WARRANT FOR SPECIAL TOWN MEETING IN THE TOWN OF LANCASTER

September 18, 2023

Mary Rowlandson Elementary & Luther Burbank Middle Schools -- 7:00 PM

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the Town of Lancaster qualified to vote in the elections and Town affairs, to meet at Mary Rowlandson Elementary & Luther Burbank Middle Schools, 103 Hollywood Drive in said Lancaster on Monday, the eighteenth of September 2023, at 7:00 in the evening, and to act on the following:

ARTICLE 1 Nashoba Regional High School New Building Select Board

To see if the Town will approve the \$241,714,926 borrowing authorized by the Nashoba Regional School District, for the purpose of paying costs of a new Nashoba Regional High School, 12 Green Road, Bolton, MA 01740 including site work and athletic fields, including the payment of all costs incidental or related thereto (the "Project"), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years, and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended at the direction of the Nashoba Regional School District's Project School Building Committee. The MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any Project costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District and its member municipalities. Any grant that the District may receive from the MSBA for the Project shall not exceed the lesser of (1) fifty-five and 09/100 percent (55.09%) of eligible, approved Project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA.

Motion: Move that the Town hereby approves the \$241,714,926 borrowing authorized by the Nashoba Regional School District, for the purpose of paying costs of a new Nashoba Regional High School, 12 Green Road, Bolton, MA 01740 including site work and athletic fields, including the payment of all costs incidental or related thereto (the "Project"), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years, and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended at the direction of the Nashoba Regional School District's Project School Building Committee; that the Town acknowledges that the MSBA's grant program is a non- entitlement, discretionary program based on need, as determined by the MSBA, and any Project costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District and its member municipalities; provided further that any grant that District may receive from the MSBA for the Project shall not exceed the lesser of (1) fifty-five and 09/100 percent (55.09%) of eligible, approved Project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; provided that the approval of the District's borrowing by this vote shall be subject to and contingent upon an affirmative vote of the Town to exempt its allocable share of the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. 59, Section 21C (Proposition 21/2); and that the amount of borrowing authorized by the District shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the District and the MSBA. (Majority Vote)

NASHOBA REGIONAL SCHOOL COMMITTEE RECOMMENDATION: HIGH SCHOOL BUILDING COMMITTEE RECOMMENDATION: FINANCE COMMITTEE RECOMMENDATION:

AFFIRMATIVE ACTION AFFIRMATIVE ACTION DELIVERED AT TOWN MEETING The town voted via poll clicker: $233 - YES \quad 78 - No$ The moderator declared the article passes by majority 9/18/2023

A motion to reconsider the vote was moved and seconded

A show of hands vote to reconsider was taken. The moderator declared the motion fails.

ARTICLE 2
Amend Water Enterprise Fund
Board of Public Works

To see if the Town will vote to amend the vote taken under Article 6 of the May 3, 2023, Annual Town Meeting to appropriate the sum of \$ 1,142,165 from the Water Enterprise Fund, to finance the operation of the Water Department for the Fiscal Year beginning July 1, 2023, as outlined below, or act in any manner relating thereto. The operating expenses for the Water Enterprise are entirely funded by water revenue.

Water Enterprise Appropriations	
Salaries & Wages	\$ 371,760
Operational Expenses	\$ 429,905
Reserve Fund Transfers (in/out)	\$ 50,000
Debt Payments (principal)	\$ 175,000
Debt Payments (interest)	\$ 115,000
Indirect Costs to the General Fund	\$ 0
Total Costs to the Water Enterprise Fund	\$ 1,142,165

Or take any other action relative thereto.

Motion: Move to amend the vote taken under Article 6 of the May 3, 2023 Annual Town Meeting to appropriate \$1, 142, 165 from the Water Enterprise Fund to finance the operation of the Water Department for fiscal year 2024 as printed in Article 2 of the warrant. (Majority vote)

BOARD OF PUBLIC WORKS RECOMMENDATION: FINANCE COMMITTEE RECOMMENDATION: AFFIRMATIVE ACTION DELIVERED AT TOWN MEETING

The town voted by show of hands

The Moderator declared the article passes by majority. 1 no vote noted. 9/18/2023

ARTICLE 3 Supplemental Classification Plan for Emergency Services Select Board

To see if the Town will vote amend the Classification and Compensation Plan by accepting the temporary classification schedule entitled "PS: Public Safety Officials", a copy of which can be seen below, which was adopted by the Select Board in accordance with §140-3 at its meeting on August 7, 2023, or take any other action relative thereto.

Public Safety Wage Sca									
differential	Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
Firefighter	PS1	\$ 20.10	\$ 20.70	\$ 21.32	\$ 21.96	\$ 22.62	\$ 23.30	\$ 24.00	\$ 24.72
EMT									
Firefighter/EMT	PS2	\$ 23.83	\$ 24.54	\$ 25.28	\$ 26.04	\$ 26.82	\$ 27.63	\$ 28.45	\$ 29.31

Reserve Police Officer															
Fire LT	PS3	\$ 24.75	\$	25.49	\$	26.26	\$	27.04	\$	27.86	\$	28.69	\$	29.55	\$ 30.44
Fire Capt.	PS4	\$ 27.05	\$	27.86	\$	28.70	\$	29.56	\$	30.45	\$	31.36	\$	32.30	\$ 33.27
Deputy Fire Chief	PS5	\$ 27.46	\$	28.28	\$	29.13	\$	30.01	\$	30.91	\$	31.83	\$	32.79	\$ 33.77
Fire Stipends*	Annual		Ро	lice Stip	ben	ds	A	nnual							
Firefighter 1/2 Certificate	\$250.00		Un	iform A	llov	vance	\$	500.00							
EMS Coordinator	\$1,000.00		De	tail Rat	es		Со	nsisten	t wi	th Unic	on (Contrac	t		
Fire Prevention Officer 1	\$250.00														
Fire Prevention Officer 2	\$250.00														

Motion: Move to amend the Classification and Compensation Plan, as printed in the Article 3 of the warrant. (Majority vote)

SELECT BOARD RECOMMENDATION:

AFFIRMATIVE ACTION

The town voted by a show of hands The moderator declared the article passes by majority. 9/18/2023

ARTICLE 4 Amendments to Zoning Bylaw – Accessory Apartments Planning Board

To see if the Town will vote to amend the following Section of the Zoning Bylaw:

1. Section 220-9.G, Accessory Apartments, so that the section reads as follows:

- G. Accessory apartments
 - (1) Either the primary single-family detached dwelling or the proposed accessory apartment must be and remain owner-occupied, except for temporary absences of no more than 12 consecutive months.
 - (2) The habitable floor area of the accessory apartment, whether located in a detached accessory structure or in the principal single-family dwelling, shall not exceed 1,500 s.f. or 50% of the Gross Floor Area of the primary dwelling, whichever is less.
 - (3)_The accessory apartment shall have its own separate entrance from the outside.
 - (4) The accessory apartment unit shall conform to the Massachusetts Department of Public Health Minimum Standards for Human Habitation and all other applicable state codes for such occupancy.
 - (5) If the dwelling is not to be served by both Town water and Town sewerage, then the applicant must document that the Board of Health has determined that provisions for water and sewage disposal will upon occupancy be adequate for the anticipated number of inhabitants.
 - (6) At least three parking spaces must be provided to service the primary dwelling and the accessory apartment.

2. Section 220-8.1. AB, Use Regulation Schedule, so that the line reads as follows:

ITEM	USE	R	NB	LI	LI2	GI	EZ	NOTES
AB.	Accessory apartment in a single-family dwelling with no change in the principal use of the premises	p	р	р	p	р	р	

Or take any other action relative thereto.

Motion: Move to amend the Zoning Bylaw, as printed in the article 4 of the warrant (Majority vote)

PLANNING BOARD RECOMMENDATION:

AFFIRMATIVE ACTION

The town voted by a show of hands

The moderator declared the article passes unanimously. 9/18/2023

A True Copy Attest

Amanda Cannon Town Clerk