



**TOWN OF MAYNARD
COMMONWEALTH OF MASSACHUSETTS
ANNUAL TOWN MEETING
MAY 19, 2025**

The Annual Town Meeting was duly called and held on Monday, May 19, 2025, at 7:00 PM in the Fowler School Auditorium, located at 3 Tiger Drive. A quorum was present (75 registered voters). In addition, all department heads.

The Town Moderator, Richard "Dick" Downey called the meeting to order at 7:00 pm.

Moderator Downey appointed Bill Cranshaw as the Deputy Moderator.

VOTE: Moderator declared the motion carried by majority vote

Moderator Downey asked for a vote by show of hands for group-like Articles to be voted together.

VOTE: Moderator declared the motion carried by majority vote

ARTICLE: 1 TOWN REPORT ACCEPTANCE

To hear and act upon the reports of Town Officers and Committees.

To do or act thereon.

SPONSORED BY: Select Board

APPROPRIATION: None

FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) 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.

Comments: (Finance Committee) This is an annual procedural article to accept reports from various Town committees.

VOTE REQUIRED: Majority-Show of Hands

MOTION: Select Board Member, Lindsay McConchie moved to approve Article 1 as printed in the warrant, except the words "to do or act thereon

VOTE: Moderator declared the motion carried by majority vote

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To see if the town will vote to authorize the Select Board to dispose of surplus and or obsolete equipment or materials, as authorized by M.G.L. Chapter 30B.

To do or act thereon.

SPONSORED BY: Select Board
APPROPRIATION: None
FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) Annual article to allow sale/disposal of surplus equipment, if any, in accordance with state law.

Comments: (Finance Committee) This is an annual procedural article to allow the Select Board to sell or dispose of surplus equipment in accordance with state law.

VOTE REQUIRED: Majority-Show of Hands

MOTION: *Select Board Member, Lindsay McConchie moved to approve Article 2 as printed in the warrant, except the words "to do or act thereon*

VOTE: Moderator declared the motion carried by majority vote

To see if the town will vote to authorize the total expenditures for the following revolving funds pursuant to MGL Chapter 44, Section 53E ½ for the fiscal year beginning July 1, 2025, (FY26) to be expended in accordance with the bylaws heretofore approved.

Revolving Fund	Spending Limit
Conservation Commission - Wetlands Bylaw Consultant Fees	\$25,000.00
Planning Board - Site Plan Review	\$25,000.00
Disposal - Drop Off Center	\$15,000.00
Board of Health - Licensing Fees	\$25,000.00
Council on Aging - COA Van Service	\$85,000.00
Sealer of Weights & Measures	\$10,000.00
Electrical/Wiring Inspection Services	\$65,000.00
Plumbing & Gas Inspection Services	\$60,000.00
Municipal Permitting	\$40,000.00

Recreation	\$25,000.00
Electric Vehicle Charging Stations	\$35,000.00
TOTAL OF ALL REVOLVING FUNDS	\$410,000.00

To do or act thereon.

SPONSORED BY: Select Board
APPROPRIATION: None
FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) Revolving funds provide the flexibility to deposit funds and pay expenditures across fiscal years. The Town Meeting has previously established the funds listed above with specific allowed purposes and this article authorizes each fund's annual revolving limit.

The changes from FY25: increasing Sealer of Weights & Measures from \$5,000 to \$10,000 to reflect current businesses and the cost for inspections; and, increasing Recreation from \$20,000 to \$25,000 to more accurately reflect collection of programming fees relevant to the costs.

Comments: (Finance Committee) This is annual procedural article to authorize revolving funds in the amounts detailed in the article, so the Town can collect and distribute money for certain stated purposes. For example, “Council on Aging - COA van service” collected fees can only be expended for COA operational expenses.

VOTE REQUIRED: Majority- Secret Ballot

MOTION: Select Board Member, Lindsay McConchie moved to approve Article 3 as printed in the warrant, except the words "to do or act thereon

VOTE: Moderator declared the motion carried by majority vote 513 YES / 21 NO / 5 BLANKS

ARTICLE: 4 CERTIFIED FREE CASH APPROPRIATION FOR FISCAL YEAR 2025

To see if the town will vote to appropriate from available free cash the following amounts for designated purposes:

Snow & Ice Deficit	\$ 475,000.00
Capital Stabilization Fund	\$ 75,000.00
Other Post Employment Benefits Fund	\$ 25,000.00
DPW Facility Project Management and Design	\$ 250,000.00
Police Cruiser	\$ 65,000.00
Town Hall HVAC	\$ 275,000.00
DPW F350 Truck	\$ 80,000.00
Library Stairwell and Windows	\$ 190,000.00
Solid Waste and Recycling	\$ 92,026.00
Total Requested Appropriation	\$ 1,527,026.00

To do or act thereon.

SPONSORED BY: Select Board
APPROPRIATION: \$1,527,026.00
FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) Free Cash is taxpayer money that has not been appropriated for spending. Traditionally, Maynard uses these funds to pay for one-time items or events, like a deficit in the snow and ice budget or capital projects. The capital items listed above are submitted in accordance with the priorities of the Capital Planning Committee (CapCom), with the following descriptions:

Supplemental appropriation to snow and ice operations is necessary annually because of unpredictable weather conditions. Transfers into the town's stabilization funds are advised in preparation for unbudgeted, one-time needs. Transfers into the town's Other Post Employment Benefits (OPEB) fund continues efforts to meet the long-term liability of non-retirement benefits obligations for public employees.

