parking spaces for the principal dwelling;**
- 6. The attached ADU entrance and parking shall maintain the single-family residential appearance of the property and, if the entrance for the Interior ADU is not shared with the principal dwelling, the entrance(s) for the Interior ADU shall be less visible**

from the street view of the principal dwelling than the main entrance for the principal dwelling;

7. At all times, the principal dwelling or the attached ADU shall be owner-occupied;
8. The Board of Health must document to the Building Inspector that sewage disposal for the property will be satisfactorily provided for in accordance with the provisions of Title 5 and Board of Health regulations, including provisions for an appropriate reserve area on the site;
9. No commercial use, except for a permitted home occupation, shall be allowed on a property on which there is an ADU. A home occupation shall be allowed in either the ADU or the principal dwelling, but not both at the same time; and
10. Before any Certificate of Occupancy is issued for an ADU under this bylaw, a restrictive covenant shall be recorded against the property. The covenant shall run to the Town and be enforceable by the Town through injunctive relief and with the property owner required to pay the Town's reasonable legal fees and costs for successful enforcement of any violation of the restrictive covenant. The restrictive covenant shall, at a minimum, include the following provisions:
  - a. The lot may not be subdivided such that the ADU and the principal dwelling are no longer on the same lot.
  - b. The owner(s) of the property on which the ADU is created must continue to occupy at least one of the dwelling units as their primary residence, except for bona fide temporary absences.
  - c. The ADU shall not be sold separate or apart from the principal structure to which it is an accessory use.
  - d. There may be only one ADU on any residential lot.
  - e. No commercial use, except for a permitted home occupation, shall be allowed on a property on which there is an ADU. A home occupation shall be allowed in either the ADU or the principal dwelling, but not both at the same time.

Under Section 6.040

**B. Detached Accessory Dwelling Unit subject to all of the requirements, regulations, provisions and procedures of subsections 1 through 4.**

1. Purposes. ADU units shall be allowed as set forth below for the following purposes:
  - a. To encourage housing options for persons of all income levels and all ages;
  - b. To allow a single-family homeowner(s) the opportunity to derive rental income to allow the homeowner the financial ability to stay in place;
  - c. To allow a single-family homeowner(s) the opportunity to accommodate other family members in an ADU;
  - d. To encourage the availability of moderately priced year-round rental units and promote greater housing diversity in the Town and to promote greater availability of affordable housing for young adults and senior citizens; and

- e. To maintain the residential character of the lot on which any ADU is located.
- 2. Applicability. A maximum of one ADU per lot shall be allowed whether as of right or by special permit as follows:
  - a. ADUs shall comply with all State and Local Building Codes
- 3. General Requirements. An ADU may be permitted in a detached structure ("detached ADU") on the same lot as the principal single-family provided that the Planning Board finds that it satisfies all of the following criteria:
  - a. The detached ADU shall not be larger in floor area than 800 square feet. If the detached ADU is part of a larger accessory structure, the owner may designate which distinct portion of that structure's floor space will be used as an ADU.
  - b. The detached ADU shall be restricted to two bedrooms;
  - c. The detached ADU shall have at least one dedicated parking space on the same lot and shall use the same driveway that is used for the principal dwelling and there shall be at least two parking spaces for the principal dwelling;
  - d. At all times, the principal dwelling or the detached ADU shall be owner-occupied;
  - e. The Board of Health must document to the Building Inspector that sewage disposal for the property shall be satisfactorily provided for in accordance with the provisions of Title 5 and Board of Health regulations, including provisions for an appropriate reserve area on the site;
  - f. A detached ADU shall be designed so that, to the maximum extent practical, the appearance of the property on which it is to be located remains that of a single-family residential property and shall satisfy all applicable setbacks and shall not be located in front of the principal dwelling and any addition or new construction shall be consistent in design with the principal single-family dwelling, considering the following: architectural details, roof design, building spacing and orientation, door and window location and building materials, with the design and location of the detached ADU to be subject to Site Plan Approval by the Planning Board.
  - g. A detached ADU shall be used only as a rental unit, except that the owner of the property may reside in the ADU while renting the principal single-family dwelling. Either the principal dwelling or the ADU, but not both, may be used as a rental unit at any given time; and
  - h. No commercial use, except for a permitted home occupation, shall be allowed on a property on which there is an ADU. A home occupation shall be allowed in either the ADU or the principal dwelling, but not both at the same time.
- 4. Administration. Before any Certificate of Occupancy is issued for an ADU under this bylaw, a restrictive covenant shall be recorded against the property. The covenant

