



AGENDA
Maynard Board of Selectmen Meeting
Tuesday, March 31, 2015
Town Building – Michael J. Gianotis Meeting Room
(No. 201)
Special Meeting Time: 7:00 pm

(All public meetings may be recorded, broadcast and or videotaped)

Call to order (7:00 pm)

Pledge of Allegiance

- 1. FY16 Budget Update**
- 2. Free Cash & Overlay Release Discussion**
- 3. ATM/STM Warrant Articles**
- 4. 129 Acton Street Development Agreement**
- 5. Old/New Business**
- 6. Adjournment (8:00)**
- 7. Executive Session – To consider the purchase, exchanges, lease of value of real property**

Respectfully submitted,


Kevin Sweet, Town Administrator

Next meeting date(s):

Regular meeting – April 7 & 21, 2014

THIS AGENDA IS SUBJECT TO CHANGE

CONTROL NO. _____ F _____ FOR ANNUAL May 18, 2015
TOWN MEETING

ARTICLE: TOWN GENERAL FUND BUDGET FISCAL YEAR 2016

To see if the town will vote to raise and appropriate, transfer from available funds or otherwise provide to meet the salaries and wages of Town Officers and employees, expense, and outlays of the Town Departments, and other sundry and miscellaneous, but regular, expenditures necessary for the operation of the Town for Fiscal Year 2016 (July 1, 2015 – June 30, 2016) and further, to accept and expend Federal and State Funds to offset certain salaries or expenses or outlays.

General Government	\$ 2,673,869.00
Public Safety	\$ 4,618,566.00
Education – Maynard	\$16,151,275.00
Education – Assabet	\$ 789,627.00
Public Works	\$ 1,764,271.00
Culture and Recreation	\$ 521,343.00
Debt Service	\$ 3,965,398.00
Employee Benefits	<u>\$ 6,965,638.00</u>

Total General Fund Expenses \$37,449,987.00

To do or act thereon.

SPONSORED BY: Board of Selectmen
 APPROPRIATION: \$37,449,987.00
 FINCOM RECOMMENDATION:

Comments:

See Attachment Appendix "A" – the appendix information is only a guide and is non-binding except as to the single raise and appropriation vote of \$37,449,987

CONTROL NO. _____ H _____ FOR ANNUAL May 18, 2015
TOWN MEETING

ARTICLE SEWER ENTERPRISE FUND BUDGET FISCAL YEAR 2016

To see if the town will vote to recommend that the following sums be appropriated to operate the Sewer Enterprise Fund, in accordance with the provisions of M.G.L. c. 44 § 53F ½. Such sums of money as may be necessary, together with revenue from the Sewer Enterprise Fund operations, to defray the expenses for Fiscal Year 2016 (July 1, 2015 – June 30, 2016).

TOTAL REVENUES \$2,742,019.00

EXPENSES - DIRECT

Sewer - Salaries	\$ 143,000.00
Sewer - Expense	\$ 220,689.00
Sewer - Short Term Interest	\$ 3,375.00
Sewer - Long Term Debt Principal	\$ 612,825.00
Sewer - Long Term Debt Interest	\$ 235,884.00
Sewer - WWTP Expense	\$1,044,000.00
TOTAL EXPENSES - DIRECT	\$2,259,773.00

EXPENSES - INDIRECT

Insurance - Health/Life/Unemp	\$ 89,099.00
Retirement	\$ 52,884.00
Shared Employee Costs	\$ 340,263.00
TOTAL EXPENSES - INDIRECT	\$ 482,246.00

TOTAL FY14 BUDGET \$2,742,019.00

To do or act thereon.

SPONSORED BY:	Board of Selectmen
APPROPRIATION:	\$2,259,773.00
FINCOM RECOMMENDATION:	

CONTROL NO. _____ I _____ FOR ANNUAL May 18, 2015
TOWN MEETING

ARTICLE WATER ENTERPRISE FUND BUDGET FISCAL YEAR 2016

To see if the town will vote to recommend that the following sums be appropriated to operate the Water Enterprise Fund, in accordance with provisions of M.G.L. c. 44 §53F ½ such sums of money as may be necessary, together with revenue from Water Enterprise Fund operations, to defray the expenses for FY2016 (July 1, 2015 – June 30, 2016).

TOTAL REVENUES \$1,526,167.00

EXPENSES - DIRECT

Water - Salaries	\$ 213,000.00
Water - Expense	\$ 507,782.00
Water - Long Term Debt Principal	\$ 431,741.00
Water - Long Term Debt Interest	\$ 116,281.00
TOTAL EXPENSES - DIRECT	\$ 1,268,804.00

EXPENSES - INDIRECT

Insurance - Health/Life/ Unemp	\$ 48,292.00
Retirement	\$ 25,960.00
Shared Employee Costs	\$ 183,111.00
TOTAL EXPENSES - INDIRECT	\$ 257,363.00

TOTAL FY2015 BUDGET \$ 1,526,167.00

To do or act thereon.

SPONSORED BY:	Board of Selectmen
APPROPRIATION:	\$1,268,804.00
FINCOM RECOMMENDATION:	

MAR 31 2015

CONTROL NO. _____ L _____ FOR **SPECIAL** May 18, 2015
TOWN MEETING

**ARTICLE # CERTIFIED FREE CASH APPROPRIATION – ASSABET RIVER
RAIL TRAIL**

To see if the Town will vote to appropriate from certified free cash the sum of \$120,000 for the purchase of easements or real property interests for purposes of establishing, constructing, operating, maintaining, repairing and using a multi-use rail trail/bicycle path along, across, or abutting the former Boston & Maine Railroad Maynard Branch right-of-way and including appraisals, recordings, related engineering or legal costs.

To do or act thereon.