The town's public works facilities on Winter Street are beyond their planned life cycle, and are in urgent need of replacement. The proposed funding towards project management and design costs for a new public works and garage facility will follow the feasibility study already nearing completion.

Town Hall has suffered failing heating and air-conditioning systems in recent years, requiring replacement and modernization of the building's HVAC.

Regular and expected turnover of the town's vehicle fleet is addressed annually, and the purchase of a F350 truck for the Department of Public Works is vital for operations.

New police cruisers are typically purchased annually to meet operational demand for vehicle fleet turnover. This proposed appropriation is intended to acquire a "hybrid" fuel-efficient model to meet sustainability initiatives.

The Maynard Public Library's northeast stairwell suffered substantial water damage from leaks and requires repairs and mitigation. This proposed appropriation funds the execution of plans by a contracted architectural/engineering firm to make necessary repairs and improvements.

The operational costs for services related to solid waste and recycling management far outweighs the revenue projections of trash sticker sales. The town's General Fund has long subsidized the budget for these services, but the demands on the budget otherwise does not allow for that subsidization to be captured within the tax levy. Instead, a combination of Free Cash, transfer from General Stabilization, and a trash sticker revenues, is proposed to continue the public services for solid waste and recycling. In the following Fiscal Year of 2027, a new enterprise fund, already authorized by Town Meeting, will be implemented and is meant to replace substantial reliance on the General Fund and tax levy.

VOTE REQUIRED: Majority- Secret Ballot

MOTION: Select Board Member, Lindsay McConchie moved to approve Article 4 as printed in the warrant, except the words "to do or act thereon

VOTE: VOTE: Moderator declared the motion carried by majority vote 467 YES / 63 NO / 3 BLANKS

ARTICLE: 5**FISCAL YEAR 2026 SALARY ADMINISTRATION PLAN**

To see if the Town, under the authority of G. L. c.41 sec. 108A, will vote to amend the Maynard Salary Administration Plan Salary Table:

Appendix B: Salary Table

	<i>Minimum</i>	<i>Maximum</i>
Full-Time Employees	\$20.00	\$ 50.00
Part-Time Employees	\$15.00	\$ 40.00
Part-Time Specialized (i.e., certified/licensed)	\$20.00	\$ 55.00
Veterans' Agent	Annually	\$10,914.00
Inspector of Animals	Annual Stipend	\$ 105.00
Registrar of Voters	Annual Stipend	\$ 105.00
Clerk, Registrar of Voters	Annual Stipend	\$ 515.00
Moderator	Annual Stipend	\$ 75.00

To do or act thereon.

SPONSORED BY: Select Board

APPROPRIATION: None

FINCOM RECOMMENDATION: Recommends

Comments (Sponsor): Non-union Full-Time, and Specialized Employees' salary range maximum have not been increased since FY2020 and have each been increased by \$5.00/hour. The Veterans' Agent salary has also been increased from \$10,700.00 to \$10,914.00 [2%].

Comments: (Finance Committee) The FY26 Salary Administration Plan sets pay rates for town employees not covered by either a union contract or an individual contract. The rates mostly apply to part time employees. The plan includes small increases to the upper limit of several categories.

VOTE REQUIRED: *Majority- Secret Ballot*

MOTION: *Select Board Chair, Jeffery Swanberg moved to approve Article 5 as printed in the warrant, except the words "to do or act thereon"*

VOTE: VOTE: Moderator declared the motion carried by majority vote 516 YES / 59 NO / 2 BLANKS

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ARTICLE: 6**TOWN GENERAL FUND BUDGET FISCAL YEAR 2026**

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 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.

General Government	\$ 4,322,444
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 General Fund Expenses	\$ 53,696,102

To do or act thereon.

SPONSORED BY: Select Board
APPROPRIATION: \$ 53,596,537
FINCOM RECOMMENDATION: Recommends

Comments (Sponsor): See Attachment Appendix "A" – the appendix information is only a guide and is non-binding except to the single raise and appropriation vote of **\$53,596,537.00**. The categories noted above are for explanation purposes.

VOTE REQUIRED: Majority- Secret Ballot

MOTION: *Select Board Chair, Jeffery Swanberg 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.*

General Government	\$ 4,222,829
Public Safety	\$ 5,963,454
Public Works	\$ 3,015,067
Cultural and Recreation, which is primarily the Library	\$ 732,334
The Maynard School District	\$ 23,751,757
The Assabet Valley Technical School assessment	\$ 1,379,301
Employee Benefits	\$ 10,527,599
Debt Service	\$ 3,417,266
Reserve Fund	\$ 225,000
Public, Education & Government Access (PEG) communications	\$ 361,880
For a total appropriation of	53,596,537

VOTE: Moderator declared the motion PASSED with majority vote of 516 YES / 59 NO / 2 BLANKS

There is a \$50.00 discrepancy in the total appropriation amount as stated in the motion for Article 6. The motion cites a total of \$53,596,537; however, the sum of the line items listed equals \$53,596,487. This discrepancy is noted for the record and remains uncorrected.

