

TOWN OF IPSWICH

WARRANT ARTICLE SYNOPSIS

**SPECIAL TOWN MEETING
October 19, 2009**

SPECIAL TOWN MEETING SYNOPSES
October 19, 2009

Table of Contents

ARTICLE 1	FY 2009 UNPAID BILLS	- 3 -
ARTICLE 2	FY 2010 TOWN BUDGET AMENDMENTS.....	- 4 -
ARTICLE 3	FY 2010 SCHOOL BUDGET AMENDMENTS	- 7 -
ARTICLE 4	CITIZENS PETITION	- 8 -
ARTICLE 5	FEOFFEEES TRUST AGREEMENT	- 9 -
ARTICLE 6	DISPOSITION OF PARCELS.....	- 10 -
ARTICLE 7	OPEN SPACE PARCELS LIST.....	- 11 -
ARTICLE 8	OPEN SPACE PROGRAM.....	- 12 -
ARTICLE 9	AMEND THE GENERAL BYLAWS: SCENIC ROADS	- 13 -
ARTICLE 10	RIGHT TO FARM BYLAW	- 15 -
ARTICLE 11	SUSTAINABLE DEVELOPMENT MEASURES.....	- 16 -
ARTICLE 12	MISCELLANEOUS ZONING CHANGES	- 17 -
ARTICLE 13	PUBLIC TRANSPORTATION COMMITTEE.....	- 19 -
ARTICLE 14	STORMWATER REVOLVING FUND.....	- 20 -
ARTICLE 15	OPEN SPACE PARCELS LIST.....	- 21 -
ARTICLE 16	RECONSIDERATION.....	- 23 -

SPECIAL TOWN MEETING SYNOPSES
October 19, 2009

ARTICLE 1

FY 2009 UNPAID BILLS

This is a stock article to pay any unpaid bills incurred in prior fiscal years and remaining unpaid. This article will raise and appropriate **\$9,456.30** to pay unpaid bills incurred at the end of FY'09.

<u>ACCOUNT</u>	<u>VENDOR</u>	<u>AMOUNT</u>	<u>TOTAL</u>
<u>LEGAL</u>	Kopelman & Paige	999.56	June 9 bill rec'd after 7/15/09
	Kopelman & Paige	849.75	FY 08 Outstanding items rc'd 6/09
	Choice Graphics	96.30	Rec. Dept. never rec'd original bill
	REW Environmental	3,661.50	FY09 Outstanding item rec'd after 7/15
	REW Environmental	1,097.50	FY09 Outstanding item rec'd after 7/15
			<u>6,704.61</u>
<u>FACILITIES</u>	Verizon	49.99	FY 09 rec'd after 7/15/09
	Verizon	166.32	FY 08 rec'd after ATM 5/09
			<u>216.31</u>
<u>FIRE</u>	Beacon Family Medicine	55.97	Injury on duty
	Northeast Rehab Hospital	131.80	Injury on duty
			<u>\$187.77</u>
<u>POLICE</u>	Coastal Orthopedics	65.91	Injury on duty
	Lahey Clinic	130.12	Injury on duty
	Northeast Hospital Corp.	77.80	Injury on duty
			<u>273.83</u>
<u>VETERANS' MEDICAL</u>	Caldwell Nursing & Rehab	1,754.07	
	Lahey Clinic	14.71	
	Microsurgical Eye Consultants	30.00	
	The Ipswich Center	275.00	FY 09 bill rec'd 9/09
			<u>2,073.78</u>
TOTAL FOR ALL TOWN DEPTS.			\$9,456.30

SPECIAL TOWN MEETING SYNOPSES
October 19, 2009

ARTICLE 2

FY 2010 TOWN BUDGET AMENDMENTS

Summary: The Board of Selectmen proposes the following amendments to the FY'10 budget:

- 1) reduce debt service principal (17002-5910) by **\$90,214** and long term interest (17002-5915) by **\$45,670** and further reduce **\$3,678** from the management transfer account for a total reduction of **\$139,562**; and
- 2) appropriate **\$100,000** to be added to the Reserve Fund (11322-5730) to enable the Finance Committee to offset any deficit in the snow and ice budget of the Department of Public Works for the winter of 2009-10 or to address other needs for the 2010 fiscal year; and
- 3) transfer **\$18,000** from the Ambulance Account (12102-5381) to the Facilities Department (14723-5812) to fund granite covering of the landing in the front of Town Hall; and
- 4) transfer **\$1,072** from long term debt interest (17002-5915) to short term debt interest (17002-5916); and
- 5) appropriate **\$55,920** from free cash to the OPEB Special Revenue Fund (T-28); and
- 6) appropriate **\$20,000** from free cash to the Building Inspector (12513-5821) to fund purchase of permit tracking software; and
- 7) transfer **\$28,000** from free cash to fund the purchase of a police cruiser (12103-5818); and
- 8) transfer **\$20,459** from free cash to Town Clerk – Elections (11621-5121) to fund a state primary and general election for the office of U.S. Senator; and
- 9) Transfer **\$100,000** from free cash to a special legal account reserved to fund property appraisal and potential legal action in the Essex Probate Court regarding the Feoffees of the Grammar School; and
- 10) Re-program **\$45,000** appropriated under Article 9 of the May 12, 2009 Annual Town Meeting for replacement of Police Department heating system to repair roofs at Linebrook Fire Station, the Central Fire Station and the Highway Garage.

Explanation

SPECIAL TOWN MEETING SYNOPSES

October 19, 2009

- 1) The last round of FY'10 state aid cuts in June resulted in the combined Town and School budgets being **\$252,413** above the levy limit. Also, the Chief Assessor now estimates that new growth for FY'10 will be **\$22** million rather than **\$25** million. The Town budget share of reductions to comply with the levy limit and reduction in new growth is **\$139,562**. These cuts are being made against debt service and the management transfer accounts.
- 2) The snow and ice account is funded at **\$332,564**. In Fiscal 2009, the Town spent **\$561,320** for snow and ice operations. In the Fiscal 2010 budget, **\$100,000** was reserved under the levy limit to fund any deficit in the snow account. Since the snow and ice shortfall was covered by end of year transfers within the FY 2009 budget, there was no deficit. Appropriating the **\$100,000** into the Reserve Fund will make additional funds available to offset a snow and ice deficit for the winter of 2009-10.
- 3) The rebuilding and covering of the steps at Town Hall with granite occurred in 2005. The concrete landing above the steps was not covered with granite at the time due to a lack of funds. The concrete landing is cracked, and there is spalling around the columns. If the work is not done before winter, there will be further deterioration and additional cost when the work is done. Due to a lowering of the fee for ambulance service, there is a surplus in the account. This provision will transfer **\$18,000** to the Facilities Department to complete the granite covering of the landing.
- 4) This transfer of **\$1,072** will adjust the balance between long term and short term debt interest.
- 5) This transfer of **\$55,920** from Medicare reimbursement payments, now in free cash, to begin funding of the recently established special fund for Other Post Employment Benefits (OPEB). The Government Accounting Standards Board (GASB) has required all communities to assess future OPEB costs, and a state statute has enabled municipalities to begin a funding program for OPEB obligations.
- 6) The Town meeting in FY 2009 transferred **\$20,000** from the Capital Improvements Stabilization Fund to the Building Department to fund the purchase of permit tracking software for Building and other municipal departments that have a role in development projects. The Technology Committee reviewed several software packages but was not satisfied that any single package could meet the Town's needs. The search for permit tracking software continues, and the Technology Committee feels that improvements to several software packages will facilitate a purchase during FY 2010. This provision would transfer **\$20,000** that closed out to free cash back to the Building Department to fund the software purchase.
- 7) This provision would transfer **\$28,000** from free cash to the Police Department to fund the purchase of a new police cruiser. This is a routine annual expense.
- 8) The death of Senator Kennedy has necessitated a state primary and general election for his replacement. These elections, which will cost **\$20,459**, were not budgeted for at the Annual Town Meeting in May 2009. The Commonwealth has announced that

SPECIAL TOWN MEETING SYNOPSES

October 19, 2009

the costs for these two special elections will be reimbursed to cities and towns.

- 9) This item will transfer **\$100,000** from free cash into a special legal fund to cover legal expenses including property appraisal related to a potential legal action in Essex County Probate Court to change the Feoffees Trust. This sum is requested by the Finance Committee.
- 10) The roofs over the Linebrook Fire Station, the Central St. Fire Station and the Highway Garage have begun to leak excessively; these roofs should be repaired for an estimated cost of **\$45,000**. The new leaks include the living area for Firefighters at the Central Station; at Linebrook Station, the leak is over the area used by Emergency Ambulance crew. There is extensive leaking and interior damage at the Highway Garage on County Road.

The Facilities Manager has recommended that the funds allocated at the Annual Town Meeting for the conversion of the Police Department heating system be re-programmed for these roof repairs. The replacement of the Police Department heating system would be postponed until Fiscal 2011.

Fiscal Impact: These changes in the FY'10 municipal budget will have a modest effect on the Fiscal 2010 tax rate with the additional appropriation of **\$100,000** into the Reserve Fund.

SPECIAL TOWN MEETING SYNOPSES
October 19, 2009

ARTICLE 3 _____ **FY 2010 SCHOOL BUDGET AMENDMENTS**

Summary: This item will transfer **\$85,137** from free cash to reimburse the School Department for Medicaid funds deposited into the General Fund during Fiscal 2009. This is a routine transfer. Medicaid funds are deposited into the General Fund each year and transferred from free cash to the School Department in the following fiscal year.

The second change will reduce the School Department budget by **\$112,851** to compensate for the further reduction in state aid at the conclusion of the state budget process.

Fiscal Impact: There is no impact on the Fiscal 2010 tax rate.

SPECIAL TOWN MEETING SYNOPSES
October 19, 2009

ARTICLE 4

CITIZENS PETITION

Summary: This petition seeks funding for the replacement of a pickup truck in the Fire Department. An old 1989 truck was disposed of during the last fiscal year.

Fiscal Impact: The funding for this purchase would come from free cash, so there would be no impact on the FY 2010 tax rate.

SPECIAL TOWN MEETING SYNOPSES
October 19, 2009

ARTICLE 5

FEOFFEEES TRUST AGREEMENT

Summary:

This article asks the Town Meeting to request the School Committee to take legal action to effectuate the modification of the Trust which created the Feoffees of the Grammar School. The form of the legal action would be determined by the School Committee in consultation with other town bodies, including the Board of Selectman and Finance Committee. In essence, this article asks the School Committee to petition the Probate Court for Essex County to modify the Trust to change the membership of the Feoffees.

Fiscal Impact: Undetermined.

SPECIAL TOWN MEETING SYNOPSES
October 19, 2009

ARTICLE 6

DISPOSITION OF PARCELS

Summary: The Town of Ipswich received a request from the owners of 48 North Ridge Road, Charles and Kathleen Brophy, to purchase a small portion of Town-owned property located at the rear of 48 and 50 North Ridge Road. The property in question is Parcel 8 on Assessor's Map 15A. The entire parcel is 19,052 square feet in area; the request is to purchase approximately 858 square feet of land on top and below the coastal bank, located to the west of the existing access easement and the stairs to the water (see attached plan). The Brophys are seeking to acquire the parcel as a means of resolving an issue with the Building Inspector's Office related to the recent rebuild of their house.

This article would authorize the Selectmen to sell the parcel as described above, subject to such terms, easements and/or covenants as the Board of Selectmen may prescribe. Those terms are likely to include the following: (1) The sale of the property shall be subject to a public access easement and a no-cut restriction over the entirety of the parcel; (2) The minimum sale price shall be **\$6,400**; and (3) the buyer shall be responsible for all costs associated with the disposition of the parcel.

The above action was recommended by the Town's Land Disposition Committee. The Committee, which was established pursuant to a policy adopted by the Board of Selectmen on August 31, 1998, and which consists of the Directors of Planning, Utilities, Public Works, and Finance, the Conservation Agent, the Treasurer, and the Town Assessor, made the recommendation after a careful review of the request. Before making the recommendation, the Committee determined to its satisfaction that the sale of the requested parcel would in no way affect the ability of the public to access the stairs to the water located on the Town's property.

Before deciding whether to accept the Committee's recommendation, the Board of Selectmen, in keeping with the afore-mentioned disposition policy, held a public hearing on September 14th to take comment from abutters and the general public. After the hearing, the Board voted to include the item on the special town meeting warrant, and on September 28th, the Selectmen voted unanimously to recommend that Town Meeting adopt the article.

Fiscal Impact: The sale of the parcel would generate **\$6,400** in revenue for the Town. The Town would also receive a small increase in yearly revenues from the buyer's property tax bill.

SPECIAL TOWN MEETING SYNOPSES
October 19, 2009

ARTICLE 7

OPEN SPACE PARCELS LIST

Summary: This article would add one new parcel to the list of properties that could be acquired through the Ipswich Open Space Program. The Open Space Program, funded through a **\$10 million** bond issue, was authorized by Article 18 of the Warrant for the April 3, 2000 Annual Town Meeting. All parcels to be potentially purchased under the Program must be added to the Bond List by vote of Town Meeting.

The following property would be added to the Open Space parcels list:

Land now or formerly of Joseph A. Brear, Jr. as Trustee of The Buttonwood Nominee Trust, consisting of approximately 56.21 acres on Heartbreak Road in Ipswich, Massachusetts, identified on the Town of Ipswich Assessor's Map as Parcel 10 on Map 54D.

This property is part of a larger tract of land known as Maplecroft Farm. The Town is in the process of acquiring a conservation restriction on the six parcels that constitute Maplecroft Farm, five of which are already on the open space bond parcel list.

Fiscal Impact: None.

SPECIAL TOWN MEETING SYNOPSES
October 19, 2009

ARTICLE 8

OPEN SPACE PROGRAM

Summary: Article 18 of the April 16, 2000 Annual Town Meeting authorized the Board of Selectmen to acquire interests in real estate for open space, water supply protection, recreation and/or certain general municipal purposes without additional Town Meeting approval. The one exception is that Town Meeting approval is required for any acquisition of interests that exceed **\$1.5 million**.

This article would authorize the Treasurer, with the approval of the Selectmen, to borrow a sum of money, in excess of **\$1.5 million** (exact amount to be determined prior to Town Meeting), to purchase conservation restrictions on nearly 250 acres of land (portions of six tax parcels) located between Essex Road, Heartbreak Road, Argilla Road, and Northgate Road. The property, known as Maplecroft Farm and currently owned by the Raymond family, will be protected from further development through these permanent conservation restrictions attached to the deeds to the property.

This protection would (1) prevent the property from being developed into more than one additional house-lot, (2) preserve the agricultural uses on the property for perpetuity, (3) allow the general public the right of access to a trail running from Essex Road to Argilla Road, and (4) allow the town to achieve these goals without the obligation and expense of ownership of the property.

The Town has partnered with non-profit land conservation organizations, the Trust for Public Land and Essex County Greenbelt Association, to successfully negotiate the agreement with the landowners. The Town's contribution to the project will be added to contributions from the Massachusetts Department of Conservation and Recreation, the Massachusetts Department of Agricultural Resources, and a private fundraising campaign led by Essex County Greenbelt Association.

Any interests in these lands, if acquired by the Town, will be held in perpetuity by the Conservation Commission of the Town or will be co-held with a state agency including but not limited to the Department of Conservation and Recreation and/or the Department of Agricultural Resources. The Ipswich Conservation Commission will enter into all agreements and execute any and all instruments as may be necessary on behalf of the Town of Ipswich.

Fiscal Impact: Still being assessed.

SPECIAL TOWN MEETING SYNOPSES
October 19, 2009

ARTICLE 9 AMEND THE GENERAL BYLAWS: SCENIC ROADS

Summary: In July of 2009, the Planning staff conducted a review of both the Scenic Road Bylaw and the current list of designated scenic roads. Following these reviews, a Scenic Road Article, sponsored by the Planning Board, was drafted which would revise the bylaw in two ways. First, the following five additional road segments would be added to the list of scenic roads currently covered by the bylaw:

- Linebrook Road from Howe Street to Leslie Road
- Mile Lane
- Old Right Road from Route 1 to Linebrook Road
- Paradise Road
- Plains Road

These roads are being proposed primarily due to the contribution of trees and stone walls to their scenic character and overall beauty. The proposed sections of Linebrook Road and Old Right Road, as well as the entirety of Plains Road and Paradise Road, contain significant lengths of stone wall within the right-of-way, and Mile Lane has many scenic trees along it. A more detailed description of the proposed scenic roads can be found in a report titled *Scenic Roads in Ipswich*, available in the Planning Office and on the Town's website.

Second, the text of the bylaw would be revised in a number of ways in order to clarify which features of scenic roads are protected under the bylaw, the scope of those protections, and the procedures for conducting work within the right-of-way that would affect such features. The intent of these revisions is to provide the Planning Board with clearer and more comprehensive language in order to effectively enforce the bylaw and to assure for the continued protection of trees and stone walls which contribute to the historic and natural character of Ipswich.

The article would create additional and expanded definitions in Section 2; substantially expand and clarify procedural requirements in Section 5 relating to proposed work that would involve protected features within the right-of-way; and expand and clarify the enforcement provisions in Section 8. An expanded list of application considerations would be created in Section 6, and four additional driveway design guidelines would be added to Section 7.

SPECIAL TOWN MEETING SYNOPSES
October 19, 2009

Fiscal Impact: Changes to enforcement provisions would allow penalties for violations of the bylaw to accrue daily rather than be limited to a one-time fine. Additional hearings may place more demand on the Planning Department without an offsetting filing fee. Overall scenic character of the town should be better preserved, perhaps contributing to long-term protection of property values.

SPECIAL TOWN MEETING SYNOPSES
October 19, 2009

ARTICLE 10

RIGHT TO FARM BYLAW

Summary: One of the objectives of Ipswich's Community Development Plan is to sustain the local agriculture and fisheries industries. The Plan also specifically recommends, in section 4.3.4, the adoption of a right-to-farm policy to protect local farmers from nuisance complaints (Action E.4-6). This article seeks to comply with the recommended action by establishing a right-to-farm bylaw within the Town's General Bylaws.

The proposed bylaw was drafted with the assistance of the Ipswich Agricultural Commission, following a review of the bylaws adopted in neighboring towns. As of July 1, 2009, ninety-seven municipalities in Massachusetts had adopted a right-to-farm bylaw, including the neighboring towns of Topsfield, Rowley, Newbury and Boxford. The bylaw proposed by this article, like most of the bylaws around the state, is substantially based upon the 2005 model bylaw published by the Department of Agricultural Resources, with assistance from the Municipal Unit of the Massachusetts Attorney General's Office.

The purpose of this bylaw is, first and foremost, to affirm the right to farm which is accorded to all citizens of the Commonwealth under Article 97 of the Massachusetts Constitution. This includes statutory protections for agriculture and related practices established in M.G.L. c. 90 § 9 and c. 111 § 125A.

Second, the article would establish a voluntary process for notifying buyers of the right to farm in Ipswich upon the sale or exchange of real property. Landholders or their agents would be asked to provide a written notice to potential buyers of the town's right to farm policy, and to obtain the buyer's acknowledgement that they had received notification. The Town would ensure that sellers have access to the disclosure form by including it with the Municipal Lien Certificates that the Town provides for all real estate closings.

Third, the article would establish a formal process for the resolution of disputes that may arise between those engaged in agricultural uses protected under the bylaw and those who claim that the use or enjoyment of their properties is adversely affected by such uses. The Agricultural Commission would facilitate the resolution of such disputes by reviewing the resolution request and making recommendations to the Board of Selectmen, Zoning Enforcement Officer, or the Board of Health.

The benefits and protections of the proposed bylaw would apply exclusively to agricultural operations and activities conducted in accordance with generally accepted agricultural practices.

Fiscal Impact: Administrative costs of posting policy and distributing disclosure notification form would be minimal.

SPECIAL TOWN MEETING SYNOPSES
October 19, 2009

ARTICLE 12

MISCELLANEOUS ZONING CHANGES

Summary: As the building inspector and the planner work with the zoning bylaw, they occasionally discover ambiguities, omissions, or inadequacies. The issues addressed by this article include:

- No use that adequately defines and permits filling stations currently exists
- Definition of “Multi-family residential development” is overly restrictive
- Agricultural use restrictions/ allowances are inconsistent with statute and insufficiently broad
- Judicially established agricultural exemptions for kennels are not currently set forth
- Child care facility restrictions are inconsistent with statutory law
- Private guesthouses are sometimes used in a manner inconsistent with bylaw purpose
- Accessory formula fast food uses are not currently regulated despite principal use restrictions
- Requirements for expansions of two-family and multi-family dwellings which create additional dwelling units are not sufficiently clear
- Installation of multiple kitchens in single-family dwelling units facilitate illegal creation of additional dwelling units
- Front setback relief for accessory buildings is too broad
- Free-standing entrance sign allowance doesn’t include newly created uses
- Accessory apartment special regulations contains archaic “in-law” language
- Rear setback requirements in the HB District are insufficient

This article addresses these deficiencies as follows:

(1) amends “III. DEFINITIONS” by adding a definition of “Filling Station” and revising the definition of “Multi-family residential development” by allowing it to include only two-family dwellings

(2) amends “V. USE REGULATIONS” by:

