

A blue arched sign with a yellow border, supported by two wooden posts. The sign features the text "Welcome to" in a script font and "MAYNARD" in a large, bold, serif font. There are yellow decorative flourishes on either side of "Welcome to". The sign is set against a background of green trees and yellow flowers.

Welcome to
MAYNARD

Annual Town Meeting

May 19, 2025

Fowler School

3 Tiger Drive • Maynard, Massachusetts



Town Moderator

Dick Downey

presiding over Annual Town Meeting 2025

Select Board

Jeff Swanberg, Chair

David Gavin

Lindsay McConchie

Mike Stevens

Chris DiSilva

School Committee

Natasha Rivera, Chair

Hilary Griffiths

Alexis Fishbone

Mary Brannelly

Maro Hogan

Finance Committee

Jillian Prendergast, Chair

Peter Campbell

Nikhil Rao

Katie Moore

Nathaniel Dwyre

Linda Holt

Nathan Wigfield

Town Administrator

Gregory W. Johnson

Town Clerk

Melissa Pelletier



Performance Recognition Program



Town Report Acceptance

Article #1

MOTION:

Move to approve Article 1, as printed in the warrant ,
except the words: "to do or act thereon."

PURPOSE:

This is an annual procedural article
to accept reports from various Town committees.
The town's Annual Report is the specific report
proposed for acceptance.



Obsolete Equipment, Material

Article #2

MOTION:

Move to approve Article 2, as printed in the warrant, except the words: "to do or act thereon."

PURPOSE:

Annual article to allow sale/disposal of surplus equipment, if any, in accordance with state law.



Authorize Revolving Funds

Chapter 44, Section 53 E1/2

Article #3

MOTION:

Move to approve Article 3, as printed in the warrant, except the words: "to do or act thereon."

PURPOSE:

Massachusetts General Law Section 53E ½ funds are special funds which may collect and spend money across different fiscal years. The maximum limit of the carry-forward balance of each fund must be approved annually by Town Meeting.



Authorize Revolving Funds

Chapter 44, Section 53 E1/2

Article #3

<u>Revolving Fund</u>	<u>Spending Limit</u>
Conservation Commission – Wetlands Bylaw Consultant Fees	\$ 25,000
Planning Board - Site Plan Review	\$ 25,000
Disposal - Drop Off Center	\$ 15,000
Board of Health - Licensing Fees	\$ 25,000
Council on Aging - COA Van Service	\$ 85,000
Sealer of Weights & Measures	\$ 10,000
Electrical/Wiring Inspection Services	\$ 65,000
Plumbing & Gas Inspection Services	\$ 60,000
Municipal Permitting	\$ 40,000
Recreation	\$ 25,000
Electric Vehicle Charging Stations	\$ 35,000



Certified Free Cash Appropriation For Fiscal Year 2025

Article #4

MOTION:

Move to approve Article 4, as printed in the warrant, except the words: "to do or act thereon."

PURPOSE:

This list of proposed appropriation follows the town's Capital Planning Committee's prioritizations and addresses the operational needs of the town.



Certified Free Cash Appropriation For Fiscal Year 2025

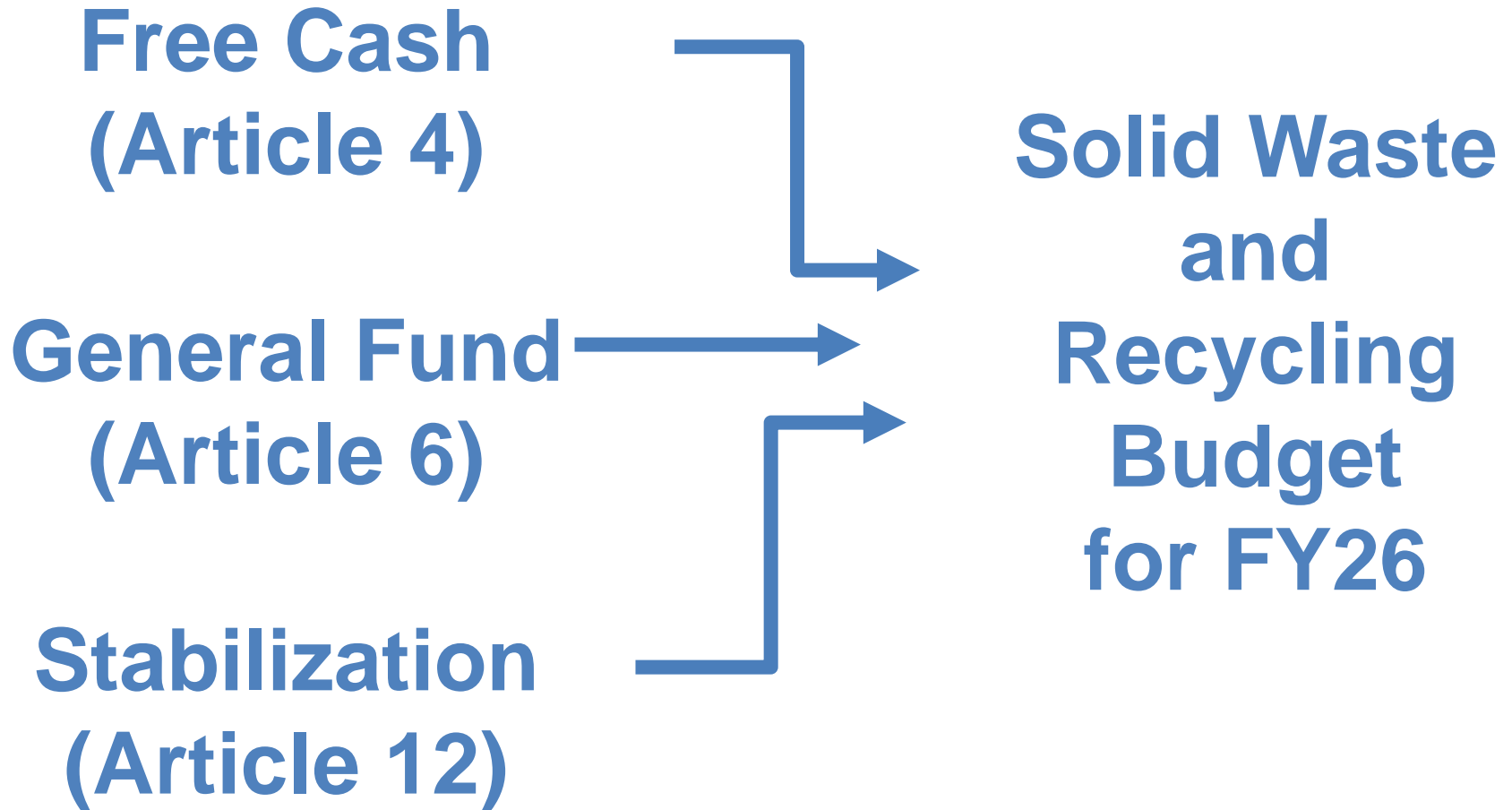
Article #4

Snow & Ice Deficit	\$ 475,000
Capital Stabilization Fund	\$ 75,000
Other Post Employment Benefits Fund	\$ 25,000
DPW Facility Project Managing & Design	\$ 250,000
Police Cruiser	\$ 65,000
Town Hall HVAC	\$ 275,000
DPW F350 Truck	\$ 80,000
Library Stairwell and Windows	\$ 190,000
Solid Waste and Recycling	\$ 92,026
Total Appropriation	\$ 1,527,026



Certified Free Cash Appropriation For Fiscal Year 2025

Article #4





Salary Administration Plan

Fiscal Year 2026

Article #5

MOTION:

Move to approve Article 5, as printed in the warrant, except the words: "to do or act thereon."

PURPOSE:

This is an annual procedural article to make adjustments to the salary table and other terms in the town's Salary Administration Plan.

The Veterans' Agent annual salary has been increased by 2%, approximately \$200, for a cost-of-living-adjustment.

The range for salaries for Non-union Full-Time, and Specialized Employees, has not been increased since FY2020, and have each been increased by \$5.00/hour.



Town General Fund Budget Fiscal Year 2026

Article #6

MOTION:

Move 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 Town for Fiscal Year 2026 (July 1, 2025 – June 30, 2026) and further, to accept and expend Federal and State Funds to offset certain salaries or expenses or outlays:



Town General Fund Budget

Fiscal Year 2026

Article #6

General Government	\$ 4,222,879
Public Safety	\$ 5,963,454
Public Works	\$ 3,015,067
Cultural & Recreation	\$ 732,334
Education – Maynard	\$ 23,751,757
Education – Assabet	\$ 1,379,301
Employee Benefits	\$ 10,527,599
Debt Service	\$ 3,417,266
Reserve Fund	\$ 225,000
PEG Access	\$ 361,880
Total	\$ 53,596,537



Select Board and Town Administrator

FY26 Budget factors:

Article #6

- Level-service (or less) operational budgets by town departments;
- Reducing Reserve Fund allocation;
- Contractual increases for expenses, including market and industry trends (for existing contracts);
- Projected operational expenses reflecting inflation and market costs (for new contracts)



Select Board and Town Administrator

FY26 Budget factors:

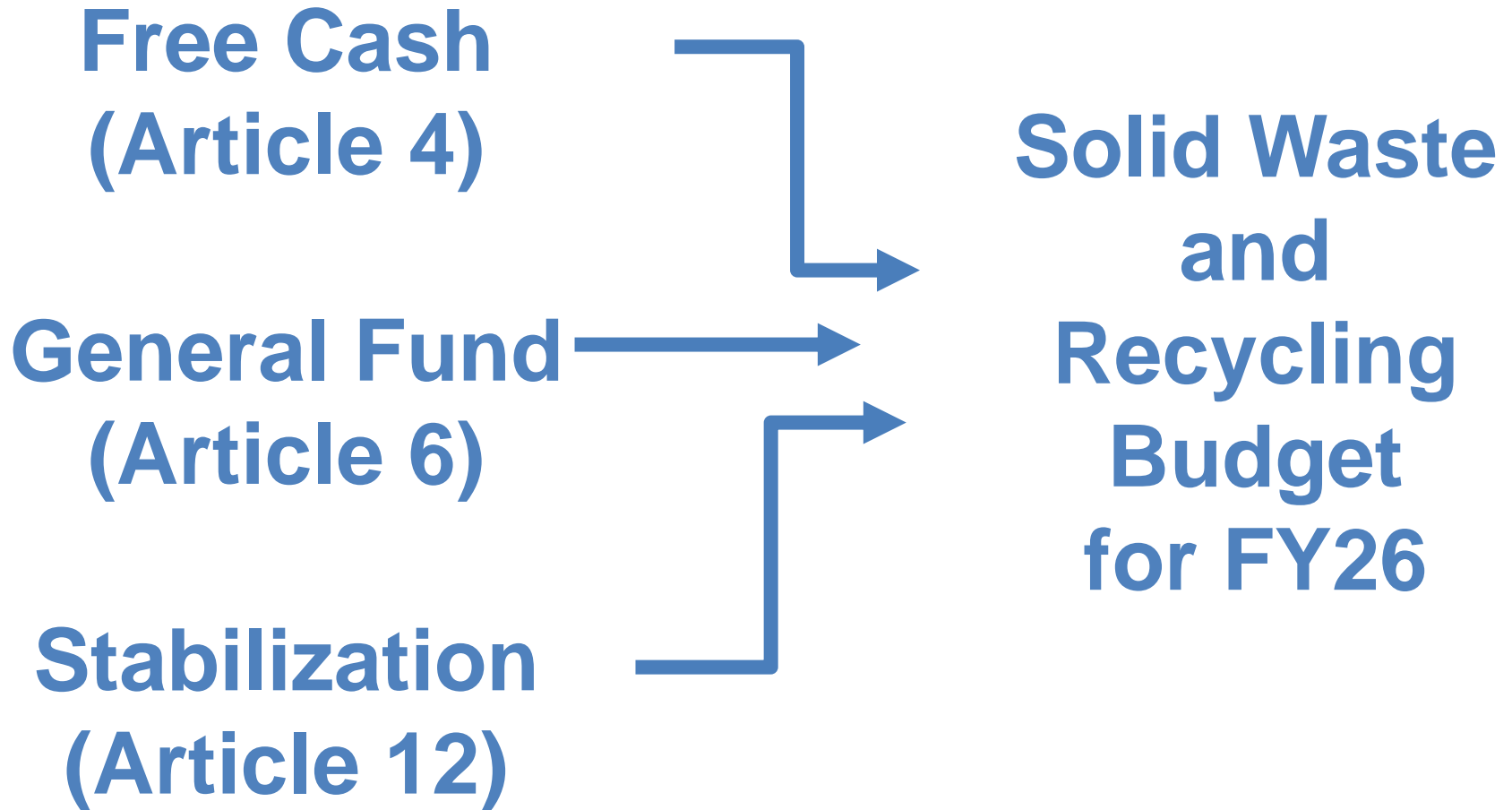
Article #6

- Personnel costs, including wages, salaries, benefits, and any contractual obligations, including:
 - Employees accepted changes to their benefits for their health insurance plans to reduce costs
- Using General Stabilization funds and Free Cash to maintain the current solid waste and recycling program



Certified Free Cash Appropriation For Fiscal Year 2025

Article #6





Select Board and Town Administrator

FY26 Budget factors:

Not included:

- Maynard Schools to level service
- New Senior Center lease
- Reserve Fund at traditional level
- Hiring requested staff:
 - Deputy Fire Chief; School to Career Coordinator; DPW Operations Manager; Municipal Services assistant; Assistant Town Planner
- Capital Expenses:
 - Roads and Sidewalks supplemental to Ch 90 state funds
 - Updated Police system for Computer Aided Dispatch
 - Updated Permitting software



Grant an Easement at Parker and Elmwood Street

MOTION:

Move to approve Article 7 as printed in the warrant, except the words "to do or act thereon"

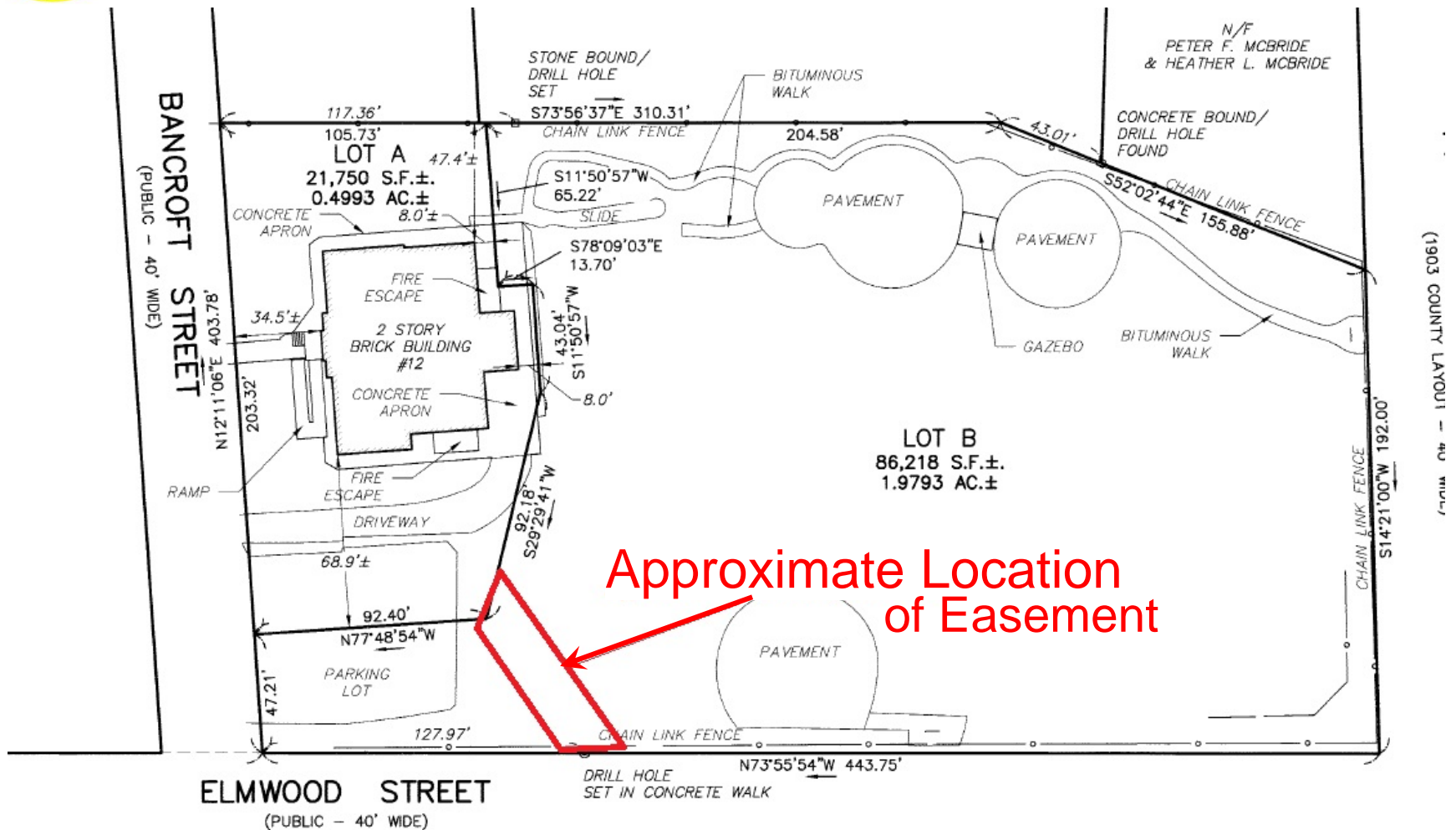
PURPOSE:

For access by the private utility through public land for the completion of rehabilitation into private residences of the former Coolidge School.



Grant an Easement at Parker and Elmwood Street

Article #7





Contingent Budget for Council on Aging

MOTION:

Move to approve Article 8 as printed in the warrant, except the words "to do or act thereon"

PURPOSE:

To increase the budget for the Council on Aging (COA) over level-services for FY26 for the acquisition for a new Senior Center and associated costs, including lease, utilities, furnishings and scaled programming.

As a budget “override”, this appropriation requires approval by voters at both Town Meeting and a ballot question.

A special election is scheduled for Tuesday, May 27, 2025.



Lease of Space for Use as Senior Center Article #9 and Related Public Services

MOTION:

Move to approve Article 9 as printed in the warrant, except the words "to do or act thereon"

PURPOSE:

Authorizes the maximum length of time that any lease agreement could be approved by the Select Board for any property for the purpose of a senior center.



Contingent Budget for Council on Aging

Serving Our Seniors – It's Time for a New Senior Center

- 43% of the 1,305 responses to the survey “Aging in Maynard” who don't currently use the Senior Center are interested in doing so. This is in addition to the 1,090 who did use its programs and services in FY2024.
- Maynard has 3,332 citizens 60 or older (33% of our population)
- The COA newsletter is now being delivered to every household and program demand has skyrocketed.
- The current center is 1200 square feet, we're bursting at the seams, and we've simply outgrown the space which can no longer meet the demand.
- The vast majority of the more than 750 attendees at the October 2023 Town Meeting voted to support funding a larger Senior Center.



Contingent Budget for Council on Aging

Why is Leasing 141 Parker Street the Best Option?

Of the options considered, leasing 141 Parker Street had the following advantages:

- Lowest upfront and ongoing costs to taxpayers.
- Fastest solution to provide a turnkey appropriately sized Senior Center.
- Property maintenance is performed by the owner, so Town maintenance resources are not impacted.