ARTICLE: 7**GRANT AN EASEMENT AT PARKER AND ELMWOOD STREETS**

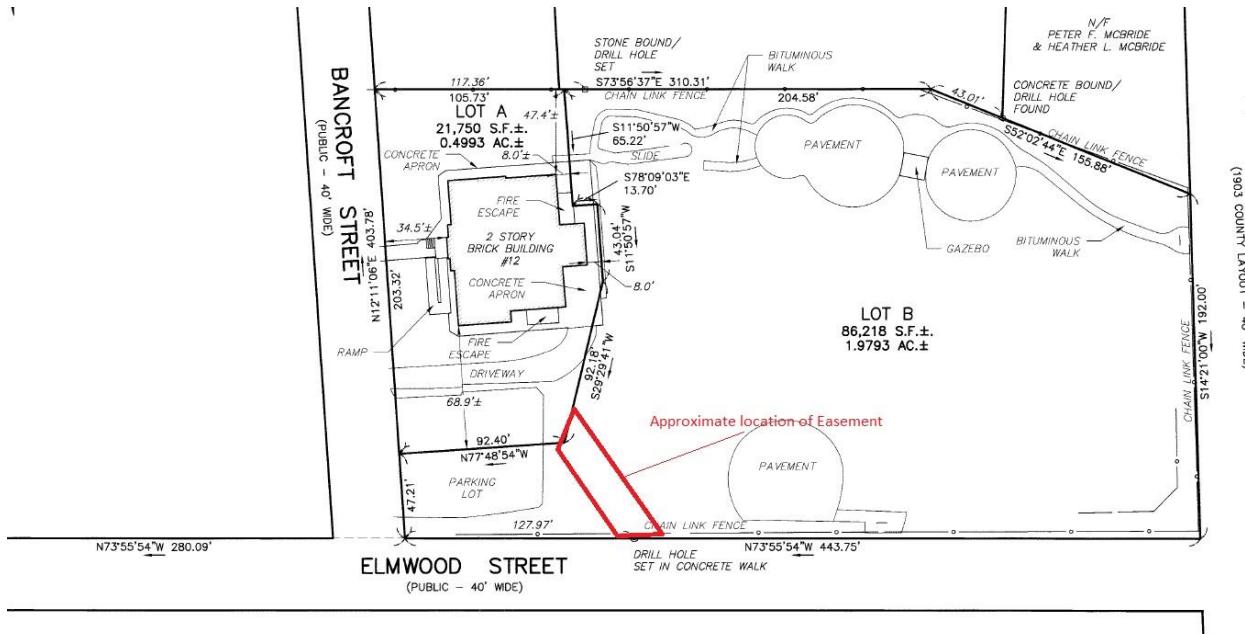
To see if the Town will vote to authorize the Select Board to grant an easement to allow for the installation and maintenance of cables for the distribution of electricity, and for continued access to carry out said purposes, to a portion of the property on the corner of Parker Street and Elmwood Street, being parcel number 020.0-0000-0234.1, as shown on an easement sketch appended hereto;

And, further, to authorize the Select Board and other applicable Town of Maynard boards and personnel to take all related actions necessary or appropriate to accomplish the purposes of this article, or take any other action related thereto;

To do or act thereon.

SPONSORED BY: Select Board
APPROPRIATION: None
FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) The former "Coolidge School" on Bancroft Street was sold to a private developer and is nearing completion of rehabilitation and conversion into residences. Private utility connection for electricity is required through a portion of public land for the new residences. This proposed easement allows access by the private utility to public land, but ownership will remain under the authority of the Select Board.



VOTE REQUIRED: Majority- Secret Ballot

MOTION: Select Board Chair, Jeffery Swanberg moved to approve Article 7 as printed in the warrant, except the words "to do or act thereon MOTION WAS SECONDED

VOTE: VOTE: Moderator declared the motion carried by majority vote 516 YES / 59 NO / 2 BLANKS

ARTICLE: 8

CONTINGENT BUDGET FOR COUNCIL ON AGING

To see if the Town will vote to raise and appropriate the following amounts from the tax levy for Fiscal Year 2026 for the operating and programming of the Council on Aging, contingent upon passage of a proposition 2 1/2 ballot question under General Laws Chapter 59, Section 21 C:

Purpose	Amount
General Government	
Council on Aging	
Expenses	\$ 200,000
Total Contingent Appropriation	\$ 200,000

To do or act thereon.

SPONSORED BY: Select Board
APPROPRIATION: \$200,000.00
FINCOM RECOMMENDATION: Recommends

Comments (Sponsor): The Council on Aging (COA) advocated for the Select Board to direct the procurement to acquire space to be leased for a new senior center. The Town Administrator issued a Request for Proposals (RFP) that was developed in consultation with the Senior Center Committee and COA. This appropriation is informed by projections derived from submissions to the RFP and assumes the costs a lease, utilities, furnishings and scaled programming. This appropriation increases the budget for the COA over level-services for FY26 submitted in the General Fund appropriation article.

Comments: (Finance Committee) Passage of this article would allow for an override of \$200,000 to be used for leasing a Senior Center space. It is expected that this override would add about \$50 to the average single-family house (approx.. \$540k) annual tax bill. This amount was determined through the efforts of the Senior Center Committee appointed by the Select Board in collaboration with the Council on Aging (COA). The recent UMass Study: Aging in Maynard A Community Needs Assessment identified the need for a new Senior Center from the current location in the Maynard Golf Course Club House. This requested amount is expected to include all necessary buildout costs and leasing needs for such a new Senior Center space. This has been a recognized need in Town for years and one which has been unable to fit into the standard operating budget.

VOTE REQUIRED: Majority- Secret Ballot

MOTION: Select Board Chair, Jeffery Swanberg moved to approve Article 8 as printed in the warrant, except the words "to do or act thereon

VOTE: Moderator declared the motion carried by majority vote 579 YES / 35 NO / 1 BLANK

LEASE OF SPACE FOR USE AS TOWN OF MAYNARD'S SENIOR CENTER AND FOR RELATED PUBLIC SERVICES

To see if the Town will vote to lease the property at 141 Parker Street, Maynard, Massachusetts for use as the Town's Senior Center and related public services, and to authorize the Select Board to lease the property on the terms and conditions it deems appropriate, including a lease term up to twenty (20) years, and which are in the

best interests of the Town, and to enter into any and all agreements to effectuate the same, or take any other action relative thereto.

To do or act thereon.

SPONSORED BY: Select Board
APPROPRIATION: None
FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) Based on the report of the Senior Center Committee, the town's Council on Aging successfully lobbied the Select Board to direct the Town Administrator to conduct a Request for Proposals (RFP) for the acquisition of real property to be leased from a private owner for a new Senior Center. This article 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. It is expected that the lease terms will include an initial term of less than 20 years, but may have options to extend up to 20 years in increments determined by the Select Board at the advice of the Town Administrator. Authorizing extensive lease terms allows for flexibility in negotiations and advantages in budget projections for the expenses associated with any new space. Private owners are expected to prefer longer lease terms for their own business purposes, especially if planning to make improvements to the offered spaces for the town. The necessary appropriation for the costs of any lease is included in a separate article.

Comments: (Finance Committee) Passage of this article would allow for the Select Board to negotiate for a lease at 141 Parker Street for a new Senior Center. The recent UMass Study: Aging in Maynard A Community Needs Assessment identified the need for a new Senior Center from the current location in the Maynard Golf Course Club House.

VOTE REQUIRED: Majority- Secret Ballot

MOTION: Select Board Chair, Jeffery Swanberg moved to approve Article 9 as printed in the warrant, except the words "to do or act thereon"

VOTE: VOTE: Moderator declared the motion carried by majority vote 579 YES / 35 NO / 1 BLANK

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ARTICLE: 10 CONTINGENT BUDGET FOR MAYNARD PUBLIC SCHOOLS

To see if the Town will vote to raise and appropriate the following amounts from the tax levy for Fiscal Year 2026 for the operations of Maynard Public Schools, contingent upon passage of a proposition 2 ½ ballot question under General Laws Chapter 59, Section 21 C:

Purpose	Amount
Education – Maynard	
Expenses	\$ 612,000
Total Contingent Appropriation	\$ 612,000

To do or act thereon.

SPONSORED BY: Select Board

APPROPRIATION: \$ 612,000.00
FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) The School Committee advocates for a funding amount higher than the recommendation over FY25 presented by the Town Administrator. The School Committee reports the necessity of using reserves plus an appropriation of a minimum amount of \$612,000 over the Town Administrator's recommendation for Maynard Public Schools in FY26. The Select Board recognizes this period of exceptionally challenging and difficult budgeting by Maynard Public Schools to meet expectations for services. This article reflects the Select Board's alignment with the School Committee to address the needs of the school district, including its students, staff and greater community.

VOTE REQUIRED: Majority- Secret Ballot

MOTION: Select Board Chair, Jeffery Swanberg moved to approve Article 10 as printed in the warrant, except the words "to do or act thereon

VOTE: VOTE: Moderator declared the motion carried by majority vote 485 YES / 116 NO / 3 BLANK

ARTICLE: 11 TRANSFER FUNDS FROM AMBULANCE RECEIPTS RESERVED FOR LEASE APPROPRIATION FOR FISCAL YEAR 2026

To see if the town will vote to transfer the sum of \$299,032.84 from Fund 3017 Ambulance Receipts Reserved for Appropriation to pay the fifth year of a five-year lease for the purchase of an ambulance (\$76,555.26), the third year of the seven-year lease appropriated at the May 2022 Town Meeting for the purchase of a E-One Typhoon Pumper with Emax pump (\$121,572.17), and the second year of a five-year lease appropriated at the May 2024 Town Meeting for the purchase of an ambulance (\$100,905.41).

To do or act thereon.

SPONSORED BY: Select Board
APPROPRIATION: \$292,032.84
FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) This article appropriates funds from collected revenues of ambulance operations for the fifth and final payment of a five-year lease to purchase agreement for an ambulance, and the third payment in a seven-year lease to purchase of a fire truck, and the second payment of a five-year lease to purchase of an ambulance. The anticipated balance of the Ambulance Receipts Reserved fund is \$575,000 by June 2025, and unspent funds are retained into the next fiscal year.

Comments: (Finance Committee) Passage of this article will move money from ambulance receipts to be used for leasing required equipment for emergency services.

VOTE REQUIRED: Majority- Show of Hands

MOTION: *Select Board Member, Michael Stevens moved to approve Article 11 as printed in the warrant, except the words "to do or act thereon MOTION WAS SECONDED*

VOTE: Moderator declared the motion carried by majority vote

ARTICLE: 12**TRANSFER FROM GENERAL STABILIZATION: SOLID WASTE AND RECYCLING SERVICES**

To see if the Town will vote to transfer from General Stabilization the sum of \$478,674 for the costs associated with solid waste and recycling services provided to the town.

To do or act thereon.

SPONSORED BY: Select Board
APPROPRIATION: \$478,674.00
FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) The costs for services for collecting, transporting and processing solid-waste (trash) and recycling rise each year, and were unable to be offset by projected revenue from the sale of stickers nor tax collection. A transfer from General Stabilization does not require an increase in tax collection. Endeavoring to balance the town's general fund budget without overburdening tax-payers, the Select Board identify this transfer from one of the town's sources of reserves as an appropriate use of General Stabilization Funds. Traditionally, a portion of the town's certified Free Cash is contributed to General Stabilization. Transfer from General Stabilization does not impact the town's credit rating, unless contributions were not regularly made subsequently. This transfer 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 in Fiscal Year 2027. The new Enterprise Fund was already approved by voters at Special Town Meeting, October 7, 2024.

VOTE REQUIRED: Two-Thirds Majority- Secret Ballot

MOTION: Select Board Member, Michael Stevens moved to approve Article 12 as printed in the warrant, except the words "to do or act thereon

VOTE: VOTE: Moderator declared the motion carried by majority vote 393 YES / 39 NO / 2 BLANKS

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ARTICLE: 13**COMMUNITY PRESERVATION FUND BUDGET FOR FISCAL YEAR 2026**

TO SEE IF THE TOWN WILL VOTE TO appropriate or reserve from FY2026 Community Preservation Fund revenues in the amounts recommended by the Community Preservation Committee (CPC), with each item to be considered a separate appropriation:

Appropriations:

Administrative & Operating Expenses	\$10,000.00
Long-Term Debt - Principal	\$120,000.00
Long-Term Debt - Interest	\$5,100.00

Reserves:

Historic Preservation Reserve	\$45,000.00
Open Space Reserve	\$45,000.00
Community Housing Reserve	\$45,000.00
Budgeted Reserve	\$179,900.00

TOTAL FY2026 BUDGET **\$450,000.00**

To do or act thereon:

SPONSORED BY: Community Preservation Committee
APPROPRIATION: \$132,400.00
FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) Community Preservation Fund monies come from a 1.5% real estate tax surcharge on Maynard residential properties and a partial state match. This article authorizes the FY2026 amounts to be added to the community preservation reserve funds. The funds can be used to support a variety of community projects, as defined by state Community Preservation Act legislation. Applications for projects are reviewed annually, generally in the fall, and can come from community groups and town departments. This article also includes funding to cover ongoing debt payments on the municipal golf course land, which was purchased as a Community Preservation Fund project.

Comments: (Finance Committee) Passage of this article would authorize \$450,000 in FY2026 Community Preservation Funds to be appropriated or reserved as recommended by the Town's Community Preservation Committee (CPC). This budget is based on the projection of revenue collected through the Community Preservation Act (CPA) real estate tax surcharge adopted at the 2006 Town Meeting and is similar to the budget for FY2025, though with less interest due on long term debt as the Town continues to pay off its debt from the purchase of the municipal golf course in 2012.

The CPA program has been a valuable source of revenue to our Town with the benefit of state partial match of funds. CPA money can be appropriated from these funds for designated uses only, and the CPC has distributed the anticipated monies in this article in accordance with the requirements of the CPA, with appropriate amounts budgeted to historic preservation, affordable housing, and outdoor recreation space.

VOTE REQUIRED: Majority- Secret Ballot

MOTION: Community Preservation Committee Member, Matt Preys moved to approve Article 13 as printed in the warrant, except the words "to do or act thereon MOTION WAS SECONDED

VOTE: Moderator declared the motion carried by majority vote 334 YES / 18 NO / 1 BLANK

COMMUNITY PRESERVATION RESERVE FUND APPROPRIATIONS

TO SEE IF THE TOWN WILL VOTE TO appropriate from Community Preservation Funds the amounts recommended by the Community Preservation Committee (CPC) for community preservation projects, as presented to the CPC, with each item to be considered a separate appropriation, in accordance with the requirements of Massachusetts General Laws Chapter 44B. At the discretion of the CPC, the deadline to return unexpended funds to their funding source may be granted an extension of up to one year.

Appropriations:

From the Community Housing Reserve Fund, the amount of **\$50,000** and from the Budgeted Reserve Fund, the amount of **\$60,000** for the Maynard Affordable Housing Trust Fund.

From the Community Housing Reserve Fund, the amount of **\$21,500.00** for membership dues to the Regional Housing Services Office.

From the Open Space Reserve Fund, the amount of **\$50,000.00** for Conservation Trust Fund.

From the Budgeted Reserve Fund, the amount of **\$25,058.48** for the Coolidge Park and Playground Improvements, with unexpended funds as of June 30, 2027 being returned to their funding source.

To do or act thereon.

SPONSORED BY: Community Preservation Committee
APPROPRIATION: **\$206,558.48**
FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) The funding for these projects comes from a 1.5% real estate tax surcharge on residential properties and a partial state match. Applications for projects can come from community groups and town departments. Project eligibility to use this funding is defined by state Community Preservation Act legislation.

- The funding for the Maynard Affordable Housing Trust will add to funds provided in previous years to support initiatives to create affordable housing in Maynard.
- The Regional Housing Services Office Membership will help the Town effectively implement, administer, and monitor affordable housing projects.
- The funding for the Conservation Trust Fund will add to funds provided in past years to support efforts to purchase property for conservation land protection.
- The Coolidge Park and Playground Improvements projects will fund the construction of an ADA accessible path and overlook with seating. The improvements will facilitate universal access to all members of the community.

