

Commonwealth of Massachusetts

Town of Hanover

Warrant for **Annual** Town Meeting

Plymouth, SS

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

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

MONDAY THE 6th DAY OF MAY 2024, AT 7:30 PM

Special Town Meeting at 7:00 PM

Annual Town Meeting at 7:30 PM



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

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ARTICLES FOR ANNUAL TOWN MEETING WARRANT

Monday, May 6th, 2024

ARTICLE 1. ACCEPT REPORTS IN ANNUAL TOWN REPORT

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

Advisory Committee

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

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

Advisory Committee

ARTICLE 3. AUTHORIZE TREASURER TO ACCEPT TRUST FUNDS

To see if the Town will vote to authorize its Treasurer to accept such trust funds as may be placed in his or her hands during the Fiscal Year ending June 30, 2025, or take any other action relative thereto.

Director of Finance

ARTICLE 4. ASSUME LIABILITY TO ALLOW STATE DEP WORK

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

Select Board

ARTICLE 5. SET PAY FOR ELECTED OFFICIAL – TOWN MODERATOR

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

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

Advisory Committee

ARTICLE 6. SET PAY FOR ELECTED OFFICIAL – TOWN CLERK

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

Town Clerk: \$_____ annually

Advisory Committee

ARTICLE 7. APPROPRIATE FUNDS – COMMUNITY PRESERVATION REVENUES

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

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

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

Community Preservation Committee

ARTICLE 8. GENERAL FUND BASE OPERATING BUDGET

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

	<i>FY2024 Appropriated</i>	<i>FY2025 Requested</i>	<i>\$ Change</i>	<i>% Change</i>
General Government:				
Salaries	\$272,843	\$287,579	\$14,736	5.40%
Expenses	\$165,922	\$170,785	\$4,863	2.93%
Finance Department:				
Salaries	\$860,723	\$869,519	\$8,796	1.02%
Expenses	\$209,870	\$211,009	\$1,139	0.54%

Community Development and Municipal inspections:				
Salaries	\$624,463	\$697,894	\$73,431	11.76%
Expenses	\$28,800	\$31,500	\$2,700	9.38%
Community Services:				
Salaries	\$121,816	\$135,631	\$13,815	11.34%
Expenses	\$210,960	\$188,007	\$(22,953)	-10.88%
Library:				
Salaries	\$491,776	\$515,584	\$23,808	4.84%
Expenses	\$142,960	\$128,000	\$(14,960)	-10.46%
Police:				
Salaries	\$4,135,932	\$4,244,049	\$108,117	2.61%
Expenses	\$269,767	\$271,792	\$2,025	0.75%
Fire:				
Salaries	\$3,920,759	\$4,015,950	\$95,191	2.43%
Expenses	\$265,682	\$275,152	\$9,470	3.56%
Hanover Public Schools	\$35,031,299	\$36,802,869	\$1,771,570	5.06%
South Shore Vocational High School	\$1,165,696	\$1,410,696	\$245,000	21.02%
Public Works:				
Salaries	\$3,873,035	\$3,796,128	\$(76,907)	-1.99%
Expenses	\$3,497,731	\$3,502,867	\$5,136	0.15%
Snow & Ice	\$400,000	\$400,000	\$0	0.00%
Debt	\$4,248,170	\$4,177,820	\$(70,350)	-1.66%
Town Wide Expenses	\$10,356,684	\$11,315,144	\$958,460	9.25%
Transfers	\$115,000	\$120,000	\$5,000	4.35%
Total General Fund Operating Budget	\$70,409,888	\$73,567,975	\$3,158,087	4.49%
Certified Free Cash	\$1,792,147	\$1,792,147	\$0	0.00%
Cemetery Graves & Foundations	\$65,000	\$50,000	\$(15,000)	-23.08%
Sale of Cemetery Lots	\$40,000	\$40,000	\$0	0.00%
Title V Receipts Reserved Account	\$26,530	\$26,530	\$0	0.00%
Ambulance Receipts Reserved Account	\$1,200,000	\$1,200,000	\$0	0.00%
Wetlands Receipts Reserved Accounts	\$5,000	\$5,000	\$0	0.00%
Less Total Transfers	\$3,128,677	\$3,113,677	\$(15,000)	-0.48%