SPONSORED BY: Board of Selectmen
APPROPRIATION: \$120,000.00
FINCOM RECOMMENDATION:

Comments:

This article authorizes the Town to acquire using certified free cash the necessary and appropriate real property interests to establish the Assabet River Rail Trail (ARRT) in Maynard, including but not limited to the full length and width of the former Boston & Maine railroad right-of-way in Maynard from the Acton/Maynard town line to the Stow/Maynard town line, comprising approximately +/- 2.3 miles.

MAR 31 2015

CONTROL NO. _____ T _____ FOR **SPECIAL** May 18, 2015
TOWN MEETING

ARTICLE: _____ ACTON STREET – ZONING DESIGNATION CHANGE

To see if the Town will vote to amend the “Zoning Map of Maynard” referred to under Section Two of the Protective Zoning By-law, as amended by changing the zoning designation from “Industrial” and “S1 Single Residence District” to a “General Residence” zoning district for the property located at 129 Acton Street (Assessor’s Map 5, Parcels 72, 73 and 95) legal descriptions as follows:

The real property known as Acton Street and Brown Street, Maynard MA more particularly described as follows:

Parcel I

That certain parcel of land situated on Brown Street in Maynard, Middlesex County, Massachusetts shown as “Parcel B containing 52,800 +/- sf on a plan of land entitled Plan of Land in Maynard Owned by Town of Maynard” prepared by Acton Survey and Engineering Inc. which is recorded with the Middlesex South Registry of Deeds as Plan No. 160 of 1984 in Record Book 15442 at Page 248 to which plan reference is made for a more particular description of said parcel.

Parcel II

The land in Maynard with the buildings thereon containing two and $\frac{3}{4}$ (2- $\frac{3}{4}$) acres, more or less, situated in said Maynard, on the Easterly side of the road leading from said Maynard to South Acton now called Acton Street, bounded and described as follows:

Beginning at the Northwesterly corner of the premises at the corner of a wall at land now or formerly of Joel F. Parmentor and said road; thence running Southerly by said road about twenty-eight (28) rods to a wall at land now or formerly of George E. Brown; thence South 50° East by land of said Brown, twenty (20) rods and twenty (20) links to a corner of a wall at the Marlboro Branch Railroad; thence running North 3° 25' East by said Railroad, twenty-eight (28) rods to a corner of a wall at land now or formerly of said Parmentor; thence running Westerly by land of said Parmentor to the point of beginning.

Also a triangular shaped parcel of land, situated on the Easterly side of Acton Street, in said Maynard, and shown as Lot 2, contain three-fourths of an acre, more or less, on a Plan entitled "Part of Parementor Farm in Maynard, surveyed for Martin Peterson by Nora F. Tuttle; August, 1924; said plan recorded with Middlesex South District Deeds, Book 347, Plan No.8, and bounded and described as follows:

Westerly: by the wall on the Easterly side of Acton Street, one hundred eighty-eight (188) feet;
Easterly: by land of Boston and Maine Railroad, two hundred forty-five (245) feet;
Southerly: by land now or formerly of John Deane, one hundred fifty four (154) feet.

To do or act thereon.

Sponsored by: Planning Board
Appropriation: None
Fincom Recommendation:

Sponsor Comments: See Attachment: Appendix "A" through "E"

The subject property is located immediately south of the northern intersection of Acton Street and Brown Street (Highway 27), 4.4 acres and is currently zoned for industrial uses. The applicant is requesting to utilize the vacant property for residential development. The property is surrounded by residential zoning districts on three sides. The existing cell tower will remain as a pre-existing non-conforming use.

CONTROL NO. _____ W _____ FOR ANNUAL May 18, 2015 TOWN MEETING

ARTICLE: GRANTING OF EASEMENT FOR ASSABET RIVER RAIL TRAIL

To see if the Town will vote to authorize the Board of Selectmen to grant an easement to the Town of Maynard over, under or through, Town Owned Land as follows:

IDENTIFIER	MAP	LOT	EASEMENT	
			(sq feet)	BOOK/PAGE
Purchased with land grant for the purpose of the rail trail	18	188		39715/66
Department of Public Works	18	184	3,885	8146/326
BOS (abandoned rail line)	18	NA	82,388	15071/521
BOS (intersection of Sudbury and Main)	14	130C	9,128	15071/521
Railroad Street	14	NA	14,363	15071/521
Riverfront Park/Municipal Lot	14	NA	81,989	15071/521
BOS (abandoned rail line)	14	292	17,942	15071/521
BOS (abandoned rail line)	9	335A	44,770	36411/33
BOS (abandoned rail line)	9	383	117,441	4640/551

on terms and conditions the Board of Selectmen determine appropriate for the purpose of permanent and perpetual rights-of-way and easements for public bike path purposes as that term is defined by M.G.L. c. 90E, sec.1.

To do or act thereon.

SPONSORED BY: Board of Selectman
 APPROPRIATION: None
 FINCOM RECOMMENDATION:

TOWN OF MAYNARD

MEETING NOTICE

POSTED IN ACCORDANCE WITH THE PROVISION OF MGL 30A § 18-25

(All public meetings may be broadcast, recorded or videotaped)

Board of Selectmen Subcommittee on Policy and Regulations

Address of Meeting: **Town Building, 195 Main Street
Room 197**

Date of Meeting: **Tuesday, March 31, 2015
6:00 PM**

Agenda or Topics to be discussed listed below (That the chair reasonably anticipates will be discussed)

- 1. Approval of minutes**
- 2. Water and Sewer Regulations**
- 3. Cemetery Regulations**
- 4. Naming Policy**
- 5. BOS policies**
- 6. Old/New Business**

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: **Bill Cranshaw**

Posted by:

Date: