

Commonwealth of Massachusetts

Town of Hanover

Warrant for *Special* and **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 **HANOVER HIGH SCHOOL, 287 CEDAR STREET, HANOVER** on

MONDAY THE 3RD DAY OF MAY, 2021

Special Town Meeting at 7:00 P.M.

Annual Town Meeting at 7:30 P.M.



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 Board of Selectmen's Office at (781) 826-5000 ext. 1084.

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Town of Hanover

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INDEX OF ARTICLES FOR <i>SPECIAL</i> TOWN MEETING – MAY 2021		
ARTICLE #	ISSUE	SUBMITTED BY
1	Payment of Prior Year Expenditures	Director of Finance/Town Manager
2	Dispose of Town Owned Property	Director of Finance
3	Appropriate Funds – Community Preservation Revenues	Community Preservation Committee
4	Appropriate Funds for Covid-19 Costs	Director of Finance

ARTICLES FOR ***SPECIAL*** TOWN MEETING WARRANT

Monday, May 3, 2021

ARTICLE 1. PAYMENT OF PRIOR YEAR EXPENDITURES

To see if the Town will vote to appropriate a sum of money or transfer from any available funds, or to transfer from other accounts, to pay such accounts as may be presented against the Town for which an appropriation does not exist, or take any other action relative thereto.

Town Moderator

\$600.00

Director of Finance
Town Manager

We move that the Town vote to appropriate from Certified Free Cash the sum of \$600 to pay unpaid bills.

Advisory Committee Commentary: This Article implements a routine housekeeping procedure and allows the Finance Director to pay the Town Moderator for Town Meetings in prior fiscal years. These payments were missed due to a clerical error. This will bring the payments up-to-date.

ARTICLE 2. DISPOSE OF TOWN OWNED PROPERTY

To see if the Town will authorize the Board of Selectmen to dispose of the properties below:

Map & Parcel 45-055

Map & Parcel 10-092

On such terms as the Board, in its discretion, determine to be in the best interest of the Town, or take any other action relative thereto.

Director of Finance

We move that the Town not accept this article and take no further action.

Advisory Committee Commentary: This Article would allow the Board of Selectmen to cause the Town to advertise a Request for Proposals for the sale of these two town-owned properties. While the Advisory Committee is generally supportive of raising revenue through the disposition of unused Town-owned properties for which no future Town use is likely, we were not able to identify or understand the process that led to the conclusion that these particular parcels should be considered for disposition by Town Meeting at this time. Further, we note that the description of the parcels contained in the Warrant, which while legally accurate, is in a format that in all likelihood would not enable a typical resident to understand where the parcels are located or why the Town is proposing to dispose of them. We encourage the Town Manager to evaluate all of the unused Town-owned parcels and to implement a review process that might maximize resident awareness, interest and the value the Town could obtain from the sale of those parcels. Further to establish procedures for vetting, describing and proposing similar disposition requests in the future.

ARTICLE 3. 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 2021 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 as proposed, directed and approved by the Community Preservation Committee; 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

We move that the Town vote to appropriate from the Community Preservation Fund Undesignated Fund Balance the sum of \$67,698 to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee; and further to reserve for future appropriation from the Community Preservation Fund the sum of \$135,395 for the acquisition, creation, and preservation of open space excluding land for recreational use; \$135,395 for the acquisition, preservation, restoration and rehabilitation of historic resources; \$135,395 for the acquisition, creation, preservation and support of community housing; \$514,968 for the creation of a budgeted reserve and \$365,100 to provide for Community Preservation Fund debt obligations.

Advisory Committee Commentary: The Community Preservation Act requires that a minimum of 10% of the annual revenues of the fund must be set aside in each of the three categories of open space and recreational use; historic resources; and community housing, and an administrative budget of 5%. The budgeted reserve is set up as an additional annual reserve and may be used to fund any eligible Community Preservation projects. This Article also provides funds to support debt payments on previously approved projects. A vote was not taken at the prior Town Meeting due to the uncertainty with the Home Rule Act article which is why this is being presented at the Special Town Meeting.

ARTICLE 4. APPROPRIATE FUNDS FOR COVID-19 COSTS

To see if the Town will vote to appropriate the sum of \$600,000 to cover the costs of responding to the COVID-19 pandemic, said funds to be expended at the direction of the Town Manager, or take any other action relative thereto.

Director of Finance

We move that the Town vote to appropriate from Certified Free Cash the sum of \$600,000 to pay unpaid bills.

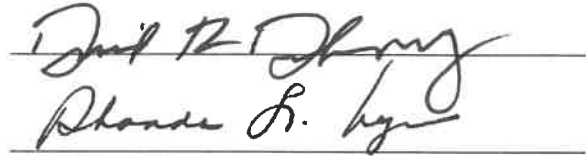
Advisory Committee Commentary: This Article appropriates funds to cover COVID-19 related costs that are not covered by CARES or FEMA. There are more COVID funds coming to the Town, however there is currently no guidance on when this money is coming or what it can be used for. This money is to ensure there are no budget deficits due to COVID-19 expenses should these new funds not become available until after the fiscal year.

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

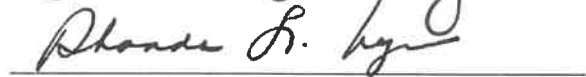
Given under our hands this 5th day of April, 2021.

BOARD OF SELECTMEN

David R. Delaney, Chairman



Rhonda L. Nyman, Vice Chairman

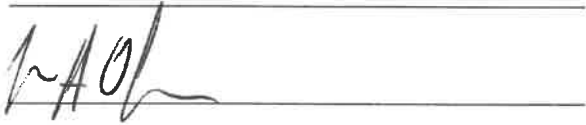


John C. Tuzik



John S. Barry

Vanessa A. O'Connor



 , Constable

Posted this 15 day of April, 2021

Commonwealth of Massachusetts

Town of Hanover

Warrant for **Annual** Town Meeting

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INDEX OF ARTICLES FOR ANNUAL TOWN MEETING – 2021		
ARTICLE #	ISSUE	SUBMITTED BY
1	Accept Reports in Annual Town Report	Advisory Committee
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3	Authorize Treasurer to Accept Trust Funds	Director of Finance
4	Assume Liability to Allow State DEP Work	Board of Selectmen
5	Set Pay for Elected Official – Town Moderator	Advisory Committee
6	Elected Town Clerk vs. Appointed	Board of Selectmen
7	Amend General Bylaws – Town Clerk’s Business Hours	Petition
8	Set Pay for Elected Official – Town Clerk	Advisory Committee
9	Amend General Bylaws - Animal Control Bylaw	Police Chief/ Town Manager
10	General Fund Operating Budget	Town Manager/Director of Finance/ Board of Selectmen
11	Water Enterprise Budget	Town Manager/Director of Public Works/ Director of Finance/ Board of Selectmen
12	Transfer Station – Fee Change	Town Manager/Board of Selectmen
13	PEG Access & Cable Related Fund	Town Manager/Director of Finance
14	Accept Chapter 90 Road Grant Monies	Board of Selectmen/Town Manager/ Director of Public Works
15	Set Limits on Revolving Funds	Town Manager/Director of Finance
16	Appropriate Funds – Fire Pumper	Town Manager/ Fire Chief
17	Appropriate Funds - Dump/Plow Truck	Town Manager/ DPW Director
18	Modify Water Fee Schedule	Town Manager
19	Amend Zoning Bylaw 6.11.50 M. - Moratorium	Planning Board/ Town Manager
20	Appropriate Funds - New Fire Station (Planning)	Board of Selectmen
21	Appropriate Funds - Sylvester and Salmond Schools Renovation and Feasibility Consultation	Community Preservation Committee/ Hanover Historical Commission
22	Appropriate Funds – Sylvester Field Conservation Restriction	Community Preservation Committee/ Open Space Committee
23	Appropriate Funds - Carriage & Sleigh Restoration	Community Preservation Committee/ Hanover Historical Commission
24	Appropriate Funds - Rail Trail Development Phase I	Community Preservation Committee/ Open Space Committee
25	Appropriate Funds – Community Preservation Revenues	Community Preservation Committee
26	Appropriate Funds – Affordable Housing Trust	Community Preservation Committee/ Affordable Housing Trust
27	Appropriate Funds – Special Education Reserve Fund	School Superintendent/ School Chief Financial Officer
28	Appropriate Funds – Technology Capital	School Business Manager/ Information Technology Study Committee
29	Amend Zoning Bylaw – 6.700 Flood Plain District	Planning Board/ CDMI Director
30	Amend Zoning Bylaw – 3.100 Location of Districts	CDMI Director/ Town Planner

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ARTICLE #	ISSUE	SUBMITTED BY
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32	Accept Streets - Wood Hollow Way	DPW Director
33	Appropriate Funds - Excess Tax Levy to Stabilization Fund	Board of Selectmen
34	Building Fee Changes	Town Manager / CDMI Director
	Election	

ARTICLES FOR ANNUAL TOWN MEETING WARRANT
Monday, May 3, 2021

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

We move that the Town accept the Fiscal Year 2020 Annual Report as written.

Advisory Committee Commentary: This Article implements a routine housekeeping procedure to accept the Annual Town Report.

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

We move that the Town accept the reports provided under Article 2.

Advisory Committee Commentary: This Article implements a routine housekeeping procedure to accept reports at Town Meeting.

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, 2022, or take any other action relative thereto.

Director of Finance

We move that the Town vote to authorize the Treasurer to accept trust funds for the Fiscal Year ending June 30, 2022.

Advisory Committee Commentary: This Article implements a routine housekeeping procedure allowing the Treasurer to accept trust funds that are donated to the Town during the fiscal year.

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.

Board of Selectmen

We move that the Town vote to accept this Article as printed in the Warrant.

Advisory Committee Commentary: Each year, the Town is required by the State to assume responsibility for liability and damages which may be incurred by the State while improving, developing, maintaining and protecting tidal and non-tidal rivers. Approval of this Article would acknowledge and accept this responsibility.

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

We move that the Town set the pay of the Moderator for Fiscal Year 2022 to be \$100 for Annual Town Meeting and \$100 for Special Town Meeting.

Advisory Committee Commentary: This Article's passage is required annually to pay the Town Moderator.

ARTICLE 6. ELECTED TOWN CLERK vs. APPOINTED

To see if the Town of Hanover will vote to have its elected Town Clerk become an appointed Town Clerk of the Town of Hanover; or take any other action relative thereto.

Board of Selectmen

The Board of Selectmen moves to refer this question back to the Board of Selectmen for further study.

Board of Selectmen Commentary: The Selectmen believe it would be more efficient to pass over this at Town Meeting and discuss it further as a Board. To that end, the Board of Selectmen envision appointing a study committee shortly after Town Meeting to review the report completed by Lisa Thomas, the response from the Town Clerk, and look into other related issues with the governance structure, and return, when completed, to the Board of Selectmen with recommendations and guidance on a path forward.

Advisory Committee Commentary: We support the Board of Selectmen's motion to refer this question back to the Board of Selectmen for further study.

ARTICLE 7. AMEND GENERAL BYLAWS – TOWN CLERK’S BUSINESS HOURS

To see if the Town will vote to amend the Town of Hanover’s General Bylaws by deleting Section 5 of Section 4-5 and inserting in place thereof the following:

The Hanover Town Clerk is an elected position, and is a full-time position with a salary commensurate with a full-time position in the Town of Hanover. In order to maximize the effectiveness, efficiency, and budget expense of this elected position, the elected Town Clerk shall be present in the Town Clerk’s Office to uphold and adhere to the same hours for the transaction of business as Town Hall’s normal business hours, namely:

Monday, Tuesday, Thursday 8am-4pm,
Wednesday 8am-8pm,
Friday 8am-12pm.

This full-time elected position shall include lunch and work breaks commensurate with full-time Town Hall employees.

By Petition: James Pryles
Carol Glowka
Kathleen Cloather
Nancy Woodward
Leslie Meade

Motion to be made at Town Meeting by the Petitioner.

Advisory Committee Commentary: Article 7 on the 2021 Annual Town Meeting Warrant was submitted via petition in accordance with the Hanover’s General Bylaws and Board of Selectmen policies. Further, as required, the Bylaw Review Committee examined the article and held a duly warned public hearing on April 15, 2021. Town Counsel provided the following written statement which was read into the record by the Town Manager at the Bylaw Review Committee’s public hearing,

“...since the citizens petition was submitted in accordance with the law it is appropriate that it be included in the Warrant. The additional question that has been asked concerns the practical effect should the Article be voted in the affirmative by Town Meeting. It is my opinion that if the Article passes Town Meeting there would be no effective way to mandate compliance with its terms. As an elected official the General Laws place no restriction, limitation or mandate on the hours of work or presence in a location. Essentially, if the service the elected official has been elected to fulfill is deemed lacking then the citizens of the town have the opportunity to act at the next election. Accordingly, it is my view that if the Article passes it will largely be considered as advisory for any individual holding the position of Town Clerk since there is no practical way to enforce its terms on an elected official. With that being said, the Article certainly might go forward for the purpose of establishing service level expectations.”

It is our view that the Town’s best interests are not furthered by the adoption of this superfluous, unenforceable bylaw, and therefore we recommend Town Meeting participants vote down this proposed legislation.

ARTICLE 8. 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

We move that the Town set the pay of the Town Clerk for Fiscal Year 2022, including any amounts due under MGL Chapter 41 Section 19G, to be \$75,727.

Advisory Committee Commentary: This Article's passage is required annually to pay the Town Clerk. The proposed annual compensation represents a 2.5% increase over the Town Clerk's previous compensation. This level of increase is in a range consistent with cost of living adjustments provided to many Town employees.

ARTICLE 9. AMEND GENERAL BYLAWS – ANIMAL CONTROL

To see if the Town will vote to amend General By-Law 6-10 B., Section 4 as follows, or take any other action relative thereto:

Section 4. Muzzling or Confinement of Dogs

~~The Animal Control Officer may order a dog to be muzzled or confined to its owner's premises, when, in the Animal Control Officer's judgment, such action is required, for one or more of the following reasons:-~~

Section 4. Muzzling or Confinement of Dogs

Subject to a hearing before the Town Manager, or the Town Manager's designee, the Animal Control Officer may order a dog to be muzzled or confined to its owner's premises. When the Animal Control Officer issues an order for a dog to be confined or muzzled a hearing before the Town Manager, or the Town Manager's designee, shall be held forthwith. Muzzle or confinement orders may be issued when, in the Animal Control Officer's judgment, such action is required for one or more of the following reasons:

Chief of Police
Town Manager

We move that the Town accept this Article as printed in the Warrant.

Advisory Committee Commentary: The Animal Control portion of Hanover's General Bylaws are currently inconsistent with Massachusetts General Law. This discrepancy came to light due to recent actions taken by the Animal Control Officer and the proposed amendment will bring our Bylaws into alignment with Mass. General Law. On April 15, 2021, the Bylaw Review Committee held a duly warned public hearing as required.

ARTICLE 10. GENERAL FUND OPERATING BUDGET

To see if the Town will vote to appropriate \$65,059,780 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 \$1,000,000 from Certified Free Cash, transfer the sum of \$65,000 from the Cemetery Graves & Foundations account, transfer the sum of \$10,000 from the Sale of Cemetery Lots account, transfer the sum of \$21,672 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 \$62,758,108 from the Fiscal Year 2022 Tax Levy and other sources, or take any other action relative thereto.

	<i>FY2021 Appropriated</i>	<i>FY2022 Town Manager Proposed</i>	<i>Advisory Committee Recommended</i>	<i>Difference</i>
General Government:				
Salaries	\$298,606	\$262,538	\$262,538	NA
Expenses	\$180,900	\$180,400	\$180,400	NA
Finance Department:				
Salaries	\$896,924	\$824,938	\$824,938	NA
Expenses	\$214,294	\$221,087	\$221,087	NA
Community Development and Municipal Inspections:				
Salaries	\$549,077	\$616,341	\$616,341	NA
Expenses	\$29,850	\$29,850	\$29,850	NA
Community Services:				
Salaries	\$303,461	\$261,952	\$261,952	NA
Expenses	\$202,080	\$201,680	\$201,680	NA
Library:				
Salaries	\$374,196	\$427,612	\$427,612	NA
Expenses	\$167,800	\$173,000	\$173,000	NA
Police:				
Salaries	\$4,130,908	\$3,856,864	\$3,856,864	NA
Expenses	\$286,158	\$288,498	\$288,498	NA
Fire:				
Salaries	\$3,299,603	\$3,470,881	\$3,470,881	NA
Expenses	\$315,650	\$331,831	\$331,831	NA
Hanover Public Schools	\$29,816,940	\$31,521,915	\$31,521,915	NA
South Shore Vocational High School	\$728,050	\$887,000	\$887,000	NA
Public Works:				
Salaries	\$3,452,212	\$3,533,659	\$3,533,659	NA
Expenses	\$3,124,491	\$3,462,501	\$3,462,501	NA
Snow & Ice	\$500,000	\$500,000	\$500,000	NA
Debt	\$5,817,057	\$4,397,568	\$4,397,568	NA

Town Wide Expenses	\$8,965,828	\$9,484,727	\$9,484,727	NA
Transfers	\$125,000	\$124,938	\$124,938	NA
TOTAL GENERAL FUND OPERATING BUDGET	\$63,779,085	\$65,059,780	\$65,059,780	NA
Certified Free Cash	\$1,548,000	\$1,000,000	\$1,000,000	NA
Cemetery Graves & Foundations	\$65,000	\$65,000	\$65,000	NA
Sale of Cemetery Lots	\$10,000	\$10,000	\$10,000	NA
Title V Receipts Reserved Account	\$22,029	\$21,672	\$21,672	NA
Other Post-Employment Benefits Trust Fund	\$0	\$0	\$0	NA
Ambulance Receipts Reserved Account	\$1,200,000	\$1,200,000	\$1,200,000	NA
Wetlands Receipts Reserved Account	\$0	\$5,000	\$5,000	NA
<i>Less Total Transfers</i>	\$2,845,029	\$2,301,672	\$2,301,672	NA
To be raised by the Fiscal Year 2021 Tax Levy and other sources	\$60,934,056	\$62,758,108	\$62,758,108	NA

Town Manager
Director of Finance
Board of Selectmen

We move that the Town vote to raise and appropriate \$65,059,780 for a total General Fund Operating Budget as set forth in the Advisory Committee Recommended column above, to provide for a reserve fund and to defray the expenses of the Town, and for the purposes listed in the budget document, and to meet said appropriation transfer the sum of \$1,000,000 from Certified Free Cash, transfer the sum of \$65,000 from the Cemetery Graves & Foundations account, transfer the sum of \$10,000 from the Sale of Cemetery Lots account, transfer the sum of \$21,672 from the Title V Betterment Program, 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 \$62,758,108 from the 2022 Tax Levy and other sources.

Advisory Committee Commentary: The Town Manager's recommended Fiscal Year 2022 operating budget submitted on February 1st accomplished the three main policy objectives set forth by the Town's five elected governing and policy making leaders: the Board of Selectmen. First, a property tax increase of 2.5% will result in a \$122 increase for the average residential property tax bill; this will be the smallest increase since at least 2010. Second, the amount of certified free cash required to balance the FY2022 budget was reduced by \$500,000, from \$1,500,000 a year ago to \$1,000,000 this year. Third, by and large, services will be unaffected.

While the majority of services will continue in FY2022 as they have in the past the Town Manager's budget includes a few of noteworthy changes planned for with this budget. First, the Fiscal Year 2022 budget creates the funding to support the return of Construction & Demolition (C&D) disposal at the Transfer Station, provided that Town Meeting accepts the fee increases contemplated by Article 12 and subject to approval of the Board of Selectmen. Second, the Fiscal Year 2022 budget reestablishes a funding level for the John Curtis Free Library that will protect

our State Library Certification moving forward. Third, the Fiscal Year 2022 budget provides funding for the Town Planner position and fourth, the Fiscal Year 2022 budget plans for a transition to a regional emergency communications center.

The Advisory Committee, during its in-depth review of the budget, found merit in the Board of Selectmen's policy objectives and believes that the Town Manager's budget matches the expectations placed upon him. Additionally, during our in-depth discussion(s) and evaluation(s) of each departmental budget, we found a great level of credibility and comfort in every member of the town's (and school's) leadership team to answer all of our questions, clearly accounting for how they planned to spend their budgeted funds. Therefore, we have determined it is in the Town's best interest to approve the FY2022 budget as presented.

The Advisory Committee recommends that the Board of Selectmen and the Town Manager continue to work toward eliminating the Town's reliance on the use of Certified Free Cash to balance the Operating Budget, however, under the current circumstances we recommend adoption of the Town Manager's proposed Fiscal Year 2022 Operating Budget without any adjustments.

Board of Selectmen Commentary: The Board of Selectmen confirms that the Town Manager's Fiscal Year 2022 budget mirrors the policy directives specified by the Board of Selectmen; the Board of Selectmen supports the budget as presented.

ARTICLE 11. WATER ENTERPRISE BUDGET

To see if the Town will vote to appropriate \$4,249,511 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.

Personal Services	\$1,806,078
Other Expenses	\$1,521,983
Debt Service	\$921,450
Appropriate for Direct Costs	\$4,249,511
Indirect Costs - Reimburse General Fund for Shared Expenses	\$463,395
Total Cost - Water Enterprise	\$4,712,906

Town Manager
Director of Public Works
Director of Finance
Board of Selectmen

We move that the Town vote to appropriate \$4,249,511 from Water Enterprise receipts to defray Water Enterprise direct costs and that the \$463,395 as appropriated in the General Fund Operating Budget be used for Water indirect costs, all to fund the total costs of operations of the Water Enterprise. Each item is to be expended by the Town Manager in

accordance with Chapter 67 of the Acts of 2009, the Town Manager Act, for the purposes identified and those purposes only, and each item is to be considered a separate appropriation for that purpose only.

Advisory Committee Commentary: The Advisory Committee recommends a total Water Enterprise Budget of \$4,249,511 for direct expenses. The indirect costs act as a reimbursement to the General Fund for the expenses related to the Water Enterprise but paid out of the General Fund. Some examples of these expenses are the town share of health insurance and retirement costs for Water Department employees.

ARTICLE 12. TRANSFER STATION – FEES

To see if the Town will vote, pursuant to Article 6-18 of the Hanover General Bylaws, as amended May 5, 2015, to approve a change in fees, with an effective date of July 1, 2021, for the following items: Construction & Demolition Debris Disposal and Electronics Disposal, in accordance with the following table, and to allow the Department of Public Works to update the Department of Public Works Disposal Fee Schedule accordingly, or take any other action relative thereto:

Item	Fee
Construction & Demolition Debris	\$0.23/lbs.
Electronics	\$0.30/lbs.

Town Manager
Board of Selectmen

We move that the Town accept this Article as printed in the Warrant.

Advisory Committee Commentary: The cost to the Town for disposing of Construction and Demolition Debris (C&D) has increased dramatically in the past several years and the Town's disposal fee schedule has not been updated to reflect these increased costs. Without an annual Transfer Station sticker fee, the entire increased cost strains the Operating Budget for the Transfer Station.

The Board of Selectmen enacted the current policy of no longer accepting C&D to reduce costs while studying options. The Selectmen have been considering multiple options to potentially accept C&D and have formed a study committee to review the issue. The Selectmen are unable to adjust Transfer Station disposal fees to accurately reflect the increased cost, this can only be done by Town Meeting.

The current Article updates Transfer Station disposal fees and provides the Selectmen with the necessary tools to consider once again accepting C&D disposal at the Transfer Station. Additionally, the fee schedule adjustment allows the Town to continue to accept Electronic waste without burdening the Operating Budget. These fees have been calculated by the Director of Public Works based on the Town's costs for ultimate disposal. We recommend that Town Meeting support this Article to give the Selectmen the necessary tools to resolve C&D disposal issues at the Transfer Station in a timely manner.

Board of Selectmen Commentary: Approval of this article with the associated fees as described will allow the Board of Selectmen a reasonable way forward to reinstate Construction & Demolition (C&D) debris disposal at the transfer station.

ARTICLE 13. PEG ACCESS & CABLE RELATED FUND

To see if the Town will vote to appropriate the sum of \$450,000 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 2022, or take any other action relative thereto.

Town Manager
Director of Finance

We move that the Town vote to appropriate \$450,000 from the PEG Access & Cable Receipts Reserved fund for the purposes as set forth in this article.

Advisory Committee Commentary: This Article would appropriate to the PEG Access & Cable Related Fund the amount used to pay all of the cable access activities including staffing, equipment purchase, and funding educational classes in partnership with Hanover High School.

ARTICLE 14. ACCEPT CHAPTER 90 ROAD GRANT MONIES

To see if the Town will vote to authorize the Board of Selectmen 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.

Board of Selectmen
Town Manager
Director of Public Works

We move that the Town accept this Article as printed in the Warrant.

Advisory Committee Commentary: This Article authorizes the Town Manager to accept Chapter 90 funds as allocated by the State Legislature for the highway improvements in the Town.

ARTICLE 15. 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:

Revolving Fund	Limit on Spending
Library	\$15,000
Recreation Fund	\$300,000
GATRA	\$135,000
Forge Pond Park	\$20,000
Council on Aging	\$15,000
Public Health Clinic	\$140,000
Public Safety Vehicles	\$250,000

Town Manager
Director of Finance

We move that the Town accept this Article as printed in the Warrant.

Advisory Committee Commentary: This Article establishes limits on spending from various revolving funds. The Advisory Committee supports the recommendation of the Town Manager as to the specific spending limit amounts. The only spending limits that would be different from that allowed in Fiscal Year 2021 is a \$70,000 increase to the Public Health Clinic Revolving Fund, in response to the COVID-19 vaccine, a \$20,000 increase to the Recreation Revolving Fund, which will now fully fund the Parks & Recreation Director's salary, and a \$10,000 increase to the GATRA Revolving Fund.

ARTICLE 16. APPROPRIATE FUNDS – FIRE PUMPER

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 \$750,000, or a lesser sum, to purchase and equip a Fire Pumper for the Fire Department, said purchase and equipping to be done at the direction of the Town Manager, who is authorized to sell or make appropriate trade-ins, or take any other action relative thereto.

Town Manager
Fire Chief

We move that the sum of \$750,000 be appropriated to purchase and equip a Fire Pumper for the Fire Department, including the payment of costs incidental or related thereto, said purchase to be completed and funds to be expended at the direction of the Town Manager, who is authorized to sell or make appropriate trade-ins; and that to meet this appropriation the Treasurer with the approval of the Selectmen is hereby authorized to borrow said amount under and pursuant to Chapter 44 of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. Any premium received

upon the sale of any bonds or notes approved by this vote, and each prior vote of the Town that authorizes the borrowing of money, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Advisory Committee Commentary: This project seeks to replace a 1995 E-One pumping engine. This engine is 26 years old, six years beyond its expected useful life. Replacing this engine now follows the fleet replacement program that was developed by the UMass Boston Edward J. Collins Center for Public Management for the Hanover Fire Department. The new pumping engine will be equipped with the latest technology and safety features. The ability to obtain replacement parts for the existing pumper has become difficult and has resulted in extended periods where the vehicle is out of service while parts are sourced. Failure to move forward with the replacement will result in decreased reliability and increased maintenance costs.

ARTICLE 17. APPROPRIATE FUNDS – DUMP/PLOW TRUCK

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 \$215,000, or lesser sum to purchase and fully equip a dump/plow truck for the Department of Public Works, said purchase and equipping to be done at the direction of the Town Manager, who is authorized to sell or make appropriate trade-ins, or take any other action relative thereto.

Town Manager
DPW Director

We move that the Town vote to appropriate from Certified Free Cash the sum of \$215,000 to be used as set forth in this Article.

Advisory Committee Commentary: The purpose of this Article is to purchase and equip a large 37,000 GVW vehicle to replace a 23 year-old vehicle that has reached the end of its useful life. The existing truck is severely rotted, has severe corrosion to the body and frame, and can no longer be used for the DPW's standard tasks. Repairs to make this truck safe and road-worthy are not fiscally responsible. This capital request has been deferred for a number of years and is necessary.

ARTICLE 18. MODIFY WATER FEE SCHEDULE

To see if the Town will vote to ratify the Water Fee schedule set by the Town Manager, in accordance with the following table, to include Multi-Family Housing.

Water Connection Size	Fee
1-inch	\$4,000
1.5-inch	\$5,000
2-inch	\$6,000
4-inch	\$15,000
6-inch	\$30,000
8-inch	\$50,000
10-inch	\$75,000
12-inch	\$100,000

Town Manager

We move that the Town accept this Article as printed in the Warrant.

Advisory Committee Commentary: Dating back to the 1980's Hanover's water connection charges have included two types of connections: 1) residential and 2) commercial. Connection fees are implemented with the intent of recognizing a new service connection's buy-in to existing infrastructure and to capture costs associated with reviewing the project plans and construction. Missing from the water service connection structure here in Hanover is a category to deal with apartment buildings which are currently handled through the commercial connection charge yet have unique system requirements. There are currently sixteen large apartment buildings in town. The proposed apartment buildings at Hanover Crossing will add four more to this list; certainly it seems reasonable to anticipate more apartment/condo units in Hanover's future. This new class of water service connection fees will be based on the size of water connection into the building which is typically proportional to the number of units. The proposed fees in this article are identical to the current general connection fees in Norwell.

ARTICLE 19. AMEND ZONING BYLAW 6.11.50 M. - MORATORIUM

To see if the Town will vote to extend the temporary moratorium approved through Article 19 at the 2020 Annual Town Meeting, Zoning Bylaw 6.11.50 M. This will allow ample time to examine and assess the ramifications of future large-scale developments utilizing the Village Planned Unit Development. The extended moratorium will be lifted at the 2022 Annual Town Meeting, or take any other action relative thereto.

~~M. Place a temporary suspension on all applications utilizing the Village Planned Unit Development for one year to be lifted at the 2021 Annual Town Meeting.~~

M. Extend the temporary suspension on all applications utilizing the Village Planned Unit Development, for one additional year to be lifted at the 2022 Annual Town Meeting.

Planning Board
Town Manager

The Planning Board moves that the Town accept this article as printed in the warrant.

Planning Board Commentary: The Planning Board recommends approval to allow additional time for study and writing of a revised zoning bylaw for Town Meeting in 2022. In 2020 due to COVID and the Town Planner's resignation additional time is needed.

Advisory Committee Commentary: The Advisory Committee supports the recommendation of the Planning Board.

ARTICLE 20. APPROPRIATE FUNDS - NEW FIRE STATION (PLANNING)

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 \$550,000.00, or lesser sum to design, permit, and make "shovel ready" for a new fire station located on Webster Street under the direction of the Town Manager.

Board of Selectmen

We move that the sum of \$550,000 be appropriated to design, permit and make "shovel ready" a new fire station located on Webster Street, including the payment of costs incidental or related thereto, said project to be completed and funds to be expended at the direction of the Town Manager provided that the Town Manager shall not be authorized to expend any such appropriation unless and until such time as the Town has acquired title to the land identified on the Town of Hanover Map & Parcel 09-041 (otherwise known as 611 Webster Street); and that to meet this appropriation the Treasurer with the approval of the Selectmen is hereby authorized to borrow said amount under and pursuant to Chapter 44 of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. Any premium received upon the sale of any bonds or notes approved by this vote, and each prior vote of the Town that authorizes the borrowing of money, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Advisory Committee Commentary: Dating back to 1991 consultant-based feasibility studies and town study committees have consistently and uniformly indicated that a fire station in North Hanover would provide the Town of Hanover optimal coverage. More recently, the Board of Selectmen appointed the Fire Station Study Planning Committee and their November 2, 2020 report identified that a parcel of undeveloped land located at 611 Webster Street is the preferred location of a new station in North Hanover, given the options.

Though the identified parcel does appear to be the proper location for a new fire station, based on response time modeling, there is a catch: the Town doesn't own the land (yet). Due to (still) unpaid property taxes going back to 2003, the Town filed a tax lien foreclosure complaint with the Land Court in 2015. Following notice from the Land Court of the multiple, legally interested parties, the Town's legal counsel has been tasked with providing the Land Court with current

addresses of the identified heirs and heirs of heirs, resulting in over 50 individual notification efforts. While the Land Court process has extended now for six (6) full years, legal counsel has indicated that a judgement in favor of the Town is anticipated within 30-90 days from Town Meeting.

Assuming that the Town takes ownership of the parcel in the near future, the Advisory Committee recognizes that the \$550,000 requested for the planning phase should not be evaluated by Town Meeting voters in a vacuum. It simply would not be sensible for Town Meeting voters to authorize these funds without signaling support for the construction phase of the project, currently estimated at \$10,400,000, which would more likely than not come before voters at next year's Town Meeting. The Advisory Committee strongly recommends that the planning and design process include an evaluation of smaller and less expensive alternatives to the current proposal. There is a possibility outside monies could become available to fund all or a portion of the proposed new station but we're not sure it would be prudent to bank on that and voters should at least strongly consider the likelihood that property taxes will need to be used as a payment method. The estimated annual repayment obligation for the full construction project will in the neighborhood of \$800,000 - \$900,000.

The Board of Selectmen have indicated their support for this article, and for the need of a station in North Hanover, and throughout the past few years the Advisory Committee have warmed to the stated need for a fire/rescue station at this location. We accept Chief Blanchard's expertise on this matter.

It is our view the best interests of the Town are served with a fire station at 611 Webster Street.

Board of Selectmen Commentary: The Board of Selectmen supports Article 20 to appropriate funds to design, permit and develop a "shovel ready" plan for a fire station on Webster Street. Appropriating funds now would allow designers, planners and architects to create a plan in a timely manner which could provide economic advantages and grant opportunities in the near term. Approving Article 20 is in the best interests of the health and welfare of Hanover residents. A fire station in this location would improve response times and possibly save lives. It is a sound and responsible investment of tax dollars.

ARTICLE 21. APPROPRIATE FUNDS – SYLVESTER AND SALMOND SCHOOLS RENOVATION AND FEASIBILITY CONSULTATION

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 \$275,000 U.S. dollars, from the Town's Community Preservation Fund (CPF) towards, but not limited to, the renovation, concept design, architectural, and engineering work of the Sylvester School Building, and concept design and feasibility study for the future use of Salmond School, as directed by a committee to be formed of one (1) Selectmen, the Town Manager or Town Planner, one (1) School Committee Member, School Superintendent, one (1) Historical Commission Member, (1) Planning Board Member, (1) Affordable Housing Trust Member, (1) Citizen at Large, and two (2) CPC Members. Said funds to be expended within the scope approved by the Community Preservation Committee, and for the purposes approved by this Town Meeting, 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 Commission

We move that the Town not accept this Article and take no further action.

Advisory Committee Commentary: Article 21 seeks an appropriation of \$275,000 from the Town's Community Preservation Fund to study potential reuse of the Sylvester School and Salmond School buildings. The Advisory Committee recommends that Town Meeting not support this Article as there is no immediate need for this study. We further note that the Board of Selectmen, who controls the Sylvester School building, does not appear to support this Article. The School Committee has indicated a willingness to cooperate with any efforts but the School Department maintains that moving administration offices from the Salmond School is not a priority.

The Town spent nearly \$33M to renovate Center School and add an addition to accommodate the students who were attending Sylvester School. With the completion of the Center School renovation, the School Committee voted on January 9, 2019 that the Sylvester School building was no longer needed as a school. This left the Town with the question of what to do with the Sylvester School building.

Foreseeing questions related to the future use of the Sylvester School, the Selectmen formed a committee on March 7, 2016 to study the feasibility of potential reuses for the Sylvester School building. The study committee recommended on February 5, 2018 that the Selectmen issue a Request for Proposals (RFP) to determine redevelopment interest. The Selectmen issued an RFP on April 18, 2018 with a closing date of June 6, 2018 and received one response from the Traggorth Companies for redevelopment of the Sylvester School building into senior affordable housing. The Selectmen sought authority from Town Meeting on May 6, 2019 to dispose of the Sylvester School building through Article 36. In their commentary, the Selectmen explicitly referenced the Traggorth response and assured Town Meeting that if Article 36 was approved, they proceed with the Traggorth response. Town Meeting approved Article 36 by a two-thirds majority.