Comments: (Finance Committee) Passage of this article would appropriate funds acquired from the Community Preservation Act (CPA) to the four projects described in this article. This vote is required in order for those funds to be used. The Community Preservation Committee (CPC) is charged with vetting the projects that apply for CPA money. They adhere to the restrictions for usage within the CPA legislation and deliberate on the benefits the projects bring to the Town. The proposed appropriations are the result of their due diligence in this process and the Finance Committee believes they will provide long-term benefits to the Town.

VOTE REQUIRED: Majority- Secret Ballot

MOTION: Community Preservation Committee Member, Matt Preys moved to approve Article 14 as printed in the warrant, except the words "to do or act thereon"

VOTE: VOTE: Moderator declared the motion carried by majority vote 334 YES / 18 NO / 1 BLANK

ARTICLE: 15

CITIZENS' PETITION: PROHIBIT USE OF SECOND-GENERATION ANTICOAGULANT RODENTICIDES ON TOWN PROPERTY

To see if the Town will vote to Amend the Town By-laws by adopting a new Chapter 47, Prohibit Use of Second-Generation Anticoagulant Rodenticides on Town Property as follows:

CHAPTER 47

PROHIBIT USE OF SECOND-GENERATION ANTICOAGULANT RODENTICIDES ON TOWN PROPERTY

Section A: Applicability

This by-law applies to all Town-owned property, including buildings, grounds, parks, open spaces, and the public right of way, and shall be adhered to by all employees of the Town of Maynard, as well as third party vendors and contractors providing services at Town-owned property.

Section B: Definitions

1. Rodenticides – A subclass of pesticides, defined under the Massachusetts Pesticide Control Act, General Laws Chapter 132B, as substances or mixtures of substances intended to prevent, destroy, repel, or mitigate rodents that are declared to be pests by the Massachusetts pesticide board.
2. SGAR – Acronym of Second-Generation Anticoagulant Rodenticides, rodenticides developed to control rodents that are resistant to First-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 brodifacoum, bromadiolone, difenacoum, or difethialone.

Section C: Use of SGARS

The use of SGARs on Town-owned properties is hereby prohibited as of the effective date of this by-law.

Section D: Emergency Waivers

Emergency waivers for the use of SGARs on Town-owned property may be obtained from the Board of Health or its designee. Emergency waivers shall be restricted in time and location and shall only be granted after a well-documented request detailing a significant rodent infestation of public health consequence that has already exhausted all viable less-toxic integrated pest and rodent management practices. Any waivers granted under this section shall be published on the Town's website.

Section E: Effective Date:

The effective date of this By-law is the date that the Attorney General's Office approves the By-law following Maynard Town Meeting approval and adoption of this By-law.

To do or act thereon.

SPONSORED BY: Citizens' Petition

APPROPRIATION: None

FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) At the time this article was written, there were 127 external SGAR boxes in Maynard, 113 at schools. Considering our schools' proximity to Town woodlands and the Assabet National Wildlife Refuge, this is very concerning. SGARs persist in rat and predator carcasses as well, enabling them to stay in the ecosystem for a long time.(1) They seep into the soil(1) and have been found in insects(13,15) and

fish(2,13,16), and water(1,16,29). They are dangerous to children.(19,20,21,22) They are dangerous to pets.(21,28) They are not sufficiently removed during conventional wastewater treatment.(16)

SGARS have devastating secondary effects on predator species, such as Eagles, Owls, and Fox that eat contaminated rodents. They can be used in unlabeled black boxes. 100% of Red-tailed Hawks tested at a MA Wildlife clinic had SGARs in them.(4,6,23) 98% of deceased fishers had at least one anticoagulant(4,6,17), and 82% of the Bald eagles sampled had been exposed to rodenticides(3,4,6).

Predator deaths worsen our rodent problem. Rodenticides cannot effectively reduce rodent populations because rodents populate faster than the SGAR's kill them.(4,18) Any bird, other wildlife or pet that eats poisoned rodents accumulates rodenticides in their own bodies. Since an individual raptor can consume thousands of rodents a year(11,12), and raptors are particularly susceptible to rodenticide poisoning, their deaths result in more rodents in Maynard.(4)

In spite of increasing rodenticide use, studies are showing SGARs don't materially affect rat populations. Some rats are starting to show immunity to SGARs, and can out-re-produce them.(10,13,14,18,25,26,27)

The death that occurs after consuming this poison is intensely gruesome and painful. Thousands of children getting sick and pets dying from consuming this product are reported nationally every year as well.(4)

Rodent IPM, (Integrated Pest Management) is cheaper, safer, more effective, and has no secondary effects on predators. IPM involves exclusion, starvation (remove food source) and targeting. IPM is required by state law at all schools in MA (Ch. 132B and 333 CMR 14). In addition to targeting methods that do not affect wildlife, a major part of IPM is managing food waste and trash, to avoid attracting rodents.

One IPM target method is contraception, which is coming on line locally around the country. For example: Washington DC did a contraceptive pilot in two neighborhoods and rat populations were reduced 77% in four months.(30) The city of Newton has been successfully using contraceptives since 2022 as well. IPM programs including trash management have proven to decrease rodent populations in a lasting way.

The city of Lowell does not use SGAR's at their schools.(5) They passed a public SGAR ban by city ordinance on 2/4/25.