To be raised by the Fiscal Year 2025 Tax Levy and other sources	\$67,281,211	\$70,454,298	\$3,173,087	4.72%
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Town Manager

ARTICLE 9. GENERAL FUND OVERRIDE OPERATING BUDGET

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

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

South Shore Vocational High School	\$1,165,696	\$1,410,696	\$245,000	21.02%
Public Works:				
Salaries	\$3,873,035	\$3,889,499	\$16,464	0.43%
Expenses	\$3,497,731	\$3,772,724	\$274,993	7.86%
Snow & Ice	\$400,000	\$400,000	\$0	0.00%
Debt	\$4,248,170	\$4,177,820	\$(70,350)	-1.66%
Town Wide Expenses	\$10,356,684	\$11,837,343	\$1,480,659	14.30%
Transfers	\$115,000	\$120,000	\$5,000	4.35%
Total General Fund Operating Budget	\$70,409,888	\$77,777,558	\$7,367,670	10.46%
Certified Free Cash	\$1,792,147	\$0	\$(1,792,147)	-100.00%
Cemetery Graves & Foundations	\$65,000	\$50,000	\$(15,000)	-23.08%
Sale of Cemetery Lots	\$40,000	\$40,000	\$0	0.00%
Title V Receipts Reserved Account	\$26,530	\$26,530	\$0	0.00%
Ambulance Receipts Reserved Account	\$1,200,000	\$1,200,000	\$0	0.00%
Wetlands Receipts Reserved Accounts	\$5,000	\$5,000	\$0	0.00%
Less Total Transfers	\$3,128,677	\$1,321,530	\$(1,807,147)	-57.76
To be raised by the Fiscal Year 2025 Tax Levy and other sources	\$67,281,211	\$76,456,028	\$9,174,817	13.64%

Town Manager

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

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

Town Manager
 Director of Finance

ARTICLE 11. WATER ENTERPRISE BUDGET

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

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

Town Manager
Select Board

ARTICLE 12. APPROPRIATE FUNDS – POLICE CRUISERS (\$190,000 Debt)

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

Police Chief
Town Manager

ARTICLE 13. APPROPRIATE FUNDS – POLICE PORTABLE & CRUISER RADIOS (\$140,000 Debt)

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

Police Chief
Town Manager

ARTICLE 14. APPROPRIATE FUNDS – REPLACE 4X4 PICKUP WITH PLOW (\$75,000 Retained Earnings)

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

Director of Public Works
Town Manager

ARTICLE 15. APPROPRIATE FUNDS – WATER SERVICE VAN (\$60,000 Retained Earnings)

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

Director of Public Works
Town Manager

ARTICLE 16. INCREASE INCOME-BASED SENIOR CITIZEN REAL ESTATE TAX EXEMPTION

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

Director of Finance

ARTICLE 17. SPECIAL EDUCATION RESERVED FUND TRANSFER (\$750,000 FREE CASH)

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

School Superintendent
School Committee

ARTICLE 18. APPROPRIATE FUNDS – FUEL CANOPY IMPROVEMENTS (\$30,000 Bond Premium Receipts Reserved)

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

Director of Public Works
Town Manager

ARTICLE 19. APPROPRIATE FUNDS – LARGE AREA MOWER (\$100,000 Debt)

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

Director of Public Works
Town Manager

ARTICLE 20. APPROPRIATE FUNDS – WOOD CHIPPER REPLACEMENT (\$90,000 Debt)

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

Director of Public Works
Town Manager

ARTICLE 21. APPROPRIATE FUNDS – 72” MOWER REPLACEMENT (\$20,000 Bond Premium Receipts Reserved)

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

Director of Public Works
Town Manager

ARTICLE 22. APPROPRIATE FUNDS – TRANSFER STATION SCALE REPLACEMENT (\$185,000 Debt)

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

Director of Public Works
Town Manager

ARTICLE 23. AMEND GENERAL BYLAWS – ADDITION OF ELIGIBILITY OF ELECTED TOWN OFFICERS BYLAW

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

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

Or take any other action relative thereto.