shall run to the Town and be enforceable by the Town through injunctive relief and with the property owner required to pay the Town's reasonable legal fees and costs for successful enforcement of any violation of the restrictive covenant. The restrictive covenant shall, at a minimum, include the following provisions:

- a. The lot may not be subdivided such that the ADU and the principal dwelling are no longer on the same lot.
- b. The owner(s) of the property on which the ADU is created must continue to occupy at least one of the dwelling units as their primary residence, except for bona fide temporary absences.
- c. The ADU shall not be sold separate or apart from the principal structure to which it is an accessory use.
- d. There may be only one ADU on any residential lot.
- e. No commercial use, except for a permitted home occupation, shall be allowed on a property on which there is an ADU. A home occupation shall be allowed in either the ADU or the principal dwelling, but not both at the same time.

Delete in its entirety Section 6.020.C Family Accessory Dwelling Units

Planning Board

## **ARTICLE 22. APPROPRIATE FUNDS – STETSON HOUSE – COBBLER’S SHOP RESTORATION**

To see if the Town will vote, pursuant to Massachusetts General Laws (M.G.L.) Chapter 44B (Community Preservation), and the Hanover General Bylaws, Section 4-19, to appropriate \$5,000 U.S. dollars from the Town’s Community Preservation Fund (CPF) to restore, upgrade, and reinterpret the historic 1850’s Cobbler’s Shop on the Stetson House Grounds. Said funds to be expended within the scope approved by the Community Preservation Committee, and for the purposes approved by this Town Meeting, said funds to be expended for the purposes stated herein by the Town Manager, under the direction of the Community Preservation Committee,” said funds to be expended within two (2) years unless extended by the Community Preservation Committee, or take any other action relative thereto.

Community Preservation Committee  
Hanover Historical Society

## **ARTICLE 23. APPROPRIATE FUNDS – DIGITAL COLLECTIONS PRESERVATION**

To see if the Town will vote, pursuant to Massachusetts General Laws (M.G.L.) Chapter 44B (Community Preservation), and the Hanover General Bylaws, Section 4-19, to appropriate \$10,000.00 U.S. dollars from the Town’s Community Preservation Fund (CPF) to purchase equipment for creating digital collections of documents. Said funds to be expended within the scope approved by the Community Preservation Committee, and for the purposes approved by this Town Meeting, said funds to be expended for the purposes stated herein by the Town Manager,

under the direction of the Community Preservation Committee,” said funds to be expended within two (2) years unless extended by the Community Preservation Committee, or take any other action relative thereto.

Community Preservation Committee  
Hanover Historical Society

#### **ARTICLE 24. APPROPRIATE FUNDS – RAIL TRAIL – ELLIS CONNECTION**

To see if the Town will vote, pursuant to Massachusetts General Laws (M.G.L.) Chapter 44B (Community Preservation), and the Hanover General Bylaws, Section 4-19, to appropriate \$250,000 U.S. dollars, from the Town’s Community Preservation Fund (CPF) for costs related to the construction of a spur, to the existing trail in West Hanover to Ellis Field. Said funds to be expended within the scope approved by the Community Preservation Committee, and for the purposes approved by this Town Meeting, said funds to be expended for the purposes stated herein by the Town Manager, under the direction of the Community Preservation Committee, said funds to be expended within two (2) years unless extended by the Community Preservation Committee, or take any other action relative thereto.

Community Preservation Committee  
Town Manager  
Parks and Recreation Committee

#### **ARTICLE 25. APPROPRIATE FUNDS – STETSON HOUSE – INTERIOR REDESIGN**

To see if the Town will vote, pursuant to Massachusetts General Laws (M.G.L.) Chapter 44B (Community Preservation), and the Hanover General Bylaws, Section 4-19, to appropriate \$9,000.00 U.S. dollars from the Town’s Community Preservation Fund (CPF) to repair, restore, improve and reinterpret the first-floor interior spaces of the Historic Drummer Samuel Stetson House. Said funds to be expended within the scope approved by the Community Preservation Committee, and for the purposes approved by this Town Meeting, said funds to be expended for the purposes stated herein by the Town Manager, under the direction of the Community Preservation Committee,” said funds to be expended within two (2) years unless extended by the Community Preservation Committee, or take any other action relative thereto.

Community Preservation Committee  
Hanover Historical Society

#### **ARTICLE 26. APPROPRIATE FUNDS – AFFORDABLE HOUSING TRUST**

To see if the Town will vote, Pursuant to Massachusetts General Laws (M.G.L.) Chapter 44B (Community Preservation), and the Hanover General Bylaws, Section 4-19, to appropriate 10% of funds collected from Fiscal Year 2024 from the Community Housing Reserve Fund to be transferred to the Hanover Affordable Housing Trust to provide affordable housing in Hanover. Said funds to be expended within the scope approved by the Community Preservation Committee, and for the purposes approved by this Town Meeting, said funds to be expended for the purposes stated herein by the Town Manager, under the direction of the Affordable Housing Trust, or take any other action relative thereto.

Community Preservation Committee  
Affordable Housing Trust



**ARTICLE 27. SPECIAL EDUCATION RESERVED FUND TRANSFER (\$750,000 FREE CASH)**

To see if the Town will vote to raise and appropriate, appropriate from available funds and/or borrow in accordance with Chapter 44 of the Massachusetts General Laws the sum of up to \$750,000 or another sum for the Special Education Reserve Fund, or take any other action relative thereto.

School Superintendent  
School Committee

**ARTICLE 28. AMEND GENERAL BYLAWS – ADDITION OF ELIGIBILITY OF ELECTED TOWN OFFICERS BYLAW**

To see if the Town will vote to add the following Eligibility of Elected Town Officers Bylaw to the General Bylaws:

Any registered Hanover voter shall be eligible to hold any elective town office, provided however, no person shall simultaneously hold more than one elective town office. Any registered Hanover voter shall be eligible to run for any elective town office, even if currently holding elective town office, provided their current term expires with the election itself, or they resign from their current unexpired elective office term upon election to a new elective office.

Or take any other action relative thereto.

By Petition: John K. Sargent  
Andrew Noiles  
Mary E. Monahan  
Francis Greg Satterwhite  
Brian May

**ARTICLE 29. APPROPRIATE FUNDS – TOWN HALL ELEVATOR DESIGN (Debt)**

To see if the Town will vote to raise and appropriate, appropriate from available funds, and/or borrow in accordance with Chapter 44 of the Massachusetts General Laws the sum of \$100,000, or another sum, for the design of a replacement elevator at Town Hall, or take any other action relative thereto.

Director of Public Works  
Town Manager

**ARTICLE 30. APPROPRIATE FUNDS – KING STREET WATERLINE (Debt)**

To see if the Town will vote to raise and appropriate, appropriate from available funds, and/or borrow in accordance with Chapter 44 of the Massachusetts General Laws the sum of \$2,000,000, or another sum, for the replacement of the water main, and related work on King Street from West Hanover Square to King Street and on King Street from Circuit Street to School Street, or take any other action relative thereto.

Director of Public Works



**ARTICLE 31. APPROPRIATE FUNDS – PFAS UPGRADES (Debt)**

To see if the Town will vote to raise and appropriate, appropriate from available funds, and/or borrow in accordance with Chapter 44 of the Massachusetts General Laws the sum of \$1.75 Million, or another sum, for the design of upgrades to the Town’s three water treatment plants to remove PFAS in the Town’s drinking water to levels compliant with levels that are required by the proposed regulations of the Environmental Protection Agency, or take any other action relative thereto.

Director of Public Works

**ARTICLE 32. STREET ACCEPTANCE – LAUREL LANE**

To see if the Town will vote to accept the following streets as public ways, or take any other action relative thereto: Laurel Lane: The entire length of Laurel Lane, as shown on a plan entitled “Final As-Built Plan, Benjamin Brook Estates, Laurel Lane, Hanover, Massachusetts” (sheet 1) prepared by Merrill Engineers and Land Surveyors, dated November 22, 2023, a copy of which is on file in the office of the Hanover Department of Public Works.

Director of Public Works

**ARTICLE 33. APPROPRIATE FUNDS – FUEL CANOPY IMPROVEMENTS (Free Cash)**

To see if the Town will vote to raise and appropriate, appropriate from available funds, and/or borrow in accordance with Chapter 44 of the Massachusetts General Laws the sum of \$30,000, or another sum, for improvements to the fuel canopy and fire suppression system, or take any other action relative thereto.

Director of Public Works  
Town Manager

**ARTICLE 34. APPROPRIATE FUNDS – LARGE AREA MOWER (Debt)**

To see if the Town will vote to raise and appropriate, appropriate from available funds, and/or borrow in accordance with Chapter 44 of the Massachusetts General Laws the sum of \$100,000, or another sum, to purchase and equip a large area mower, or take any other action relative thereto.

Director of Public Works  
Town Manager

**ARTICLE 35. APPROPRIATE FUNDS – WOOD CHIPPER REPLACEMENT (Debt)**

To see if the Town will vote to raise and appropriate, appropriate from available funds, and/or borrow in accordance with Chapter 44 of the Massachusetts General Laws the sum of \$90,000, or another sum, to purchase and equip a wood chipper, or take any other action relative thereto.

Director of Public Works  
Town Manager

**ARTICLE 36. APPROPRIATE FUNDS – 72’ MOWER REPLACEMENT (Free Cash)**

To see if the Town will vote to raise and appropriate, appropriate from available funds, and/or borrow in accordance with Chapter 44 of the Massachusetts General Laws the sum of \$20,000, or another sum, to purchase and equip a 72’ mower, or take any other action relative thereto.

Director of Public Works  
Town Manager

**ARTICLE 37. APPROPRIATE FUNDS – TRANSFER STATION SCALE REPLACEMENT (Debt)**

To see if the Town will vote to raise and appropriate, appropriate from available funds, and/or borrow in accordance with Chapter 44 of the Massachusetts General Laws the sum of \$185,000, or another sum, to replace the vehicle scale at the Transfer Station, or take any other action relative thereto.

Director of Public Works  
Town Manager

**ARTICLE 38. APPROPRIATE FUNDS – REPLACE 4X4 PICKUP WITH PLOW (Retained Earnings)**

To see if the Town will vote to raise and appropriate, appropriate from available funds, and/or borrow in accordance with Chapter 44 of the Massachusetts General Laws the sum of \$75,000, or another sum, to purchase and equip a 4x4 pickup truck with a plow, or take any other action relative thereto.

Director of Public Works  
Town Manager

**ARTICLE 39. APPROPRIATE FUNDS – WATER SERVICE VAN (Retained Earnings)**

To see if the Town will vote to raise and appropriate, appropriate from available funds, and/or borrow in accordance with Chapter 44 of the Massachusetts General Laws the sum of \$60,000, or another sum, to purchase and equip a water service van, or take any other action relative thereto.

Director of Public Works  
Town Manager

~~**ARTICLE 40. APPROPRIATE FUNDS – RADIO INFRASTRUCTURE (Debt)**~~

~~To see if the Town will vote to raise and appropriate, appropriate from available funds, and/or borrow in accordance with Chapter 44 of the Massachusetts General Laws the sum of \$200,000, or another sum, for improvements to the public safety radio infrastructure, or take any other action relative thereto.~~

~~Fire Chief  
Town Manager~~

**ARTICLE 40. APPROPRIATE FUNDS – SELF-CONTAINED BREATHING APPARATUS (Free Cash)**

To see if the Town will vote to raise and appropriate, appropriate from available funds, and/or borrow in accordance with Chapter 44 of the Massachusetts General Laws the sum of \$20,000, or another sum, to purchase and equip self-contained breathing apparatus for the Fire Department, or take any other action relative thereto.

Fire Chief  
Town Manager

**ARTICLE 41. APPROPRIATE FUNDS – AMBULANCE (Debt)**

To see if the Town will vote to raise and appropriate, appropriate from available funds, and/or borrow in accordance with Chapter 44 of the Massachusetts General Laws the sum of \$475,000, or another sum, to purchase and equip an ambulance, or take any other action relative thereto.

Fire Chief  
Town Manager

**ARTICLE 42. APPROPRIATE FUNDS – POLICE CRUISERS (Debt)**

To see if the Town will vote to raise and appropriate, appropriate from available funds, and/or borrow in accordance with Chapter 44 of the Massachusetts General Laws the sum of \$190,000, or another sum, to purchase and equip police cruisers, or take any other action relative thereto.

Police Chief  
Town Manager

**ARTICLE 43. APPROPRIATE FUNDS – POLICE PORTABLE & CRUISER RADIOS (Debt)**

To see if the Town will vote to raise and appropriate, appropriate from available funds, and/or borrow in accordance with Chapter 44 of the Massachusetts General Laws the sum of \$140,000, or another sum, to purchase and equip portable radios for the Police Department, or take any other action relative thereto.

Police Chief  
Town Manager

**ARTICLE 44. ADDITION OF NEW DOG LICENSING FEES**

To see if the Town will vote to approve new dog license fees, as follows:

- Spayed and neutered dogs \$20 per dog for a three-year license
- Intact dogs \$35 per dog for a three-year license,

Said fees to take effect on January 1, 2025, or take any other action relative thereto.

Town Clerk

**ARTICLE 45. APPROPRIATE FUNDS – TECHNOLOGY UPGRADES**

To see if the Town will vote to raise and appropriate from available funds, and/or borrow in accordance with Chapter 44 of the Massachusetts General Laws, the sum of \$400,000 to upgrade or replace vintage and obsolete hardware including, but not limited to, desktops, laptops, iPads, servers, wireless access points, or take any other action relative thereto.

Information Technology Study Committee  
Director of Technology Operations

DRAFT

And you are hereby ordered to serve this Annual Town Meeting Warrant posting attested copies thereof fourteen days, at least, before the time of said meeting.

Given under our hands this 1st day April, 2024.

**HANOVER SELECT BOARD**

Vanessa A. O'Connor, Chair

\_\_\_\_\_

Rhonda L. Nyman, Vice Chair

\_\_\_\_\_

David R. Delaney

\_\_\_\_\_

John C. Tuzik

\_\_\_\_\_

Steven R. Louko, Jr.

\_\_\_\_\_

\_\_\_\_\_, Constable

Posted this \_\_\_\_ day of April, 2024

NOTICE FOR THE ELECTION OF OFFICERS  
Hanover High School, 287 Cedar Street  
On **SATURDAY, THE 18<sup>th</sup> of May, 2024**  
Then and there to act on the following:

To bring in their votes for each of the following:

For a term of five years:

For a term of three years:

For a term of one year:

Polls open from \_\_\_\_\_, unless otherwise ordered by the Town.

And you are hereby ordered to serve this Warrant posting attested copies thereof seven days at least before the time of said meeting.

Given under our hands this \_\_\_\_ day of APRIL, 2024.

**HANOVER SELECT BOARD**

Vanessa A. O'Connor, Chair

\_\_\_\_\_

Rhonda L. Nyman, Vice-Chair

\_\_\_\_\_

David R. Delaney

\_\_\_\_\_

John C. Tuzik

\_\_\_\_\_

Steven R. Louko, Jr.

\_\_\_\_\_

\_\_\_\_\_, Constable

Posted this \_\_\_\_ day of \_\_\_\_\_, 2024