Many other towns in MA have passed or are passing similar directives restricting SGARs.(24) In spite of supporting a vast amount of SGARs, Maynard town property is seeing more rat damage.(7) Warming temperatures are extending rat breeding season.(8,14). In the first half of fy'25 Maynard schools outspent total fy'24 pest management by 74%, and the trend puts them on target to outspend the fy'24 2.7 times.(9). Switching to an IPM protocol on town properties will likely protect our assets better. It will also save countless Wildlife allowing natural and free predation, support healthy Raptors, cleaner soils, as well as save us money on pest control.

To sum up: "Maynard is currently using a poison to kill rats that is actively being banned around the country. This poison is killing the predators that hunt and kill rats, which in turn allows the rat populations to increase. Let's join the other communities in Massachusetts and the rest of the country and ban SGARs in our town" – (Newton's Public Buildings Commissioner)

Finally: Maynard Master Plan Goal NCH1: "Enhance the protection and preservation of sensitive natural resource areas that contribute to the health and well-being of the community, as well as offer critical habitat to wildlife and provide important ecological functions."

Local organizations that support this initiative: Maynard Board of Health, Maynard Sustainability Committee, Maynard Conservation Commission, Sudbury Valley Trustees, Newhouse Wildlife Rescue, Friends of Woodlands and Waters, OARS the Organization for the Sudbury Assabet & Concord Rivers, MA Audubon.

See savemaynardwildlife.org for more information.

1. [The Silent Killer: Why Freely Spreading Rat Poison in Your Yard is a Dangerous Game](#)
2. [Anticoagulants Impact Aquatic Food Web - Raptors Are the Solution](#)
3. [Anticoagulant rodenticide exposure and toxicosis in bald eagles \(*Haliaeetus leucocephalus*\) and golden eagles \(*Aquila chrysaetos*\) in the United States | PLOS One](#)
4. Town of Newton info sheet
5. Banner Pest Company
6. MA Audubon Rescue Raptors data p. 6
7. Anecdotal reports, Maynard well wire eaten by rat, senior center temporarily closed early 2025 from rat damage
8. NPR.org, [Hotter temperatures are helping rat populations grow : NPR , Rats thrive under climate change | Here & Now](#)
9. Town accounting records as of 12/31/24
10. <https://www.science.org/doi/10.1126/sciadv.ads6782>, p.15
11. Great Horned Owl *Bubo virginianus* may eat more than 4,000 mice per year - MN Department of Natural Resource
12. Eastern Screech Owls can easily eat more than 1000 mice per year – Smithsonian’s National Zoo & Conservation Biology Institute, <https://nationalzoo.si.edu/animals/eastern-screech-owl>
13. <https://link.springer.com/book/10.1007/978-3-319-64377-9>, book; Anticoagulant Rodenticides and Wildlife ***
14. [New Study Shows Increases in Rat Populations Around the Globe are Linked with Warming Temperatures and Growth of Cities – news - University of Richmond](#)
15. [‘It’s really scary’: How rat poisons are wreaking havoc on raptors and other wildlife | Science | AAAS](#) ***
16. EPA-HQ-OPP-2015-0770-0144_attachment_4.pdf
17. <https://pubmed.ncbi.nlm.nih.gov/37857759/>
18. Laura Kiesel, M.Sc., Natural Resources Sciences & Management, personal email, 3/5, 3/8/25
19. <https://beyondpesticides.org/dailynewsblog/2010/12/rat-poisons-continue-to-threaten-children/>, Environmental Health News
20. <https://www.scientificamerican.com/article/rat-poisons-endanger-10000-children/>
21. American Association of Poison Control Centers (AAPCC), Animal Legal Defense Fund 2023 <https://aldf.org/project/california-ecosystems-protection-act/>
22. EPA, <https://www.audubon.org/magazine/january-february-2013/poisons-used-kill-rodents-have-safer#:~:text=A%20four%2Dyear%20survey%20>

23. November 2020 study found 100% of Red-tailed Hawks tested at a MA wildlife clinic had SGARs in their organs. <https://pubmed.ncbi.nlm.nih.gov/33405327/>

24. MA Audubon Rescue Raptors team tracker

25. [Anticoagulant rodenticides and resistance development in rodent pest species – A comprehensive review - ScienceDirect](#)

26. "In recent years, resistance towards some SGARs has been reported in rat populations (Buckle 2013; Meerburg et al. 2014). "Besides the issue of resistance in decreasing the efficacy of the use of ARs, the potential risks of rodenticides to non-target rodents and secondary poisoning of predators is now recognized. The practice of permanently placing SGARs.....providing a constant source of ARs to rats and house mice has led to AR resistance in rats (Cowan et al. 1995; Endepols et al. 2012; Buckle 2013). Cowan et al. (1995) (contained in #13 above, 13)

27. "In broad contiguous areas where there are lots of factors at play, I don't know of any studies that show SGARs reduce rodents in or around cities at the population level....There is no city that had a rat problem and fixed it with rat poison, so obviously that method is not working." Rodenticides on their own are ineffective because you're essentially trying to outkill an animal that is designed to reproduce as much as possible and if all you're trying to do is knock back the population, it's going to be a never-ending cycle and you're not going to be able to kill enough rats to overcome that reproduction rate." Maureen H. Murray <https://www.lpzoo.org/experts/maureen-murray2/> Chicago Rat Project: <https://www.lpzoo.org/science-project/the-chicago-rat-project/>

28. Pets: [Rodenticides • MSPCA-Angell](#)

29. In water, a half-life of 392 days has been reported for bromadiolone, in some water conditions it may not break down per <https://npic.orst.edu/factsheets/bromadgen.html>

30. [SenesTech, DC Health study ContraPest deployment | Pest Management Professional](#)

Comments: (Finance Committee) Passing this article would ban second-generation anticoagulant rodenticides (SGARs) on Town-owned property. The majority of FinCom recommends this article because it believes that the environmental harms caused by SGARs are appropriately regulated by the article as written. The net financial impact of the article's passage is not explicitly calculable, but this article does not require a specific replacement for SGARs allowing the Town some flexibility in its replacement.