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

ARTICLE 24. ACCEPT CHAPTER 90 ROAD GRANT MONIES

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

Select Board
Town Manager
Director of Public Works

ARTICLE 25. STREET ACCEPTANCE – LAUREL LANE

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

Director of Public Works

ARTICLE 26. PEG ACCESS & CABLE RELATED FUND

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

Town Manager
Director of Finance
Director of Community Services

ARTICLE 27. 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	\$50,000
GATRA	\$160,000
Forge Pond Park	\$45,000
Council on Aging	\$50,000
Public Health Clinic	\$140,000
Public Safety Vehicles	\$250,000

Town Manager
Director of Finance

ARTICLE 28. APPROPRIATE FUNDS – FUNDING FOR TOWN COSTS REQUIRED TO RUN WINTERFEST AND HANOVER DAY (\$50,000 FREE CASH)

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

Town Manager

ARTICLE 29. APPROPRIATE FUNDS – BASKETBALL COURT RENOVATIONS (\$100,000 FREE CASH)

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

Town Manager

ARTICLE 30. AMEND GENERAL BYLAWS 6-10 ANIMAL CONTROL BYLAWS

To see if the Town will vote to amend the Hanover General Bylaw, Animal Control Bylaw, Section 6-10(B)(5) as follows;

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

Section 5

If any person shall make a complaint to the Animal Control Officer, concerning any violation of the By-Law, the Animal Control Officer shall investigate such complaint, and make such order concerning the restraint or disposal of the dog as may be deemed necessary.

Any person aggrieved by an order of the Animal Control Officer may make a complaint in writing about the dog, within 10 days of said order, to the Town Manager, or as otherwise provided for in accordance with “an Act establishing a Town Manager form of Government for the Town of Hanover” who shall act thereon, in accordance with the procedures set forth in Massachusetts General Laws Chapter 140, Section 157. Any person aggrieved by an order of the Town Manager issued pursuant to Massachusetts General Laws, shall have a right to first appeal to the ~~Selectmen and then~~ to the District Court as provided for in Massachusetts General Laws, Chapter 140, Section 157.

Or take any other action relative thereto.

Select Board
Town Manager

ARTICLE 31. AMEND ZONING BYLAWS INSERT NEW SECTION 6.18.0 – ROUTE 3 CORRIDOR SIGN OVERLAY DISTRICT

To see if the Town will vote to amend the Hanover Zoning Bylaws with the insertion of a new section for the Route 3 Corridor Sign Overlay District as follows; or take any other action relative thereto:

New Zoning Bylaw Section 6.18.0 Route 3 Corridor Sign Overlay District

6.18.0 – ROUTE 3 CORRIDOR SIGN OVERLAY DISTRICT

6.18.1 Purpose.

The Route 3 Corridor Sign Overlay District is established to create an overlay district that provides for a telecommunications antenna and the development and construction of electronic billboards in a planned manner by allowing for the erection and/or construction of electronic billboards within the overlay district to provide visibility and benefit the viability of new and existing businesses subject to reasonable controls that govern the placement, design, construction, operation, monitoring, modification and removal of such signs and minimize impacts on public safety, scenic, natural and historic resources.

6.18.2 Description.

Description of area included in the Route 3 Corridor Sign Overlay District is shown on the current official Hanover Zoning District Map, as amended. Route 3 Corridor Sign Overlay District shall be construed as an overlay district with regard to said location. All requirements of the underlying zoning district shall remain in full force and effect, except as may be specifically superseded herein. The Overlay District shall include all parcels listed below:

5-55 5-58 5-28 5-30 5-43 5-43A 5-42 5-45

6.18.3 Definitions.

For purposes of this section, the following definitions shall apply:

Electronic Billboard. An electronic advertising sign or other electronic commercial sign with two faces which directs attention to a business, commodity, service or attraction sold, offered or existing elsewhere than upon the same lot where such sign is displayed.

