

Commonwealth of Massachusetts

Town of Hanover

Warrant for **Annual** Town Meeting

Plymouth, SS

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

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

MONDAY THE 3rd DAY OF MAY, 2021 AT 7:30 P.M.



And this
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

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

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

Thomas F. Hayes, Constable

Posted this 15th day of April, 2021

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

INDEX OF ARTICLES FOR ANNUAL TOWN MEETING – 2021		
ARTICLE #	ISSUE	SUBMITTED BY
1	Accept Reports in Annual Town Report	Advisory Committee
2	Hear/Accept Reports of Committees & State Officials	Advisory Committee
3	Authorize Treasurer to Accept Trust Funds	Director of Finance
4	Assume Liability to Allow State DEP Work	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

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

INDEX OF ARTICLES FOR ANNUAL TOWN MEETING – 2021		
ARTICLE #	ISSUE	SUBMITTED BY
31	Debt Authorization for the South Shore Regional Vocational School District	South Shore Regional School Committee
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	

A quorum of 100 or more being present, the Annual Town Meeting at Hanover High School, 287 Cedar Street in Hanover, was called to order by Town Moderator Douglas Thomson at exactly 7:30 p.m.

A motion to adjourn the Annual Town Meeting until the sound/technology issues are resolved.

So carries at 7:31 p.m.

Meeting called back to order at 8:01 p.m. by Mr. Thomson from the auditorium, with Mr. Chris Martin as Vice Moderator in the gymnasium. The Moderator reviewed some procedural matters given the constraints of COVID-19. The initial proceedings of the Annual Town Meeting began.

Motion to waive the reading of the articles.

So carries unanimously.

The Boy Scouts and the Girl Scouts of Hanover led the Pledge of Allegiance from the auditorium.

Michelle Sylvester of the Hanover Vox Chorus sang the National Anthem via a recently recorded video.

Mrs. Jane Estabrooks made an announcement regarding the Hanover Food Pantry, and particularly thanked the community for their generosity during the pandemic.

The Moderator asked for a moment of silence for those volunteers from our community who passed away this past year, including Lester Hayward, Wally Kemp, Claire Flynn, Brenda Flynn, Shawn Gokey, and Elaine Shea.

The Moderator adjourned the Annual Town Meeting at 8:16 p.m. in order to finish the business of the Special Town Meeting. The Annual Town Meeting was called back to order at 8:34 p.m.

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 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.

So carries unanimously.

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

A video regarding the 31st Annual Firefighter of the Year Norman Knight Award for Excellence in Community Service was shown to the meeting. 8 firefighters were honored in person by the meeting to a standing ovation, including Deputy Chief Jason Cavallaro, Captain Fred Freeman, Firefighter/Paramedic Shayne Blakeman, Firefighter/Paramedic Joseph Centeio, Firefighter/Paramedic Joseph Pacella, Firefighter/Paramedic Sebastian Rivas, Firefighter/Paramedic Richard Salvucci and Firefighter/Paramedic Kyle Stetler.

A proclamation from State Senator Michael Brady was read and given for the firefighters. It read as follows:

Be it Known, that the Massachusetts Senate Hereby extends its Congratulations to:
(Deputy Chief Jason Cavallaro, Captain Fred Freeman, Firefighter/Paramedic Shayne Blakeman,
Firefighter/Paramedic Joseph Centeio, Firefighter/Paramedic Joseph Pacella,
Firefighter/Paramedic Sebastian Rivas, Firefighter/Paramedic Richard Salvucci and
Firefighter/Paramedic Kyle Stetler)

In Recognition of:

Your acts of service to your community, stepping up to implement
Hanover's Mobile Integrated Health Unit and for being honored
with the Norman Knight Community Service Award for 2020; and

Be it further Known, that the Massachusetts Senate extends
its best wishes for continued success; that this Citation be
duly signed by the President of the Senate and attested to
and a copy thereof transmitted by the Clerk of the Senate.

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

A proclamation from the Board of Selectman for Selectman John S. Barry was read by Selectman Vanessa A. O'Connor, as follows:

***TO HONOR
SELECTMAN JOHN S. BARRY***

On this day, Monday, May 3, 2021, the Board of Selectmen would like to join with all of the boards, committees, employees and residents of the Town of Hanover in honoring Selectman John Barry as his second term on the Board of Selectmen comes to an end. We thank him for his dedication and many years of service to the Town of Hanover.