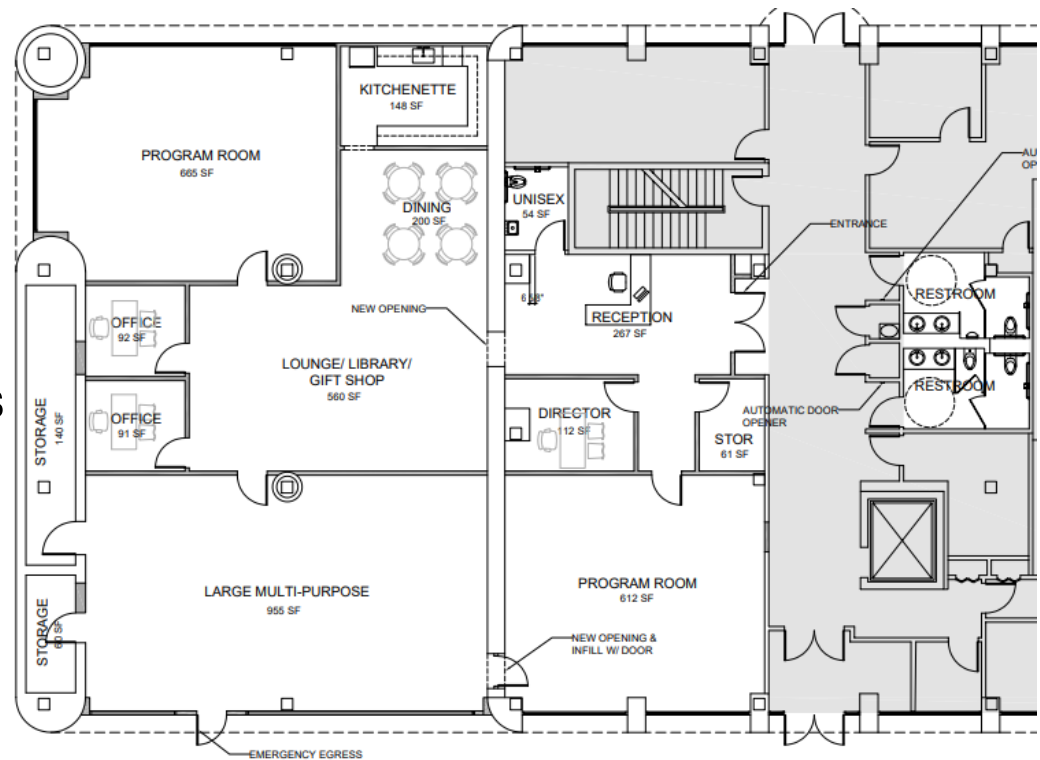




Contingent Budget for Council on Aging

More Space and a Vision for the Future

- Tax, Fuel, and Legal Assistance
- Blood Pressure Clinics
- Zumba, Yoga, and Fitness
- Performing and Visual Arts
- Art Classes
- Book reads and Book Clubs
- Continuing Education
- Grab and Go Luncheons
- Organized games such as mahjong, dominoes, bingo, chess, and more





Contingent Budget for Council on Aging



**We are
asking
for your
support.**





Contingent Budget for Maynard Public Schools

MOTION:

Move to approve Article 10 as printed in the warrant, except the words "to do or act thereon"

PURPOSE:

The Select Board aligns with the School Committee to address the needs of the school district, including its students, staff and greater community. School Department reserves will be drawn in addition to this appropriation.

As a budget “override”, this appropriation requires approval by voters at both Town Meeting and a ballot question.

A special election is scheduled for Tuesday, May 27, 2025.



Maynard Public Schools FY26 Budget and Override



Superintendent Brian Haas and Maynard School Committee
May 19, 2025



Budgetary Challenges for Schools Across MA

Statewide trends see revenue growth unable to offset rapidly increasing **expenses that now exceed 3% annually, year after year**

Revenue Limitations

- Local tax 2.5% cap
- Minimal growth of local reserve funds
- Minimal growth in state funds (Ch 70)
- Unfunded federal mandates for special education (IDEA)
- Fewer reimbursements for special education (e.g., Medicaid)

Annual Expenses

- Staff Contracts
- Out-of-district tuition increases
- Aging School Infrastructure and Maintenance
- Transportation (Bus)
- Utilities
- Health insurance
- Heavier reliance on local reserve funds

More Student Needs

- Post pandemic supports
- Programmatic changes (literacy and math)
- Technology demands (hardware, software, and security)
- Reserves must support unforeseen student needs



FY26 Budget Recommendations

Recommended Operating Budgets		Budget Considerations
Superintendent & School Committee Recommended	\$24,744,839	● New paraprofessional contract
	- \$150,000	● Use of reserve funds & anticipated retirement savings
School Recommended Subtotal	\$24,594,839	
Town Administrator (TA) Recommended	\$23,751,757	● Reduction of 11 Personnel ● Increase class sizes ● Increase various school fees
School Recommended vs TA Recommended	- \$843,082	● School budget deficit without \$612k override



FY26 School Budget With Override

Maynard Public Schools	Recommended Budget
Total operational requirements	\$24,744,839
Reserve funds anticipated usage	- \$75,000
Estimated savings due to retirements	- \$75,000
School Subtotal	\$24,594,839
TA Budget recommendation	\$23,751,757
School override amount	\$612,000
Town Subtotal	\$24,363,757
School deficit with override	- \$231,082



FY26 Reductions With Override

Department/School		Cost Cut
Budget Deficit		- \$843,082
TOWN Override Amount		\$612,000
School Reductions: Central Office	.5 Personnel	\$31,000
Maynard High School	1 Personnel	\$100,000
Fowler School	1 Personnel	\$100,000
TOTAL SCHOOL REDUCTIONS		\$231,000
Balanced Budget		\$0.00



FY26 Reductions Without Override

Department/School	Personnel Reductions	Cost Cut
Central Office	1.5 Personnel	\$95,000
Maynard High School	3 Personnel	\$195,000
Fowler School	3 Personnel	\$200,000
Green Meadow Elementary	1 Personnel	\$72,000
Special Education	.5 Personnel	\$50,000
Facilities	1.0 Personnel	\$60,000
District supplies and fees	Increase bus, athletic, etc.	\$10,000
Additional Reserve Accounts	PreSchool, School Choice	\$161,000
TOTAL	11 Personnel or 4%	\$843,082



FACTS: School Override Impact in Maynard Article #6 & 10

A successful School Operational Override totalling \$612,000 fully funds:

- Current teacher (MEA) and paraprofessional (MESA) contracts (MESA being finalized) with livable wages and reasonable levels for cost of living
- Maintains programming
- School operations, reducing unsustainable reliance on reserve funds
- Maintains fee levels; transportation and activity fees paid by families
- Anticipated supports needed for students and families

Tax implications beginning in FY26:

- Based on estimates from State [DLS Property Tax Impact Calculator](#), the average single-family annual tax bill can expect an increase of ~\$147 annually or about \$12 per month for the **average assessed** home value



Transfer Ambulance Receipts Reserved Article #11 for Lease Appropriation

MOTION:

Move to approve Article 11, as printed in the warrant, except the words: "to do or act thereon."

PURPOSE:

Payments using ambulance fees for lease purchases:
the fifth and final for an ambulance;
the third of seven for a fire truck;
and, the second for another ambulance.



Transfer from General Stabilization: Solid Waste and Recycling Services

Article #12

MOTION:

To see if the Town will vote to transfer from General Stabilization the sum of \$303,177 for the costs associated with solid waste and recycling services provided to the town.