6.18.4 Route 3 Corridor Sign Overlay District.

A. Special permit uses. Off-premises billboard signs, non-accessory commercial signs, and on-premises electronic billboard signs (hereinafter also referred to as "billboards" in this section 6.18.0) shall be permitted in the Route 3 Corridor Overlay Districts only by grant of a special permit issued by the Planning Board, acting as the Special Permit Granting Authority (SPGA). Any person or entity desiring a special permit under this section shall submit a special permit application to the Planning Board together with a filing fee of \$2,500.00, 2 paper copies, and an electronic copy of the application materials including a site plan as outlined below:

1. Site plan stamped by a Massachusetts licensed professional land surveyor and area maps identifying the following features: (i) location of any existing buildings, parking spaces and traffic circulation pattern on the subject parcel; (ii) proximity of nearest

- residentially used and residentially zoned property utilizing current area photographs and Hanover Assessors Maps; (iii) specific location of the proposed foundation of the proposed billboard; (iv) location of an existing billboard(s) on the parcel, including any billboards on a building; and (v) structural and graphic renderings stamped by a structural engineer,(doesn't have to be mass - manufacturing specs will do if stamped) and photographs or architectural depiction of proposed billboard.
2. Billboard details shall include the following information: (i) detailed dimensions and area of any proposed single or multi-faced billboard; (ii) detail sheet of any proposed support structure specifying dimensions and construction type including foundation with height of stanchion from ground elevation to top of the display area and lighting proposal, including cut sheets of all proposed lighting fixtures to be either attached to the billboard, structure or affixed to the ground; and (iii) a delineation of the proposed fall zone of the structure including on abutting property.
 3. Additional requirements: (i) authorization from the property owner (i.e., lease, etc.) granting permission to install the proposed billboard; and (ii) any additional information as may be required by the Planning Board to assist the Board in determining whether the application complies with the intent and requirements of this section.
 4. Space shall be reserved on each electronic billboard for the installation of a Municipal Public Safety Radio Antennae(s) and/or associated equipment. This installation may take place during initial construction of said billboard or any other time during the period of the special permit/Host Community Agreement as deemed necessary by the Town. The full installation cost(s) will be borne by the permittee and the permittee shall provide the Town and/or its contracted public safety/emergency communication organization all necessary access rights for the continued maintenance of said antenna. Permittee shall not allow any other communication devise or like structure that could interfere with the town's current or future public safety communication needs without providing the Town with a full study and obtaining approval prior to installation.

6.18.5 Restrictions and design guidelines:

In order to be eligible for a special permit, any billboard shall be in compliance with the following requirements:

- A. Billboards shall be permitted under this Bylaw only in the Route 3 Corridor Sign Overlay District.
- B. Billboards shall not create a material visual impact to any abutting or adjacent residentially zoned and used property in the Town of Hanover.
- C. All billboards must be permanently affixed to a main support structure. No portable billboards shall be permitted.
- D. Billboards shall not have excessive lighting. Electronic billboards shall use automatic level controls to reduce light levels at night and under cloudy or other darkened conditions.

- E. Exposed back of billboards, poles and other support structures must be painted in a color and finished so as to present an attractive and finished appearance which will blend with the natural surroundings.
- F. The following types of billboards are prohibited:
 - 1. Animated, projected, moving or giving the illusion of movement (including any moving parts), scrolling, flashing, revolving, and blinking, and intermittently illuminated billboards, beacons (or any light directed at any location other than the billboard itself), searchlights, pennants, and inflatable billboards, including balloons.
 - 2. Billboards with physical movements of any kind.
 - 3. Changeable copy or message billboards that change at intervals of more than once every ten seconds; and to remain in compliance with State regulations. Changes of image shall be instantaneous as seen to the human eye and shall not use fading, rolling, window shading, dissolving or similar effects.
 - 4. Tri-vision billboards.
 - 5. Video billboards or billboards that otherwise give the illusion of video or moving images.
 - 6. Billboards with sound.
 - 7. Billboards with pyrotechnics.
 - 8. Billboards which by reason of position, wording, illustration, size, shape or color obstruct, impair, obscure, interfere with the view of, or may be confused with any traffic control signal or device or which may otherwise obstruct or interfere with traffic.
 - 9. Shall not display sexually explicit images, obscene language, content advertising Adult Uses defined in Section 2.100 of the Hanover Zoning Bylaw, or content advertising recreational marijuana dispensaries.
- G. Limitations on number of billboards. There shall be no more than one billboard, double-sided in the Route 3 Corridor Sign Overlay District.
- H. A billboard may be double-sided. An individual billboard display or billboard face shall not exceed 672 square feet in total area on each side and shall not exceed 14 feet in height by 48 feet in width, as calculated pursuant to these Zoning Bylaws.
- I. A billboard shall be mounted on a pedestal or other support structure. The top of the billboard shall not exceed 85 feet in height at the existing ground elevation of the proposed footing.
- J. There shall be no billboard, including a roof billboard, on any building, whether erected or otherwise placed or painted on the building;

- K. No billboard shall be on or otherwise attached to a tree, utility pole, fence or rock.
- L. Lighting or other illumination related to the proposed billboard shall not project, glare or negatively impact abutting properties and shall not shine onto abutting roadways other than Route 3.

6.18.6 Criteria for approval:

The Planning Board shall not approve any applications for a special permit under this section unless it finds that all of the following conditions are met and/or are incorporated into any special permit decision:

- A. The specific site is an appropriate location for the proposed billboard and the design and layout complies with the standards and requirements set forth in this bylaw.
- B. The proposed billboard will not adversely affect the abutting neighborhood as to lighting, glare and shadows or have the effect of causing a distracted hazard to motorists.
- C. Any special permit decision shall require compliance with requirements relating to the provision and maintenance of insurance.
- D. Any special permit decision shall require billboards to have their permit numbers on them.
- E. Any special permit decision shall require compliance with maintenance and inspection requirements.
- F. All permits are subject to any necessary approvals, restrictions and conditions required and/or issued by the Commonwealth of Massachusetts and/or the Federal government; as they related to outdoor advertising and billboards.
- G. The Planning Board, in granting the special permit, shall attach such additional conditions and safeguards as it deems necessary.
- H. There shall be in place prior to the erection/construction of any electronics billboard a valid Host Community Agreement entered into by the applicants and approved by the Select Board governing the operation of the sign to mitigate the impacts of the proposed billboard within the Town of Hanover.
- I. The applicants shall propose a monthly duration of time for the Town of Hanover as to Public Service Announcements (PSA) that shall run with the duration of the lease for such billboard.
- J. During public safety emergencies, as defined by a request from the Police Chief, Fire Chief, and/or Town Manager that within reason is important for the protection of life, property and/or public health or environmental assets, the petitioner shall work directly and quickly with the Town to provide messaging requested by the Town, and place such messaging as priority over all other messaging.

6.18.7 Sign maintenance/removal:

- A. All billboards and supporting structures shall be kept in good repair and free from tear, rust, and other indices of deterioration.
- B. If a billboard permitted under this section is abandoned, discontinued, or is in disrepair for a period of 90 days, it shall be cause for its removal. The Building Commissioner shall notify the owner and/or manager of the billboard and property owner in writing, specifying a forty-five-day period to remove or repair. If the billboard has not been removed or repaired within the time period to the satisfaction of the Building Commissioner, the Building Commissioner may revoke the billboard permit and cause the billboard to be removed forthwith. All expenses for the removal shall be borne by the billboard owner and/or property owner as determined by the Building Commissioner.
- C. If the Building Commissioner determines that a billboard is an immediate threat to public safety irrespective of any stays granted to the billboard and/or property owner, the Building Commissioner may cause any billboard, abandoned or not, and any portion of its support structure if deemed part of the public threat, to be immediately removed, and/or the threatened public area cordoned off. All expenses for protecting the public, including the removal of said billboard or stabilization of the public safety threat, shall be borne by the billboard owner and/or property owner as determined by the Building Commissioner. A billboard which is not abandoned may be returned to its original position, but only after repairs have been made and the public safety threat abated, to the satisfaction of the Building Commissioner.

6.18.8 Nothing in this section shall be applicable to on-premises signs, also known as accessory signs.

Select Board

**ARTICLE 32. AMEND GENERAL BYLAWS SECTION 6.9 SIGN BYLAW,
SECTION 2. AUTHORITY AND INTERPRETATION**

To see if the Town will vote to amend Section 6.9, Sign Bylaw, Section 2. of the General Bylaws for the Town with the addition of the following language, or take any action relative thereto.

