

ANNUAL TOWN MEETING

MAY 6, 2013

Pursuant to the provisions of the warrant of April 11, 2013, the inhabitants of the Town of Sharon qualified to vote in Town affairs met at the Arthur E. Collins Auditorium at 7:00 P.M.

The meeting was called to order by Moderator David L. Yas. The Moderator said that in the absence of any objection he would assume that there was unanimous consent to waive the reading of the call and return of the warrant by Town Clerk Marlene B. Chused. There was no objection to this request.

The Moderator said that in the absence of any objection he would assume there was unanimous consent to allow the following non-voters to address the meeting: Richard Gelerman, Lisa Whelan, Cindy Amara, Cindy Doherty, Eric Hooper, Peter O'Cain, Mark Mazur, Norma Simons Fitzgerald, Timothy Farmer, Glenn Brand, Ken Wertz, Greg Meister, Amanda Deni Lavasseur, Robert Buonato, Scott Hickey, Joseph Mullin, Sharon Ricardi and Kelly Killeen.

VOTED UNANIMOUSLY: That whenever at this Town Meeting a majority or two thirds vote is required by statute, by-law, or rule of procedure, a count need not be taken, or recorded by the clerk but may be publicly declared by the moderator. If a vote so declared is immediately questioned by seven or more voters, the count shall be taken, and the vote shall be recorded by the clerk; provided, however, that if the vote is unanimous, a count, need not be taken and the clerk shall record the vote as unanimous.

VOTED UNANIMOUSLY: That the meeting adjourn at 11:00 P.M. or at the close of the Article then under discussion and to reconvene on Tuesday evening May 7, 2013 at the Arthur E. Collins Auditorium at 7:00 P.M.

VOTED UNANIMOUSLY: That this Town Meeting be adjourned to reconvene at this auditorium upon the adjournment or dissolution of the Special Town Meeting within the Annual Meeting of May 6, 2013.

SPECIAL TOWN MEETING WITHIN THE ANNUAL TOWN MEETING

ARTICLE 1.

VOTED UNANIMOUSLY: That the Town transfer the sum of \$24,000 from Assessor Encumbrance (00011417-731100) to Assessor Property Assessment (00011416-614501) for revaluation services.

ARTICLE 2.

VOTED UNANIMOUSLY: That action under Article 2 of the Special Town Meeting within the annual Town Meeting be indefinitely postponed. (That the Town vote to rescind money for borrowing authorizations for projects completed.)

ARTICLE 3.

VOTED UNANIMOUSLY: That the Town appropriate \$46,831 to close the Snow and Ice Deficit for FY2013 and to meet this appropriation \$46,831 shall be transferred from the following funds "Free Cash": \$22,531, Library Encumbrance: (00016107-731100): \$12,000, Southeastern Regional (00013102532000) \$5,300, Fire Department (00012207-731100) \$7,000.

VOTED UNANIMOUSLY: That this Special Town Meeting be dissolved.

ANNUAL TOWN MEETING

ARTICLE 1.

VOTED UNANIMOUSLY: That the Town elect to the Finance Committee the following named:

Patricia Lee Achorn, 385 North Main Street, 3 Year Term

Aaron Agulnek, 21 Magnolia Road, 3 Year Term

William Brack, 9 Briar Hill Road, 3 Year Term

Michael Fish, 467 Massapoag Avenue, 3 Year Term

Charles Goodman, 72 Lincoln Road, 3 Year Term

ARTICLE 2.

MOTION: That the Town Amend the "Zoning Bylaws of the Town of Sharon, Massachusetts as Amended Though November 2012" by

amending certain sections thereof and by amending the map entitled "Zoning Map, Town of Sharon, Massachusetts" dated February 2008 and prepared by the Department of Public Works, Engineering Division, GIS Team exactly as printed beginning on page 6 and ending on page 34 of the Warrant for this Annual Town Meeting except for the deletion of the words "or take any other action relative thereto."

AMEND SECTION 2110

Amend "Section 2110. Districts" by reorganizing the order in which districts are listed for consistency with the organization of the overall By-Law by deleting the phrase "Housing Authority District" in its current location and inserting said phrase after the phrase "General Residence Districts;" by deleting the phrase "Professional Districts" and by inserting at the end of the list of districts the phrase "Professional District A" and the phrase "Professional District B;" such that it reads:

2110. Districts. For the purpose of this By-Law, the Town of Sharon is hereby divided into classes of districts to be known as:

Rural 1 Districts
Rural 2 Districts
Suburban 1 Districts
Suburban 2 Districts
Single Residence A Districts
Single Residence B Districts
General Residence Districts
Housing Authority Districts
Business Districts A
Business Districts B
Business Districts C
Business Districts D
Light Industrial Districts
Professional Districts A
Professional Districts B

"Overlay" Districts are also created as follows:

Flood Hazard Districts
Water Resource Protection Districts
Senior Living Overlay District (Senior Living District)
Historic Districts

Sharon Commons Smart Growth Overlay District (SCSGOD)

REPLACE SECTION 2340.

Delete "Section 2340 Professional Districts." In its entirety and replace it with the following:

2340. Professional Districts.

2341. Permitted Residential Uses:

a. Residence for a single family.

2342. Permitted Community Service Uses:

a. Religious or educational purposes on land owned or leased by a public body, religious sector denomination, or non-profit educational corporation.

2343. Permitted Health Services and Related Uses. In Professional District B, permitted health services and related uses:

a. Assisted Living Residence.

2344. Other Permitted Principal Uses:

a. Agriculture, horticulture or floriculture on lots of five acres or more, including the sale of products raised on the premises only; market gardens; nurseries; greenhouses;

b. Earth removal as provided by Article 12A of the General Bylaws, Sharon, Massachusetts, Stripping or Removal of Earth Materials.

2345. Permitted Accessory Uses:

a. Such accessory purposes as are customarily incident to the foregoing purposes, and are not injurious to neighboring uses.

b. At grade parking facilities.

2346. Uses Allowed on Special Permit from the Board of Appeals:

a. Business or professional offices; medical or dental offices and clinics for out-patients only, including signs

as permitted in the Business A District under the Sharon Sign By-Law;

b. Natural gas custody transfer facilities or gate stations as provided in Section 4700.

2347. Professional District B Design Requirements. Design requirements for buildings other than residence for a single family:

a. Site Design

(1) Natural features shall be preserved to the extent practicable

(2) Continuous six (6) foot wide pedestrian walkways shall be provided connecting all building entrances, parking facilities., and the adjacent street.

(3) Open space shall be well landscaped and shall include passive recreation facilities and site furnishings.

(4) Driveways shall provide convenient general vehicular access, emergency vehicle access and service vehicle access.

(5) Access, fire hydrant locations, and building fire protection systems shall comply with fire department requirements. Vehicular access shall be provided to three sides of the building minimum or as required by the fire department.

(6) Dumpster pads shall be located to the side or rear of buildings where practicable with convenient access requiring minimal vehicle maneuvering and shall be thoroughly screened with plantings and fencing and shall have an 8 inch thick reinforced cement concrete pad with an 8 inch gravel base.

(7) Utility and service equipment, transformers, switchgears, meters, HVAC equipment or any other type of utility equipment shall be located to the rear or side of buildings and shall be thoroughly screened with plantings and fencing

(8) Site lighting shall be designed with the lower illumination levels consistent with good design practice and IESNA recommendations. Maximum illumination levels

shall not exceed 5 foot-candles at any location. Light trespass shall be limited to 0.25 foot-candles at all property lines. Fixtures and poles shall be compatible in style with on-site buildings. Maximum pole height shall be 18 feet in parking lots and 12 feet along pedestrian walkways. Fixtures shall avoid upward projection of light consistent with "dark skies" principals and shall avoid point sources of light visible from off-site locations. Light trespass shall be limited to 0.25 foot-candles at all property lines, except at driveways. Exterior lighting system shall incorporate zones and timers to reduce lighting levels at non peak times.

b. Standards

(1) All driveways, parking facilities, and loading facilities shall be surfaced with a bituminous concrete pavement with a 12 inch gravel base. Bituminous concrete pavement shall be 4½ inches thick except within parking spaces where it shall be 3½ inches thick.

(2) All walkways shall be surfaced with a 4 inch thick reinforced cement concrete pavement or unit pavers with a 12 inch gravel base

(3) All curbing shall be vertical faced precast cement concrete curb or vertical faced granite curb with 6 inch reveal.

(4) Utilities shall be installed underground.

c. Stormwater management

(1) The stormwater management system shall collect, convey, treat, and recharge stormwater in a manner which will ensure protection of property, preservation of water resources, minimization of environmental impacts, and protection of public and environmental health by providing adequate protection against pollution, flooding siltation and other problems caused by poor drainage.

(2) The stormwater management system shall adhere to standard engineering practice.

(3) The stormwater management system shall conform to the Massachusetts Department of Environmental Protection Stormwater Management Standards (310 CMR 10.05(6)(k-q)).

(4)The stormwater management system shall generally conform to guidance provided in the current edition of the Massachusetts Department of Environmental Protection's "Stormwater Handbook."

(5)The stormwater management system shall have sufficient capacity to accommodate the twenty-five (25) year frequency storm event while maintaining open channel flow in drainlines.

(6)Stormwater detention and retention basins shall be designed to accommodate the 100 year frequency design storm with one foot of freeboard and shall empty within 72 hours following cessation of precipitation and shall provide for a two foot separation to groundwater. A ten foot wide access road shall be provided around the basin rim an accessing all structures. An emergency spillway above the 100 year design elevation of the basin shall be provided.

(7)The stormwater management system shall provide for recharge of a volume equal to the entire one (1) year frequency storm event shall provide for no increase in the peak rate of discharge for the 100 year frequency storm event.

(8)The stormwater management system shall provide a treatment train for the water quality volume that reduces the contaminant burden in stormwater to the maximum extent possible (MEP) using Best Management Practices (BMPs).

(9)The stormwater management system shall maintain pre-development drainage patterns and pre-development hydrological conditions in groundwater and surface waters and shall avoid any increase in the peak rate of stormwater discharge at the property boundary for each storm event up to the 100 year frequency storm event.

(10) The stormwater management system shall incorporate a strategy for source control and Best Management Practices (BMPs).

(11) The stormwater management system shall recharge roof water in separate facilities.

(12) The stormwater management system shall protect or enhance resource areas subject to regulation under the

"Massachusetts Wetlands Protection Act (MGL Ch 131 §40)" and shall avoid new point source discharges within 100 feet of a bordering vegetated wetlands.

(13) The stormwater management system shall utilize Low Impact Design where practicable.

(14) The stormwater management system shall include Stormwater BMPs that abate phosphorous levels in accordance with the Massachusetts Stormwater Handbook.

(15) The stormwater management system shall utilize an Operation and Maintenance (O&M) plan that complies with DEP guidelines and ensures proper function of the stormwater management system and provides an acceptable future maintenance burden.

(16) The closed stormwater collection system shall consist of precast concrete drain manholes, precast concrete catchbasins, precast concrete water quality structures connected by straight segments of drainline.

(17) Separator structures shall be provided upgradient of all surface stormwater basins and subsurface absorption systems and shall treat the water quality volume and shall have a bypass capability for larger storms

d. Buildings

(1) Design of buildings shall be compatible in height, mass, architectural character, fenestration, color, and cladding with the character of other buildings on the lot.

(2) Larger buildings shall be stepped, jogged or angled in order to reduce bulk and mass.

(3) Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal expression.

(4) Facades of buildings visible from streets and abutting property shall be carefully designed and shall incorporate compatible architectural elements such as appropriate. All facades shall have doors or windows openings.

(5)The proportions and relationships between and windows should be compatible with the architectural style and character of other structures on the lot.

(6)The relationship of a structure the open space between it and adjoining structures should be compatible

(7)Architectural details including signs, materials, colors and textures shall be treated so as to be compatible with other buildings on the lot and should preserve and enhance the character of the surrounding areas.

(8)Buildings shall have painted or factory finished lap siding, stained cedar shingles, fiber cement clapboards or shingles, natural and artificial stone and brick cladding with color approved by the Board of Appeals.

(9)Windows shall be compatible with the architectural style of the structure and a consistent window design shall be utilized through the building and adjacent buildings.

(10) Mechanical equipment shall be screening and acoustically buffered and shall not be visible from ground level. Noise caused by such equipment shall neither exceed 70 dBA at the source nor exceed 55 dBA at the boundary of the property line.

f. Landscaping

(1)Planting plans for facilities exceeding sixty thousand (60,000) square feet in floor area shall be prepared by a Massachusetts Registered Landscape Architect.

(2)Landscaped areas shall be context sensitive and designed to complement adjacent or nearby buildings, walkways, streets and parking areas.

(3)Landscaping shall be provided along the entire street frontage Trees may be equally spaced or clustered and a minimum of one shade tree shall be provided for each 40 feet of frontage.

(4)Screening shall be provided for dumpsters, exterior electric and mechanical equipment, and utility structures Screening shall consist of evergreen trees and shrubs and shall be a minimum of 2 feet taller than the feature

being screened at maturity. An opaque board fence having a minimum height of 6 feet shall be provided continuously adjacent to the element being screened

(5)Landscaping shall consist primarily of native species to minimize maintenance, particularly water use. Plants included on the Massachusetts Department of Agricultural Resources' "Massachusetts Prohibited Plant List" (2006) are prohibited. Extensive mono plantings of a single species shall be avoided. A 6 inch thick loam layer shall be provided for all areas within the limit of construction excluding buildings and paved areas.

(6)All plants shall be nursery grown healthy, vigorous growing, and true to form and shape. Shade trees shall be deciduous hardwood trees and shall have a minimum caliper of 2½ to 3 inches at the time of planting. Flowering trees shall have a minimum caliper of 2½ to 3 inches at the time of planting. c) Coniferous trees shall be 10 to 12 feet in height at the time of planting. Shrubs shall be 18" to 24" in height at the time of planting.

(7)Landscape Maintenance shall comply with an Integrated Pest Management Plan. Use of fertilizer shall be minimized.

AMEND SECTION 2461

Amend Section "2461. Minimum Lot Area" by replacing the phrase "Professional District" with the phrase "Professional District A" by inserting at the end of the section the phrase "Professional District B Sixty thousand (60,000) square feet" such that it reads:

2460. Business Districts and Professional Districts Requirements.

2461. Minimum Lot Area:

Business District A	Ten thousand (10,000) square feet for single or two- (2) family dwellings. No minimum lot size for all other uses.
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Business Districts B and C	Ten thousand (10,000) square feet for two (2) family dwellings.
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	Eight thousand (8,000) square feet for all other uses.
Business District D	Fifty-three (53) acres.
Professional District A	Twenty thousand (20,000) square feet.
Professional District B	Sixty thousand (60,000) square feet.

ADD SECTION 2462

Insert following "2461. Minimum Lot Area", a new section as follows:

2462. Maximum Densities in Professional District B

Assisted Living Residence Units	A maximum of fifteen Assisted Living Residence units per acre or fraction thereof.
Residents in an Assisted: Living Residence	One and one quarter (1¼) residents per unit in an Assisted Living Residence.

AMEND SECTION 2462

Amend "Section 2462" by renumbering it as Section "2463. Minimum Lot Frontage and Width" by deleting following the phrase "In Business Districts B, C and D" the phrase "and the Professional District" and by inserting following the phrase "shall be eighty (80) feet" the phrase " In Professional Districts, the minimum lot width for single family dwellings shall be seventy (70) feet and one hundred fifty (150) feet for all other uses." such that it reads:

2463. Minimum Lot Frontage and Width:

In Business District A, the minimum lot width for single-family and two- (2) family dwellings shall be eighty (80) feet. There shall be no minimum width requirement for all other uses.

In Business District A, the minimum frontage for single-family and two- (2) family dwellings shall be seventy (70) feet. There shall be no minimum frontage requirement for all other uses.

In Business Districts B, C and D, the minimum lot width for two- (2) family dwellings shall be eighty (80) feet. In Professional Districts, the minimum lot width for single family dwellings shall be seventy (70) feet and one hundred fifty (150) feet for all other uses. Lot width for all other uses shall be as specified in Section 2412.

Minimum frontage for all other uses:

Business Districts B and C: Seventy (70) feet

Business District D: One thousand (1,000) feet

Professional Districts: One hundred (100) feet

AMEND SECTION 2463

Amend "Section 2463" by renumbering it as Section "2464. Lot Coverage and Open Space" and by deleting the phrase "Professional District" and by replacing it with the phrase "Professional District A" in all instances; by inserting at the end of paragraph "A. Maximum Lot Coverage" the phrase "Professional District B: Twenty percent (20%);" and by inserting at the end of paragraph "B. Minimum Landscaped Open Space Coverage including Natural Vegetation Areas" the phrase "Professional District B: Thirty percent (30%);" such that it reads:

2464. Lot Coverage and Open Space.

For purposes of this Section 2464, open space shall mean a portion of a lot or other area of land associated with and adjacent to a building or group of buildings in relation to which it serves to provide light and air, for scenic, recreational or similar purposes. Such space shall be available forestry and use by the occupants of the building(s) with which it is associated, and to the general public as appropriate with respect to the location of the open space on the lot and the nature of the use. Open space shall include parks, plazas, playgrounds, lawns, landscaped areas, decorative plantings and pedestrian ways. Streets, parking lots, driveways, service roads, loading areas, and areas normally inaccessible to pedestrian circulation shall not be counted in determining required open space.

A. Maximum Lot Coverage:

Business District A: Twenty-five percent (25%) for single-family and two- (2) family dwellings.

Sixty percent (60%) for all other uses.

Business District B: Twenty-five percent (25%) for residential uses.

Twenty percent (20%) for all other uses.

Business District C: Twenty-five percent (25%) for single-family and two- (2) family dwellings and thirty-five percent (35%) for multi-family residential uses.

Fifty percent (50%) for all other uses.

Business District D: Twenty percent (20%) excluding parking decks.

Professional District A: N/A.

Professional District B: Twenty percent (20%).

B. Minimum Landscaped Open Space Coverage including Natural Vegetation Areas:

Business District A: Twenty percent (20%).

Business District B: N/A.

Business District C: Thirty percent (30%).

Business District D: Thirty-five percent (35%).

Professional District A: N/A.

Professional District B: Thirty percent (30%).

C. Lot coverage and open space variations may be allowed by special permit from the Board of Appeals in Business Districts A and C:

Maximum lot coverage may be increased to not more than eighty five percent (85%) of total lot area and minimum landscaped open space coverage may be reduced to not less than fifteen percent (15%) of total lot area by special permit from the Special Permit Granting Authority. Under this special permit, increased lot coverage shall include

buildings and impervious surfaces. In granting a special permit for increased lot coverage or decreased landscaped open space coverage, the Special Permit Granting Authority shall determine that the special permit includes the provision of amenities or facilities that provide for the public benefit or convenience. Typical site improvements may be determined to be public benefits or convenience when in compliance with the following:

(1) When street plantings are provided along the entire street frontage for non-residential uses, except at drives, and except where neither a street setback nor a buffer zone is required. The required plantings should generally be located between the street and the build-to line.

(2) When curb cuts are consolidated either on a single lot or between abutting lots resulting in better traffic circulation and safety.

(3) When landscaping exceeding the minimum parking lot standards is provided. Trees and soil plots shall be so located as to provide visual relief and wind interruption within the parking area, and to assure safe patterns for internal circulation.

(4) When drainage techniques are used in order to promote improved stormwater drainage, such as porous pavement instead of traditional paving materials. Also, landscaped areas may be below grade in order to allow for stormwater retention and infiltration.

(5) When enhanced screening of dumpsters, refuse areas, and loading bays is provided for adjacent streets and properties. Plantings should be supplemented by an opaque fence or wall at least six (6) feet tall.

(6) When a septic system is installed that provides enhanced treatment capability or where the lot is encumbered by easements that facilitate provision of a shared septic system with enhanced treatment capability.

(7) When the building and façade design are compatible with the promotion of architectural elements as described in the Post Office Square Design Guidelines.

(8) When a landscaped area, or small park, preferably including public seating, is located in the front yard setback.

ADD SECTION 2465

Insert following renumbered Section 2464 (formerly Section 2463), a new section as follows:

2465. Buffer and Landscape Requirements.

Buffer strips shall be provided along side and rear lot lines adjacent to lots in residential districts and shall be densely planted with preeminently evergreen trees and shrubs that are drought tolerant and require minimal irrigation. Plants shall be selected and planted to provide a continuous year round screen from ground level to a minimum height at maturity of forty (40) feet. For buffer strips that are 30 feet or less in width along residential lot lines, the buffer strip shall include a six (6) foot high opaque wood fence.

Minimum buffer strip width for lots adjacent to residential districts: Fifteen (15) feet

Minimum buffer strip width adjacent to lots with existing residences: Twenty-five (25) feet along lot lines of lots with residential structures existing at the time of Building Permit issuance.

Landscape strips shall be provided along the entire lot frontage between parking areas and the street sideline and shall be planted with drought tolerant plants including mulch, turf, groundcover, shrubs, and trees. Pavement is limited to walkways and access drives.

Minimum width of landscape strips: Twenty (20) feet along the street sideline.

Interior landscaping shall be provided within all at grade parking lots which shall be planted with drought tolerant plants including mulch, turf, groundcover, shrubs, and trees. A minimum of one shade tree shall be planted for every twenty parking spaces.

Minimum area: Five percent (5%) of the parking lot surface area.

AMEND SECTION 2464

Amend "Section 2464" by renumbering it as "Section 2466. Building Location" and by deleting the phrase "Professional District" and replacing it with the phrase "Professional

District A" and by inserting before the phrase "Minimum setback from side or rear lot lines" the phrase "Professional District B: Forty (40) feet;" such that it reads:

2466. Building Location.

Business Districts A and C, single-family and two- (2) family dwellings shall have a maximum yard setback of twenty (20) feet from the property line. Other uses shall have a maximum front yard setback of ten (10) feet from the property line. In Business District A, any required front setback may only be used for landscaping, public seating, circulation, signage and drives, consistent with the Post Office Square Design Guidelines. The Planning Board during site plan review, or the Board of Appeals during special permit review, may increase the front yard setback if this is necessary to provide public area for pedestrian circulation and seating, and to ensure that criteria for site design as identified in the "Design Guidelines for the Town Center Business District" are achieved.

Minimum front setback from street sideline:

Business District B: Ten (10) feet.

Business District D: Ten (10) feet from the sideline of Route I-95 and fifty (50) feet from Old Post Road.
One hundred (100) feet from all other streets.

Professional District A: N/A.

Professional District B: Forty (40) feet.

Minimum setback from side or rear lot lines:

Business Districts A, B and C: Twenty (20) feet from lot lines in any Residence District.
Ten (10) feet from all other lot lines.

Business District D: One hundred (100) feet (setbacks from Route I- 95 are considered as front setbacks as set forth above).

Professional Districts: Twenty (20) feet from lot lines in any Residence District.
Ten (10) feet from all other lot lines.

Business Districts A and C and in the Professional District, minimum separation between buildings on the same lot is ten (10) feet, except no separation is required where two (2) buildings separated by a fire wall meeting the requirements of the Massachusetts State Building Code. those Districts, no separation is required where two (2) buildings are separated by a fire wall, meeting the requirements of the Massachusetts State Building Code, at adjoining side lot lines and there is a multi-year development agreement between the two (2) property owners and the building offers aesthetic value and architectural interest.

Business District D, separation between buildings on the same lot shall conform to the requirements set forth herein.

(1) Buildings shall be laid out in pedestrian scale groups and the minimum separation between groups of buildings shall be maximized to the extent practicable.

(2) Within a group of buildings, minimum building separation: twenty (20) feet. Within a group of buildings, maximum building separation: one hundred (100) feet.

AMEND SECTION 2465

Amend "Section 2465" by renumbering it as Section "2467. Maximum Building Height" and by replacing the phrase "Professional District" with the phrase "Professional Districts" such that it reads:

2467. Maximum Building Height.

Building height shall be as defined in the Massachusetts Building Code. When height is expressed in stories and feet, the specified number of stories is allowed up to the maximum number of specified feet.

Residential uses in Business Districts and the Professional District shall not exceed three (3) stories or forty (40) feet.

All other uses, including mixed-use buildings (with or without a residential component), shall not exceed the following limits:

Professional Districts: Three (3) stories or forty (40) feet;

Business Districts A and C: Three (3) stories or forty-five (45) feet. Accessories and architectural features extending above the roofline may not exceed a height of fifty (50) feet;

Business District B: Four (4) stories or sixty (60) feet;

Business District D: Three (3) stories (excluding mezzanines as defined in the Massachusetts Building Code) or sixty (60) feet and further provided that the height of each story is limited to twenty-four (24) feet for retail and theater use, to sixteen (16) feet for office use, and to thirteen (13) feet for all other uses.

AMEND SECTION 3111

Amend Section "3111. Number of Parking Spaces Required" by inserting at the beginning of paragraph A.6 of Section 3111 the phrase "For Assisted Living Residence in Professional District B: Two (2) parking spaces for every three (3) units" and by revising the last paragraph of Section 3111 by revising the first sentence thereof by deleting the phrase "Professional District" and replacing it with the phrase "Professional District A." and by revising the second sentence thereof by deleting the phrase "Any Professional District" and replacing it with the phrase "For Professional District A" such that it reads:

3111. Number of Parking Spaces Required.

A. Parking in excess of the minimum standards set forth within this Section 3111 shall be at the discretion of the Board of Appeals during its review of a site plan or special permit application, or the Planning Board during its review of a site plan application in Business District A. The minimum number of parking spaces required shall be as follows:

1) For religious and public educational institutions: One (1) parking space per six hundred (600) square feet of gross floor area.

2) For other places of public assembly, such as for meetings, entertainment, recreation, adult education, service of food or beverages: One (1) parking space per five (5) fixed seats or ten (10) lineal feet of bench, or where no seats or benches are provided, one (1) parking

space per twenty (20) square feet of floor area open to the public assembly.

3) For bowling alleys: Two (2) parking spaces per bowling alley.

4) In Business District D:

Hotel	One (1) parking space per room or suite.
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Business and professional office	Four (4) parking spaces per one thousand (1,000) square feet of gross floor area.
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5) For all other permitted non-residential uses in the Business District A: Three (3) parking spaces per one thousand (1,000) square feet of gross leasable area on the ground floor and one and one half (1½) parking spaces per one thousand (1,000) square feet of such area on any additional floor.

6) For Assisted Living Residence in Professional District B: Two (2) parking spaces for every three (3) units. For all other permitted non-residential uses in Business Districts B, C and D and the Professional Districts: Five (5) parking spaces per one thousand (1,000) square feet of gross leasable area on the ground floor and three (3) parking spaces per one thousand (1,000) square feet of such area on any additional floor.

7) For residential uses, there shall be one (1) parking space per dwelling unit.

8) In Business District A, for any place of public assembly that utilizes seasonal outdoor seating, the additional seasonal outdoor space shall be exempt from parking requirements.

B. Where the computation of required spaces results in a fractional number, a fraction of one half (1/2) or more shall be counted as one (1).

C. In Business District A, in order to provide for better site design, up to twenty-five percent (25%) of the total number of off-street parking spaces may, at the discretion of the Board of Appeals during its review of a special permit application, or

the Planning Board during its review of a site plan application, be allocated for compact cars with dimensions of eight (8) feet by eighteen (18) feet. Such spaces shall be clearly designated for compact cars only.

D. In Business District A, multi-level above- or below-grade parking may be allowed, if determined appropriate by the Board of Appeals during its review of a special permit application, or the Planning Board during its review of a site plan application, and shall not exceed two (2) levels.

E. No existing non-residential use on a lot non-conforming as to parking may be expanded or changed to a use requiring more parking spaces unless provision is made for additional parking spaces at least equal to the difference between the requirements for the proposed enlargement or new use and the present parking requirement. However, when a change or expansion of a nonresidential use in a business district is proposed primarily within an existing building on a lot nonconforming as to parking, the Board of Appeals during its review of a site plan or special permit application, or the Planning Board during its review of a site plan application in Business District A, may, by special permit, waive all or part of any increased parking requirement. In determining whether a waiver of parking is appropriate, the Special Permit Granting Authority shall consider evidence which shall be provided by the applicant regarding the following items:

- 1) The operating characteristics of the proposed use including but not limited to a description of the type of business, hours of operation, number of employees, delivery service requirements and loading facilities;
- 2) The peak parking demand for the proposed use in relation to the peak parking demand generated by other uses in the area;
- 3) The need for and provision of employee and customer parking; and
- 4) The availability and/or shortage of existing public parking within four hundred (400) feet of the site as per Section 3112 and the proximity of transit facilities.

F. Where it can be demonstrated that the combined peak parking needs of all the uses sharing the lot will, because of differences in peak hours or days, be less than required by Subsection 3111, the number of parking spaces to be provided may

be reduced accordingly, but not by more than twenty-five percent (25%), by special permit from the Board of Appeals during its review of a site plan or special permit application, or the Planning Board during its review of a site plan application in Business District A, but only for as long as this condition exists.

G. In Business Districts A and B, for developments requiring more than twenty (20) off-street parking spaces, bicycle parking spaces in bicycle rings or racks shall be provided equaling one (1) per twenty (20) of the required off-street parking spaces or fraction thereof, in addition to the required off-street parking. For residential uses, at least half of the required bicycle parking spaces shall be provided in weather protected locations.

3112. Location of Parking. All parking, including access thereto, which is accessory to uses within the Business A and C Districts shall be provided within the same district. All required parking shall be provided on the same lot or lots as the principal use or uses to which it is accessory, except that off-street parking on another lot within a four hundred foot (400') radius of the pedestrian entrance of a building may be counted towards the minimum parking requirements in the following manner:

If the parking lot is privately owned, the parking spaces shall be created to the owner, or to the several users thereof as formally agreed between them and the owner, and recorded on the deed to the parking lot, but no such parking lot shall be otherwise used or diminished in size except insofar as the Board of Appeals finds that the lot is no longer required by the users thereof;

If the parking lot is publicly owned, each lot having business district frontage within a four hundred foot (400') radius of any pedestrian entrance to the parking lot shall be, subject to Board of Appeal approval, credited with a proportion of the public parking spaces corresponding to the proportion of the private lot's business district frontage bears to the total business district frontage of all lots so situated which do not already meet the requirements for off-street parking. In requesting credit for accessory parking in a public lot, the petitioner shall submit sufficient evidence of the adequacy of the public lot to accommodate the proposed parking.

Off-street parking for Professional District A uses may also be provided on an adjoining lot or lots in any other district allowing such accessory use on Special Permit from the Board of Appeals. For Professional District A, accessory off-street parking allowed by Special Permit to be located on an adjoining lot or lots in a residential district shall meet the design requirements of Section 3113 and shall be screened from the other property in the residential district by a strip at least four feet (4') wide, densely planted with shrubs or trees which are at least four feet (4') high at the time of planting and which are of a type that may be expected to form a year-round dense screen at least six feet (6') high within three (3) years, or by an opaque wall, barrier or uniform fence at least five feet (5') high, but not more than seven feet (7') above finished grade. Such screening shall be maintained in good condition at all times.

AMEND SECTION 4531

Amend Section "4531. Prohibited Uses and Activities" by revising paragraph "c" thereof by adding the phrase "force mains" after the phrase "not including sewer lines" and by deleting the phrase "to treatment facilities located outside of the Water Resources Protection District" and by revising paragraph "d" thereof inserting after the phrase "In Business District D" the phrase "and in the Wastewater Overlay District;" such that it reads:

4531. Prohibited Uses and Activities.

Within the Water Resource Protection Districts the following uses and activities are specifically prohibited:

- a. sanitary landfill or other disposal of solid waste;
- b. motor vehicle salvage operations and junk yards;
- c. municipal sewage treatment facilities (Publicly Owned Treatment Works), not including sewer lines, force mains, pump stations and other accessory sewer system equipment used to transport sewage;
- d. sewage treatment plants, except as follows:
 - (1) In Business District D and in the Wastewater Overlay District, on-site wastewater treatment is permitted provided that it is authorized by a Groundwater Discharge

Permit and a Treatment Works Construction Permit as set forth in 2329 and provided that the wastewater treatment plant does not accept industrial wastewater as defined in 310 CMR 15.004(5) and that adequate funding mechanisms are in place to provide for proper operation and maintenance and for monitoring and testing;

(2) in the Light Industrial District, on-site wastewater treatment for domestic wastewater and/or industrial wastewater as defined in 310 CMR 15.004(5) may be permitted pursuant to 4532.d, provided that it is authorized by a Groundwater Discharge Permit, a Sewer Extension Permit, a Sewer Connection Permit and/or other applicable permits from the Massachusetts Department of Environmental Protection and a Treatment Works Construction Permit and/or other applicable permits from the Sharon Board of Health, and further provided that adequate funding mechanisms are in place to provide for proper operation and maintenance and for monitoring and testing.

- e. commercial car washes;
- f. outdoor storage of road salt or other de-icing chemicals;
- g. any underground fuel storage or other storage tanks or collection pits, including any tanks or collection pits partially below mean ground elevation.
- h. dumping of snow from outside the district;
- i. commercial dry cleaning establishments;
- j. commercial self-service laundries, unless connected to public sewerage;
- k. commercial service and repair of airplanes, boats and motor vehicles, including body shops;
- l. storage and/or sale of petroleum or other refined petroleum products, except within a building which it will heat or except in quantities reasonably associated with normal household use;
- m. commercial plating, finishing or polishing of metals;
- n. chemical and bacteriological laboratories;

o. storage of herbicides, pesticides or fertilizer, other than in amounts normally associated with household or agricultural uses;

p. the following activities if done commercially: cabinet or furniture making, painting, wood preserving, furniture stripping and refinishing, photographic processing and printing;

q. electronic circuit assembly;

r. hotels or motels, unless connected to public sewerage;

s. the removal of any earth, rock, soils, humus or mineral substance except as to the extent permitted by Article 12A of the Town's General By-Laws.

AMEND ARTICLE V

Amend "Article V. Definitions" by inserting after the definition of "Artist's Studio" the following:

Assisted Living Residence. Any entity, however organized, whether conducted for profit or not for profit, which meets all of the following criteria: (a) provides room and board; (b) provides, directly by its employees or through arrangements with another organization which the entity may or may not control or own, personal care services for three or more adults who are not related by consanguinity or affinity to their care provider; and (c) collects payments or third party reimbursements from or on behalf of Residents to pay for the provision of assistance with the activities of daily living, or arranges for the same and provided that said entity is certified or licensed by the Executive Office of Elder Affairs of the Commonwealth of Massachusetts or any successor office or agency pursuant to MGL Ch. 19D and all other applicable requirements. This definition shall not include any other forms of group living quarters such as group foster care group homes, single room occupancy residences, rooming or lodging houses, and other facilities as listed in Commonwealth of Massachusetts Regulations (651 CMR 12.01).

AMEND SECTION 6313

Amend Section "6313" by inserting by inserting a new paragraph "m" and by redesignating the last two paragraphs of Section 6313 as paragraphs "m" and "n" such that it reads:

6313. In approving a Special Permit, the SPGA may consider, but is not limited to, the following:

- a. Requirement of street side or rear yards greater than the minimum required by this By-Law.
- b. Requirement of screening of parking areas or other parts of the premises from adjoining premises or from the street, by walls, fences, plantings or other devices.
- c. Modification of the exterior features or appearances of the structure.
- d. Limitation of size, number of occupants, method or time of operation or extent of facilities.
- e. Regulation of number, design and location of access drives or other traffic features.
- f. Requirement of off-street parking or other special features beyond the minimum required by this or other applicable By-Law.
- g. Adequacy of method of sewage disposal, source of drinking water and drainage.
- h. Requirements to ensure the adequacy of utilities and other public services.
- i. Measures to minimize adverse impacts on public and private water supplies.
- j. If within Business District D, the extent to which buildings exceeding the gross floor area and footprint limitations of 2466 satisfy the requirements, design requirements, and performance standards of 2327, 2328, and 2329 in a manner comparable to buildings permitted by 2322 and 2323.
- k. If within the Surface Water Resource Protection District measures to minimize cumulative impacts on Lake Massapoag and its tributary streams, including consideration of nitrate-nitrogen loadings and other chemicals as specified by State and Federal regulations for surface water.
- l. If within the Ground Water Resource Protection District, measures to minimize cumulative impacts on municipal water supplies, including consideration of nitrate-nitrogen

loadings and other chemicals as specified by State and Federal regulations for drinking water.

m. If within Professional Districts, potential risk in terms of health and safety including without limitation biohazards and risk related to behavioral characteristics of patients.

n. Requirement for inspection and monitoring of any condition of the Special Permit in order to determine compliance with the terms of the Special Permit.

o. For Special Permits under Section 4535, the adequacy of proposed method and supporting evidence of the ability to recharge, on-site, any increase in the volume of runoff from an impervious area, and/or the adequacy of proposed method and supporting evidence to recharge the underlying groundwater deposit and minimize sedimentation of surface water.

AMEND SECTION 6323

Amend Section "6323. Applicability" by amending paragraph "b" thereof by inserting at the end of said paragraph the phrase "(3) In Professional Districts, projects exceeding 60,000 square feet of floor area" such that it reads:

6323. Applicability.

Site Plan Approval under the requirements of this subsection is required in the following cases:

a. Site Plan Review (SPR) is required for the following projects listed below provided that the Board of Appeals may waive site plan review for minor changes to existing facilities:

(1) In Business District B, for projects exceeding ten (10) acres;

(2) In the Light Industrial District, for projects exceeding either sixty thousand (60,000) square feet of gross floor area or three (3) acres of land disturbance and for any motel, hotel or motor truck sales and service facility, regardless of floor area or land disturbance;

(3) In Business Districts A and C, site plan review for projects shall be subject to Section 6330, using the review criteria established in Section 6335.

(4) In Professional Districts, for all projects other than one single family residence on a lot.

b. Major Site Plan Review (MSPR) is required for the following projects:

(1) In Business Districts D, site plans for all projects;

(2) In the Light Industrial District, site plans for projects exceeding either two hundred thousand (200,000) square feet of gross floor area or ten (10) acres of land disturbance.

(3) In Professional Districts, projects exceeding 60, 000 square feet of floor area.

c. Coordinated Review is required under the Storm Water Discharges Generated by Construction Activity General Bylaw in all districts for site plans that disturb in excess of one (1) acre of land. For the purposes of this Subsection, the designation "disturb" shall mean any land area which, according to the plan, will be subject to any activity such as clearing, grading and excavating that exposes soil, sand, rock, gravel or similar earth material.

REPLACE SECTION 6327

Delete Section "6327. Major Site Plan Review Submissions" and replace it with the following:

6327. Major Site Plan Review Submissions.

Applications for Major Site Plan Review (MSPR) shall include all requirements of Section 6326. In addition, the Board of Appeal will establish a "Scope" detailing the design, fiscal, environmental, and community issues to be evaluated based upon the likely impacts of the proposed project. In establishing the Scope, the Board shall consider the comments of Town Boards and officials having special expertise in the issues being evaluated and the review thresholds set forth below. The Scope of each study shall be proportional to the significance of related impacts on the site and Town.

Traffic studies if required shall conform to the EOEa/EOTC Guidelines EIR/EIS Traffic Impact Assessment (1989). The Traffic Study Area (TSA) shall be established by the Board of Appeal. Traffic shall be evaluated for the Existing Case, the No-Build Plus 5 Year Case, and for the Build Plus 5 Year Case. The No-Build Plus 5 Year Case is defined as conditions existing five years following issuance of all required approvals under this Bylaw including required Site Plan Approval, Special Permit, or variance excluding project generated traffic. The Build Plus 5 Year Case is defined as conditions existing with full build out and occupancy of the project five years following issuance of all required approvals under this Bylaw including required Site Plan Approval, Special Permit, or variance including all project generated traffic. Level-of-service shall be determined in accordance with the Transportation Research Board's Highway Capacity Manual. Trips shall be distributed and traffic assigned to specific facilities using origins and destinations set forth in a market study prepared for the project. In the absence of a market study, the Board of Appeal may require that a market study be submitted or may require that origins and destinations be established through a gravity model.

Review thresholds. In establishing the Scope, the Board of Appeals shall consider the following:

- a. For projects generating more than 3,000 vehicle trips per day, the Traffic Study Area (TSA) shall encompass all intersections within three thousand feet of the project boundary.

- b. For projects generating more than 1,000 vehicle trips per day, the Traffic Study Area (TSA) shall encompass all major intersections whose peak hour traffic volumes are increased by 200 or more vehicle trips per day or whose peak hour traffic volumes are increased by ten (10) percent or more, and such other locations included in the Scope established by the Board of Appeal.

- c. For projects generating more than 3,000 vehicle trips per day, plans for roadway and intersection upgrades for all roadway segments and intersections within the Traffic Study Area as defined in paragraph "a" shall be provided that are sufficient to provide level-of service D or better under the Build Plus 5 Year Case for the AM peak hour, the PM peak hour, and the Saturday peak hour.

- (d) Construction impacts and truck traffic shall be provided for sites disturbing over 5 acres.

(e) Acoustical studies shall be provided where roof top mechanical equipment is proposed or where the proposed use will generate noise when said building or use is within 500 feet of residences.

(f) Air quality studies shall be provided where intersections in the traffic study area will operate at level-of-service E or F.

(g) Groundwater flow including geohydro models and aquifer recharge studies where onsite wastewater disposal exceeds 5,000 gallons per day or where more than 40,000 sq ft. of impervious material will be placed within a Water Resource Protection District.

(h) Visual quality and aesthetic studies shall be provided for projects exceeding 60,000 sq. ft. of gross floor area.

(i) Fiscal impact and property tax studies shall be provided for projects exceeding 60,000 sq. ft. of gross floor area.

(j) Infrastructure studies shall be provided for projects exceeding 60,000 sq. ft. of gross floor area.

AND FURTHER

To amend the Zoning By-Law by amending the map entitled "Zoning Map, Town of Sharon, Massachusetts" dated February 2008 and prepared by the Department of Public Works, Engineering Division, GIS Team, by placing a certain tract of land containing approximately 6.2 acres of land in Professional District B as indicated in Figure A. Said land on the northwesterly sideline of South Main Street, Sharon, Norfolk County, Massachusetts, near Gavins Pond Road and is comprised of parcels designated as Assessor's Map 47 Parcel 37 located at 669 South Main Street and Assessor's Map 47 Parcel 26 located at 675 South Main Street. Currently, said land is located within the Single Residence A District. Said land is currently overlain by the Ground Water Resources Protection District and will remain in this overlay district. Portions of the land within Assessor's Map 47 Parcel 37 are currently overlain by Sharon Commons Smart Growth Overlay District (SCSGOD), Subzone B and will remain in this overlay district.

And further by amending the aforesaid map entitled "Zoning Map, Town of Sharon, Massachusetts" by the deleting the term "Professional District" where it currently appears and

substituting the term "Professional District A" and by adding the term "Professional District B" and symbol to the map legend.



FIGURE A - PROPOSED PROFESSIONAL DISTRICT B

MOTION: To call the question. **CARRIED. Moderator recognized voters at the microphones.**

VOTED: That the Town Amend the "Zoning Bylaws of the Town of Sharon, Massachusetts as Amended Through November 2012" by amending certain sections thereof and by amending the map entitled "Zoning Map, Town of Sharon, Massachusetts" dated February 2008 and prepared by the Department of Public Works, Engineering Division, GIS Team exactly as printed beginning on page 6 and ending on page 34 of the Warrant for this Annual Town Meeting except for the deletion of the words "or take any other action relative thereto."

AMEND SECTION 2110

Amend "Section 2110. Districts" by reorganizing the order in which districts are listed for consistency with the organization of the overall By-Law by deleting the phrase "Housing Authority District" in its current location and inserting said phrase after the phrase "General Residence Districts;" by deleting the phrase "Professional Districts" and by inserting at the end of the list of districts the phrase "Professional District A" and the phrase "Professional District B;" such that it reads:

2110. Districts. For the purpose of this By-Law, the Town of Sharon is hereby divided into classes of districts to be known as:

Rural 1 Districts
Rural 2 Districts
Suburban 1 Districts
Suburban 2 Districts
Single Residence A Districts
Single Residence B Districts
General Residence Districts
Housing Authority Districts
Business Districts A
Business Districts B
Business Districts C
Business Districts D
Light Industrial Districts
Professional Districts A
Professional Districts B

"Overlay" Districts are also created as follows:

- Flood Hazard Districts
- Water Resource Protection Districts
- Senior Living Overlay District (Senior Living District)
- Historic Districts
- Sharon Commons Smart Growth Overlay District (SCSGOD)

REPLACE SECTION 2340.

Delete "Section 2340 Professional Districts." In its entirety and replace it with the following:

2340. Professional Districts.

2341. Permitted Residential Uses:

- a. Residence for a single family.

2342. Permitted Community Service Uses:

- a. Religious or educational purposes on land owned or leased by a public body, religious sector denomination, or non-profit educational corporation.

2343. Permitted Health Services and Related Uses. In Professional District B, permitted health services and related uses:

- a. Assisted Living Residence.

2344. Other Permitted Principal Uses:

- a. Agriculture, horticulture or floriculture on lots of five acres or more, including the sale of products raised on the premises only; market gardens; nurseries; greenhouses;

- b. Earth removal as provided by Article 12A of the General Bylaws, Sharon, Massachusetts, Stripping or Removal of Earth Materials.

2345. Permitted Accessory Uses:

- a. Such accessory purposes as are customarily incident to the foregoing purposes, and are not injurious to neighboring uses.

- b. At grade parking facilities.

2346. Uses Allowed on Special Permit from the Board of Appeals:

a. Business or professional offices; medical or dental offices and clinics for out-patients only, including signs as permitted in the Business A District under the Sharon Sign By-Law;

b. Natural gas custody transfer facilities or gate stations as provided in Section 4700.

2347. Professional District B Design Requirements. Design requirements for buildings other than residence for a single family:

a. Site Design

(1) Natural features shall be preserved to the extent practicable

(2) Continuous six (6) foot wide pedestrian walkways shall be provided connecting all building entrances, parking facilities., and the adjacent street.

(3) Open space shall be well landscaped and shall include passive recreation facilities and site furnishings.

(4) Driveways shall provide convenient general vehicular access, emergency vehicle access and service vehicle access.

(5) Access, fire hydrant locations, and building fire protection systems shall comply with fire department requirements. Vehicular access shall be provided to three sides of the building minimum or as required by the fire department.

(6) Dumpster pads shall be located to the side or rear of buildings where practicable with convenient access requiring minimal vehicle maneuvering and shall be thoroughly screened with plantings and fencing and shall have an 8 inch thick reinforced cement concrete pad with an 8 inch gravel base.

(7) Utility and service equipment, transformers, switchgears, meters, HVAC equipment or any other type of utility equipment shall be located to the rear or side of

buildings and shall be thoroughly screened with plantings and fencing

(8) Site lighting shall be designed with the lower illumination levels consistent with good design practice and IESNA recommendations. Maximum illumination levels shall not exceed 5 foot-candles at any location. Light trespass shall be limited to 0.25 foot-candles at all property lines. Fixtures and poles shall be compatible in style with on-site buildings. Maximum pole height shall be 18 feet in parking lots and 12 feet along pedestrian walkways. Fixtures shall avoid upward projection of light consistent with "dark skies" principals and shall avoid point sources of light visible from off-site locations. Light trespass shall be limited to 0.25 foot-candles at all property lines, except at driveways. Exterior lighting system shall incorporate zones and timers to reduce lighting levels at non peak times.

b. Standards

(1) All driveways, parking facilities, and loading facilities shall be surfaced with a bituminous concrete pavement with a 12 inch gravel base. Bituminous concrete pavement shall be 4½ inches thick except within parking spaces where it shall be 3½ inches thick.

(2) All walkways shall be surfaced with a 4 inch thick reinforced cement concrete pavement or unit pavers with a 12 inch gravel base

(3) All curbing shall be vertical faced precast cement concrete curb or vertical faced granite curb with 6 inch reveal.

(4) Utilities shall be installed underground.

c. Stormwater management

(1) The stormwater management system shall collect, convey, treat, and recharge stormwater in a manner which will ensure protection of property, preservation of water resources, minimization of environmental impacts, and protection of public and environmental health by providing adequate protection against pollution, flooding siltation and other problems caused by poor drainage.

(2)The stormwater management system shall adhere to standard engineering practice.

(3)The stormwater management system shall conform to the Massachusetts Department of Environmental Protection Stormwater Management Standards (310 CMR 10.05(6)(k-q)).

(4)The stormwater management system shall generally conform to guidance provided in the current edition of the Massachusetts Department of Environmental Protection's "Stormwater Handbook."

(5)The stormwater management system shall have sufficient capacity to accommodate the twenty-five (25) year frequency storm event while maintaining open channel flow in drainlines.

(6)Stormwater detention and retention basins shall be designed to accommodate the 100 year frequency design storm with one foot of freeboard and shall empty within 72 hours following cessation of precipitation and shall provide for a two foot separation to groundwater. A ten foot wide access road shall be provided around the basin rim an accessing all structures. An emergency spillway above the 100 year design elevation of the basin shall be provided.

(7)The stormwater management system shall provide for recharge of a volume equal to the entire one (1) year frequency storm event shall provide for no increase in the peak rate of discharge for the 100 year frequency storm event.

(8)The stormwater management system shall provide a treatment train for the water quality volume that reduces the contaminant burden in stormwater to the maximum extent possible (MEP) using Best Management Practices (BMPs).

(9)The stormwater management system shall maintain pre-development drainage patterns and pre-development hydrological conditions in groundwater and surface waters and shall avoid any increase in the peak rate of stormwater discharge at the property boundary for each storm event up to the 100 year frequency storm event.

(10) The stormwater management system shall incorporate a strategy for source control and Best Management Practices (BMPs).

(11) The stormwater management system shall recharge roof water in separate facilities.

(12) The stormwater management system shall protect or enhance resource areas subject to regulation under the "Massachusetts Wetlands Protection Act (MGL Ch 131 §40)" and shall avoid new point source discharges within 100 feet of a bordering vegetated wetlands.

(13) The stormwater management system shall utilize Low Impact Design where practicable.

(14) The stormwater management system shall include Stormwater BMPs that abate phosphorous levels in accordance with the Massachusetts Stormwater Handbook.

(15) The stormwater management system shall utilize an Operation and Maintenance (O&M) plan that complies with DEP guidelines and ensures proper function of the stormwater management system and provides an acceptable future maintenance burden.

(16) The closed stormwater collection system shall consist of precast concrete drain manholes, precast concrete catchbasins, precast concrete water quality structures connected by straight segments of drainline.

(17) Separator structures shall be provided upgradient of all surface stormwater basins and subsurface absorption systems and shall treat the water quality volume and shall have a bypass capability for larger storms

d. Buildings

(1) Design of buildings shall be compatible in height, mass, architectural character, fenestration, color, and cladding with the character of other buildings on the lot.

(2) Larger buildings shall be stepped, jogged or angled in order to reduce bulk and mass.

(3) Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal expression.

(4) Facades of buildings visible from streets and abutting property shall be carefully designed and shall incorporate compatible architectural elements such as appropriate. All facades shall have doors or windows openings.

(5) The proportions and relationships between and windows should be compatible with the architectural style and character of other structures on the lot.

(6) The relationship of a structure the open space between it and adjoining structures should be compatible

(7) Architectural details including signs, materials, colors and textures shall be treated so as to be compatible with other buildings on the lot and should preserve and enhance the character of the surrounding areas.

(8) Buildings shall have painted or factory finished lap siding, stained cedar shingles, fiber cement clapboards or shingles, natural and artificial stone and brick cladding with color approved by the Board of Appeals.

(9) Windows shall be compatible with the architectural style of the structure and a consistent window design shall be utilized through the building and adjacent buildings.

(10) Mechanical equipment shall be screening and acoustically buffered and shall not be visible from ground level. Noise caused by such equipment shall neither exceed 70 dBA at the source nor exceed 55 dBA at the boundary of the property line.

f. Landscaping

(1) Planting plans for facilities exceeding sixty thousand (60,000) square feet in floor area shall be prepared by a Massachusetts Registered Landscape Architect.

(2) Landscaped areas shall be context sensitive and designed to complement adjacent or nearby buildings, walkways, streets and parking areas.

(3)Landscaping shall be provided along the entire street frontage Trees may be equally spaced or clustered and a minimum of one shade tree shall be provided for each 40 feet of frontage.

(4)Screening shall be provided for dumpsters, exterior electric and mechanical equipment, and utility structures Screening shall consist of evergreen trees and shrubs and shall be a minimum of 2 feet taller than the feature being screened at maturity. An opaque board fence having a minimum height of 6 feet shall be provided continuously adjacent to the element being screened

(5)Landscaping shall consist primarily of native species to minimize maintenance, particularly water use. Plants included on the Massachusetts Department of Agricultural Resources' "Massachusetts Prohibited Plant List" (2006) are prohibited. Extensive mono plantings of a single species shall be avoided. A 6 inch thick loam layer shall be provided for all areas within the limit of construction excluding buildings and paved areas.

(6)All plants shall be nursery grown healthy, vigorous growing, and true to form and shape. Shade trees shall be deciduous hardwood trees and shall have a minimum caliper of 2½ to 3 inches at the time of planting. Flowering trees shall have a minimum caliper of 2½ to 3 inches at the time of planting. c) Coniferous trees shall be 10 to 12 feet in height at the time of planting. Shrubs shall be 18" to 24" in height at the time of planting.

(7)Landscape Maintenance shall comply with an Integrated Pest Management Plan. Use of fertilizer shall be minimized.

AMEND SECTION 2461

Amend Section "2461. Minimum Lot Area" by replacing the phrase "Professional District" with the phrase "Professional District A" by inserting at the end of the section the phrase "Professional District B Sixty thousand (60,000) square feet" such that it reads:

2460. Business Districts and Professional Districts Requirements.

2461. Minimum Lot Area:

Business District A	Ten thousand (10,000) square feet for single or two- (2) family dwellings. No minimum lot size for all other uses.
Business Districts B and C	Ten thousand (10,000) square feet for two (2) family dwellings. Eight thousand (8,000) square feet for all other uses.
Business District D	Fifty-three (53) acres.
Professional District A	Twenty thousand (20,000) square feet.
Professional District B	Sixty thousand (60,000) square feet.

ADD SECTION 2462

Insert following "2461. Minimum Lot Area", a new section as follows:

2462. Maximum Densities in Professional District B

Assisted Living Residence Units	A maximum of fifteen Assisted Living Residence units per acre or fraction thereof.
Residents in an Assisted: Living Residence	One and one quarter (1¼) residents per unit in an Assisted Living Residence.

AMEND SECTION 2462

Amend "Section 2462" by renumbering it as Section "2463. Minimum Lot Frontage and Width" by deleting following the phrase "In Business Districts B, C and D" the phrase "and the Professional District" and by inserting following the phrase "shall be eighty (80) feet" the phrase " In Professional Districts, the minimum lot width for single family dwellings shall be seventy (70) feet and one hundred fifty (150) feet for all other uses." such that it reads:

2463. Minimum Lot Frontage and Width:

In Business District A, the minimum lot width for single-family and two- (2) family dwellings shall be eighty (80) feet. There shall be no minimum width requirement for all other uses.

In Business District A, the minimum frontage for single-family and two- (2) family dwellings shall be seventy (70) feet. There shall be no minimum frontage requirement for all other uses.

In Business Districts B, C and D, the minimum lot width for two- (2) family dwellings shall be eighty (80) feet. In Professional Districts, the minimum lot width for single family dwellings shall be seventy (70) feet and one hundred fifty (150) feet for all other uses. Lot width for all other uses shall be as specified in Section 2412.

Minimum frontage for all other uses:

Business Districts B and C: Seventy (70) feet

Business District D: One thousand (1,000) feet

Professional Districts: One hundred (100) feet

AMEND SECTION 2463

Amend "Section 2463" by renumbering it as Section "2464. Lot Coverage and Open Space" and by deleting the phrase "Professional District" and by replacing it with the phrase "Professional District A" in all instances; by inserting at the end of paragraph "A. Maximum Lot Coverage" the phrase "Professional District B: Twenty percent (20%);" and by inserting at the end of paragraph "B. Minimum Landscaped Open Space Coverage including Natural Vegetation Areas" the phrase "Professional District B: Thirty percent (30%);" such that it reads:

2464. Lot Coverage and Open Space.

For purposes of this Section 2464, open space shall mean a portion of a lot or other area of land associated with and adjacent to a building or group of buildings in relation to which it serves to provide light and air, for scenic, recreational or similar purposes. Such space shall be available forestry and use by the occupants of the building(s) with which it is associated, and to the general public as appropriate with respect to the location of the open space on the lot and the nature of the use. Open space shall include parks, plazas, playgrounds, lawns, landscaped areas, decorative plantings and pedestrian ways. Streets, parking lots, driveways, service roads, loading areas, and areas normally inaccessible to

pedestrian circulation shall not be counted in determining required open space.

A. Maximum Lot Coverage:

- Business District A: Twenty-five percent (25%) for single-family and two- (2) family dwellings.
Sixty percent (60%) for all other uses.
- Business District B: Twenty-five percent (25%) for residential uses.
Twenty percent (20%) for all other uses.
- Business District C: Twenty-five percent (25%) for single-family and two- (2) family dwellings and thirty-five percent (35%) for multi-family residential uses.
Fifty percent (50%) for all other uses.
- Business District D: Twenty percent (20%) excluding parking decks.
- Professional District A: N/A.
- Professional District B: Twenty percent (20%).

B. Minimum Landscaped Open Space Coverage including Natural Vegetation Areas:

- Business District A: Twenty percent (20%).
- Business District B: N/A.
- Business District C: Thirty percent (30%).
- Business District D: Thirty-five percent (35%).
- Professional District A: N/A.
- Professional District B: Thirty percent (30%).

C. Lot coverage and open space variations may be allowed by special permit from the Board of Appeals in Business Districts A and C:

Maximum lot coverage may be increased to not more than eighty five percent (85%) of total lot area and minimum landscaped open space coverage may be reduced to not less than fifteen percent (15%) of total lot area by special permit from the Special Permit Granting Authority. Under this special permit, increased lot coverage shall include buildings and impervious surfaces. In granting a special permit for increased lot coverage or decreased landscaped open space coverage, the Special Permit Granting Authority shall determine that the special permit includes the provision of amenities or facilities that provide for the public benefit or convenience. Typical site improvements may be determined to be public benefits or convenience when in compliance with the following:

(1) When street plantings are provided along the entire street frontage for non-residential uses, except at drives, and except where neither a street setback nor a buffer zone is required. The required plantings should generally be located between the street and the build-to line.

(2) When curb cuts are consolidated either on a single lot or between abutting lots resulting in better traffic circulation and safety.

(3) When landscaping exceeding the minimum parking lot standards is provided. Trees and soil plots shall be so located as to provide visual relief and wind interruption within the parking area, and to assure safe patterns for internal circulation.

(4) When drainage techniques are used in order to promote improved stormwater drainage, such as porous pavement instead of traditional paving materials. Also, landscaped areas may be below grade in order to allow for stormwater retention and infiltration.

(5) When enhanced screening of dumpsters, refuse areas, and loading bays is provided for adjacent streets and properties. Plantings should be supplemented by an opaque fence or wall at least six (6) feet tall.

(6) When a septic system is installed that provides enhanced treatment capability or where the lot is

encumbered by easements that facilitate provision of a shared septic system with enhanced treatment capability.

(7) When the building and façade design are compatible with the promotion of architectural elements as described in the Post Office Square Design Guidelines.

(8) When a landscaped area, or small park, preferably including public seating, is located in the front yard setback.

ADD SECTION 2465

Insert following renumbered Section 2464 (formerly Section 2463), a new section as follows:

2465. Buffer and Landscape Requirements.

Buffer strips shall be provided along side and rear lot lines adjacent to lots in residential districts and shall be densely planted with preeminently evergreen trees and shrubs that are drought tolerant and require minimal irrigation. Plants shall be selected and planted to provide a continuous year round screen from ground level to a minimum height at maturity of forty (40) feet. For buffer strips that are 30 feet or less in width along residential lot lines, the buffer strip shall include a six (6) foot high opaque wood fence.

Minimum buffer strip width for lots adjacent to residential districts: Fifteen (15) feet

Minimum buffer strip width adjacent to lots with existing residences: Twenty-five (25) feet along lot lines of lots with residential structures existing at the time of Building Permit issuance.

Landscape strips shall be provided along the entire lot frontage between parking areas and the street sideline and shall be planted with drought tolerant plants including mulch, turf, groundcover, shrubs, and trees. Pavement is limited to walkways and access drives.

Minimum width of landscape strips: Twenty (20) feet along the street sideline.

Interior landscaping shall be provided within all at grade parking lots which shall be planted with drought tolerant plants including mulch, turf, groundcover, shrubs, and trees. A

minimum of one shade tree shall be planted for every twenty parking spaces.

Minimum area: Five percent (5%) of the parking lot surface area.

AMEND SECTION 2464

Amend "Section 2464" by renumbering it as "Section 2466. Building Location" and by deleting the phrase "Professional District" and replacing it with the phrase "Professional District A" and by inserting before the phrase "Minimum setback from side or rear lot lines" the phrase "Professional District B: Forty (40) feet;" such that it reads:

2466. Building Location.

Business Districts A and C, single-family and two- (2) family dwellings shall have a maximum yard setback of twenty (20) feet from the property line. Other uses shall have a maximum front yard setback of ten (10) feet from the property line. In Business District A, any required front setback may only be used for landscaping, public seating, circulation, signage and drives, consistent with the Post Office Square Design Guidelines. The Planning Board during site plan review, or the Board of Appeals during special permit review, may increase the front yard setback if this is necessary to provide public area for pedestrian circulation and seating, and to ensure that criteria for site design as identified in the "Design Guidelines for the Town Center Business District" are achieved.

Minimum front setback from street sideline:

Business District B: Ten (10) feet.

Business District D: Ten (10) feet from the sideline of Route I-95 and fifty (50) feet from Old Post Road.
One hundred (100) feet from all other streets.

Professional District A: N/A.

Professional District B: Forty (40) feet.

Minimum setback from side or rear lot lines:

Business Districts A, B and C: Twenty (20) feet from lot lines in any Residence District.
Ten (10) feet from all other lot lines.

Business District D: One hundred (100) feet (setbacks from Route I- 95 are considered as front setbacks as set forth above).

Professional Districts: Twenty (20) feet from lot lines in any Residence District.
Ten (10) feet from all other lot lines.

Business Districts A and C and in the Professional District, minimum separation between buildings on the same lot is ten (10) feet, except no separation is required where two (2) buildings separated by a fire wall meeting the requirements of the Massachusetts State Building Code. those Districts, no separation is required where two (2) buildings are separated by a fire wall, meeting the requirements of the Massachusetts State Building Code, at adjoining side lot lines and there is a multi-year development agreement between the two (2) property owners and the building offers aesthetic value and architectural interest.

Business District D, separation between buildings on the same lot shall conform to the requirements set forth herein.

(1) Buildings shall be laid out in pedestrian scale groups and the minimum separation between groups of buildings shall be maximized to the extent practicable.

(2) Within a group of buildings, minimum building separation: twenty (20) feet. Within a group of buildings, maximum building separation: one hundred (100) feet.

AMEND SECTION 2465

Amend "Section 2465" by renumbering it as Section "2467. Maximum Building Height" and by replacing the phrase "Professional District" with the phrase "Professional Districts" such that it reads:

2467. Maximum Building Height.

Building height shall be as defined in the Massachusetts Building Code. When height is expressed in stories and feet, the specified number of stories is allowed up to the maximum number of specified feet.

Residential uses in Business Districts and the Professional District shall not exceed three (3) stories or forty (40) feet.

All other uses, including mixed-use buildings (with or without a residential component), shall not exceed the following limits:

Professional Districts: Three (3) stories or forty (40) feet;

Business Districts A and C: Three (3) stories or forty-five (45) feet. Accessories and architectural features extending above the roofline may not exceed a height of fifty (50) feet;

Business District B: Four (4) stories or sixty (60) feet;

Business District D: Three (3) stories (excluding mezzanines as defined in the Massachusetts Building Code) or sixty (60) feet and further provided that the height of each story is limited to twenty-four (24) feet for retail and theater use, to sixteen (16) feet for office use, and to thirteen (13) feet for all other uses.

AMEND SECTION 3111

Amend Section "3111. Number of Parking Spaces Required" by inserting at the beginning of paragraph A.6 of Section 3111 the phrase "For Assisted Living Residence in Professional District B: Two (2) parking spaces for every three (3) units" and by revising the last paragraph of Section 3111 by revising the first sentence thereof by deleting the phrase "Professional District" and replacing it with the phrase "Professional District A." and by revising the second sentence thereof by deleting the phrase "Any Professional District" and replacing it with the phrase "For Professional District A" such that it reads:

3111. Number of Parking Spaces Required.

A. Parking in excess of the minimum standards set forth within this Section 3111 shall be at the discretion of the Board of Appeals during its review of a site plan or special permit application, or the Planning Board during its review of a site

plan application in Business District A. The minimum number of parking spaces required shall be as follows:

1) For religious and public educational institutions: One (1) parking space per six hundred (600) square feet of gross floor area.

2) For other places of public assembly, such as for meetings, entertainment, recreation, adult education, service of food or beverages: One (1) parking space per five (5) fixed seats or ten (10) lineal feet of bench, or where no seats or benches are provided, one (1) parking space per twenty (20) square feet of floor area open to the public assembly.

3) For bowling alleys: Two (2) parking spaces per bowling alley.

4) In Business District D:

Hotel	One (1) parking space per room or suite.
-------	--

Business and professional office	Four (4) parking spaces per one thousand (1,000) square feet of gross floor area.
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5) For all other permitted non-residential uses in the Business District A: Three (3) parking spaces per one thousand (1,000) square feet of gross leasable area on the ground floor and one and one half (1½) parking spaces per one thousand (1,000) square feet of such area on any additional floor.

6) For Assisted Living Residence in Professional District B: Two (2) parking spaces for every three (3) units. For all other permitted non-residential uses in Business Districts B, C and D and the Professional Districts: Five (5) parking spaces per one thousand (1,000) square feet of gross leasable area on the ground floor and three (3) parking spaces per one thousand (1,000) square feet of such area on any additional floor.

7) For residential uses, there shall be one (1) parking space per dwelling unit.

8) In Business District A, for any place of public assembly that utilizes seasonal outdoor seating, the additional seasonal outdoor space shall be exempt from parking requirements.

B. Where the computation of required spaces results in a fractional number, a fraction of one half (1/2) or more shall be counted as one (1).

C. In Business District A, in order to provide for better site design, up to twenty-five percent (25%) of the total number of off-street parking spaces may, at the discretion of the Board of Appeals during its review of a special permit application, or the Planning Board during its review of a site plan application, be allocated for compact cars with dimensions of eight (8) feet by eighteen (18) feet. Such spaces shall be clearly designated for compact cars only.

D. In Business District A, multi-level above- or below-grade parking may be allowed, if determined appropriate by the Board of Appeals during its review of a special permit application, or the Planning Board during its review of a site plan application, and shall not exceed two (2) levels.

E. No existing non-residential use on a lot non-conforming as to parking may be expanded or changed to a use requiring more parking spaces unless provision is made for additional parking spaces at least equal to the difference between the requirements for the proposed enlargement or new use and the present parking requirement. However, when a change or expansion of a nonresidential use in a business district is proposed primarily within an existing building on a lot nonconforming as to parking, the Board of Appeals during its review of a site plan or special permit application, or the Planning Board during its review of a site plan application in Business District A, may, by special permit, waive all or part of any increased parking requirement. In determining whether a waiver of parking is appropriate, the Special Permit Granting Authority shall consider evidence which shall be provided by the applicant regarding the following items:

1) The operating characteristics of the proposed use including but not limited to a description of the type of business, hours of operation, number of employees, delivery service requirements and loading facilities;

2) The peak parking demand for the proposed use in relation to the peak parking demand generated by other uses in the area;

3) The need for and provision of employee and customer parking; and

4) The availability and/or shortage of existing public parking within four hundred (400) feet of the site as per Section 3112 and the proximity of transit facilities.

F. Where it can be demonstrated that the combined peak parking needs of all the uses sharing the lot will, because of differences in peak hours or days, be less than required by Subsection 3111, the number of parking spaces to be provided may be reduced accordingly, but not by more than twenty-five percent (25%), by special permit from the Board of Appeals during its review of a site plan or special permit application, or the Planning Board during its review of a site plan application in Business District A, but only for as long as this condition exists.

G. In Business Districts A and B, for developments requiring more than twenty (20) off-street parking spaces, bicycle parking spaces in bicycle rings or racks shall be provided equaling one (1) per twenty (20) of the required off-street parking spaces or fraction thereof, in addition to the required off-street parking. For residential uses, at least half of the required bicycle parking spaces shall be provided in weather protected locations.

3112. Location of Parking. All parking, including access thereto, which is accessory to uses within the Business A and C Districts shall be provided within the same district. All required parking shall be provided on the same lot or lots as the principal use or uses to which it is accessory, except that off-street parking on another lot within a four hundred foot (400') radius of the pedestrian entrance of a building may be counted towards the minimum parking requirements in the following manner:

If the parking lot is privately owned, the parking spaces shall be created to the owner, or to the several users thereof as formally agreed between them and the owner, and recorded on the deed to the parking lot, but no such parking lot shall be otherwise used or diminished in size except insofar as the Board of Appeals finds that the lot is no longer required by the users thereof;

If the parking lot is publicly owned, each lot having business district frontage within a four hundred foot (400') radius of any pedestrian entrance to the parking lot shall be, subject to Board of Appeal approval, credited with a proportion of the public parking spaces corresponding to the proportion of the private lot's business district frontage bears to the total business district frontage of all lots so situated which do not already meet the requirements for off-street parking. In requesting credit for accessory parking in a public lot, the petitioner shall submit sufficient evidence of the adequacy of the public lot to accommodate the proposed parking.

Off-street parking for Professional District A uses may also be provided on an adjoining lot or lots in any other district allowing such accessory use on Special Permit from the Board of Appeals. For Professional District A, accessory off-street parking allowed by Special Permit to be located on an adjoining lot or lots in a residential district shall meet the design requirements of Section 3113 and shall be screened from the other property in the residential district by a strip at least four feet (4') wide, densely planted with shrubs or trees which are at least four feet (4') high at the time of planting and which are of a type that may be expected to form a year-round dense screen at least six feet (6') high within three (3) years, or by an opaque wall, barrier or uniform fence at least five feet (5') high, but not more than seven feet (7') above finished grade. Such screening shall be maintained in good condition at all times.

AMEND SECTION 4531

Amend Section "4531. Prohibited Uses and Activities" by revising paragraph "c" thereof by adding the phrase "force mains" after the phrase "not including sewer lines" and by deleting the phrase "to treatment facilities located outside of the Water Resources Protection District" and by revising paragraph "d" thereof inserting after the phrase "In Business District D" the phrase "and in the Wastewater Overlay District;" such that it reads:

4531. Prohibited Uses and Activities.

Within the Water Resource Protection Districts the following uses and activities are specifically prohibited:

- a. sanitary landfill or other disposal of solid waste;
- b. motor vehicle salvage operations and junk yards;
- c. municipal sewage treatment facilities (Publicly Owned Treatment Works), not including sewer lines, force mains, pump stations and other accessory sewer system equipment used to transport sewage;
- d. sewage treatment plants, except as follows:
 - (1) In Business District D and in the Wastewater Overlay District, on-site wastewater treatment is permitted provided that it is authorized by a Groundwater Discharge Permit and a Treatment Works Construction Permit as set forth in 2329 and provided that the wastewater treatment plant does not accept industrial wastewater as defined in 310 CMR 15.004(5) and that adequate funding mechanisms are in place to provide for proper operation and maintenance and for monitoring and testing;
 - (2) in the Light Industrial District, on-site wastewater treatment for domestic wastewater and/or industrial wastewater as defined in 310 CMR 15.004(5) may be permitted pursuant to 4532.d, provided that it is authorized by a Groundwater Discharge Permit, a Sewer Extension Permit, a Sewer Connection Permit and/or other applicable permits from the Massachusetts Department of Environmental Protection and a Treatment Works Construction Permit and/or other applicable permits from the Sharon Board of Health, and further provided that adequate funding mechanisms are in place to provide for proper operation and maintenance and for monitoring and testing.
- e. commercial car washes;
- f. outdoor storage of road salt or other de-icing chemicals;
- g. any underground fuel storage or other storage tanks or collection pits, including any tanks or collection pits partially below mean ground elevation.
- h. dumping of snow from outside the district;
- i. commercial dry cleaning establishments;

j. commercial self-service laundries, unless connected to public sewerage;

k. commercial service and repair of airplanes, boats and motor vehicles, including body shops;

l. storage and/or sale of petroleum or other refined petroleum products, except within a building which it will heat or except in quantities reasonably associated with normal household use;

m. commercial plating, finishing or polishing of metals;

n. chemical and bacteriological laboratories;

o. storage of herbicides, pesticides or fertilizer, other than in amounts normally associated with household or agricultural uses;

p. the following activities if done commercially: cabinet or furniture making, painting, wood preserving, furniture stripping and refinishing, photographic processing and printing;

q. electronic circuit assembly;

r. hotels or motels, unless connected to public sewerage;

s. the removal of any earth, rock, soils, humus or mineral substance except as to the extent permitted by Article 12A of the Town's General By-Laws.

AMEND ARTICLE V

Amend "Article V. Definitions" by inserting after the definition of "Artist's Studio" the following:

Assisted Living Residence. Any entity, however organized, whether conducted for profit or not for profit, which meets all of the following criteria: (a) provides room and board; (b) provides, directly by its employees or through arrangements with another organization which the entity may or may not control or own, personal care services for three or more adults who are not related by consanguinity or affinity to their care provider; and (c) collects payments or third party reimbursements from or on behalf of Residents to pay for the provision of assistance with the activities of daily living, or arranges for the same and provided that said entity is certified

or licensed by the Executive Office of Elder Affairs of the Commonwealth of Massachusetts or any successor office or agency pursuant to MGL Ch. 19D and all other applicable requirements. This definition shall not include any other forms of group living quarters such as group foster care group homes, single room occupancy residences, rooming or lodging houses, and other facilities as listed in Commonwealth of Massachusetts Regulations (651 CMR 12.01).

AMEND SECTION 6313

Amend Section "6313" by inserting by inserting a new paragraph "m" and by redesignating the last two paragraphs of Section 6313 as paragraphs "m" and "n" such that it reads:

6313. In approving a Special Permit, the SPGA may consider, but is not limited to, the following:

- a. Requirement of street side or rear yards greater than the minimum required by this By-Law.
- b. Requirement of screening of parking areas or other parts of the premises from adjoining premises or from the street, by walls, fences, plantings or other devices.
- c. Modification of the exterior features or appearances of the structure.
- d. Limitation of size, number of occupants, method or time of operation or extent of facilities.
- e. Regulation of number, design and location of access drives or other traffic features.
- f. Requirement of off-street parking or other special features beyond the minimum required by this or other applicable By-Law.
- g. Adequacy of method of sewage disposal, source of drinking water and drainage.
- h. Requirements to ensure the adequacy of utilities and other public services.
- i. Measures to minimize adverse impacts on public and private water supplies.

j. If within Business District D, the extent to which buildings exceeding the gross floor area and footprint limitations of 2466 satisfy the requirements, design requirements, and performance standards of 2327, 2328, and 2329 in a manner comparable to buildings permitted by 2322 and 2323.

k. If within the Surface Water Resource Protection District measures to minimize cumulative impacts on Lake Massapoag and its tributary streams, including consideration of nitrate-nitrogen loadings and other chemicals as specified by State and Federal regulations for surface water.

l. If within the Ground Water Resource Protection District, measures to minimize cumulative impacts on municipal water supplies, including consideration of nitrate-nitrogen loadings and other chemicals as specified by State and Federal regulations for drinking water.

m. If within Professional Districts, potential risk in terms of health and safety including without limitation biohazards and risk related to behavioral characteristics of patients.

n. Requirement for inspection and monitoring of any condition of the Special Permit in order to determine compliance with the terms of the Special Permit.

o. For Special Permits under Section 4535, the adequacy of proposed method and supporting evidence of the ability to recharge, on-site, any increase in the volume of runoff from an impervious area, and/or the adequacy of proposed method and supporting evidence to recharge the underlying groundwater deposit and minimize sedimentation of surface water.

AMEND SECTION 6323

Amend Section "6323. Applicability" by amending paragraph "b" thereof by inserting at the end of said paragraph the phrase "(3) In Professional Districts, projects exceeding 60,000 square feet of floor area" such that it reads:

6323. Applicability.

Site Plan Approval under the requirements of this subsection is required in the following cases:

a. Site Plan Review (SPR) is required for the following projects listed below provided that the Board of Appeals may waive site plan review for minor changes to existing facilities:

(1) In Business District B, for projects exceeding ten (10) acres;

(2) In the Light Industrial District, for projects exceeding either sixty thousand (60,000) square feet of gross floor area or three (3) acres of land disturbance and for any motel, hotel or motor truck sales and service facility, regardless of floor area or land disturbance;

(3) In Business Districts A and C, site plan review for projects shall be subject to Section 6330, using the review criteria established in Section 6335.

(4) In Professional Districts, for all projects other than one single family residence on a lot.

b. Major Site Plan Review (MSPR) is required for the following projects:

(1) In Business Districts D, site plans for all projects;

(2) In the Light Industrial District, site plans for projects exceeding either two hundred thousand (200,000) square feet of gross floor area or ten (10) acres of land disturbance.

(3) In Professional Districts, projects exceeding 60, 000 square feet of floor area.

c. Coordinated Review is required under the Storm Water Discharges Generated by Construction Activity General Bylaw in all districts for site plans that disturb in excess of one (1) acre of land. For the purposes of this Subsection, the designation "disturb" shall mean any land area which, according to the plan, will be subject to any activity such as clearing, grading and excavating that exposes soil, sand, rock, gravel or similar earth material.

REPLACE SECTION 6327

Delete Section "6327. Major Site Plan Review Submissions" and replace it with the following:

6327. Major Site Plan Review Submissions.

Applications for Major Site Plan Review (MSPR) shall include all requirements of Section 6326. In addition, the Board of Appeal will establish a "Scope" detailing the design, fiscal, environmental, and community issues to be evaluated based upon the likely impacts of the proposed project. In establishing the Scope, the Board shall consider the comments of Town Boards and officials having special expertise in the issues being evaluated and the review thresholds set forth below. The Scope of each study shall be proportional to the significance of related impacts on the site and Town.

Traffic studies if required shall conform to the EOEA/EOTC Guidelines EIR/EIS Traffic Impact Assessment (1989). The Traffic Study Area (TSA) shall be established by the Board of Appeal. Traffic shall be evaluated for the Existing Case, the No-Build Plus 5 Year Case, and for the Build Plus 5 Year Case. The No-Build Plus 5 Year Case is defined as conditions existing five years following issuance of all required approvals under this Bylaw including required Site Plan Approval, Special Permit, or variance excluding project generated traffic. The Build Plus 5 Year Case is defined as conditions existing with full build out and occupancy of the project five years following issuance of all required approvals under this Bylaw including required Site Plan Approval, Special Permit, or variance including all project generated traffic. Level-of-service shall be determined in accordance with the Transportation Research Board's Highway Capacity Manual. Trips shall be distributed and traffic assigned to specific facilities using origins and destinations set forth in a market study prepared for the project. In the absence of a market study, the Board of Appeal may require that a market study be submitted or may require that origins and destinations be established through a gravity model.

Review thresholds. In establishing the Scope, the Board of Appeals shall consider the following:

- a. For projects generating more than 3,000 vehicle trips per day, the Traffic Study Area (TSA) shall encompass all intersections within three thousand feet of the project boundary.
- b. For projects generating more than 1,000 vehicle trips per day, the Traffic Study Area (TSA) shall encompass all major intersections whose peak hour traffic volumes are increased by 200 or more vehicle trips per day or whose peak hour traffic volumes are increased by ten (10) percent or more,

and such other locations included in the Scope established by the Board of Appeal.

c. For projects generating more than 3,000 vehicle trips per day, plans for roadway and intersection upgrades for all roadway segments and intersections within the Traffic Study Area as defined in paragraph "a" shall be provided that are sufficient to provide level-of service D or better under the Build Plus 5 Year Case for the AM peak hour, the PM peak hour, and the Saturday peak hour.

(d) Construction impacts and truck traffic shall be provided for sites disturbing over 5 acres.

(e) Acoustical studies shall be provided where roof top mechanical equipment is proposed or where the proposed use will generate noise when said building or use is within 500 feet of residences.

(f) Air quality studies shall be provided where intersections in the traffic study area will operate at level-of-service E or F.

(g) Groundwater flow including geohydro models and aquifer recharge studies where onsite wastewater disposal exceeds 5,000 gallons per day or where more than 40,000 sq ft. of impervious material will be placed within a Water Resource Protection District.

(h) Visual quality and aesthetic studies shall be provided for projects exceeding 60,000 sq. ft. of gross floor area.

(i) Fiscal impact and property tax studies shall be provided for projects exceeding 60,000 sq. ft. of gross floor area.

(j) Infrastructure studies shall be provided for projects exceeding 60,000 sq. ft. of gross floor area.

AND FURTHER

To amend the Zoning By-Law by amending the map entitled "Zoning Map, Town of Sharon, Massachusetts" dated February 2008 and prepared by the Department of Public Works, Engineering Division, GIS Team, by placing a certain tract of land containing approximately 6.2 acres of land in Professional District B as indicated in Figure A. Said land on the northwesterly sideline of South Main Street, Sharon, Norfolk

County, Massachusetts, near Gavins Pond Road and is comprised of parcels designated as Assessor's Map 47 Parcel 37 located at 669 South Main Street and Assessor's Map 47 Parcel 26 located at 675 South Main Street. Currently, said land is located within the Single Residence A District. Said land is currently overlain by the Ground Water Resources Protection District and will remain in this overlay district. Portions of the land within Assessor's Map 47 Parcel 37 are currently overlain by Sharon Commons Smart Growth Overlay District (SCSGOD), Subzone B and will remain in this overlay district.

And further by amending the aforesaid map entitled "Zoning Map, Town of Sharon, Massachusetts" by the deleting the term "Professional District" where it currently appears and substituting the term "Professional District A" and by adding the term "Professional District B" and symbol to the map legend.



FIGURE A - PROPOSED PROFESSIONAL DISTRICT B
2/3 VOTE DECLARED BY MODERATOR.

MOVED FOR A STANDING VOTE. NOT CARRIED.

MOVED: To reconsider Article 1. **CARRIED** (Incorrect motion was read & voted) Revoted with corrections.

ARTICLE 1.

VOTED UNANIMOUSLY: That the Town elect to the Finance Committee the following named:

Patricia Lee Achorn, 385 North Main Street, 3 Year Term

Aaron Agulnek, 21 Magnolia Road, 3 Year Term

William Brack, 9 Briar Hill Road, 3 Year Term

Michael Fish, 467 Massapoag Avenue, 1 Year Term

Gordon Gladstone, 2 Bruce Avenue, 3 Year Term

ARTICLE 3.

MOVED: That the Town Amend the "Zoning Bylaws of the Town of Sharon, Massachusetts as Amended Though November 2012" by amending certain sections thereof and by amending the map entitled "Zoning Map, Town of Sharon, Massachusetts" dated February 2008 and prepared by the Department of Public Works, Engineering Division, GIS Team as said amendments appear in the hand-out entitled "Article 3- Edited copy showing revisions since publication of the warrant" and attached hereto.

That the Town Amend the "Zoning Bylaws of the Town of Sharon, Massachusetts as Amended Though November 2012" by amending certain sections thereof and by amending the map entitled "Zoning Map, Town of Sharon, Massachusetts" dated February 2008 and prepared by the Department of Public Works, Engineering Division, GIS Team as follows:

AMEND SECTION 2110

Amend "Section 2110. Districts" by reorganizing the order in which districts are listed for consistency with the organization of the overall By-Law by deleting the phrase "Housing Authority District" in its current location and inserting said phrase after the phrase "General Residence Districts" and by deleting the phrase "Professional Districts" in its current location and by inserting said phrase at the end of the list of districts and by inserting in the list of overlay districts after the phrase

"Sharon Commons Smart Growth Overlay District (SCSGOD)", the phrase "Wastewater Overlay District;" such that it reads:

2110. Districts. For the purpose of this By-Law, the Town of Sharon is hereby divided into classes of districts to be known as:

Rural 1 Districts
Rural 2 Districts
Suburban 1 Districts
Suburban 2 Districts
Single Residence A Districts
Single Residence B Districts
General Residence Districts
Housing Authority Districts
Business Districts A
Business Districts B
Business Districts C
Business Districts D
Light Industrial Districts
Professional Districts

"Overlay" Districts are also created as follows:

Flood Hazard Districts
Water Resource Protection Districts
Senior Living Overlay District (Senior Living District)
Historic Districts
Sharon Commons Smart Growth Overlay District (SCSGOD)
Wastewater Overlay District

AMEND SECTION 4700

Amend Section "4700. Natural Gas Custody Transfer Facilities" by deleting the phrase "4700. Natural Gas Custody Transfer Facilities" and by replacing it with the phrase "4700. Utility Services;" by inserting the phrase "4710. Natural Gas Custody Transfer Facilities" and by renumbering Sections 4710, 4720, 4730, and 4740, as Sections 4711, 4712, 4713, and 4714 such that it reads:

4700. Utility Services

4710. Natural Gas Custody Transfer Facilities

4711. Purpose.

The purpose of this regulation is to permit the construction and operation of natural gas custody transfer facilities in the Town

of Sharon while minimizing their adverse impact on adjacent properties and residential neighborhoods and limiting the number of such facilities to those which are essential. For the purpose of these by-laws, "natural gas custody transfer facility" shall mean a gate station at which natural gas will be received and reduced in pressure for transfer and introduction into the service system.

4712. General Requirements.

No natural gas custody transfer facility shall be constructed or operated except in compliance with the provisions of this section. In all cases, a Special Permit is required from the Zoning Board of Appeals. Any proposed material adjustment or renovation of the facility shall be subject to a new application for a Special Permit.

4713. Application Process.

All applications for a Special Permit for a natural gas custody transfer facility shall be made and filed on the appropriate form in compliance with the rules and regulations of the Sharon Zoning Board of Appeals. In addition, each applicant must submit the following information as part of its application:

1. A locus plan at a scale of [1" = 100'] which depicts all property lines, precise locations of proposed structure(s), streets, landscape features, and residential dwellings and buildings, which are within a five hundred (500') foot radius of the proposed facility. The plan shall also identify all abutters to the property as shown on the most recent Town Assessor's map; and
2. Engineer's certification that the proposed facility complies with all applicable federal and state standards regulating such facilities.

4714. Special Permit Review.

Applications for a Special Permit for a natural gas custody transfer facility shall be reviewed in accordance with the procedures under Section 6310 of these Zoning By-Laws. In addition, every applicant must demonstrate that the proposed natural gas transfer facility provides adequate safeguards to protect the public, control noise and other emissions, and complies with the applicable building height limitations contained in Section 2400 et.seq. of these By-Laws.

ADD SECTION 4720

Insert following "4714. Special Permit Review," Sections 4720 through 4726 as follows:

4720. WASTEWATER OVERLAY DISTRICT

4721. PURPOSE.

The purpose of the Wastewater Overlay District is to enhance the public welfare by protecting groundwater resources by providing a higher level of wastewater treatment than is required under 310 CMR 15.000: The State Environmental Code, Title 5.

4722. REQUIREMENTS.

An applicant ~~[may]~~ shall submit a site plan application subject to the Site Plan Review (SPR) requirements of Section 6323.a for development of a wastewater treatment plant within the Wastewater Overlay District as shown on the "Zoning Map, Town of Sharon, Massachusetts."

4723. APPLICATION.

Wastewater Overlay Districts shall be considered as superimposed on underlying districts created under this Bylaw. Wastewater Overlay District development shall conform to all other provisions of this By-Law.

4724. Permitted Principal Uses.

Wastewater treatment plants for sewage generated on the lot and off-site on lots located in the Professional District B or on certain lots located in the Single Residence A District as provided herein. The wastewater treatment plant must be authorized by a Groundwater Discharge Permit by the Massachusetts Department of Environmental Protection and a Treatment Works Construction Permit by the Sharon Board of Health. Such wastewater treatment plant shall treat a maximum of ~~[48,000]~~ 44,000 gallons of wastewater per day. Within Aquifer Protection Districts groundwater shall meet or exceed Massachusetts Drinking Water Standards at the property line. Wastewater generated on lots in the Single Residence A District may be accepted for treatment only from developed lots with residences occupied prior to the date of initial operation of the wastewater treatment plant or from lots capable of accommodating on-lot septic systems that conform to Title 5 and Sharon Board of Health regulations and further provided that

said lots are located within one-thousand 1,000 feet of the Wastewater Overlay District as measured ~~[form]~~ from the nearest point on the boundary of the Wastewater Overlay District to the nearest point on the boundary of the lot.

4725. Wastewater Overlay District Requirements.

Minimum lot area	Nine (9) acres.
Minimum lot width	Three hundred (300) feet.
Minimum frontage	Two hundred (200) feet.

4726. Location.

~~[All components of the]~~ The wastewater treatment plant ~~[including the] building [, underground, equipment, and the soil absorption system but excluding sanitary sewer lines and sanitary force mains]~~ shall comply with the location requirements of this section.

Minimum front setback:	[Forty (40)] <u>one Hundred (100)</u> feet.
Minimum setback from side or rear lot lines:	[Thirty-five (35)] <u>One Hundred (100)</u> feet.
Minimum setback from existing residential lots:	One hundred fifty (150) feet from the lot lines of lots with residential structures existing at the time of Building Permit issuance.

AND FURTHER

To amend its Zoning By-Law by amending the map entitled "Zoning Map, Town of Sharon, Massachusetts" dated February 2008 and prepared by the Department of Public Works, Engineering Division, GIS Team, by placing a certain tract of land containing approximately 10.07 acres of land in the "Wastewater Overlay District" as indicated in Figure A. Said land is located on the easterly sideline of Old Post Road, Sharon, Norfolk County, Massachusetts, south of South Walpole Street and is comprised of a parcel designated as Assessor's Map 57 Parcel 17 located at 135 Old Post Road.

Currently, said parcel is located within the Single Residence A District. Said parcel is currently overlain by the Ground Water Resources Protection District and will remain in this overlay district. Portions of the land are also currently overlain by

the Sharon Commons Smart Growth Overlay District (SCSGOD), Subzone A and will remain in this overlay district.

And further by amending the aforesaid map entitled "Zoning Map, Town of Sharon, Massachusetts" by adding the term "Wastewater Overlay District" and symbol to the map legend.

MOTION: To call the question. **CARRIED.**

VOTED: That the Town Amend the "Zoning Bylaws of the Town of Sharon, Massachusetts as Amended Though November 2012" by amending certain sections thereof and by amending the map entitled "Zoning Map, Town of Sharon, Massachusetts" dated February 2008 and prepared by the Department of Public Works, Engineering Division, GIS Team as said amendments appear in the hand-out entitled "Article 3- Edited copy showing revisions since publication of the warrant" and attached hereto.

That the Town Amend the "Zoning Bylaws of the Town of Sharon, Massachusetts as Amended Though November 2012" by amending certain sections thereof and by amending the map entitled "Zoning Map, Town of Sharon, Massachusetts" dated February 2008 and prepared by the Department of Public Works, Engineering Division, GIS Team as follows:

AMEND SECTION 2110

Amend "Section 2110. Districts" by reorganizing the order in which districts are listed for consistency with the organization of the overall By-Law by deleting the phrase "Housing Authority District" in its current location and inserting said phrase after the phrase "General Residence Districts" and by deleting the phrase "Professional Districts" in its current location and by inserting said phrase at the end of the list of districts and by inserting in the list of overlay districts after the phrase "Sharon Commons Smart Growth Overlay District (SCSGOD)", the phrase "Wastewater Overlay District;" such that it reads:

2110. Districts. For the purpose of this By-Law, the Town of Sharon is hereby divided into classes of districts to be known as:

Rural 1 Districts
Rural 2 Districts
Suburban 1 Districts
Suburban 2 Districts
Single Residence A Districts
Single Residence B Districts

General Residence Districts
Housing Authority Districts
Business Districts A
Business Districts B
Business Districts C
Business Districts D
Light Industrial Districts
Professional Districts

"Overlay" Districts are also created as follows:

Flood Hazard Districts
Water Resource Protection Districts
Senior Living Overlay District (Senior Living District)
Historic Districts
Sharon Commons Smart Growth Overlay District (SCSGOD)
Wastewater Overlay District

AMEND SECTION 4700

Amend Section "4700. Natural Gas Custody Transfer Facilities" by deleting the phrase "4700. Natural Gas Custody Transfer Facilities" and by replacing it with the phrase "4700. Utility Services;" by inserting the phrase "4710. Natural Gas Custody Transfer Facilities" and by renumbering Sections 4710, 4720, 4730, and 4740, as Sections 4711, 4712, 4713, and 4714 such that it reads:

4700. Utility Services

4710. Natural Gas Custody Transfer Facilities

4711. Purpose.

The purpose of this regulation is to permit the construction and operation of natural gas custody transfer facilities in the Town of Sharon while minimizing their adverse impact on adjacent properties and residential neighborhoods and limiting the number of such facilities to those which are essential. For the purpose of these by-laws, "natural gas custody transfer facility" shall mean a gate station at which natural gas will be received and reduced in pressure for transfer and introduction into the service system.

4712. General Requirements.

No natural gas custody transfer facility shall be constructed or operated except in compliance with the provisions of this section. In all cases, a Special Permit is required from the

Zoning Board of Appeals. Any proposed material adjustment or renovation of the facility shall be subject to a new application for a Special Permit.

4713. Application Process.

All applications for a Special Permit for a natural gas custody transfer facility shall be made and filed on the appropriate form in compliance with the rules and regulations of the Sharon Zoning Board of Appeals. In addition, each applicant must submit the following information as part of its application:

1. A locus plan at a scale of [1" = 100'] which depicts all property lines, precise locations of proposed structure(s), streets, landscape features, and residential dwellings and buildings, which are within a five hundred (500') foot radius of the proposed facility. The plan shall also identify all abutters to the property as shown on the most recent Town Assessor's map; and

2. Engineer's certification that the proposed facility complies with all applicable federal and state standards regulating such facilities.

4714. Special Permit Review.

Applications for a Special Permit for a natural gas custody transfer facility shall be reviewed in accordance with the procedures under Section 6310 of these Zoning By-Laws. In addition, every applicant must demonstrate that the proposed natural gas transfer facility provides adequate safeguards to protect the public, control noise and other emissions, and complies with the applicable building height limitations contained in Section 2400 et.seq. of these By-Laws.

ADD SECTION 4720

Insert following "4714. Special Permit Review," Sections 4720 through 4726 as follows:

4720. WASTEWATER OVERLAY DISTRICT

4721. PURPOSE.

The purpose of the Wastewater Overlay District is to enhance the public welfare by protecting groundwater resources by providing a higher level of wastewater treatment than is required under 310 CMR 15.000: The State Environmental Code, Title 5.

4722. REQUIREMENTS.

An applicant ~~[may]~~ shall submit a site plan application subject to the Site Plan Review (SPR) requirements of Section 6323.a for development of a wastewater treatment plant within the Wastewater Overlay District as shown on the "Zoning Map, Town of Sharon, Massachusetts."

4723. APPLICATION.

Wastewater Overlay Districts shall be considered as superimposed on underlying districts created under this Bylaw. Wastewater Overlay District development shall conform to all other provisions of this By-Law.

4724. Permitted Principal Uses.

Wastewater treatment plants for sewage generated on the lot and off-site on lots located in the Professional District B or on certain lots located in the Single Residence A District as provided herein. The wastewater treatment plant must be authorized by a Groundwater Discharge Permit by the Massachusetts Department of Environmental Protection and a Treatment Works Construction Permit by the Sharon Board of Health. Such wastewater treatment plant shall treat a maximum of ~~[48,000]~~ 44,000 gallons of wastewater per day. Within Aquifer Protection Districts groundwater shall meet or exceed Massachusetts Drinking Water Standards at the property line. Wastewater generated on lots in the Single Residence A District may be accepted for treatment only from developed lots with residences occupied prior to the date of initial operation of the wastewater treatment plant or from lots capable of accommodating on-lot septic systems that conform to Title 5 and Sharon Board of Health regulations and further provided that said lots are located within one-thousand 1,000 feet of the Wastewater Overlay District as measured ~~[form]~~ from the nearest point on the boundary of the Wastewater Overlay District to the nearest point on the boundary of the lot.

4725. Wastewater Overlay District Requirements.

Minimum lot area	Nine (9) acres.
Minimum lot width	Three hundred (300) feet.
Minimum frontage	Two hundred (200) feet.

4726. Location.

~~[All components of the]~~ The wastewater treatment plant ~~[including the]~~ building ~~[, underground, equipment, and the soil absorption system but excluding sanitary sewer lines and sanitary force mains]~~ shall comply with the location requirements of this section.

Minimum front setback: ~~[Forty (40)]~~ one Hundred (100) feet.

Minimum setback from side or rear lot lines: ~~[Thirty-five (35)]~~ One Hundred (100) feet.

Minimum setback from existing residential lots: One hundred fifty (150) feet from the lot lines of lots with residential structures existing at the time of Building Permit issuance.

AND FURTHER

To amend its Zoning By-Law by amending the map entitled "Zoning Map, Town of Sharon, Massachusetts" dated February 2008 and prepared by the Department of Public Works, Engineering Division, GIS Team, by placing a certain tract of land containing approximately 10.07 acres of land in the "Wastewater Overlay District" as indicated in Figure A. Said land is located on the easterly sideline of Old Post Road, Sharon, Norfolk County, Massachusetts, south of South Walpole Street and is comprised of a parcel designated as Assessor's Map 57 Parcel 17 located at 135 Old Post Road.

Currently, said parcel is located within the Single Residence A District. Said parcel is currently overlain by the Ground Water Resources Protection District and will remain in this overlay district. Portions of the land are also currently overlain by the Sharon Commons Smart Growth Overlay District (SCSGOD), Subzone A and will remain in this overlay district.

And further by amending the aforesaid map entitled "Zoning Map, Town of Sharon, Massachusetts" by adding the term "Wastewater Overlay District" and symbol to the map legend.

MOTION: To call the question. **CARRIED.**

MOTION: For a standing vote. **CARRIED.** **VOTES IN THE AFFIRMATIVE 125. VOTES IN THE NEGATIVE 49. 2/3 VOTE DECLARED BY MODERATOR.**

ARTICLE 4.

VOTED: That the Town amend the Personnel By-law of the Town of Sharon exactly as printed on pages 43-50 of the warrant for this Annual Town Meeting except deletion of the words "or take any other action relative thereto."

To see if the Town will vote to amend the Personnel By-Law of the Town of Sharon as follows, or act in any way relative thereto:

A. By adopting as amendments to said By-Law, the following interim and/or emergency changes, additions or deletions made by the Personnel Board in its authority under Section 2.6 of the By-Law:

B. By striking out all classification schedules and pay schedules in Appendix A and Appendix B and substituting new classification schedules and new pay schedules Appendix A and Appendix B as of July 1, 2013, except as other dates are specified.

- 1) That the Children's Librarian position be rated as an LMP-4, effective January 7, 2012.
- 2) That the Children's Service Librarian position title be changed to Head of Youth Services.
- 3) That the newly created position of Secretary to a Board or Committee be rated as an OC-5 effective May 10, 2012.
- 4) That the Nepotism clause be waived so that siblings, Justine and Vanessa McGrath, Brittany and Kelsey Whiting and Megan and Matthew Perry be allowed to be employed for the summer of 2012 provided they are scheduled for different beaches or on different shifts.
- 5) That the salary for the assistant Camp Supervisor be equal in pay to the Assistant Waterfront Supervisor and in particular for FY13' those amounts are: Step 1 - \$12.50 and Step 2 - \$12.77.
- 6) That the title of the position known as "Assistant Supervisor" be changed to "Assistant Waterfront Supervisor".
- 7) That Amanda Deni be appointed Interim Recreation Director for the period beginning July 16, 2012 and continue until either November 30, 2012 or upon appointment of a Recreation Director, whichever is sooner. Compensation while in the position to be \$31.7268 per hour, and shall be Paid at a fixed 37.5 hours per week"
- 8) That the position of Adult Center Receptionist, to be listed in the Miscellaneous Category, be established as a part time position limited to not more than 19 hours per week in which the hourly salary and taxes are fully funded by the Friends of the Sharon COA for as long as said funding continues.
- 9) That the appointment, by the Board of Selectmen, of Amanda Deni to the position of Recreation Director effective December 1, 2012 at an annual salary of \$64,500 for the current fiscal year ending June 30, 2013 is confirmed by the Personnel Board.

APPENDIX A

THE FOLLOWING POSITIONS CONTAINED WITHIN CLASSIFICATION SCHEDULE SECTION ENTITLED 1.100-1.300 WITH ASSOCIATED PAY SCHEDULE SECTION 2.100-2.300 ARE NOT COVERED BY COLLECTIVE BARGAINING AGREEMENTS.

EXECUTIVE CATEGORY
JULY 1,2013 - JUNE 30,2014

SECTION 1.100 CLASSIFICATION SCHEDULE	SECTION 2.100 BASE PAY SCHEDULE/ANNUALLY
E-1 Police Chief	154,293
E-1 Superintendent of Public Works	118,024
E-1 Fire Chief	117,363
E-3 Finance Director	96,639
E-3 Town Engineer	94,787
E-3 Recreation Director	65,145
E-3 Data Processing Systems IT/Admin	92,175
E-3 Library Director	75,564
E-3 Town Accountant	86,044
E-4 Council on Aging - Executive Dir	75,372
E-4 Administrative Assessor	79,301

*At the time of the printing of the Warrant the recommendation of the Library Trustees had not been received.

SECTION 1.200 CLASSIFICATION SCHEDULE	SECTION 2.200 PAY SCHEDULE
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PROJECTS AND OFFICE MANAGER
BOARD OF SELECTMEN (HRLY)

Effective 7/1/13

STEPS

Min	2	3	4	5	6	7	8	9	10
30.3065	30.9907	31.6867	32.3826	33.1134	33.8789	34.6328	35.3983	36.1985	37.0335

Max
37.8687

Note: Position is hereby entitled to benefits provided to ATP/MP Association per contract provisions as follows: Article III "Longevity," Article IV "Leave," Article V "Sick Leave," Article VI "Hours of Work" (with premium rates applicable after 37.5 hrs/wk) Article VII "Miscellaneous Benefits" (J)"Special Eyeglasses" (L)"Fitness Club."

Secretary Board of Selectmen

Steps	Min	2	3	4	5	6	7	8	9	Max
	22.93	23.41	23.89	24.38	24.86	25.38	25.89	26.41	26.96	27.50

3. Section 1.800 Fire Department	Section 2.800 Pay Schedule/Weekly (2%increase)
	1 2 3 4 5

Deputy Fire Chief 99 1,716.35

Miscellaneous

Effective 7/1/13

Veterans' Agent (yrly) 14,125
 Sealer Wts & Measures (yrly) 4,034
 Animal Control Officer
 Assistant Animal Control./Sr. Fill-In Officer \$2500 annually
 Fill-in (daily/vacation)44.35(wknd/hol),63.37(vac),12.68/night 12.68/call
 Animal Inspector(yrly) 3,802

Cust/Maint (hourly) 7.86 8.12 8.34 8.60

DPW Temp/Summer 9.82 10.76 11.77
 Labor(hrly)

PER DIEM PUBLIC HEALTH NURSE 24.00

Project Manager for the Standing Building Committee (hourly) steps
 Min. 2 3 4 5 6 7 8 9 10 11
 24.41 24.99 25.52 26.11 26.68 27.28 27.90 28.53 29.18 29.83 30.50

Secretary Standing Building Committee (hrly) 23.36

Adult Center Receptionist/Aide \$16.03 per hour

Summer Employment - Part-Time

SUMMER EMPLOYMENT - PART-TIME
 EFFECTIVE May 1, 2013 (hourly)

	Step 1	Step 2	Step 3
Waterfront Director	14.81	15.07	15.33
Assistant Waterfront Supervisor	12.24	12.50	12.77
Lifeguard	10.18	10.44	10.71
Attendant/Maintenance	9.02	9.27	9.53
Sailing Supervisor	14.81	15.07	15.33
Assistant Sailing Supervisor	12.24	12.50	12.77
Sailing Instructor	10.18	10.44	10.71
Camp Counselor	9.71	10.00	10.30
Assistant Camp Supervisor	11.30	11.55	11.80
Camp Supervisor	13.20	13.49	13.79

APPENDIX B

THE FOLLOWING POSITIONS CONTAINED WITHIN CLASSIFICATION SCHEDULE SECTIONS ENTITLED 1.400-1.800 WITH ASSOCIATED PAY SCHEDULE SECTIONS 2.400-2.800 ARE COVERED BY COLLECTIVE BARGAINING AGREEMENTS.

MANAGEMENT PROFESSIONAL CATEGORY (FORMERLY ADMINISTRATIVE, TECHNICAL AND PROFESSIONAL CATEGORY)

SECTION 1.400 CLASSIFICATION SCHEDULE

MP-00	Assistant Town Engineer	MP-2	Animal Control Officer* Asst. Recreation Director*
MP-0	Building Inspector Water Systems Supervisor		Business Manager Info Svcs/Asst Library Director* Asst Operations Supervisor
MP-1	Operations Supervisor Public Health Nurse* Forestry & Grounds Supervisor Health Agent for Engineering		Asst Supervisor-Water
		MP-3	Recreation Athletic Supervisor Case Mngr/Coord.Volunteer Svcs*

Conservation Administrator
Health Administrator*
GIS Coordinator

Technical Support Specialist*
MP-4 Part-Time Public Health Nurse*

*The following positions work other than a 40 hour work week:

Info Services/Asst Library Director-37.5hrs
Public Health Nurse-30 hours
Animal Control Officer-25 hours
Asst. Recreation Director-37.5 hours
Case Manager/Coordinator of Volunteer Services-28 hours
Health Administrator-35 hours
Technical Support Specialist-20 hours
Part-time Public Health Nurse 3 hours (up to 10 hours for vacation coverage)

SECTION 2.400
PAY SCHEDULE/HOURLY

July 1, 2013 - June 30, 2014

Grade	Min	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step10	Step11
MP-00	34.1688	34.9343	35.7230	36.5232	37.3467	38.1933	39.0516	39.9332	40.8262	41.7425	42.6819
MP-0	32.4056	33.1365	33.8904	34.6443	35.4330	36.2215	37.0451	37.8687	38.7271	39.6083	40.5014
MP-1	30.3065	30.9907	31.6867	32.3826	33.1134	33.8789	34.6328	35.3983	36.1985	37.0335	37.8687
MP-2	27.4882	28.1375	28.7407	29.4018	30.0397	30.7240	31.4200	32.1273	32.8582	33.5889	34.3427
MP-3	25.2264	25.7948	26.3515	26.9546	27.5577	28.1957	28.8104	29.4832	30.1324	30.8053	31.5012
MP-4	22.9415	23.4518	23.9739	24.5073	25.0640	25.6440	26.2007	26.7806	27.4070	27.9984	28.6364

*This is the rate that has been in effect, and will continue to be in effect, until such time as a new collective bargaining agreement is executed.

July 1, 2012 to June 30, 2013

LIBRARY CATEGORY

LMP-3 Head of Youth Services

LMP-4 Children's Librarian

Grade	Min	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Max
LMP-3	24.74	25.30	25.86	26.44	27.03	27.64	28.26	28.92	29.55	30.21
LMP-4	22.48	22.99	23.51	24.04	24.58	25.13	25.69	26.29	26.88	27.48

LOC-3a Circulation Supervisor
Technical Services Supervisor

LOC-3b

LOC-4a Library Assistant
Technical Services Asst.
Administrative Asst.-Library

Grade	Min	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Max
LOC-3a	21.34	21.78	22.20	22.66	23.10	23.56	24.03	24.52	25.01	25.50
LOC-3b	20.22	20.62	21.02	21.44	21.88	22.33	22.77	23.23	23.69	24.16
LOC-4a	19.17	19.54	19.93	20.33	20.75	21.14	21.59	22.01	22.44	22.90
LOC-4b	18.17	18.54	18.89	19.28	19.68	20.06	20.46	20.88	21.29	21.73

*This is the rate that has been in effect, and will continue to be in effect, until such time as a new collective bargaining agreement is executed.

LABOR CATEGORY

SECTION 1.500

CLASSIFICATION SCHEDULE

Grade A	Working Foreman-Operations	Grade D	Night Custodian
	Senior Water Systems Tech		
	Working Foreman -Water	Grade E	AutoEquipmentOperator
	Working Foreman -Forestry&Grnds		Recreation Custodian
			Maint/Custodian DPW
Grade B	Master Mechanic		
Grade C	Heavy Equip Operator		
	Aerial Lift Operator		
	Water Systems Tech		
	Working Foreman/Facilities Maint-Community Ctr.		

SECTION 2.500

PAY SCHEDULE/HOURLY

July 1, 2013 - June 30, 2014

Grade	Min	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Max
A	24.91	25.57	26.22	26.91	27.57	28.23	28.93	29.59	30.24	30.91
B	23.83	24.37	24.89	25.41	25.93	26.48	26.99	27.53	28.06	28.59
C	21.77	22.35	22.93	23.51	24.08	24.67	25.28	25.85	26.43	27.01
D	21.98	22.43	22.88	23.35	23.81	24.28	24.77	25.27	25.77	26.28
E	20.86	21.29	21.71	22.15	22.57	23.01	23.49	23.95	24.44	24.92

*This is the rate that has been in effect, and will continue to be in effect, until such time as a new collective bargaining agreement is executed.

OFFICE OCCUPATION CATEGORY

SECTION 1.600

CLASSIFICATION SCHEDULE

OC-1	Assistant Accountant Assistant Collector Assistant Treasurer	OC-4a	Bookkeeper Secretary-Fire Admin. Asst-Planning Board PT Admin Asst.-Board of Health
OC-2	Confidential Police Secretary Administrative Asst.-Assessor Administrative Asst.-Ex Dir COA Admin Asst to Fire Chief/Ambulance Rec. Assistant Town Clerk	OC-4b	Bus/Van Driver Police Clerk Secretary-Zoning Board of Appeals Secretary-Community Preservation
OC-3a	Collections Supervisor Treasury Supervisor (Payroll) Election & Registration Secretary	OC-5	Secretary-Conservation Secretary-Personnel Board Secretary-Finance Committee Secretary to a Board or Committee
OC-3b	Senior Assessor Clerk Activities/Program Coordinator COA Secretary - Building & Engineering Secretary - Clerk Accounting/Veterans Agent		

Secretary - Recreation
 Secretary - Water
 Secretary - Operations Division

SECTION 1.600
 CLASSIFICATION SCHEDULE

SECTION 2.600
 PAY SCHEDULE/HOURLY

July 1, 2011 - June 30, 2012

Grade	Min	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step10	Step 11
OC-1	24.84	25.34	25.85	26.36	26.89	27.43	27.97	28.53	29.10	29.69	30.27
OC-2	22.37	22.81	23.28	23.74	24.19	24.68	25.18	25.68	26.20	26.72	27.26
OC-3a	20.92	21.35	21.76	22.22	22.65	23.10	23.56	24.04	24.52	25.00	25.52
OC-3b	19.82	20.22	20.61	21.02	21.45	21.89	22.32	22.77	23.23	23.69	24.15
OC-4a	18.79	19.16	19.54	19.93	20.34	20.73	21.17	21.58	22.00	22.45	22.90
OC-4b	17.81	18.18	18.52	18.90	19.29	19.67	20.06	20.47	20.87	21.30	21.71
OC-5	16.03	16.35	16.68	17.01	17.35	17.70	18.05	18.41	18.78	19.16	19.54

*This is the rate that has been in effect, and will continue to be in effect, until such time as a new collective bargaining agreement is executed.

PUBLIC SAFETY CATEGORY

SECTION 1.700
 CLASSIFICATION SCHEDULE

SECTION 2.700
 PAY SCHEDULE/WEEKLY

POLICE DEPARTMENT

TITLE	CODE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Police Chief	PD-110					2967.17
Effective Dates						
July 1, 2013 - June 30, 2014						
Deputy Police Chief		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Effective Date						3198.67
July 1, 2013- June 30, 2014						
Sergeant	PD-80	PD-80A	PD-80B	PD-80C		
Effective Date						
July 1, 2012- June 30, 2013		Step 1	Step 2	Step 3		
		1207.31	1231.46	1256.11		
Patrolman	PD-60	PD-60A	PD-60B	PD-60C	PD-60D	PD-60E
Effective Date					PD-60F	PD-60G
July 1, 2012- June 30, 2013		Step 1	Step 2	Step 3	Step 4	Step 5
		800.27	854.12	910.47	1007.31	1027.49
					1048.05	1099.99
Dispatchers						
Effective Dates**						
July 1, 2013 - June 30, 2014						
Steps	Min	2	3	4	5	6
hrly	20.42	20.82	21.25	21.68	22.11	22.54
						7
						8
						9
						Max
						24.39

The amounts of pay shown in the above schedule for position code PD-60 and PD-80 do not include the extra pay for educational qualifications provided for in the statutes and regulations of the State.

Members of the Police Department while so designated by the Chief of Police shall receive additional compensation to be considered part of their base pay as follows:

MOTORCYCLE OPERATOR (SELECTIVE ENFORCEMENT)	\$32.54 PER WEEK
ACCREDITATION MANAGER, COMPUTER MANAGER	\$32.54 PER WEEK
LEAPS REPRESENTATIVE	\$10.00 PER WEEK
CRIME PREVENTION OFFICER	\$32.54 PER WEEK
SPECIAL ASSIGNMENT OFFICER	\$32.54 PER WEEK
PROSECUTOR	\$50.00 PER WEEK
DETECTIVE PATROL OFFICER	\$50.00 PER WEEK

The pay of the Police Chief, including all overtime pay and extra pay for educational qualifications, shall be limited to \$2967.17 per week, effective **7/1/13** (Non-Civil Service).

Any patrolman, appointed without being required to take the written examination, shall be paid the base pay rate called for by step 1 of the pay schedule for a period of six months following his appointment, and, upon the expiration of said six-month period, shall be paid the base pay rate provided for by step 2 unless he shall have previously been employed full time as a police officer, in which case he shall be paid the base pay rate under the step he would have been paid if his prior employment had been in the Sharon Police Department, but not greater than Step 4. Notwithstanding the step increase or increases provided herein, a patrolman's probationary period shall be the probationary period provided for in 5-5 of this By-Law or in the collective bargaining agreement, whichever is applicable.

POLICE CROSSING GUARDS*
8/1/12 to 6/30/13

DAILY RATE:

	STEP 1	STEP 2	STEP 3
School Crossing Guard PD20	35.25	38.41	42.26
School Crossing Guard Supervisor PD20A			52.90

Maximum rate for fill-in personnel is Step 2.

*PD20 and PD20A-The amounts of pay shown in the above schedule shall be paid in the event that school is canceled due to snow.

SUPERIOR OFFICERS
July 1, 2012 - June 30, 2013

	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6
Lieutenant, Police	1798.95	1871.26	1945.87	2004.70	2064.83	2106.13
Dept.						

FIRE DEPARTMENT

SECTION 1.800
CLASSIFICATION SCHEDULE

SECTION 2.800
PAY SCHEDULE/WEEKLY

JULY 1, 2013 - JUNE 30, 2014

TITLE	CODE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
FIRE CHIEF	100					2256.98
DEP FIRE CHIEF	99					1716.35

The pay of the Fire Chief, including all overtime pay, shall be limited to \$2,256.98 per week for fiscal year 2013-2014.

SECTION 1.410
CLASSIFICATION SCHEDULE

SECTION 2.410
PAY SCHEDULE/WEEKLY

Effective JULY 1, 2013 - JUNE 30, 2014

TITLE	CODE	STEP 1	STEP 2	STEP 3	STEP 4
CAPT./EMT	FD-90			1226.59	1318.40
CAPT./Para	FD-92			1268.92	1360.75
LT./EMT	FD-80			1305.48	
LT./Para	FD-82			1347.82	
FF./EMT	FD-60	971.19	1016.22	1134.33	
FF./Para	FD-62	1013.53	1058.56	1176.67	

Members of the Fire Department are eligible to receive additional compensation in each fiscal year in accordance with the following educational incentive program:

FOR 15 COURSE CREDITS CERTIFIED	\$ 500 ANNUALLY
FOR 30 COURSE CREDITS CERTIFIED	700 ANNUALLY
FOR AN ASSOCIATE'S DEGREE CERTIFIED	1,450 ANNUALLY
FOR A BACHELOR'S DEGREE CERTIFIED	2,625 ANNUALLY
FOR A MASTER'S DEGREE CERTIFIED	2,925 ANNUALLY

CALL FIREFIGHTERS
HOURLY COMPENSATION RATE
July 1, 2010 - June 30, 2011
Hourly 20.00

THE FOLLOWING POSITIONS CONTAINED WITHIN CLASSIFICATION SCHEDULE SECTION ENTITLED 1.100-1.300 WITH ASSOCIATED PAY SCHEDULE SECTION 2.100-2.300 ARE NOT COVERED BY COLLECTIVE BARGAINING AGREEMENTS.

ARTICLE 5.

VOTED UNANIMOUSLY: *That the Town raise and appropriate for the various Town offices and for defraying charges and expenses of the Town, including debt principal and debt interest for fiscal year, July 1, 2013, through June 30, 2014, the various sums stated "Fiscal Year 2014" on pages "82 to 83" of the Warrant except the following:*

Board of Selectmen

Town Clerk

Board of Assessors

Debt: Principal

Fire/Ambulance

Debt: Interest

Schools

MOTION: To reconsider Article 5. **CARRIED.**

VOTED UNANIMOUSLY: That the Town raise and appropriate for the various Town offices and for defraying charges and expenses of the Town, including debt principal and debt interest for fiscal year, July 1, 2013, through June 30, 2014, the various sums stated "Fiscal Year 2014" on pages "82 to 83" of the Warrant except the following:

Board of Selectmen	Town Clerk
Board of Assessors	Debt: Principal
Fire/Ambulance	Debt: Interest
Schools	Benefits Accrual
Insurance	Water Department
Water Reserve Fund	

VOTED UNANIMOUSLY:

Moderator	\$ 50.
Finance Committee	13,517.
Personnel Board	3,589.
Conservation Commission	111,684.
Lake Management	2,500.
Planning Board	13,600.
Board of Appeals	22,000.
Board of Health Services & Admin	156,281.
Accountant	241,681.
Treasurer	406,382.
Law	130,275.
Information Technology	248,556.
Elections & Registration	102,173.
Town Report	12,699.
Police	3,416,740
Weights & Measures	4,712.
Animal Inspector	3,928.
Civil Defense	9,772.
Animal Control	71,249.
Public Works	2,856,085.
Council on Aging	268,512.
Veterans' Agent	32,352.
Veterans' Graves	3,772.
Commission on Disability	500.

Library	891,847.
Recreation	196,491.
Historical Commission	650.
Community Celebrations	2,620.
Voc Tech School	279,655.
Voc Tuition	29,000.
Reserve Fund	350,000.
Stabilization Fund	0.
Street Lighting	187,500.
Bd of Health - Waste Removal	118,000.
FICA: Medicare	661,751.
FICA: Social Security	9,610.
OPEB Trust cont.	0.
Unemployment	75,000.
Annual Audit	52,800.
Retirement	2,618,733.
Cedar Swamp Funding	0.

SELECTMEN

VOTED: That the Town raise and appropriate the sum of \$299,876 for the Board of Selectmen's budget, of which \$500 shall be for the Chairman and \$800 for the salaries of the other members, and \$298,576 shall be for other salaries, wages and expenses.

ASSESSORS

VOTED UNANIMOUSLY: That the Town raise and appropriate the sum of \$228,200 for the Board of Assessors' budget, of which \$2,400 shall be for the salary of the chairman, \$4,400 shall be for the salaries for the other members, and \$221,400 shall be for the other salaries, wages and expenses.

FIRE/AMBULANCE

VOTED UNANIMOUSLY: That the Town raise and appropriate the sum of \$2,886,596 for the Fire/Ambulance budget, of which \$525,000 shall be transferred from the Ambulance Reserve Account, with the balance of \$2,361,596 raised on the tax levy.

SCHOOL COMMITTEE

VOTED UNANIMOUSLY: That the Town raise and appropriate the sum of \$37,766,329 for the purpose of operating the Public Schools for the fiscal year beginning July 1, 2013, and in order to meet this appropriation \$1,500,000 shall be transferred from "Free

Cash" and \$475,000 shall be transferred from the Overlay Reserve Account with the balance of \$35,791,329 raised on the tax levy.

TOWN CLERK

VOTED: That the Town raise and appropriate the sum of \$162,317 for the Town Clerk's budget, of which \$74,125 shall be for the salary of the Town Clerk, and \$88,192 shall be for other salaries, wages and expenses.

DEBT

VOTED UNANIMOUSLY: That the Town raise and appropriate the sum of \$7,338,461 for the Debt: Principal budget (\$5,381,701) and Debt interest (\$1,956,760) in order to meet said appropriation the following amounts shall be transferred from accounts as set forth below:

\$21,474 Fund Balance Reserve Excluded Debt

\$29,215 Septic Loan program receipts

with the balance of \$7,287,772 raised on the tax levy.

INSURANCE

VOTED UNANIMOUSLY: That the Town raise and appropriate the sum of \$8,850,020 for the Insurance budget.

WATER DEPARTMENT

VOTED UNANIMOUSLY: That the Town raise and appropriate the sum of \$2,767,945 for the Water Department budget.

WATER RESERVE FUND

VOTED UNANIMOUSLY: That the Town raise and appropriate the sum of \$0 for the Water Reserve Fund budget.

ARTICLE 6.

VOTED: That the Town accept the provisions of G.L. c. 40, § 13D, to establish, appropriate or transfer money to a reserve fund for the future payment of accrued liabilities for compensated absences due any employee or full-time officer of the town upon termination of the employee's or full-time officer's employment; and further to raise and appropriate

\$100,000 for the purpose of establishing a Benefits Accrual Account pursuant to this statute. This fund would be used to fund the payment of accrued benefits for Town employees as provided for under the applicable contract, collective bargaining agreement or personnel bylaw.

ARTICLE 7.

VOTED: That action under Article 7 be indefinitely postponed. (This article was to accept M.G.L. c 32B, S 20 to establish an Other Post Employment Benefits Liability Trust Fund (O.P.E.B. Trust Fund))

ARTICLE 8.

VOTED UNANIMOUSLY: That the Town accept the provisions of Mass. General Laws Chapter 64G, section 3A, to impose a local room occupancy excise at the rate of 6 percent (6%).

ARTICLE 9.

MOVED: That the Town accept the provisions of Mass. General Laws Chapter 64L, section 2(a), to authorize imposition of a local meals excise tax of 0.75%. **NOT CARRIED. A STANDING VOTE. VOTES IN THE AFFIRMATIVE 46. VOTES IN THE NEGATIVE 53.**

ARTICLE 10.

VOTED: That the Town raise and appropriate the sum of \$2,135,000 for Public Works, \$783,456 for Schools, \$365,000 for Fire, \$14,460 for Civil Defense, \$1,304,900 for Water, and \$60,000 for Police; and to meet this appropriation, \$1,095,000 shall be reallocated from prior unexpended capital borrowings and the Treasurer, with the approval of the Board of Selectmen, is hereby authorized to borrow \$4,662,816 under Massachusetts General Law Chapter 44, S7.

EXCEPT FOR 10C, 10F, 10H, 10L WHICH WERE VOTED SEPARATELY. 2/3 VOTE DECLARED BY MODERATOR.

ARTICLE 10A. DEPARTMENT OF PUBLIC WORKS

That the Town raise and appropriate the sum of \$605,000 for the resurfacing of public ways and for the reconstruction of sidewalks for Public Works; and to meet this appropriation, the Treasurer, with the approval of the Board of Selectmen, is hereby authorized to borrow \$605,000 under Massachusetts General Law Chapter 44, S7.

ARTICLE 10B. DEPARTMENT OF PUBLIC WORKS

That the Town raise and appropriate the sum of \$435,000 for the purchase of additional departmental equipment for Public Works; and to meet this appropriation, the Treasurer, with the approval of the Board of Selectmen, is hereby authorized to borrow \$435,000 under Massachusetts General Law Chapter 44, S7.

ARTICLE 10D. SCHOOL DEPARTMENT

That the Town raise and appropriate the sum of \$275,656 for the remodeling, reconstruction, and making extraordinary repairs to public school buildings and to meet this appropriation, the Treasurer, with the approval of the Board of Selectmen, is hereby authorized to borrow \$275,656 under Massachusetts General Law Chapter 44, S7.

ARTICLE 10E. SCHOOL DEPARTMENT

That the Town raise and appropriate the sum of \$187,000 for the purchase of additional departmental equipment for the School Department; and to meet this appropriation, the Treasurer, with the approval of the Board of Selectmen, is hereby authorized to borrow \$187,000 under Massachusetts General Law Chapter 44, S7.

ARTICLE 10G. FIRE DEPARTMENT

That the Town raise and appropriate the sum of \$25,000 for the purchase of additional departmental equipment for the Fire Department; and to meet this appropriation, the Treasurer, with the approval of the Board of Selectmen, is hereby authorized to borrow \$25,000 under Massachusetts General Law Chapter 44, S7.

ARTICLE 10I. CIVIL DEFENSE

That the Town raise and appropriate the sum of \$14,460 for the purchase of additional departmental equipment for the Civil Defense; and to meet this appropriation, the Treasurer, with the approval of the Board of Selectmen, is hereby authorized to borrow \$14,460 under Massachusetts General Law Chapter 44, S7

ARTICLE 10J. WATER DEPARTMENT

That the Town raise and appropriate the sum of \$1,237,500 for the construction, reconstruction, laying and relaying of water mains and water system improvements for the Water Department; and to meet this appropriation, the Treasurer, with the approval

of the Board of Selectmen, is hereby authorized to borrow \$1,237,500 under Massachusetts General Law Chapter 44, S7.

ARTICLE 10K. WATER DEPARTMENT

That the Town raise and appropriate the sum of \$67,400 for the purchase of additional departmental equipment for the Water Department; and to meet this appropriation, the Treasurer, with the approval of the Board of Selectmen, is hereby authorized to borrow \$67,000 under Massachusetts General Law Chapter 44, S7.

ARTICLE 10C. DEPARTMENT OF PUBLIC WORKS

MOVED: That the Town raise and appropriate the sum of \$1,120,000 for remodeling, reconstruction, and making extraordinary repairs to public buildings for Public Works; and to meet this appropriation, \$20,000 shall be reallocated from 33008311 581105 HS (FY11 High School Science Lab), \$18,027 shall be reallocated from 33003311 581104 MO (FY11 Heights Bathroom Stalls), \$15,000 shall be reallocated from 33009311 581103 MO (FY11 Dumpster Reconfiguration), \$279,464 shall be reallocated from 34004400 621213 (DPW Equipment), \$7,957 shall be reallocated from 32004400 621113 (DPW Equipment), \$754,652 shall be reallocated from 33008311 581110 HS (HS Roof).

MOTION: To add "new construction" between the words "remodeling" and "reconstruction". **CARRIED.**

VOTED: That the Town raise and appropriate the sum of \$1,120,000 for remodeling, new construction, reconstruction, and making extraordinary repairs to public buildings for Public Works; and to meet this appropriation, \$20,000 shall be reallocated from 33008311 581105 HS (FY11 High School Science Lab), \$18,027 shall be reallocated from 33003311 581104 MO (FY11 Heights Bathroom Stalls), \$15,000 shall be reallocated from 33009311 581103 MO (FY11 Dumpster Reconfiguration), \$279,464 shall be reallocated from 34004400 621213 (DPW Equipment), \$7,957 shall be reallocated from 32004400 621113 (DPW Equipment), \$754,652 shall be reallocated from 33008311 581110 HS (HS Roof). **2/3 VOTE DECLARED BY MODERATOR.**

ARTICLE 10F. SCHOOL DEPARTMENT

VOTED: That the Town raise and appropriate the sum of \$155,000 for the purchase of engineering and architectural services for the School Department; and to meet this

appropriation, the Treasurer, with the approval of the Board of Selectmen, is hereby authorized to borrow \$155,000 under Massachusetts General Law Chapter 44, S7.

2/3 VOTE DECLARED BY MODERATOR.

ARTICLE 10H. FIRE DEPARTMENT

VOTED: That the Town raise and appropriate the sum of \$340,000 for the remodeling, reconstruction, and making extraordinary repairs to public buildings and of engineering and architectural services for the Fire Department; and to meet this appropriation, the Treasurer, with the approval of the Board of Selectmen, is hereby authorized to borrow \$340,000 under Massachusetts General Law Chapter 44, S7.

2/3 VOTE DECLARED BY MODERATOR.

ARTICLE 10L. POLICE DEPARTMENT

VOTED: That the Town raise and appropriate the sum of \$60,000 for the purchase of additional departmental equipment for the Police; and to meet this appropriation, the Treasurer, with the approval of the Board of Selectmen, is hereby authorized to borrow \$60,000 under Massachusetts General Law Chapter 44, S7.

2/3 VOTE DECLARED BY MODERATOR.

ARTICLE 11.

VOTED UNANIMOUSLY: That the town raise and appropriate \$2,618,733 to be added to the special fund established to pay the Norfolk County Retirement Board for the Annual Assessment costs chargeable to the Town.

ARTICLE 12.

VOTED UNANIMOUSLY: That action under Article 12 be indefinitely postponed. (To appropriate a sum of money to be added to the Stabilization Fund.)

ARTICLE 13.

VOTED UNANIMOUSLY: That the Town raise and appropriate the sum of \$75,000 to be added to the special fund established to reimburse the Massachusetts Division of Employment and Training for the actual costs of benefits paid to former Town employees and chargeable to the Town.

ARTICLE 14.

VOTED UNANIMOUSLY:

A. That the Town Clerk cast one ballot for the Trustees of the Dorchester and Surplus Revenue School Funds as follows:

Bettye Outlaw, Patricia Zlotin and William Fowler

B. That the Town Clerk cast one ballot for the Trustees of the Edmund H. Talbot Fund as follows:

Shirley Schofield, James J. Testa and Marie Cuneo

C. That the Town Clerk cast one ballot for the Trustees of the Sharon Friends School Fund as follows:

Marie Cuneo, Fred Clay, William Fowler, Corrine Hershman and Lylli Joan Brown, known as Joan Brown; and,

D. To accept the report of the donors of the Sharon Friends School Fund.

ARTICLE 15.

VOTED UNANIMOUSLY: That the reports of the various officials, boards, committees be received for filing.

ARTICLE 16.

VOTED UNANIMOUSLY: That the Town raise and appropriate the sum of \$52,800 for the purpose of paying for the cost of services to perform an annual audit of fixed assets and annual audit of accounts of the Town of Sharon for fiscal year 2014 in accordance with Chapter 44, Section 40 of the General Laws of the Commonwealth.

ARTICLE 17.

VOTED UNANIMOUSLY: That the Town accept Section 4, Chapter 73 of the Acts of 1986, as amended by Chapter 126 of the Acts of 1988, and Chapter 380 of the Acts of 2000, which authorizes additional real estate exemptions to be granted to persons who qualify for property tax exemptions under Clauses 17, 17C, 17C 2, 17D, 17E, 22, 22A, 22B, 22C, 22D, 22E, 37, 37A, 41, 41B, 41C and 41D of M.G.L. ch. 59, § 5 in an amount equal to 100 percent, to be effective for the fiscal year beginning July 1, 2013, and ending June 30, 2014.

ARTICLE 18.

VOTED UNANIMOUSLY: That the Town accept G.L. c. 59, § 5N, to authorize the Board of Selectmen to establish a program to allow veterans, as defined therein, to volunteer to provide services to the Town in exchange for reduction of the real property tax obligations of that veteran on the veteran's tax bills, in addition to any exemption or abatement to which that person is otherwise entitled, such reduction shall not exceed \$1,000.00 in a given tax year. And further that the Town adjust the exemption by allowing an approved representative for persons physically unable to provide such services to the Town.

ARTICLE 19.

MOVED: That the Town accept those provisions of Massachusetts General Law Chapter 60A, Section 1, allowing that the excise imposed by this chapter shall not apply to a motor vehicle owned and registered by a resident who is in active and full-time military service as a member in the armed forces of the United States or the national guard, army or air, of any state, and has been deployed or stationed outside the territorial boundaries of the continental United States for a period of at least 45 days in the calendar year of the exemption. If the military member is wounded or killed in an armed conflict, he shall not be subject to the foregoing period of service qualification for the calendar year in which he is wounded or killed. This exemption shall apply only to a motor vehicle owned and registered by a military member in his own name or jointly with a spouse for a non-commercial purpose and a military member may qualify for this exemption for only 1 motor vehicle for each calendar year. If accepted by the Town, then all delinquent motor vehicle excise bills will be charged an additional \$3 to the fee prescribed in clause 9 of section 15 of chapter 60. Such acceptance shall take effect on the first day of January next occurring after such acceptance.

MOTION: To amend Article 19 by adding "her/she" everywhere appropriate. **CARRIED.**

VOTED: That the Town accept those provisions of Massachusetts General Law Chapter 60A, Section 1, allowing that the excise imposed by this chapter shall not apply to a motor vehicle owned and registered by a resident who is in active and full-time military service as a member in the armed forces of the United States or the national guard, army or air, of any state, and has

been deployed or stationed outside the territorial boundaries of the continental United States for a period of at least 45 days in the calendar year of the exemption. If the military member is wounded or killed in an armed conflict, he/she shall not be subject to the foregoing period of service qualification for the calendar year in which he/she is wounded or killed. This exemption shall apply only to a motor vehicle owned and registered by a military member in his/her own name or jointly with a spouse for a non-commercial purpose and a military member may qualify for this exemption for only 1 motor vehicle for each calendar year. If accepted by the Town, then all delinquent motor vehicle excise bills will be charged an additional \$3 to the fee prescribed in clause 9 of section 15 of chapter 60. Such acceptance shall take effect on the first day of January next occurring after such acceptance.

ARTICLE 20.

VOTED UNANIMOUSLY: That the Town accept Massachusetts General Law Chapter 60A, Section 9 so that any excise due under this chapter by a member of the Massachusetts National Guard or reservist or a dependent of a member of the Massachusetts National Guard or reservist shall be deferred while that member is on active service outside the commonwealth and for a period of up to 180 days after completion of that service. No interest or penalties shall be assessed for any period before the expiration of the 180 days.

VOTED: That the meeting adjourn at 11:30 P.M. or at the close of the Article then under discussion and to reconvene on Tuesday evening may 7, 2013 at the Arthur E. Collins Auditorium at 7:00 P.M.

ARTICLE 21.

VOTED: That the Town vote to amend the Zoning By-law by adding a new Section 3600 - Interim Regulations for Medical Marijuana Uses, exactly as printed in the warrant, except to delete the words "or act in any way relative thereto."

3600. Interim Regulations for Medical Marijuana Uses

3601. Purpose. This section is intended to provide restrictions that will allow the Town adequate time to consider whether to allow facilities associated with the medical use of marijuana, to the extent that such facilities are permitted under state laws and regulations, and, if so, where and under

what conditions. Given that a law permitting the medical use of marijuana in the Commonwealth of Massachusetts shall be in effect beginning January 1, 2013, and that the Massachusetts Department of Public Health has yet to promulgate the regulations by which facilities that produce or dispense medical marijuana shall be registered and administered, a restriction on the establishment of such facilities in Sharon shall provide the opportunity to study their potential impacts on adjacent uses and on general public health, safety and welfare, and to develop zoning and other applicable regulations that appropriately address these considerations consistent with statewide regulations and permitting procedures.

3602. Definition. "Medical marijuana treatment center" shall mean a not-for-profit entity, as defined by Massachusetts law only, properly licensed and registered by the Massachusetts Department of Public Health under Chapter 369 of the Acts of 2012 as may be amended or codified, and/or regulations promulgated thereunder, that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to qualifying patients or their personal caregivers.

3603. Exclusion of Accessory Uses. In no case shall a medical marijuana treatment center, or the acquisition, cultivation, possession, processing, transference, transportation, sale distribution, or administration of marijuana, products containing or derived from marijuana, or related products be considered accessory to any use.

3604. Interim Restriction. Medical marijuana treatment centers shall not be permitted in any zoning district in the Town of Sharon so long as this Section 3600 is effective, as set forth in Section 3605, below.

3605. Expiration. This Section 3600 shall be in effect through June 30, 2014 or until such time that the Town of Sharon adopts a superceding Zoning By-Law that sets forth the allowed locations, dimensional, parking and other requirements applicable to medical marijuana treatment centers, whichever is sooner. During the moratorium period, the Town shall undertake a planning process to address the potential impacts of medical marijuana in the Town, consider the Department of Public Health regulations regarding medical marijuana treatment centers and related uses, and shall consider adopting new Zoning By-Laws to

address the impact and operation of medical marijuana treatments centers and related uses. **2/3 VOTE DECLARED BY MODERATOR.**

ARTICLE 22.

VOTED: That the Town vote to amend the Zoning By-law by adding a new Section 4100 - Interim Regulations for Adult Entertainment uses, exactly as printed in the warrant, except to delete the words "or act in any way relative thereto."

4100. Interim Regulations for Adult Entertainment Uses

4101. Purpose. This section is intended to provide restrictions that will allow the Town adequate time to consider where and under what conditions to allow facilities associated with adult entertainment uses. Given that the May 7, 2012 Annual Town Meeting approved a zoning by-law relative to such uses and that by-law was disapproved by the Attorney General's Office due to Constitutional issues raised by recent case law in Massachusetts, a restriction on the establishment of such facilities in Sharon shall provide the opportunity to study its potential impacts on adjacent uses and on general public health, safety and welfare, and to develop zoning and other applicable regulations that appropriately address these considerations consistent with criteria mandated by the Constitution and recent case law.

4102. Definition. "Adult Entertainment Uses" shall mean adult bookstores, adult cabarets, adult motion-picture theaters, adult paraphernalia stores and adult video stores, or a combination thereof operated as a single business, or any other business or establishment characterized by an emphasis depicting, describing or related to sexual conduct or excitement as defined in G.L. c. 272, s. 31.

4103. Exclusion of Accessory Uses. In no case shall an Adult Entertainment Use be considered accessory to any use.

4104. Interim Restriction. Adult Entertainment Uses shall not be permitted in any zoning district in the Town of Sharon so long as this Section is effective, as set forth in Section 4105, below.

4105. Expiration. This Section 4100 shall be effective for a period of twelve (12) months beginning May 6, 2013, or until such future time that the Town of Sharon adopts a superceding Zoning By-Law that sets forth the allowed locations, dimensional, parking and other requirements applicable to Adult Entertainment Uses, whichever is sooner.

ARTICLE 23.

VOTED UNANIMOUSLY: That the Town hear and act upon the recommendations of the Community Preservation Committee as follows: That the following amounts be appropriated or reserved from Fiscal Year 2014 Community Preservation Fund Revenues, unless otherwise specified, for Fiscal Year 2014 Community Preservation purposes with each item considered a separate appropriation

PURPOSE	RECOMMENDED AMOUNT	FUNDING SOURCE
Appropriations		
Budget-Salaries	\$ 4,000.00	FY14 Annual
Estimated Revenues		
Budget -Expenses	\$ 16,000.00	FY14 Annual
Estimated Revenues		

(Community Preservation Committee Annual Funding - To raise and appropriate up to 5% of the Town's portion of the expected fiscal year 2014 Community Preservation Fund Revenues, to permit the Community Preservation Committee to expend funds as it deems necessary for its administrative and operating expenses, in accordance with the provisions of M.G.L. Ch.44B, Sec 6 and amendments thereof.)

Reserves

Open Space	\$ 45,000.00	FY14 Annual
Estimated Revenue		
Historic Resources	\$ 45,000.00	FY14 Annual
Estimated Revenue		
Community Housing	\$ 45,000.00	FY14 Annual
Estimated Revenue		
Fund Balance Reserve for CPA	\$295,000.00	FY14 Annual Estimated Revenue

ARTICLE 24.

VOTED UNANIMOUSLY: That the Town reauthorize the various revolving funds under M.G.L. c.44 sec.53E½ for the fiscal year commencing July 1, 2013 exactly as printed on pages 73-80 under Article 24 of the Warrant for this Annual Meeting, except for the deletion of the words "or act in any way relative thereto."

A. Cable TV Licensing and Re-licensing Fund

That the Town reauthorize a revolving fund known as the Cable TV Licensing and Re-licensing Fund in accordance with M.G.L. ch. 44, §53E½.

The purpose of this fund is to prepare for future cable licensing or re-licensing, and to defray the costs incurred by the Town in providing public internet access. Receipts to be deposited to this fund shall be solely derived from the annual proceeds received by the Town from the cable television licensee under the terms of a Renewal License granted by the Board of Selectmen. Said license requires that to the extent authorized by M.G.L. ch.166A, and permitted by Federal Communication Commission regulations, 50 cents per subscriber per year be forwarded to the Town annually.

Expenditures in Fiscal Year 2014 shall not exceed the balance in the fund carried forward from Fiscal Year 2013 plus receipts deposited into the fund during Fiscal Year 2014 and in any case shall not exceed Twenty Thousand (\$20,000.00) dollars.

Any unused balance, subject to subsequent Town Meeting authorization, shall carry forward for the benefit of Sharon cable subscribers to cover any costs incurred at the time of license issuance or renewal.

The Board of Selectmen shall have the authority to expend from this fund.

B. Library Public-Use Supplies Replacement Fund

That the Town reauthorize a revolving fund known as the Library Public-Use Supplies Replacement Fund in accordance with M.G.L. ch. 44, § 53E½.

The purpose of this fund is to acquire supplies associated with the use of public-use computer printers and faxes such as, but not limited to, paper and ink cartridges. Receipts to be deposited in this fund shall be monies collected as a user fee paid by the users of computer printers and/or the recipients of faxes. Such monies represent the replacement cost of the supplies. The Library Director, with the approval of the Library Board of Trustees, shall be authorized to expend from this fund.

Expenditures in Fiscal Year 2014 shall not exceed the balance in the fund carried forward from Fiscal Year 2013 plus monies deposited into the fund during FY 2014 and in any event shall not exceed seven thousand (\$7,000.00) dollars.

C. Street Opening Fund

That the Town reauthorize a revolving fund, first established for Fiscal Year 1992, known as the Street Opening Fund as provided by M.G.L. ch. 44, § 53E½.

The purpose of this fund is to defray the cost of making permanent repairs to openings in Town streets by utility companies, contractors, and/or the Town Water Division.

Receipts to be deposited in this fund shall be monies paid by utility companies, contractors and/or the Town Water Division in accordance with the requirements of the Town of Sharon Street Opening Manual. The Superintendent of Public Works, with the approval of the Board of Selectmen, shall be authorized to expend from this fund.

Expenditures in Fiscal Year 2014 shall not exceed the balance in the fund carried forward from Fiscal Year 2013 plus monies deposited into the fund during Fiscal Year 2014 and in any event shall not exceed Twenty-Five Thousand (\$25,000.00) dollars. thereto.

D. Recycling Fund

That the Town reauthorize a revolving fund, first established for Fiscal Year 1991, known as the Recycling Fund as provided by M.G.L. ch. 44, § 53E½.

The purpose of this fund is to support the recycling program of the Town of Sharon and to purchase and install shade trees and shrubs to be planted in the public ways of the Town and otherwise as provided for in M.G.L. ch. 87, § 7. Receipts to be deposited to this fund shall be monies derived from the sale of recycled materials including, but not limited to, newspaper, glass, metals and plastics, the sale of leaf bags, and disposal fees for certain special wastes generated by the citizens of Sharon including, but not limited to, batteries, tires, and used motor oil and white goods, and an amount equal to the number of tons of material recycled times the Tipping Fee at the SEMASS facility to be transferred from the Tipping Fee Escrow Fund. The

Superintendent of Public Works, with the approval of the Board of Selectmen, shall be authorized to expend from this fund.

Expenditures in Fiscal Year 2014 shall not exceed the balance in the fund carried forward from Fiscal Year 2013 plus monies deposited into the fund during Fiscal Year 2014, and in any event shall not exceed One Hundred Fifty Thousand (\$150,000.00) dollars.

E. Conservation Commission Advertising Revolving Fund

That the Town reauthorize a revolving fund known as the Conservation Commission Advertising Revolving Fund in accordance with M.G.L. ch. 44, § 53E½.

The purpose of this fund shall be to defray the cost of advertising for hearings and meetings before the Sharon Conservation Commission. Receipts to be deposited in this fund shall be monies paid by persons requesting hearings before the Sharon Conservation Commission. The Conservation Commission shall be authorized to expend from this fund.

Expenditures in Fiscal Year 2014 shall not exceed the balance in the fund carried forward from Fiscal Year 2013 plus monies deposited into the fund during FY 2014 and in any event shall not exceed Four Thousand (\$4,000.00) dollars.

F. Library Materials Replacement Fund

That the Town reauthorize a revolving fund, first established for Fiscal Year 1993, known as the Library Materials Replacement Fund in accordance with M.G.L. ch. 44, § 53E½.

The purpose of this fund is to acquire equivalent Public Library materials to replace items lost by those who borrow such materials. Receipts to be deposited in this fund shall be monies paid by the borrowers of the lost materials. Such monies represent the replacement cost of the material. The Library Director, with the approval of the Library Board of Trustees, shall be authorized to expend from this fund.

Expenditures in Fiscal Year 2014 shall not exceed the balance in the fund carried forward from Fiscal Year 2013 plus receipts deposited into the fund during Fiscal Year 2014 and in any case shall not exceed Three Thousand Five Hundred (\$3,500.00) dollars.

G. Recreation Programs Revolving Fund

That the Town reauthorize a revolving fund known as the Recreation Programs Revolving Fund in accordance with M.G.L. ch. 44, § 53E½.

The purpose of this fund is to support the fee-based recreation department programs. Receipts to be deposited into this fund shall be monies collected from users of the recreation department programs and facilities. The Recreation Director, with the approval of the Board of Selectmen, shall be authorized to expend from this fund. Expenditures in Fiscal Year 2014 shall not exceed the balance carried forward from Fiscal Year 2013 plus monies deposited into the fund during Fiscal Year 2014 and in any event shall not exceed Three Hundred Thousand (\$300,000.00) dollars.

H. Parking Lot Fund

That the Town reauthorize a revolving fund known as the Parking Lot Fund in accordance with M.G.L. ch. 44, § 53E½.

The purpose of this fund is to provide and pay for the maintenance, repair, improvement, monitoring, and operation, including payment for public liability coverage, for municipal parking lots within the Town that are subject to the control of the Board of Selectmen, including, but not limited to, the parking lot located on Pond Street which was accepted at Special Town Meeting on June 21, 1978, by gift of the Sharon Civic Foundation, and/or to purchase or lease additional parking lots, and in general for any traffic control or traffic safety purposes. Receipts to be deposited to this fund shall be solely derived from the receipt of parking fees and charges. The Superintendent of Public Works, with the approval of the Board of Selectmen, shall be authorized to administer and expend from this fund.

Expenditures in Fiscal Year 2014 shall not exceed the balance carried forward from Fiscal Year 2013 plus monies deposited into the fund during Fiscal Year 2014 and in any event shall not exceed Sixty-five Thousand (\$65,000.00) dollars.

I. Board of Health Fund for Monitoring Compliance with Septic Variance

That the Town reauthorize a revolving fund known as the Board of Health Fund for Monitoring Compliance with Septic Variances in accordance with M.G.L. ch. 44, §53E½.

The purpose of this fund is to support the Board of Health's efforts to protect public health through the successful management and oversight of all required reporting and testing requirements placed on onsite wastewater disposal installations that have been and will be approved for installation requiring mandated variances.

Receipts to be deposited into this fund shall be monies collected from fees generated from application fees for all new onsite wastewater disposal installations, which require variance from the requirements of Title V or Article 7 and annual fees, assessed to owners of new and existing onsite wastewater disposal installations that require reporting, annual, or more frequent pumping, testing, or other actions by the owner, as required by their variance from Title V or Article 7. The Board of Health shall be authorized to expend from this fund.

Expenditures in Fiscal Year 2014 shall not exceed the balance carried forward from Fiscal Year 2013 plus monies deposited into the fund during FY 2014 and in any event shall not exceed Twenty Thousand (\$20,000.00) dollars.

J. Health Department Revolving Fund

That the Town reauthorize a revolving fund known as the Health Department Revolving Fund in accordance with M.G.L. ch. 44, § 53E½.

The purpose of this fund is to support health promotion clinics for Sharon residents including, but not limited to, influenza and pneumococcal vaccination clinics. Receipts to be deposited into this fund shall be monies collected through reimbursements for immunizations. The Board of Health shall be authorized to expend from this fund.

Expenditures in Fiscal Year 2014 shall not exceed the balance carried forward from Fiscal Year 2013 plus monies deposited into the fund during Fiscal Year 2014 and in any event shall not exceed Forty Thousand (\$40,000.00) dollars.

K. Horizons for Youth Revolving Fund

That The Town reauthorize a revolving fund known as the Horizons for Youth Revolving Fund in accordance with M.G. L. ch. 44, § 53E½.

The purpose of this fund is to provide for maintenance and improvements to facilities and property and general support for programs occurring on said property.

Receipts to be deposited into this fund shall be monies collected from users of the former Horizons for Youth property and facilities and programs occurring thereon. The Board of Selectmen shall be authorized to expend from this fund. Expenditures in Fiscal Year 2014 shall not exceed the balance carried forward from Fiscal Year 2013 plus monies deposited in the fund during Fiscal Year 2014 and in any event shall not exceed One Hundred Thousand (\$100,000.00) dollars.

L. Waterfront Recreation Programs Revolving Fund

That the Town reauthorize a revolving fund known as the Waterfront Recreation Program Revolving Fund in accordance with M.G.L. ch. 44, § 53E½.

The purpose of this fund is to utilize all program monies associated with Massapoag Lake to be utilized for expenses incurred related to programs occurring on the lake as well as the beaches. The Recreation Director, with the approval of the Board of Selectmen, shall be authorized to expend from this fund.

Expenditures in Fiscal Year 2014 shall not exceed the balance carried forward from Fiscal Year 2013 plus monies deposited into the fund during Fiscal Year 2014 and in any event shall not exceed One Hundred Fifty Thousand (\$150,000.00) dollars.

M. Community Center Building Maintenance Fund

That the Town reauthorize a revolving fund known as the Community Center Building Maintenance Fund in accordance with the provisions of General Laws ch. 44, § 53E½.

The purpose of this fund is to provide and pay for the maintenance, repair, improvement, monitoring, and operation of the Community Center. Receipts to be deposited into the fund

shall be monies collected from users and lessees of the Community Center.

The Superintendent of Public Works, with the approval of the Board of Selectmen shall be authorized to expend from this fund. Expenditures in Fiscal Year 2014 shall not exceed the balance carried forward from Fiscal Year 2013 plus monies deposited into the fund during Fiscal Year 2014 and in any event shall not exceed One Hundred Thousand (\$100,000.00) dollars.

N. Council on Aging Program Revolving Fund

That the Town reauthorize a revolving fund known as the Council on Aging Program Revolving Fund in accordance with the provisions of General Laws ch. 44, § 53E½.

The purpose of this fund is to support fee based Council on Aging programs. Receipts to be deposited into the fund shall be monies collected from programming at the Council on Aging.

The Council on Aging Director, with the approval of the Board of Selectmen, shall be authorized to expend from this fund. Expenditures in Fiscal Year 2014 shall not exceed the balance carried forward from Fiscal Year 2013 plus monies deposited into the fund during Fiscal Year 2014 and in any event shall not exceed Twenty-Five Thousand (\$25,000.00) dollars.

VOTED UNANIMOUSLY: That the Annual Town Meeting be dissolved at 11:10 P.M.

Attendance: 220