Between the first and second days of the 2019 Annual Town Meeting, the Selectmen were made aware for the first time that there were potentially issues with the April 18, 2018 RFP as it was not posted in the Massachusetts central registry and the Town had not obtained an appraisal of the Sylvester School property. On the second day of the 2019 Annual Town Meeting, a Town Meeting member made a motion to reconsider Article 36. The Selectmen then stated: "Based on information since the first day of Town Meeting, the Board of Selectmen plans on cancelling the Request for Proposals that was issued on April 18, 2018, obtaining an appraisal of the Sylvester property to include the building and land identified in the language of Article 36, and issuing a new Request for Proposals for the redevelopment of Sylvester according to the terms provided in the Board of Selectmen commentary. If a motion to reconsider Article 36 passes, the Chair shall make a motion on behalf of the Board to refer Article 36 back to the Board of Selectmen for further study." The motion to reconsider Article 36 failed.

Following 2019 Annual Town Meeting, the Selectmen cancelled the April 18, 2018 RFP and obtained an appraisal. At the last in-person Selectmen meeting before the start of COVID-19, the Selectmen stated their intent to issue a new RFP; this was delayed by the pandemic. The Selectmen issued a new RFP on April 6, 2021 with a closing date of May 28, 2021.

The Community Preservation Committee's effort to help identify long-term reuse of the Sylvester School building appears well-intentioned, but this Article seems premature. Town Meeting voted twice at the 2019 Annual Town Meeting in support of redeveloping the Sylvester School building into senior affordable housing and the Selectmen have fulfilled their commitment to issue a new corrected RFP. The RFP is outstanding and waiting for responses. There is no time pressure. The Sylvester School building is being used to support community needs, including public safety training and storage, and the cost to maintain the building is minimal. Proceeding with this Article risks spending funds unnecessarily as the Selectmen control the Sylvester School building and they would have to approve any reuse. The Selectmen have refused to support or cosponsor this Article.

Similarly, there is no time pressure in studying reuse of the Salmond School building. School Administration is currently utilizing the building and reports that their needs are being fully met. The School Committee controls the Salmond School building and has not supported or cosponsored this Article.

While this Article is based on good intentions, and we all want to make sure that the Sylvester School and Salmond School buildings are used in the most appropriate way possible, there is no immediate need to spend \$275,000 to conduct a study that may not be necessary. If the Selectmen do not proceed under a response to the current Sylvester RFP, some form of additional study may be prudent in the future, but there is no reason why that could not be addressed at next year's Annual Town Meeting or in the interim during a Special Town Meeting.

ARTICLE 22. APPROPRIATE FUNDS – SYLVESTER FIELD CONSERVATION RESTRICTION

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) "to purchase a MGL Chapter 184, §31-33 Conservation Restriction for a 10.15 acre field between Washington Street and Third Herring Brook that will prevent development of the property in perpetuity." Said funds shall 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
Open Space Committee

We move that the Town accept this Article as printed in the Warrant.

Advisory Committee Commentary: After reviewing the many potential benefits of preserving the historic Sylvester Field Property as an open, undeveloped, natural space for Hanover residents to enjoy, the Advisory Committee supports the Community Preservation Committee's proposal to partner with Wildland's Trust and expend an amount equal to \$250,000 of the Town's Community Preservation Fund for the purchase of a Conservation Restriction for this property.

ARTICLE 23. APPROPRIATE FUNDS – CARRIAGE AND SLEIGH 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 \$10,000 U.S. dollars from the Town's Community Preservation Fund (CPF) to "fully restore the carriage and sleigh which have deteriorated over the past twenty-five years which will preserve these rare vehicles for the future." 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

We move that the Town accept this Article as printed in the Warrant.

Advisory Committee Commentary: Article 23 seeks to appropriate the sum of \$10,000 from the Town's Community Preservation Fund at the request of the Hanover Historical Society to renovate two historically significant items - a horse drawn sleigh known as a pung, and a rare two-seat surrey carriage - which were acquired by the Historical Society from the estate of Fannie A. Phillips in 1994. Once the proposed restoration is completed, the Historical Society plans to display the pung and the surrey carriage, along with the recently restored (2019) "Doctor's Buggy", in the Drummer Samuel Stetson House Lower Barn and Phillips Carriage House.

We defer to the expertise of the Hanover Historical Society in evaluating the significance of the items and the public benefit to preserving and displaying them.

ARTICLE 24. APPROPRIATE FUNDS – RAIL TRAIL DEVELOPMENT PHASE I

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 the first phase of Rails to Trails project extending the Rockland Rail Trail through West Hanover to the Drinkwater River Railroad bridge." 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
Open Space Committee

We move that the Town accept this Article as printed in the Warrant.

Advisory Committee Commentary: Article 24 seeks to appropriate \$250,000 from the Town's Community Preservation Fund to extend the Rail Trail from Rockland into Hanover through West Hanover along Route 139 until the Drinkwater River. The Community Preservation Committee (CPC) has applied for a State grant that is expected to reimburse \$200,000 of the expense. The grant award decision is expected in June 2021 and approval of Article 24 would strengthen the application.

The Hanover Branch Railroad is a defunct railway that provided services from Abington to Four Corners in Hanover. Abington and Rockland have removed their portions of the railway and replaced them with a paved walking and biking trail. The Town has been seeking to replace Hanover's portion of the railway with a trail since at least 2000. Town Meeting unanimously approved Article 41 of the 2012 Annual Town Meeting that sought to use "the old railroad section in West Hanover for the purposes of walking trails." The Town's 2018 Master Plan identified extending the Rail Trail from Rockland into Hanover as a goal to improve pedestrian and bicycle accessibility and connectivity throughout Town.

Use of the Community Preservation Fund to extend the Rail Trail into Hanover, and ultimately to connect into the Town's trail network, is appropriate in pursuit of Open Space and Recreation. The Advisory Committee recommends that Town Meeting support this Article.

ARTICLE 25. 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 2022 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 as proposed, directed and approved by the Community Preservation Committee; 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

We move that the Town vote to appropriate from the Community Preservation Fund FY2022 estimated annual revenues the sum of \$71,123 to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee; and further to reserve for future appropriation from the Community Preservation Fund estimated revenues the sum of \$142,247 for the acquisition, creation and preservation of open space excluding land for recreational use; \$142,247 for the acquisition, preservation, restoration and rehabilitation of historic resources; \$142,247 for the acquisition, creation, preservation and support of community housing; \$578,452 for the creation of a budgeted reserve and \$346,150 to provide for Community Preservation Fund debt obligations.

Advisory Committee Commentary: The Community Preservation Act requires that a minimum of 10% of the annual revenues of the fund must be set aside in each of the three categories of open space and recreational use; historic resources; and community housing, and an administrative budget of 5%. The budgeted reserve is set up as an additional annual reserve and may be used to fund any eligible Community Preservation projects. This Article also provides funds to support debt payments on previously approved projects.

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 Years 2018, 2019 and 2020 from the Community Housing Reserve Fund to be transferred to the Hanover Affordable Housing Trust to provide for the preservation of 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 Community Preservation Committee, or take any other action relative thereto.

Community Preservation Committee
Affordable Housing Trust

We move that the Town vote, pursuant to Massachusetts General Laws (M.G.L.) Chapter 44B (Community Preservation), and the Hanover General Bylaws, Section 4-19, to appropriate a sum of \$704,000 from the Community Housing Reserve Fund to be transferred to the Hanover Affordable Housing Trust to provide for the creation and preservation of affordable housing in Hanover. Said funds to be expended for the purposes stated herein at the direction of the Town Manager.

Advisory Committee Commentary: This Article transfers funds into the Affordable Housing Trust. This will enable the Affordable Housing Trust to act promptly in order to make acquisitions related to affordable housing. This transfer has not been voted the last few fiscal years. The amount in this article includes \$569,000 to make up for the prior years missed and \$135,000 for this fiscal year.

ARTICLE 27. APPROPRIATE FUNDS – SPECIAL EDUCATION RESERVE FUND

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 \$350,000 into the Special Education Reserve Fund established under Article 12 of the 2017 Annual Town Meeting, or take any other action relative thereto.

School Superintendent
School Chief Financial Officer

We move that the Town vote to appropriate from Certified Free Cash the sum of \$350,000 to be transferred to the Special Education Reserve Fund.

Advisory Committee Commentary: Article 12 of the May 1, 2017 Town Meeting established the Special Education Reserve Fund to be used for unanticipated Special Education expenses. The FY2022 operating budget for the School Department includes allocations for all known special education expenses, however there is very limited flexibility to address unanticipated expenses next year. The Advisory Committee therefore recommends allocating \$350,000 in Free Cash to be used exclusively for unanticipated special education expenses. A vote of both the School Committee and the Board of Selectmen is required to access any of the funds, and unspent funds will carry over into ensuing fiscal years to defray any future unanticipated special education expenses.

ARTICLE 28. APPROPRIATE FUNDS - TECHNOLOGY CAPITAL

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 for IT Capital needs per the direction of the School Business Manager.

School Business Manager
Information Technology Study Committee

We move that the Town vote to appropriate from Certified Free Cash the sum of \$75,000 to be used as set forth in this Article. We move further that the Information Technology Study Committee established by Article 45 of the Spring 2017 Annual Town Meeting continue its existence, and report back to the next Annual Town Meeting.

Advisory Committee Commentary: This Article appropriates funds for the IT Department to complete WiFi upgrades at Cedar, HPD, and HFD. As a result of careful planning by the Information Technology Study Committee, the original three-year Technology plan was able to be eliminated with the exception of this capital request. Going forward technology improvements will be funded in the Information Technology budget.

ARTICLE 29. AMEND ZONING BYLAW – 6.700 FLOOD PLAIN DISTRICT

To see if the Town will vote to amend the Hanover Zoning Bylaw 6.700 Flood Plain District for the Town in the manner described below, or take any other action relative thereto:

6.700 – FLOOD PLAIN DISTRICT

~~The Flood Plain Protection District is intended to provide that land subject to seasonal or periodic flooding shall not be used for residential or other purposes when such use will endanger the health and safety of the occupants thereof, or of the public generally; to assure the continuation of the natural flow pattern of water courses necessary to provide adequate and safe flood water storage capacity to protect persons and property against the hazards of flood inundation; to protect, preserve and maintain the water table and water recharge areas so as to preserve present and potential water supplies; and to preserve the natural character of land within the District.~~

The purpose of the Floodplain Overlay District is to:

1. Ensure public safety through reducing the threats to life and personal injury;
2. Eliminate new hazards to emergency response officials;
3. Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding;
4. Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding;
5. Eliminate costs associated with the response and cleanup of flooding conditions; and
6. Reduce damage to public and private property resulting from flooding waters.

Definitions not found in the State Building Code

National Flood Insurance Program (NFIP) definitions are found in Title 44 of the Code of Federal Regulations, section 59.1. The definitions below refer to their source; if the definition is from the MA building code, it is from the 9th Edition, which meets the minimum standards of the NFIP.

In order for the bylaw or ordinance to be clearly understood, it is necessary to define technical terms or key words. An understanding of these terms is a prerequisite to effective administration of the floodplain management bylaw or ordinance.

Per FEMA Region I, these additional definitions must be included in local bylaws or ordinances.

DEVELOPMENT means any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. [US Code of Federal Regulations, Title 44, Part 59]

FLOOD BOUNDARY AND FLOODWAY MAP means an official map of a community issued by FEMA that depicts, based on detailed analyses, the boundaries of the 100-year and 500-year floods and the 100-year floodway. (For maps done in 1987 and later, the floodway designation is included on the FIRM.)

FLOOD HAZARD BOUNDARY MAP (FHBM.) An official map of a community issued by the Federal Insurance Administrator, where the boundaries of the flood and related erosion areas having

special hazards have been designated as Zone A or E. [US Code of Federal Regulations, Title 44, Part 59]

FLOODWAY. The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. [Base Code, Chapter 2, Section 202]

FUNCTIONALLY DEPENDENT USE means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities. [US Code of Federal Regulations, Title 44, Part 59] Also [Referenced Standard ASCE 24-14]

HIGHEST ADJACENT GRADE means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. [US Code of Federal Regulations, Title 44, Part 59]

HISTORIC STRUCTURE means any structure that is:

- a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 1. By an approved state program as determined by the Secretary of the Interior or
 2. Directly by the Secretary of the Interior in states without approved programs.

[US Code of Federal Regulations, Title 44, Part 59]

NEW CONSTRUCTION. Structures for which the start of construction commenced on or after the effective date of the first floodplain management code, regulation, ordinance, or standard adopted by the authority having jurisdiction, including any subsequent improvements to such structures. New construction includes work determined to be substantial improvement. [Referenced Standard ASCE 24-14]

RECREATIONAL VEHICLE means a vehicle which is:

- a. Built on a single chassis;
- b. 400 square feet or less when measured at the largest horizontal projection;
- c. Designed to be self-propelled or permanently towable by a light duty truck; and
- d. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

[US Code of Federal Regulations, Title 44, Part 59]

REGULATORY FLOODWAY - see FLOODWAY.

SPECIAL FLOOD HAZARD AREA. The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE or V1-30. [Base Code, Chapter 2, Section 202]

START OF CONSTRUCTION. The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual “start of construction” means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Base Code, Chapter 2, Section 202]

STRUCTURE means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. [US Code of Federal Regulations, Title 44, Part 59]

SUBSTANTIAL REPAIR OF A FOUNDATION. When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR. [As amended by MA in 9th Edition BC]

VARIANCE means a grant of relief by a community from the terms of a flood plain management regulation. [US Code of Federal Regulations, Title 44, Part 59]

VIOLATION means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in §60.3(b)(5), (c)(4), (c) (10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided. [US Code of Federal Regulations, Title 44, Part 59]

ZONES, FLOOD – These definitions do not need to be included in local bylaws.

Definitions of Flood Zones

The community shall use the pertinent definitions for flood zones delineated within the community. All of these terms are defined in the US Code of Federal Regulations, Title 44, Part 64.3.

ZONE A means an area of special flood hazard without water surface elevations determined

ZONE A1-30 and ZONE AE means area of special flood hazard with water surface elevations determined

ZONE AH means areas of special flood hazards having shallow water depths and/or unpredictable flow paths between (1) and (3) feet, and with water surface elevations determined

ZONE AO means area of special flood hazards having shallow water depths and/or unpredictable flow paths between (1) and (3) ft. (Velocity flow may be evident; such flooding is characterized by ponding or sheet flow.)

ZONE A99 means area of special flood hazard where enough progress has been made on a protective system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. (Flood elevations may not be determined.)

ZONES B, C, AND X means areas of minimal or moderate flood hazards or areas of future-conditions flood hazard. (Zone X replaces Zones B and C on new and revised maps.)

ZONE V means area of special flood hazards without water surface elevations determined, and with velocity, that is inundated by tidal floods (coastal high hazard area)

ZONE V1-30 and ZONE VE (for new and revised maps) means area of special flood hazards, with water surface elevations determined and with velocity, that is inundated by tidal floods (coastal high hazard area)

6.710 Applicability

~~The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Hanover designated as Zone A, AE, and AH on the Plymouth County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Plymouth County FIRM that are wholly or partially within the Town of Hanover are panel numbers 25023C0094J, 25023C0111J, 25023C0113J, 25023C0114J, 25023C0118J, 25023C0182J, 25023C0184J, 25023C0201J, 25023C0202J, 25023C0203J, and 25023C0206J dated July 17, 2012. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Plymouth County Flood Insurance Study (FIS) report dated July 17, 2012. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk (and anywhere else they may be on file)~~

The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Hanover designated as Zone A, AE, AH, AO, A99, V, or VE on the Plymouth County Flood Insurance Rate Map (FIRM) dated July 6, 2021 issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Plymouth County FIRM that are wholly or partially within the Town of Hanover are panel numbers 25023C0094K, 25023C111K, 25023C113K, 25023C114K, 25023C118K, 25023C182K, 25023C201K, 25032C202K, 25032C206K, 25032C184K, 25032C203K Dated 7/6/2021. The exact boundaries of the District shall be defined by the 1%-chance base flood elevations shown on the FIRM and further defined by the Plymouth County Flood Insurance Study (FIS) report dated July 6, 2021. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Official, Conservation Commission and [other].

Disclaimer of Liability

The degree of flood protection required by this bylaw is considered reasonable but does not imply total flood protection.

Designation of Community Floodplain Administrator

The Town of Hanover hereby designates the position of Town Planner to be the official floodplain administrator for the Town.

Requirement to Submit New Technical Data

If the Town acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town will, within six (6) months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s.) Notification shall be submitted to:

FEMA Region I Risk Analysis Branch Chief
99 High St., 6th floor, Boston, MA 02110

And copy of notification to:

Massachusetts NFIP State Coordinator
MA Dept. of Conservation & Recreation, 251 Causeway Street, Boston, MA 02114

Variances to Building Code Floodplain Standards.

Variances to floodplain development regulations shall only be issued upon (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

A written justification for the variance will be maintained in the Town's building permit files, delineating the technical reason for the variance, and stating that the variance is the minimum necessary (considering the flood hazard) to afford relief.

The Town shall also issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a community official that (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property.

Such notification shall be maintained with the record of all variance actions for the referenced development in the floodplain overlay district.

Variances to Local Zoning Bylaws Related to Community Compliance with the National Flood Insurance Program (NFIP)

A variance from these floodplain Bylaws must meet the requirements set out by State law, and may only be granted if:

1. Good and sufficient cause and exceptional non-financial hardship exist;
2. The variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and
3. The variance is the minimum action necessary to afford relief.

Permits are Required for all Proposed Development in the Floodplain Overlay District

The Town of Hanover requires a permit for all proposed construction or other development in the floodplain overlay district, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, fences, sheds, storage facilities or drilling, mining, paving and any other development that might

Assure that all Necessary Permits are Obtained

The Town of Hanover's permit review process includes the use of a checklist of all Local, State and Federal permits that will be necessary in order to carry out the proposed development in the floodplain overlay district. The proponent must acquire all necessary permits, and must submit the completed checklist demonstrating that all necessary permits have been acquired, increase flooding or adversely impact flood risks to other properties.

Base Flood Elevation Data for Subdivision Proposals

When proposing subdivisions or other developments greater than 50 lots or 5 acres (whichever is less), the proponent must provide technical data to determine base flood elevations for each developable parcel shown on the design plans.

Unnumbered A Zones

In A Zones, in the absence of FEMA BFE data and floodway data, the building department will obtain, review and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A as the basis for elevating residential structures to or above base flood level, for floodproofing or elevating nonresidential structures to or above base flood level, and for prohibiting encroachments in floodways.

Recreational vehicles

In A1-30, AH, AE Zones, V1-30, VE, and V Zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

6.720 Restrictions

Within a Flood Plain Protection District no building, wall, dam, bridge or other structure shall be erected, constructed, altered, enlarged, otherwise created, or moved for any residence or other purpose, except as provided in this Section.

In a riverine situation, the Town of Hanover Conservation Commission shall notify the following of any alteration or relocation of a watercourse:

- Adjacent Communities
- NFIP State Coordinator
Massachusetts Department of Conservation and Recreation
251 Causeway Street, Suite 600-700
Boston, MA 02114-2104
- NFIP Program Specialist
Federal Emergency Management Agency, Region 1
99 High Street, 6th Floor
Boston, MA 02110

The Floodplain District is established as an overlay district to all other districts. All development in the district, including structural and non-structural activities, whether permitted by right or by special permit must be in compliance with Chapter 131, Section 40 of the Massachusetts General Laws and with the following:

- Sections of the Massachusetts State Building Code (780 CMR) which address floodplain and coastal high hazard areas;
- Wetlands Protection Regulations, Department of Environmental Protection (DEP) (currently 310 CMR 10.00);
- Inland Wetlands Restriction, DEP (currently 310 CMR 13.00);
- Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, DEP (currently 310 CMR 15, Title 5);

6.730 No dumping, filling, excavating or transferring of any material, including, but not limited to, trash, rubbish, garbage or other waste materials, gravel, sand or loam shall be allowed or permitted, except as provided in this Section.

6.740 In the floodway designated on the Flood Insurance Rate Map, all encroachments, including fill, new construction, substantial improvements to existing structures and other development are prohibited unless certification by a registered professional engineer is provided by the applicant demonstrating that such encroachment shall not result in any increase in flood levels during the occurrence of the one hundred (100) year flood. Any encroachment meeting the above standard shall also comply with the flood plain requirements of the Massachusetts State Building Code (780 CMR), as amended.

6.750 Specific Flood Zone Requirements:

- A. Within Zone A as designated on the FIRM and where the base flood elevation is not provided, the applicant shall obtain any base flood elevation data and shall provide it to the Planning Board for review and approval. The applicant shall provide evidence that it can meet the elevation or flood-proofing requirements, as appropriate, of the Massachusetts State Building Code, as amended.
- B. Within Zone AH on the FIRM, adequate drainage paths must be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

- C. In Zones A and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

6.760 Uses Allowed: The following uses are allowed in a Flood Plain District:

- A. Conservation of soil, water, plants and wildlife.
- B. Any woodland, grassland, wetland or agricultural use of land not requiring filling or excavating.
- C. Forestry, grazing, farming, nurseries, truck gardening and harvesting of crops not requiring filling or excavating.
- D. Proper operation and maintenance of dams and other water control devices, including temporary alteration of the water level for emergency purposes.
- E. Accessory uses, such as flower or vegetable gardens, lawns, pasture or forestry areas.
- F. Emergency repair and ordinary maintenance undertaken by the Town or the Commonwealth of Massachusetts within a public right-of-way in existence at the time of adoption of this Section.

6.770 Uses Permitted by Special Permit

The following uses are permitted upon the granting of a Special Permit from the Planning Board, acting as the Special Permit Granting Authority, subject to the procedure established in Section 6.790:

- A. Construction, operation and maintenance of dams and other water control devices.
- B. Bridges and like structures providing passage between lands of the same owner, provided that such bridges and structures shall be constructed, maintained and used at the expense and risk of such owner.
- C. Recreation, including boating, fishing, hunting (where legally permitted) and landings not requiring fill or excavating.
- D. Driveways and roads, but only where alternative means of access are impractical.
- E. Accessory structures for uses allowed, permitted or exempted in Sections 6.760, 6.770 and 6.780 provided that all such construction complies with the provisions of the Massachusetts Building Code (780 CMR), as may be amended.

6.780 Exemptions

The following exemptions shall apply in a Flood Plain District:

- A. Existing buildings and structures within the Flood Plain Protection District may be repaired, rebuilt, modified or flood-proofed, for uses that are allowed or permitted or are legally pre-existing, non-conforming in the underlying zoning district within which the

land is situated in accordance with Section 4 provided that such repairs or modifications are accomplished in a manner which does not increase ground coverage and provided that all such construction complies with the provisions of the Massachusetts Building Code (780 CMR), as may be amended.

- B. Any building for which a building permit was issued, or a notice of intent under Section 40 of Chapter 131 of the Massachusetts General Laws was filed, prior to the date of adoption of this Section of the Bylaw may be constructed and built in accordance with plans lawfully approved and thereafter may be repaired, rebuilt, modified or flood-proofed in a manner which does not increase ground coverage.

6.790 Procedure

Any person seeking a Special Permit pursuant to Section 6.770, above, shall submit to the Planning Board twelve (12) copies of an application for a Special Permit to undertake such an action within the Flood Plain Protection District. The Planning Board shall transmit one (1) copy of the application to the Board of Health and to the Conservation Commission.

- A. The Planning Board shall not approve plans submitted for a Special Permit unless it has received a report from the Board of Health and the Conservation Commission, or thirty-five (35) days have elapsed after transmittal of said application without receipt of such a report.
- B. The Planning Board shall hold a public hearing in accordance with the provisions of Section 11 of Chapter 40A of the Massachusetts General Laws within sixty-five (65) days of the filing of a plan for approval under this Section.
- C. The Planning Board may approve plans submitted under this Section if it finds that, in addition to the purposes established above, the plans make adequate provisions for all of the following:
 - 1. the protection, preservation and maintenance of the water table and water recharge areas;
 - 2. the preservation of the natural river channel plus sufficient width of over bank areas for the passage of flood flows;
 - 3. the retention of existing flood water storage capacity;
 - 4. the design of proposed construction in a manner which ensures anchoring to prevent flotation, collapse and/or excessive movement of the structure; and
 - 5. the design of public utilities in a manner which will minimize or eliminate flood damage.
 - 6. All subdivision proposals must be designed to assure that:
 - A. such proposals minimize flood damage;
 - B. all public utilities and facilities are located and constructed to minimize or eliminate flood damage; and
 - C. adequate drainage is provided to reduce exposure to flood hazards
- D. The Planning Board may approve plans submitted in accordance with the above if it finds that the land to be utilized is:

1. not within the Flood Plain Protection District due to location and/or elevation;
 2. not subject to flooding;
 3. capable of providing suitable drainage conditions for any use which would otherwise be allowed or permitted in the underlying zoning district; and
 4. such that it does not interfere with the general purposes for which the Flood Plain Protection District is established.
- E. Except for Uses Permitted under Section 6.770A., B. & D., above, no approval shall be granted for construction within either twenty-five (25) feet of the centerline of any brook, stream or river or twenty-five (25) feet of the high waterline of any water body, whichever is greater.
- E. Any person who wishes to obtain approval of plans for one of the above reasons shall submit, as part of an application for Special Permit submitted in accordance with this Section, a plan certified by a registered Land Surveyor for the lot on which said structure is intended to be constructed showing elevations of land contours at one (1) foot intervals to the same base as that utilized in preparation of the Flood Plain Protection District maps.

Planning Board
CDMI Director

The Planning Board moves that the Town accept the article as printed in the warrant.

Planning Commentary: The Planning Board recommends approval of the revised section 6.700 – This article is a companion article with Article #30 – The Federal Emergency Management Agency (FEMA), responsible for the updating of the Federal Insurance Rate Maps (FIRM), recently completed their update for all of Plymouth County, Hanover located in the county was given new Flood Insurance Rate Maps (FIRM) dated 7-6-21. In addition, the Massachusetts Emergency Management Agency (MEMA) also reviewed each Town's Floodplain Zoning Bylaws and recommend revisions in the regulatory requirements of the bylaws. The revisions recommended by the State have been incorporated into Section 6.700 as printed in the warrant .

Advisory Committee Commentary: The Advisory Committee supports the recommendation of the Planning Board.

ARTICLE 30. AMEND ZONING BYLAW – 3.100 LOCATION OF DISTRICTS

To see if the Town will vote to amend the Hanover Zoning Bylaw 3.100 Location of Districts Section 3.120 in the manner described below, or take any other action relative thereto:

3.120 Maps currently in effect for the overlay districts are on file with the Town Clerk and consist of:

- A. Flood Plain Overlay District Map as follows:

1. ~~Plymouth County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA), consisting of panel numbers 25023C0094J, 25023C0111J, 25023C0113J, 25023C0114J, 25023C0118J, 25023C0182J, 25023C0184J, 25023C0201J, 25023C0202J, 25023C0203J, and 25023C0206J, dated July 17, 2012.~~
1. Plymouth County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA), consisting of panel numbers 25023C0094K, 25023C111K, 25023C113K, 25023C114K, 25023C118K, 25023C182K, 25023C201K, 25032C202K, 25032C206K, 25032C184K, 25032C203K, dated July 6, 2021.

CDMI Director
Town Planner

The Planning Board moves that the Town accept the article as printed in the warrant.

Planning Board Commentary: Adoption of the new July 6, 2021 Flood Insurance Rate Maps (FIRM) and amending the last revision date in this section ensures that the Town of Hanover is compliant as a participant in the National Flood Insurance Program (NFIP).

Advisory Committee Commentary: The Advisory Committee supports the recommendation of the Planning Board.

ARTICLE 31. DEBT AUTHORIZATION FOR THE SOUTH SHORE REGIONAL VOCATIONAL SCHOOL DISTRICT (SOUTH SHORE REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL)

To see if the Town will authorize the South Shore Regional Vocational School District (SSRVSD) to incur debt in the amount of \$18,960,537, under the authority of Massachusetts General Law Chapter 71 Section 16(d), or any other enabling authority, for the purpose of remodeling and making extraordinary repairs to its school building which will extend the useful life of the school and support the required education program, under the following terms:

1. SSRVSD will use any and all monies borrowed to make extraordinary repairs and permanent improvements to its school building and, where necessary, remodel and expand its building footprint. Priority project determinations will include but are not limited to recommendations from its 2018 Facilities Master Plan as provided to the Town.
2. The terms of any agreement to incur debt or borrow monies under this Article shall be approved by the school committee and any sums borrowed pursuant to this Article will be expended under the direction of the school committee.

3. The monies received pursuant to this article shall be kept separate and apart from other School funds and may be expended by the school committee without further appropriation provided, however, that any balance remaining in such account at the close of a fiscal year shall remain in said account and may be expended for the upkeep and maintenance of any facility under the control of the school committee.

South Shore Regional School Committee

We move that the Town vote to approve the \$10,516,372 indebtedness authorized by the Regional District School Committee of the South Shore Regional Vocational School District to pay costs of remodeling and making extraordinary repairs to the South Shore Regional Vocational Technical High School, including the payment of all costs incidental and related thereto, as more fully described in the District's 2018 Facilities Master Plan; provided, however, that upon the completion of the improvements described in the District's 2018 Facilities Master Plan, the District shall not borrow or expend any balance of this amount without the prior approval of the District's member towns in accordance with the provisions of G.L. c. 71, §16(d), or to take any other action relative thereto.

Advisory Committee Commentary: The South Shore Regional Vocational School Committee lowered its request amount in response to the needs of some of its 8-member communities. The district must secure all 8 of its communities support for a debt authorization request or no borrowing can take place. This revised amount equals the projected cost of the first three years of the district's original five-year project phase-in plan. The majority of the authorization is for capital infrastructure improvements, especially for the 1962 main building. Borrowing would not take place until FY23. Hanover's share of this debt will be 7.35% (\$772,953) over the course of a planned 20-year bond.

The debt being requested is based on the 2018 Facilities Master Plan which identifies the need for both necessary long-term maintenance and the addition of 40,000 sq. ft of space. Roughly 75% of the debt would be used to address 43 long term capital maintenance items identified in the plan including the need to replace a 1992 roof and windows, Ventilation & electrical infrastructure overhaul, ADA code upgrades, Fire suppression in a 1962 building and Flooring upgrades. The additional space would allow for the expansion of 8 shops, and expansion and upgrades to classrooms/labs, kitchen, gym, locker room, weight room, library, lecture hall, nurse's office.

The SSVT has 51 Hanover students registered to attend in FY 22. That is an increase of 11 students from FY 21 and reflects the value some students and families see to an alternative to the Hanover Public Schools. The advisory committee's recommendation is based both on the value students would see from the new capabilities of upgraded and expanded space, but also the reduced maintenance that would come from addressing the capital maintenance items in the 2018 Facilities Master Plan.

ARTICLE 32. ACCEPT STREETS

To see if the Town will vote to accept the following streets as public ways, or take any other action relative thereto:

Wood Hollow Way: The entire length of Wood Hollow Way, as shown on a plan entitled “Stable Ridge Estates Interim As-built Plan for 557 King Street (Assessors map 75 Lot 6) Hanover Massachusetts” (sheets 1 and 2) prepared by McKenzie Engineering Group, Inc., dated November 11, 2015, a copy of which is on file in the office of the Hanover Department of Public Works.

Director of Public Works

We move that the Town not accept this Article and take no further action.

Advisory Committee Commentary: The Advisory Committee supports the recommendation of the Planning Board.

Planning Board Commentary: The Wood Hollow Way subdivision has not been completed to the Planning Board’s Rules and Regulations for the Subdivision of Land standards and is therefore not in proper standing for acceptance as a public way in the Town of Hanover.

ARTICLE 33. APPROPRIATE FUNDS - EXCESS TAX LEVY TO STABLIZATION

To see if the Town will vote to appropriate funds from the excess tax levy to the Stabilization Account, or take any other action relative thereto.

Board of Selectmen

We move that the Town not accept this Article and take no further action.

Advisory Committee Commentary: This Article was placed on the warrant when there was still a lot of uncertainty in the Town’s finances in future fiscal years due to the pandemic. Now there is more certainty that the Town’s finances will be in good shape. This Article is no longer necessary.

Board of Selectmen Commentary: At the time this was placed on the warrant, there was more uncertainty in the town’s financial future given the pandemic. Now we feel more comfortable with where we are financially and we do not believe tax payers need to overly tax themselves in order to place additional funds into the Stabilization Account at this time.

ARTICLE 34. BUILDING FEE CHANGES

To see if the Town will vote, pursuant to Article 6-18 of the Hanover General Bylaws, as amended at the May 2010 Annual Town Meeting, to approve a change in fees for Building Permits to the Department of Community Development and Municipal Inspections, Building Office with an effective date of July 1, 2021, in accordance with the following table, and to allow the Department of Community Development and Municipal Inspections, Building Office to update the Fee Schedule on file with the Town Clerk accordingly, or take any other action relative thereto:

New Construction Estimate - Commercial	Change from “\$90.00 per square foot” to “\$110.00 per square foot”
New Construction Estimate – Industrial	Change from “\$90.00 per square foot” to “\$110.00 per square foot”
New Construction Estimate - Residential	Change from “\$90.00 per square foot” to “\$110.00 per square foot”
New Construction Estimate – Multi-Family	Change from “\$90.00 per square foot plus \$50.00 per unit inspection fee” to “\$110.00 per square foot, plus \$50.00 per unit inspection fee”
Addition Estimate - Commercial	Change from “\$90.00 per square foot” to “\$110.00 per square foot”
Addition Estimate – Industrial	Change from “\$90.00 per square foot” to “\$110.00 per square foot”
Addition Estimate - Residential	Change from “\$80.00 per square foot” to “\$110.00 per square foot”
Alteration Estimate- Commercial	Currently Contract Cost
Alteration Estimate- Industrial	Currently Contract Cost
Open Deck, Farmer’s Porch Estimate	Change from “\$40.00 per square foot” to “\$65.00 per square foot”
Sheds over 120 square feet Estimate	Change from “\$35.00 per square foot” to “\$50.00 per square foot”

Minimum Fee’s based on \$15.00/per \$1,000.00 of construction costs.

Additional fee’s as follows:

1. Re-inspection fee \$50.00.
2. Sign permit based on \$6.50 per square foot proposed currently \$5.00 per square foot.
3. Temp sign \$50.00 (no change).
4. Demolition commercial and residential contract based.

Town Manager
CDMI Director

We move that the Town accept this Article as printed in the Warrant.

Advisory Committee Commentary: The Advisory Committee supports the recommendation of the Town Manager and CDMI Director.

NOTICE FOR THE ELECTION OF OFFICERS
Hanover High School, 287 Cedar Street
On **SATURDAY, THE 8th OF MAY 2021**
Then and there to act on the following:

To bring in their votes for each of the following:

For a term of five years:	One Planning Board Member
For a term of three years:	One Board of Assessors Member One Board of Health Member Two Board of Selectmen Members Two School Committee Members One Trustee of the Public Library
For a term of one year:	One Town Moderator

Polls open from 8:00 a.m. to 6:00 p.m., 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 5th day of April, 2021.

BOARD OF SELECTMEN

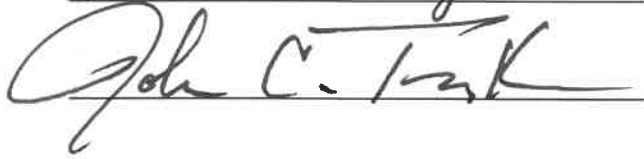
David R. Delaney, Chairman



Rhonda L. Nyman, Vice-Chair



John C. Tuzik



John S. Barry



Vanessa A. O'Connor

 , Constable

Posted this 15 day of April, 2021