Bold and Underline denotes new language for insertion:

Section 2. Authority and Interpretation

This by-law is hereby declared to be remedial and protective and is to be so construed as to secure the beneficial interests and purposes thereof. This by-law is adopted pursuant to Chapters 93 and 43B of the General Laws of Massachusetts.

Notwithstanding any contrary provision(s) in this By-Law, one Billboard may be permitted by the Planning Board in accordance with the terms of the Zoning By-Law in the Route 3 Corridor Sign Overlay District.

Select Board

ARTICLE 33. APPROPRIATE FUNDS – KING STREET/CIRCUIT STREET WATERLINE (\$2,000,000 Debt)

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

Director of Public Works

ARTICLE 34. APPROPRIATE FUNDS – PFAS UPGRADES (\$1,750,000 Debt)

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

Director of Public Works

ARTICLE 35. APPROPRIATE FUNDS – STETSON HOUSE – COBBLER’S SHOP RESTORATION

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

Community Preservation Committee
Hanover Historical Society

ARTICLE 36. APPROPRIATE FUNDS – DIGITAL COLLECTIONS PRESERVATION

To see if the Town will vote, pursuant to Massachusetts General Laws (M.G.L.) Chapter 44B (Community Preservation), and the Hanover General Bylaws, Section 4-19, to appropriate \$10,000.00 U.S. dollars from the Town’s Community Preservation Fund (CPF) to purchase equipment for creating digital collections of documents. Said funds to be expended within the scope approved by the Community Preservation Committee, and for the purposes approved by this Town Meeting, said funds to be expended for the purposes stated herein by the Town Manager, under the direction of the Community Preservation Committee,” said funds to be expended within two (2) years unless extended by the Community Preservation Committee, or take any other action relative thereto.

Community Preservation Committee
Hanover Historical Society

ARTICLE 37. APPROPRIATE FUNDS – RAIL TRAIL – ELLIS CONNECTION

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

Community Preservation Committee
Town Manager
Parks and Recreation Committee

ARTICLE 38. APPROPRIATE FUNDS – STETSON HOUSE – INTERIOR REDESIGN

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

Community Preservation Committee
Hanover Historical Society

ARTICLE 39. APPROPRIATE FUNDS – AFFORDABLE HOUSING TRUST

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

Community Preservation Committee
Affordable Housing Trust

ARTICLE 40. ADDITION OF NEW DOG LICENSING FEES

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

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

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

Town Clerk

ARTICLE 41. AMEND ZONING BYLAWS INSERT NEW SECTION 6.17.0 – MULTI-FAMILY OVERLAY DISTRICT

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

New Zoning Bylaw Section 6.17.0 Multi-Family Overlay District

6.17.0 – MULTI-FAMILY OVERLAY DISTRICT

6.17.1 Purpose

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

- A. Encourage the production of a variety of housing sizes and typologies to provide equal access to new housing throughout the community for people with a variety of needs and income levels;
- B. Support vibrant neighborhoods by encouraging an appropriate mix and intensity of uses to support an active public space that provides equal access to housing, jobs, gathering spaces, recreational opportunities, goods, and services.

- C. Preserve open space in a community by locating new housing within or adjacent to existing developed areas and infrastructure.
- D. Support public investment in public transit and pedestrian- and bike-friendly infrastructure.
- E. Increase the municipal tax base through private investment in new residential developments.

6.17.2 Establishment and Applicability

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

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

The MFOD shall consist of the following parcels of land:

1775 Washington Street, Parcel 18-7

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

6.17.3 Applicability of Water Resource Protection District

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

6.17.4 Definitions

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

- A. **Affordable unit.** A multi-family housing unit that is subject to a use restriction recorded in its chain of title limiting the sale price or rent or limiting occupancy to an individual or household of a specified income, or both.
- B. **Affordable housing.** Housing that contains Affordable Units as defined by this Section 6.17.0.