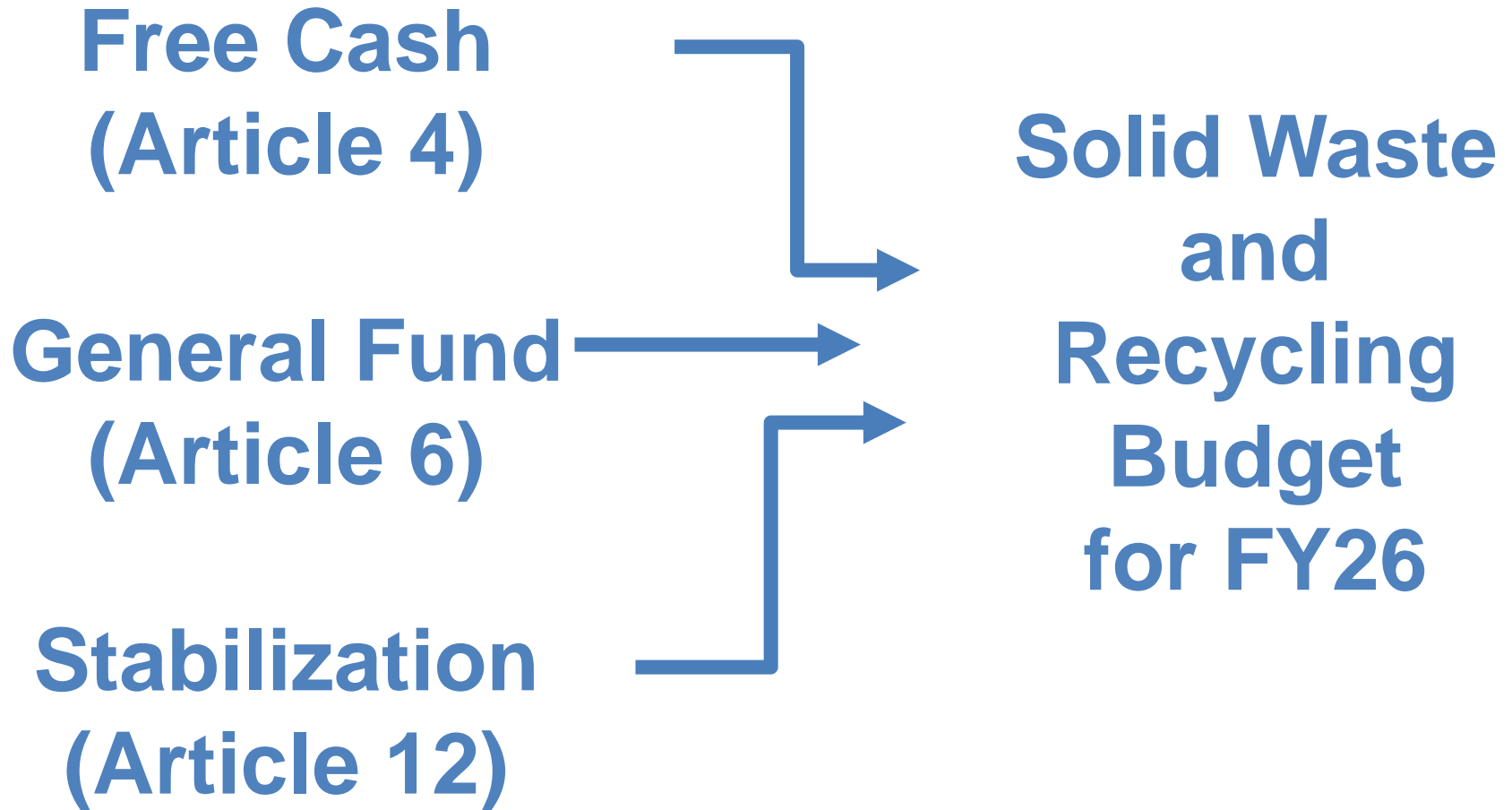
PURPOSE:

This transfer from one of the town's sources of reserves is meant to be combined with the appropriation of Free Cash to cover the costs of services for Fiscal Year 2026, as well as meet the need to prepare for the administration of a new Enterprise Fund to be rolled out in FY27.



Transfer from General Stabilization: Solid Waste and Recycling Services

Article #12





Community Preservation Fund Budget Article #13

Fiscal Year 2026

MOTION:

Move to approve Article 13, as printed in the warrant, except the words: "to do or act thereon."

PURPOSE:

Appropriate and reserve Community Preservation Fund revenues anticipated for Fiscal Year 2026. These revenues come from a surcharge on real estate taxes and partial matching funds from the State. Future expenditures of these funds will require Town Meeting approval.



Community Preservation Fund Budget Article #13

Fiscal Year 2026

Appropriations:

Administrative & Operating Expenses	\$ 10,000
Long-Term Debt – Principal	\$ 120,000
Long-Term Debt – Interest	\$ 5,100

Reserves:

Historic Preservation Reserve	\$ 45,000
Open Space Reserve	\$ 45,000
Community Housing Reserve	\$ 45,000
Budgeted Reserve	<u>\$ 179,900</u>

TOTAL FY2026 BUDGET	\$ 450,000
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Community Preservation Reserve Fund Appropriations

MOTION:

Move to approve Article 14, as printed in the warrant, except the words: "to do or act thereon."

PURPOSE:

To authorize spending on community preservation projects recommended by the Community Preservation Committee (CPC), from currently available funds.



Community Preservation Reserve Fund Appropriations

Article #14

This year's recommended projects are:

Regional Housing Services Office Membership	\$ 21,500.00
Coolidge Park and Playground Improvements	\$ 27,058.48
Maynard Affordable Housing Trust Fund	\$ 110,000.00
Conservation Trust Fund	<u>\$ 50,000.00</u>
Total	\$ 206,558.48

**Citizens' Petition:
Prohibit Use of Second-Generation
Anticoagulant Rodenticides
on Town Property**

MOTION:

Move to approve Article 15 as printed in the warrant, except
the words "to do or act thereon"

Citizens' Petition:
Prohibit Use of SGARs on Town Property

AMENDMENT:

Move to amend the main motion by substituting the words by adding the following:

1st paragraph: Add “First and” before “second generation”;

2nd paragraph: Add “First and” before “second generation”;

Section B definitions: Add #3: “FGAR – Acronym of ‘first-generation anticoagulant rodenticides’. Rodenticides developed to control rodents prior to the development of second-generation anticoagulant rodenticides and contain compounds that interfere with blood clotting and cause death from excess bleeding while also remaining in animal tissues for an extended period of time. These products currently include, but are not limited to, those products containing diphacinone, chlorophacinone, and warfarin.

Citizens' Petition:
Prohibit Use of SGARs on Town Property

AMENDMENT:
(Continued)

Section C: Add “FGARS and” before “SGARS”, both times “SGARS” appears.

Section D: Add “FGARS and” before “SGARS.

Citizens' Petition: Prohibit Use of SGARs on Town Property

Child poisonings due to **SGARs** have reduced 46-79% over the past decade along with the banning of these products in brick & mortar stores.



Citizens' Petition: Prohibit Use of SGARs on Town Property

Child poisonings due to **FGARs** have risen 60-80%
over that same time period.

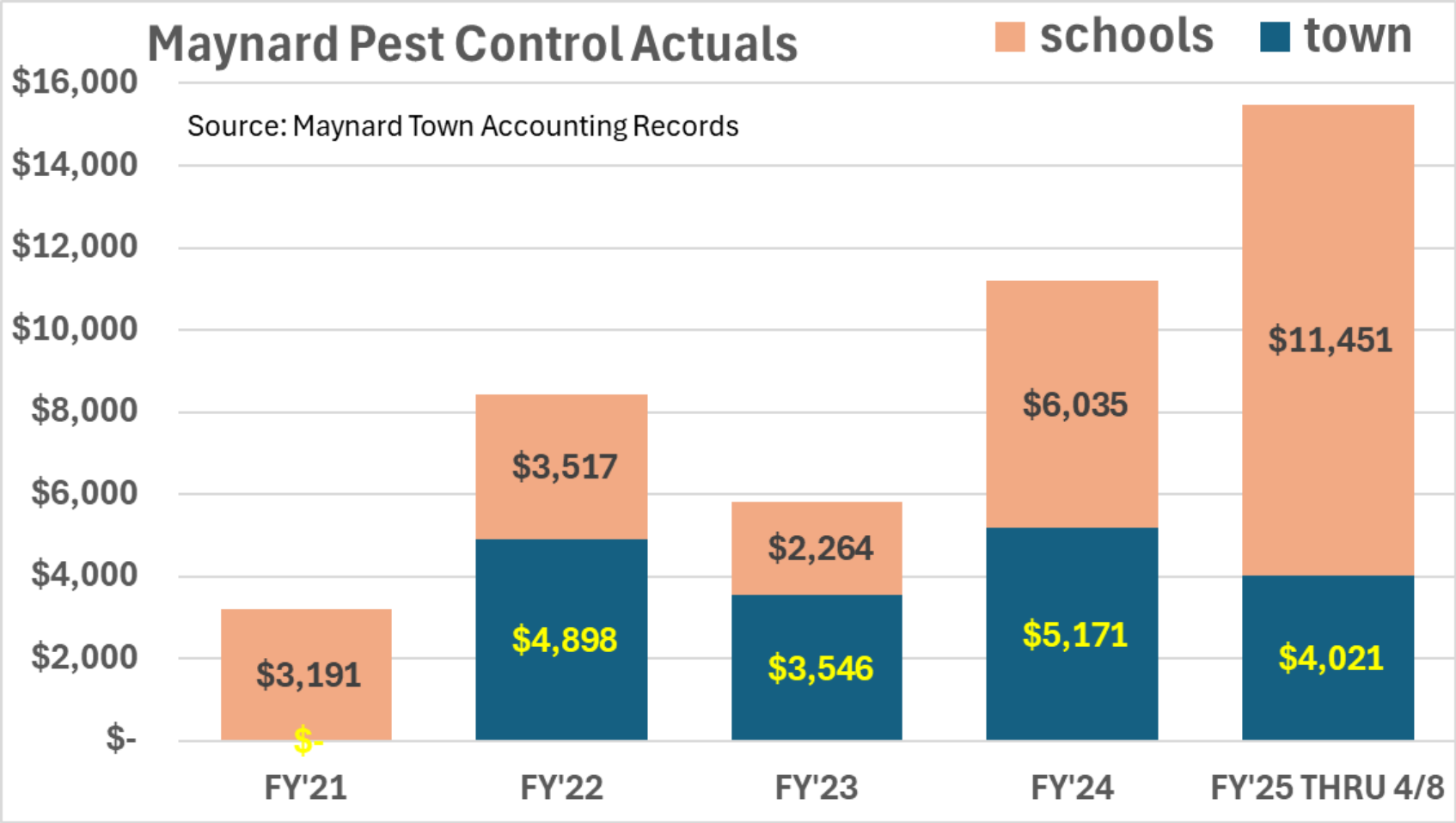


Citizens' Petition: Prohibit Use of SGARs on Town Property

Source: EPA's 2020 Ecological Risk Assessment on
Anticoagulant Rodenticides



Citizens' Petition: Prohibit Use of SGARs on Town Property





Sewer Enterprise Fund Budget Fiscal Year 2026

Article #16

MOTION:

Move to approve Article 16 as printed in the warrant, except the words "to do or act thereon"

PURPOSE:

Paid by utility rates for the Sewer Enterprise's annual operating expenses:



Sewer Enterprise Fund Budget

Fiscal Year 2026

Article #16

EXPENSES - DIRECT

Sewer - Salaries	\$ 495,400
Sewer – Expense	\$ 395,000
Sewer - Capital	\$ 495,090
Sewer - Long Term Debt Principal	\$ 626,096
Sewer - Long Term Debt Interest	\$ 112,370
Sewer - Waste Water Treatment Plant Expense	<u>\$ 1,691,240</u>
TOTAL EXPENSES - DIRECT	\$ 3,815,196

EXPENSES - INDIRECT

Insurance - Health/Life/Unemployment	
Retirement	\$ 131,995.00
Shared Employee Costs	<u>\$ 275,618.50</u>
TOTAL EXPENSES – INDIRECT	\$ 410,613.50
TOTAL FY2026 BUDGET	\$ 4,225,809.50



Sewer Retained Earnings Transfer for Sewer Enterprise Reserve Fiscal Year 2026

MOTION:

Move to approve Article 17, as printed in the warrant, except the words: "to do or act thereon."

PURPOSE:

To fund a Reserve Fund
to provide expeditious and efficient response
to unanticipated failures in
the town's aging public sewer system.



Water Enterprise Fund Budget Fiscal Year 2026

Article #18

MOTION:

Move to approve Article 18, as printed in the warrant, except the words: "to do or act thereon."

PURPOSE:

Paid by utility rates for the Water Enterprise's annual operating expenses:



Water Enterprise Fund Budget

Fiscal Year 2026

Article #18

EXPENSES - DIRECT

Water - Salaries	\$ 525,600
Water – Expense	\$ 1,030,500
Water - Capital	\$ 719,559
Water - Long Term Debt Principal	\$ 200,000
Water - Long Term Debt Interest	\$ 292,405.75
TOTAL EXPENSES - DIRECT	\$ 2,768,064.75

EXPENSES - INDIRECT

Insurance - Health/Life/Unemployment	
Retirement	\$ 174,374.92
Shared Employee Costs	\$ 340,553.12
TOTAL EXPENSES - INDIRECT	\$ 512,928.04

TOTAL FY2026 BUDGET	\$ 3,280,992.79
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Water Retained Earnings Transfer for Water Enterprise Reserve Fiscal Year 2026

MOTION:

Move to approve Article 19, as printed in the warrant, except the words: "to do or act thereon."

PURPOSE:

To fund a Reserve Fund
to provide expeditious and efficient response
to unanticipated failures in
the town's aging public water system.



Water Enterprise Retained Earnings Transfer for Capital Improvement

Article #20

MOTION:

Move to approve Article 20, as printed in the warrant, except the words: "to do or act thereon."

PURPOSE:

To acquire and outfit replacement of two trucks that serve as a front-line water utility service vehicles.



Maynard Golf Course Receipts Transfer Article #21 to Golf Course Improvements Fund

MOTION:

Move to approve Article 21, as printed in the warrant, except the words: "to do or act thereon."

PURPOSE:

To transfer funding from lease payments by Sterling Golf in order to support needed improvements to the facility.



By-law Amendments Chapters 4, 9, & 43; Article #22 Town Officers and Boards/Committees, COA, & ADA

1 of 2

MOTION:

Move to approve Article 22 as printed in the warrant, except the words "to do or act thereon."

PURPOSE:

With the approval of the Town Charter at last year's Town Election, the Town By-laws have to be updated to reflect the changes to the Charter. The changes to Chapter 4, reflect the deletion of committees and positions that are no longer required, the addition of committees that now exist, and the renaming of positions, to better reflect their role and current title.



By-law Amendments Chapters 4, 9, & 43; Article #22

Town Officers and Boards/Committees, COA, & ADA

2 of 2

Both the Council of Aging Board and the ADA Commission would like to increase the size of their Board/Commission from five (5) to seven (7) members. This change is sought because:

- Both are currently limited to five (5) members, requiring three (3) to form a quorum. With only five, it is difficult to set a time when a quorum is available. Mathematically, a larger number gives more combinations of attendees to reach a quorum.
- Due to an expected increased workload collaborating with the Senior Center Committee for the next several years, and the adoption of other ambitious annual goals, the Boards will benefit from the additional volunteer hours a larger membership will provide.
- The ADA Commission currently have several additional people who are interested in being involved and serving on the board.



By-law Amendments Chapter 21: Nuisances

Article # 23

MOTION:

Move to approve Article 23 as printed in the warrant, except the words, “to do or act thereon.”

PURPOSE:

To specifically state in the Town By-laws that we are following G.L. Chapter 85, Section 11B as amended: Bicycles; operation and equipment; regulations; federal product safety standards, effect; races; violations; penalties. If this G.L. changes in the future, the By-law will also change. The Town does need to set the fine for a violation, which the By-law does at \$20.



By-law Amendments Chapter 23: Mechanical Games

Article # 24

MOTION:

Move to approve Article 24 as printed in the warrant, except the words, “to do or act thereon.”

PURPOSE:

Chapter 23, Mechanical Games regulated and licensed coin operated pinball machines, video games, and other amusements in arcades and other commercial properties. These, by and large, don't exist any more and the By-law no longer serves a useful purpose.

Citizens' Petition:
By-Law Amendments Chapter 48:
Sidewalk, Hydrant, & Storm Drain Access

MOTION:

Move to approve Article 25 as printed in the warrant, except
the words "to do or act thereon"

Sidewalks and Fire Hydrants

- Shall be clear of snow and ice, vegetation, vehicles, and objects throughout the year
- Snow must be clear within 36 hours after the end of snow fall

Overview of By-law

Storm Water Drains

- Encourage clearing of the drains abutting property
- Encourage calling the DPW for drains that are too blocked to clear or are damaged

Responsibility for clearing Sidewalks and Fire Hydrants abutting one's property

Businesses and single-family homeowners:

Are responsible

Renters of single-family homes:

May be responsible

Owners of multi-family or apartment complexes:

Are responsible

Renters/residents of multi-family homes or apartment complexes:

Are **not** responsible

Condo owners:

Responsibility **varies**

*Responsibilities defined by the Massachusetts Architectural Access Board

Why Maynard should adopt this by-law

Public Safety

Make sidewalks more accessible for all

Responds to a concern raised in the *Aging in Maynard* Study

Public Safety

Fire Hydrants will be readily accessible protecting lives and property

Public Safety

Storm Water infrastructure will be able to divert water more effectively mitigating flooding

Commerce

Makes Maynard a better place to live and encourages businesses and visitors

Clear Responsibility

Upholds ADA standards, supports accessibility and delivers essential services to all

Financially Sound

Increases infrastructure and equipment lifespan
No increase in taxes



Lease of Reservoir Lot Off Summer Street

Article #26

MOTION:

Move to approve Article 26, as printed in the warrant, except the words: "to do or act thereon."

PURPOSE:

To authorize the Select Board to approve a lease for the use of town owned land to continue to be used for cell tower equipment and operations.



Retirement Cost of Living Adjustment (COLA)

Article #27

MOTION:

Move to approve Article 27, as printed in the warrant, except the words: "to do or act thereon."

PURPOSE:

To increase the amount of the base used to calculate cost living for Maynard retirees.



Retirement Board Stipend

Article #28

MOTION:

Move to approve Article 28, as printed in the warrant, except the words: "to do or act thereon."

PURPOSE:

To provide a stipend to members serving on the Retirement Board.



Amend Zoning By-Law Sections 3.1.2, 7.2, and 11

MOTION:

Move to approve Article 29 as printed in the warrant, except the words: "to do or act thereon."

PURPOSE:

This change will amend the Zoning By-laws to comply with recent legislation from the Commonwealth regarding Accessory Dwelling Units (ADUs).



Zoning By-Law Amendments: Articles 30-38

Articles #30-38

MOTION:

Move to approve Articles 30-38,
as printed in the warrant,
except the words: "to do or act thereon."



Amend Zoning By-Law

Section 6.1

Article #30

PURPOSE:

This change will amend the Zoning By-laws to establish bicycle storage regulations in new residential and commercial projects.



Amend Zoning By-Law

Sections 3.1.2 and 11

PURPOSE:

This change will amend the Zoning By-laws to establish a definition of “Construction Business Office” and include it as a principal business use.



Amend Zoning By-Law Sections 3.1.2 and 11

PURPOSE:

This change will amend the Zoning By-laws to replace “Fitness Center” with “Health Club” to establish consistency of terms throughout the Zoning By-laws.



Amend Zoning By-Law

Section 7.10.4.1

PURPOSE:

This change will amend the Zoning By-laws to change how the requirements of affordable units are calculated to further incentivize the construction of affordable units between 30-60% Area Median Income (AMI).



Amend Zoning By-Law

Section 7.10.4.1

In most new multi-family developments, Maynard requires a minimum number of units “affordable” to those earning 80% Area Median Income (AMI).

Current zoning allows units affordable to those earning 60% AMI (\$80,000) to count as 1.2 units towards the total number of “affordable” units required. This proposed change would allow each 60% AMI unit to count as 2.0 units.

Example: if a developer is required to provide 4 units at 80% AMI, they could instead provide 2 units at 60% AMI.

**In no case shall the total number required be reduced to fewer than 10% of the project size.*



Amend Zoning By-Law

Section 11

PURPOSE:

This change will amend the Zoning By-laws to update the definition of “Mixed Use.”



Amend Zoning By-Law

Sections 3.1.2 and 11

PURPOSE:

This change will amend the Zoning By-laws to establish a definition of “Motor Vehicle Rental Company” and include it as a principal business use.



Amend Zoning By-Law

Section 4

Article #36

PURPOSE:

This change will amend the Zoning By-laws to fix a typographical error.



Amend Zoning By-Law

Section 3

PURPOSE:

This change will amend the Zoning By-laws to standardize the terminology referencing Table A – Use Regulations.



Amend Zoning By-Law Sections 4.1 and 11

PURPOSE:

This change will amend the Zoning By-laws to help clarify Section 4.1 by providing an illustration and updating a definition.

Citizens' Petition: Senior Real Estate Tax Relief

Article #39

**Not legally viable,
May Be Passed Over**



Senior Tax Work-off Abatement

Article #40

MOTION:

Move to approve Article 40, as printed in the warrant,
except to add the words

“In addition, allowing an approved representative for persons
physically unable to provide such services to the town”
and except the words: "to do or act thereon."

PURPOSE:

The town has had this program in place already, but state
records did not show the town's official acceptance.
The current amount tax abatement that can be applied to be
“worked off” by seniors is \$1,500.



Veteran Tax Work-off Abatement

Article #41

MOTION:

Move to approve Article 41, as printed in the warrant,
except to add the words
“and to set the annual limit to \$1,500.00 per taxpayer”
and except the words: "to do or act thereon."

PURPOSE:

To create a new tax abatement program to help veterans
through volunteer “work off”.



Annual COLA Adjustment, HERO Act

Article #42

MOTION:

Move to approve Article 42, as printed in the warrant, except the words: "to do or act thereon."

PURPOSE:

To authorize the implementation of Cost-of-Living Adjustments(COLA) to be added to a veteran's tax exemption.



Acceptance of Private Road: Wisteria Lane

MOTION:

Move to approve Article 43 as printed in the warrant, except the words "To do or act thereon".

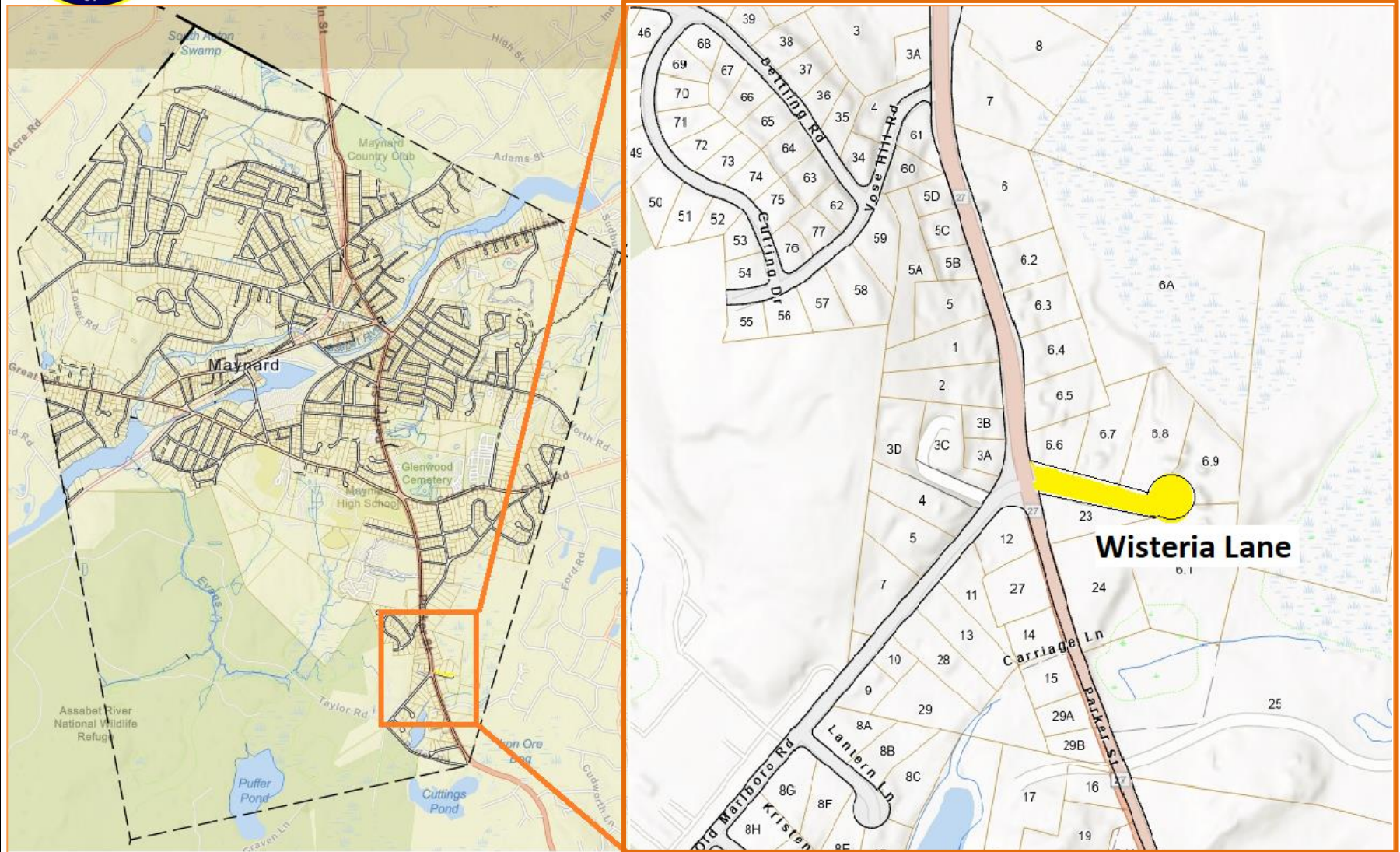
PURPOSE:

To include the street of the newly completed housing development as a public right of way.



Acceptance of Private Road: Wisteria Lane

Article #43





Transfer Marijuana Community Impact Payments

MOTION:

Move to approve Article 44, as printed in the warrant, except the words: "to do or act thereon."

PURPOSE:

To continue the practice of transferring the current balance of marijuana establishment's Community Impact Payments to the existing Cultural District Enhancement Fund.



Transfer Balance from Green Meadow School Feasibility Study to General Stabilization

MOTION:

Move to approve Article 45, as printed in the warrant, except the words: "to do or act thereon."

PURPOSE:

To transfer reimbursements from the state back into the General Stabilization Fund.



Thank you!