- Expanding description of existing agricultural uses, including sales, and the manner in which they are allowed, to make it consistent with statute
- Adding a footnote to “two-family” and “multi-family” dwellings which confirms that expansions creating additional units require a Planning Board special permit
- Permitting accessory child care uses in all zoning districts
- Establishing “Private guesthouse” as a separate use and requiring a special permit from the ZBA
- Adding “Formula fast food establishments” as an accessory use permitted only in the CB District
- Adding three footnotes describing exemptions for certain agricultural uses

SPECIAL TOWN MEETING SYNOPSES
October 19, 2009

- Adding a footnote requiring a restrictive covenant be recorded for additional kitchens
 - Adding footnote clarifying when & how gas pumps are allowed as accessory to convenience stores
- (3) amends “VI. DIMENSIONAL AND DENSITY REGULATIONS” by:
- Adding footnote “2.” to the Front Setback requirement and revising it by limiting the size and height of accessory buildings eligible for setback relief to 150 square feet and 1-story in height
 - Changing the rear setback in the HB District from 25’ to 30’
- (4) amends “VIII. SIGNS”, “D. Sign Requirements by Zoning District” by adding “GSPD” and “GEPD” as uses for which free-standing entrance signs are permitted and by deleting height restriction
- (5) amends “IX. J. Accessory Apartment”, by deleting any reference to “in-law.”

Fiscal Impact: None.

SPECIAL TOWN MEETING SYNOPSES
October 19, 2009

ARTICLE 13 _____ **PUBLIC TRANSPORTATION COMMITTEE**

Summary: The Commuter Rail Committee was established by Town Meeting to monitor the activities of the MBTA commuter line through the Town. Several years ago, the Town arranged for a special bus route– the Ipswich Explorer - during the summer months to transport visitors from the train station to Crane Beach and other tourist locations. The Ipswich Explorer is operated by the Cape Ann Transit Authority.

Given the increasing interest in public transportation of various types, the Town Manager recommends that the name of the Commuter Rail Committee be changed to the Public Transportation Committee. Responsibilities of the PTC would include all types of transit and para-transit within the Town .

Fiscal Impact: There is no fiscal impact.

SPECIAL TOWN MEETING SYNOPSES
October 19, 2009

ARTICLE 14

STORMWATER REVOLVING FUND

Summary: The Town adopted a Stormwater Bylaw in 2008 which establishes minimum requirements and procedures to control the adverse effects of increased stormwater runoff associated with new development projects or redevelopment. The Bylaw provides that property owners who clear, grade or excavate an area exceeding 10,000 square feet or more than 50% of a parcel or lot must obtain a Storm Water Management Permit from the Permitting Authority (Department of Public Works). Also, anyone seeking a connection to discharge into the Town's storm water system must obtain a permit.

The Stormwater Bylaw is the product of an unfunded mandate from the federal government. Without federal or state funding to administer the program, the Town has decided to administer the permitting process with a system of fees.

Fee revenues would ordinarily go into the general fund. With a revolving fund, the fees collected from Storm Water Management Permits would be pooled separately from the general fund and made available to the permit granting department to offset the additional cost of administering the permit system.

Fiscal Impact: There is no fiscal impact. The fee system and revolving fund will enable the Town to administer the Stormwater Bylaw without additional pressure on very limited general fund resources.

SPECIAL TOWN MEETING SYNOPSES
October 19, 2009

ARTICLE 15

OPEN SPACE PARCELS LIST

Summary: To qualify for Open Space Bond Funds a necessary condition is for a property to be on the Open Space Parcels List. Until early August of 2009 this property was an improved lot, did not satisfy the criteria for inclusion on the list when first created, and consequently was not placed on the list. A tragic fire in early August destroyed the structure on the lot; the lot is now vacant. In its present condition the property satisfies the original criteria for inclusion on the Open Space Parcels list. The purpose of this article is to create the opportunity for the Town to participate in the acquisition of this property for open-space and/or recreational use using resources available through the Open Space Bond program.

SPECIAL TOWN MEETING SYNOPSES
October 19, 2009

Fiscal Impact: There is no financial impact for adding a parcel to the open space parcels list. Fiscal impact will be assessed when the parcel is purchased.

SPECIAL TOWN MEETING SYNOPSES
October 19, 2009

ARTICLE 16

RECONSIDERATION

This article will permit the Town Meeting to reconsider any and all previous articles raising and appropriating money which have a direct impact on the tax levy for the next fiscal year. The purpose is to finalize a budget which is balanced and in compliance with the levy limit provisions of Proposition 2½, so that certification of the FY 2010 tax rate can be completed successfully.