- C. **Applicant.** A person, business, or organization that applies for a building permit, Site Plan Review, or Special Permit.
- D. **Area Median Income (AMI).** The median family income for the metropolitan statistical region that includes the Town of Hanover, as defined by the U.S. Department of Housing and Urban Development (HUD).
- E. **As of right.** Development that may proceed under the Zoning in place at time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.
- F. **Building coverage.** The maximum area of the lot that can be attributed to the footprint of the buildings (principal and accessory) on that lot. Building Coverage does not include surface parking.
- G. **Compliance Guidelines.** Compliance Guidelines for Multi-Family Zoning Districts Under Section 3A of the Zoning Act as further revised or amended from time to time.
- H. **DHCD.** The Massachusetts Department of Housing and Community Development, or any successor agency.
- I. **EOHLC.** The Massachusetts Executive Office of Housing and Livable Communities, DHCD's successor agency.
- J. **Lot.** An area of land with definite boundaries that is used or available for use as the site of a building or buildings.
- K. **Mixed-use development.** Development containing a mix of residential uses and non-residential uses, including, commercial, institutional, industrial, or other uses.
- L. **Multi-family housing.** A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.
- M. **Multi-family zoning district.** A zoning district, either a base district or an overlay district, in which multi-family housing is allowed as of right.
- N. **Open space.** Contiguous undeveloped land within a parcel boundary.
- O. **Parking, surface.** One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.
- P. **Residential dwelling unit.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
- Q. **Section 3A.** Section 3A of the Zoning Act.

- R. **Site Plan Review Authority.** The Site Plan Review Authority shall be the Planning Board.
- S. **Special Permit Granting Authority.** The Special Permit Granting Authority shall be the Planning Board.
- T. **Subsidized Housing Inventory (SHI).** A list of qualified Affordable Housing Units maintained by EOHLIC used to measure a community's stock of low-or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.

6.17.5 Permitted Uses

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

Ground Floor

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

Any Floor

- Residential (required component).

- C. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in subsection 1.
 - 1. Parking, including surface and structure parking such as an above ground or underground parking garage on the same lot as the principal use.
- D. **Prohibited Uses.** Any use(s) not expressly allowed either under subsection 1 or within the underlying zoning districts and overlay districts shall be prohibited unless the Building Inspector determines that such use is substantially similar in both its characteristics and its impact on abutting properties to a use listed as permitted as of right under subsection 1 or within the underlying zoning district(s).

6.17.6 Dimensional Standards and Other Requirements

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

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

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

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

6.17.7 Off-Street Parking

These parking requirements are applicable to development in the MFOD.

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

Use	Maximum Spaces
Multi-family	2 spaces per dwelling unit
Non-residential uses	See Section 9.000 "Parking and Loading Requirements"

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

Use	Minimum Spaces
Multi-family	1 space per dwelling unit

Non-residential uses 1 space for every 10 parking spaces

- C. **Bicycle storage.** For a multi-family development of 25 units or more, or a mixed-use development of 25,000 square feet or more, covered parking bicycle parking spaces shall be integrated into the structure of the building(s).
- D. **Shared Parking within a Mixed-Use Development.** Parking requirements for a mix of uses on a single site may be adjusted through the Site Plan Review process, if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies.
- E. **EV charging stations.** For all uses within the MCMOD, electric charging stations are required with one EV space required for every twenty (20) parking spaces, rounded up to the next highest number of EV stations.

6.17.8 Site Plan Review

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

6.17.9 Affordability Requirements

A. Purpose.

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

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

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

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

Units shall be available to households earning income up to eighty percent (80%) of the AMI.

E. Development Standards. Affordable Units shall be:

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

F. Administration.

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

6.17.10 Severability

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

Planning Board

ARTICLE 42. AMEND THE ZONING BYLAWS - SECTION 10.00 PURPOSE AND APPLICABILITY

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

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

or take any other action relative thereto:

Planning Board

ARTICLE 43. AMEND ZONING BYLAWS – ACCESSORY DWELLING UNIT

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

Bold & Underline denotes new language for insertion:

Under Section 2.100

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

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

Under Section 6.010

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

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

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

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

Under Section 6.040

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

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

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

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

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

Planning Board

ARTICLE 44. APPROPRIATE FUNDS – SELF-CONTAINED BREATHING APPARATUS (\$20,000 Bond Premium Receipts Reserved)

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

Fire Chief
Town Manager

ARTICLE 45. APPROPRIATE FUNDS – AMBULANCE (\$475,000 Debt)

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

Fire Chief
Town Manager