John has served a total of six years on the Board of Selectmen including one year as Chairman of the Board. During his term, John also served as the Board of Selectmen Representative to the Conservation Commission, Zoning Board of Appeals, Planning Board, Master Plan Implementation Committee, Sylvester/Salmond Schools Redevelopment Committee, Design Review Board, Open Space Committee, Hanover Housing Group and the Fireworks Site Focus Committee.

Friends who have served with John through the years have commented that John is not afraid to ask hard questions or make difficult decisions, as his actions are guided by his principles, not politics. Furthermore, John has been described as a community leader who conducts himself with integrity and quiet dignity and in return earns the respect of those who work with him.

John, we wish to thank your wife Melissa for her personal sacrifice and patience on the occasions you were away from your family to serve our community, and on behalf of the Town of Hanover, and the citizens that have been fortunate enough to know you, we give to you and your family the *Community's Heartfelt Thanks and Best Wishes* for continued success, health, and happiness in all your endeavors.

In recognition of John and his faithful service to the Town of Hanover, we hereby ask Town Meeting, through the Moderator, to consider the following resolution:

BE IT RESOLVED that the Annual Town Meeting of 2021, officially extends to you, John S. Barry, our congratulations and thanks for a job well done.

Date: May 3, 2021

BOARD OF SELECTMEN
David R. Delaney, Chairman
Rhonda L. Nyman, Vice Chair
John C. Tuzik
Vanessa A. O'Connor

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

A proclamation from the Board of Selectman for Advisory Committee Chair Edward “Ted” Hickey was read by Selectman David R. Delaney, as follows:

***TO HONOR
EDWARD R. HICKEY***

On this day, Monday, May 3, 2021, the Board of Selectmen would like to join with all of the boards, committees, employees and residents of the Town of Hanover in honoring Advisory Committee Chair Edward “Ted” Hickey, as his time on the Advisory Committee comes to an end. We thank him for his dedication and his many years of service to the Town of Hanover.

Ted has served with distinction as the Advisory Committee Chairman for 5 of the 6 years that he served on the Committee.

Fellow Committee Members have expressed that Ted has been a strong leader and role model for them. He has kept an eye on balancing historical precedence with needed change for the future. He was committed to transparency, and he always approached issues and opportunities with the best interest of the entire Town in mind.

Ted, we wish to thank your wife Jeannie for her personal sacrifice and patience on the occasions you were away from your family to serve our community, and on behalf of the Town of Hanover, and the citizens that have been fortunate enough to know you, we give to you and your family the *Community’s Heartfelt Thanks and Best Wishes* for continued success, health, and happiness in all your future endeavors.

In recognition of Ted and his faithful service to the Town of Hanover, we hereby ask Town Meeting, through the Moderator, to consider the following resolution:

BE IT RESOLVED that the Annual Town Meeting of 2021, officially extends to you, Ted Hickey, our congratulations and thanks for a job well done.

Date: May 3, 2021

BOARD OF SELECTMEN

David R. Delaney, Chairman
Rhonda L. Nyman, Vice Chair
John C. Tuzik
John S. Barry
Vanessa A. O’Connor

A report from Town Moderator Douglas Thomson was read regarding the efforts of the Hanover Advisory Committee, as follows:

This report is delivered to provide a formal commendation and heartfelt thank you to the Advisory Committee for their excellent work in providing sound advice to the meeting, to all of us, regarding the specifics of every single Article on the Warrant. These nine volunteer members have donated a combined service of 49 years to our Advisory Committee. Their personal and

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

professional skill sets provide an extremely impressive basis on which to advise on the details of budgets, bylaws and all other questions before us.

Within this AdCom, we are being advised by finance experts with qualifications including a CPA, a finance MBA and an MS in Finance. We have two members with law degrees from Boston University. We have a former President and CEO of a billion-dollar pharma company and we have the current finance lead of a \$100M public company. We have a registered nurse, which is so valuable to help us understand the pandemic and the strain on our emergency services resources. We have a small business owner working in highly specialized tax consulting and a member who sets the healthcare reimbursement rates in the state of Massachusetts. We have a technology expert with decades of experience in computer programming and management. We have a member who is an expert in family law all the way up to complex international filings for child protection. We have a member who is an expert in real estate law for one of the leading firms in Boston. We have a member who was the Hanover Tax Collector for decades and is an expert specifically in town finances. I am in awe of the free consulting advice we are all so fortunate to have.

We have in all of these folks, highly dedicated town residents who are happy to volunteer their time with no public recognition and no actual authority to decide any budget or policy matters. They volunteer all this time so that they can provide sound advice to help all of us make more informed decisions at this meeting. For all their dedication, I ask you to join me in thanking the Hanover Advisory Committee.

Director of Awards and Special Projects for the John F. Kennedy Library Foundation and Hanover resident Megan Hohl personally presented a special COVID-19 Profile in Courage award to Firefighter Captain Fred Freeman. Congratulations from Town Manager Joe Colangelo and Fire Chief Jeff Blanchard, along with a video presentation from Ambassador Caroline Kennedy and John (Jack) Schlossberg, were also given.

A report from State Representative David DeCoste was accepted in his absence (due to COVID-19 quarantine restrictions), as follows:

Thank you, Mr. Moderator, members of the Board of Selectmen, Town Meeting members and other elected officials for giving me this opportunity to speak with you and to provide you with an update on the Fiscal Year 2022 state budget.

Before I begin, I would just like to say that it is truly an honor for me to represent the residents of Hanover and the Fifth Plymouth District as your State Representative. You have my word that I will continue to do everything in my power to advocate for the needs of the town as your representative on Beacon Hill.

I am sure there are many people who want to speak on tonight's agenda, so I will try to be brief with my remarks.

As you know, the state budget process, like so many other things, was completely thrown off last year due to the emergence of COVID-19 and the fiscal uncertainty it created.

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

Because of this uncertainty, we were unable to have a state budget in place by the start of the fiscal year on July 1, and instead had to pass a series of interim budgets until the final budget was signed into law on December 11, 2020.

This year, I am happy to report that we are back on track for a more traditional budget timeline.

Just last week, the House of Representatives engrossed a \$47.7 billion state budget for Fiscal Year 2022 after three days of debate on over 1,150 budget amendments.

The House budget provides over \$7.3 billion in local aid for our cities and towns, including \$5.5 billion in Chapter 70 education aid.

The Chapter 70 number represents a statewide increase of \$219.6 million over current funding levels, and is enough to fully fund the first year of the Student Opportunity Act, which had been delayed for one year due to the coronavirus.

The original plan was to implement the Student Opportunity Act over a seven-year period, but the House budget envisions full implementation within six years, so the original timetable can be met.

I am happy to report that under the House proposal, Hanover is scheduled to receive a total of \$7,100,319 in Chapter 70 aid. This represents an increase of \$76,440 over the current fiscal year.

Hanover is also scheduled to receive a total of \$2,328,164 in Unrestricted General Government Aid to help fund other essential municipal services, which is an increase of \$78,730 over current spending levels.

Statewide, Unrestricted General Government Aid is being increased by \$39.5 million, for a total of \$1.168 billion.

I also want to highlight some other items included in the House budget that will provide additional education support for our cities and towns.

The Special Education Circuit Breaker is funded at \$368.1 million. This includes \$500,000 set aside for school districts in which special education costs exceed 25 per cent of the total district costs and in which tuition and other circuit-breaker eligible costs for placements at an approved private school located within the district exceed both \$1 million and 25 per cent of all tuition and other circuit-breaker eligible costs for placements at approved private schools.

The House budget also funds charter school reimbursements at \$154.6 million; regional school transportation at \$82.2 million; and homeless student transportation at \$14.5 million.

To help address some of the impacts of the COVID-19 pandemic, the House budget provides an additional \$40 million to help schools maintain funding despite enrollment losses, as well as \$15 million to support summer education, mental health and socialization services for students.

I am also happy to report that I was successful in securing \$25,000 for the Hanover Cultural Council as an amendment to the House budget. This money will be used to provide planning and

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

assistance for Hanover Day. I will be working closely with my Senate colleagues to see that this money is retained in the final budget.

I also filed an amendment requesting \$40,000 to assist with the dismantling of the municipal windmill. Unfortunately, I was not able to get the funding at this time, but I will continue to work on the town's behalf to try to identify potential state funding sources to help offset these costs.

The budget process is still a couple months away from being completed, so the figures I have cited tonight are still preliminary. The Senate is expected to take up its version of the budget the week of May 24, and then both branches will need to reconcile the differences in Conference Committee. I will be more than happy to provide you with updates on the status of this funding as the budget process moves forward.

Thank you again for giving me the opportunity to provide you with this budget update. Please know that my office is always open to you, and I am only a phone call away by dialing 617-722-2430. Thank you.

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

So carries unanimously.

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.

So carries unanimously.

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.

So carries unanimously.

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

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.

So carries unanimously.

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

Motion to move the question.

So carries unanimously.

Main Motion – with 228 total voters voting, 158 were against the motion to refer the question back to the Selectmen for further study, with 70 in favor.
Motion fails.

A new motion was introduced: Move that the town vote not to accept this article and take no further action.

The new motion to not accept the article carries.

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:

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

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

I move that the Town vote to accept Article 7 as printed.

Motion fails.

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.

Motion carries.

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

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

Town Manager

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

So carries unanimously.

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

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

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.

Motion to amend Article 10 by adding \$25,000 from the Undesignated Fund Balance (Free Cash) to the Finance Department budget, and to direct the Town Manager and Finance Director to use said funds to re-hire and maintain a full-time Assistant Town Clerk's position.

Amendment fails.

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

Main motion as printed in the warrant carries.

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.

So carries unanimously.

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:

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

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.

So carries unanimously.

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.

So carries unanimously.

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.

So carries unanimously.

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

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.

So carries unanimously.

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.

So carries unanimously.

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

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.

So carries unanimously.

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.

So carries unanimously.

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.~~

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

- 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.

So carries unanimously.

Motion to adjourn the meeting until Tuesday, May 4th, 2021 at 7:00 p.m. at Hanover High School.

Motion passes with 72 in favor, 70 against.

The Annual Town Meeting was adjourned at 11:06 p.m. on Monday, May 3rd, 2021.

The Annual Town Meeting at Hanover High School, 287 Cedar Street, was called back to order at 7:02 p.m. on Tuesday, May 4th, 2021 by Moderator Mr. Douglas Thomson from the auditorium, with Mr. Chris Martin serving as Vice-Moderator from the gymnasium.

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.

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

Motion to move the question.

So passes unanimously.

Main motion to appropriate the funds passes by a two thirds majority voice vote as called by the Moderator.

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.

Motion to move the question.

So carries unanimously.

Main motion to not accept the article carries.

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

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

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.

So carries unanimously.

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.

So carries unanimously.

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.

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

Motion to amend the main motion by appending the following, “with the exception that the words ‘purposes stated herein’ are deleted and replaced by ‘improving and maintaining said trails for purposes including walking, jogging, biking and horseback riding’”

Such that the entire amended motion reads:

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 \$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 improving and maintaining said trails for purposes, including walking, jogging, biking and horseback riding, 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.

Motion to move the question on the amendment.

So carries unanimously.

The amendment fails with 171 people voting, 113 voting no and 58 voting yes.

Motion to move the question on the main motion, without an amendment.

So carries unanimously.

Main motion, without an amendment, carries.

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

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

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.

So carries.

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.

So carries.

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

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

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.

So carries unanimously.

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.

So carries unanimously.

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.

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

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

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

- 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.

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

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,~~

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

~~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.

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

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

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

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

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

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.

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

- 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;

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

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.

So carries unanimously.

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:

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

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.

So carries unanimously.

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.

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

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.

So carries unanimously.

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.

So carries unanimously.

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.

So carries unanimously.

ARTICLE 34. BUILDING FEE CHANGES

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

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.

So carries unanimously.

JOURNAL OF THE ANNUAL TOWN MEETING
HELD MAY 3-4, 2021

Motion to dissolve the Annual Town Meeting at 9:49 p.m. after the conclusion of the Annual Town Election, which will be held from 8:00 a.m. – 6:00 p.m. on Saturday, May 8, 2021.

Motion carries.