VOTE REQUIRED: Majority- Show of Hands

MOTION: Robin Schulman moved to approve Article 15

MOTION TO AMEND: Robin Schulman moved to amend the main motion by adding the text shown as underlined text MOTION WAS SECONDED

To see if the Town will vote to Amend the Town By-laws by adopting a new Chapter 47, Prohibit Use of First and Second-Generation Anticoagulant Rodenticides on Town Property as follows:

CHAPTER 47

PROHIBIT USE OF FIRST AND SECOND-GENERATION ANTICOAGULANT RODENTICIDES ON TOWN PROPERTY

Section A: Applicability

This by-law applies to all Town-owned property, including buildings, grounds, parks, open spaces, and the public right of way, and shall be adhered to by all employees of the Town of Maynard, as well as third party vendors and contractors providing services at Town-owned property.

Section B: Definitions

1. Rodenticides – A subclass of pesticides, defined under the Massachusetts Pesticide Control Act, General Laws Chapter 132B, as substances or mixtures of substances intended to prevent, destroy, repel, or mitigate rodents that are declared to be pests by the Massachusetts pesticide board.

2. SGAR – Acronym of Second-Generation Anticoagulant Rodenticides, rodenticides developed to control rodents that are resistant to First-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 brodifacoum, bromadiolone, difenacoum, or difethialone.

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, or warfarin.

Section C: Use of FGARS and SGARS

The use of FGARs and SGARs on Town-owned properties is hereby prohibited as of the effective date of this by-law.

Section D: Emergency Waivers

Emergency waivers for the use of FGARs and SGARs on Town-owned property may be obtained from the Board of Health or its designee. Emergency waivers shall be restricted in time and location and shall only be granted after a well-documented request detailing a significant rodent infestation of public health consequence that has already exhausted all viable less-toxic integrated pest and rodent management practices. Any waivers granted under this section shall be published on the Town's website.

Section E: Effective Date:

The effective date of this By-law is the date that the Attorney General's Office approves the By-law following Maynard Town Meeting approval and adoption of this By-law.

To do or act thereon.

VOTE REQUIRED: Majority- Show of Hands

MOTION: Robin Schulman moved to approve Article 15

MOTION TO AMEND: Robin Schulman moved to amend the main motion by adding the text shown as underlined text MOTION WAS SECONDED

VOTE: Moderator declared the motion to amend carried by majority vote

VOTE: Moderator declared the main motion carried by majority vote

ARTICLE: 16 SEWER ENTERPRISE FUND BUDGET FISCAL YEAR 2026

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 2026 (July 1, 2025 – June 30, 2026).

TOTAL REVENUES **\$ 4,225,809.50**

EXPENSES - DIRECT

Sewer - Salaries	\$ 495,400.00
Sewer - Expense	\$ 395,000.00
Sewer - Capital	\$ 495,090.00
Sewer - Long Term Debt Principal	\$ 626,096.00
Sewer - Long Term Debt Interest	\$ 112,370.00
Sewer - Waste Water Treatment Plant Expense	<u>\$ 1,691,240.00</u>
TOTAL EXPENSES - DIRECT	\$ 3,815,196.00

EXPENSES - INDIRECT

Insurance - Health/Life/Unemployment	
Retirement	\$ 131,995.00
Shared Employee Costs	\$ 275,618.50
TOTAL EXPENSES - INDIRECT	\$ 410,613.50

TOTAL FY2026 BUDGET **\$ 4,225,809.50**

To do or act thereon.

SPONSORED BY: Select Board
APPROPRIATION: \$4,225,809.50
FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) The Fiscal year 2026 Sewer Enterprise Budget is an increase of (10.73%) over Fiscal Year 2025. The increase in Fiscal Year 2026 Sewer Enterprise Fund Budget is a result of several compounding issues, such as a new seven-year contract for the operation and management services at the town's wastewater treatment facility, rising health insurance, and continued economic inflationary drivers for mechanical and chemical products.

VOTE REQUIRED: Majority- Secret Ballot

MOTION: Select Board Member, Christopher DiSiva moved to approve Article 16 as printed in the warrant, except the words "to do or act thereon

VOTE: Moderator declared the motion carried by majority vote 195 YES / 13 NO / 1 BLANK

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ARTICLE: 17 TRANSFER FROM SEWER RETAINED EARNINGS, SEWER ENTERPRISE RESERVE FY2026

To see if the town will vote to transfer from “Sewer Retained Earnings” the sum of \$200,000.00 for the purpose of replenishing the reserve fund within the Fiscal Year 2026 (FY26) Sewer Enterprise operating budget to provide for unanticipated expenditures.

To do or act thereon.

SPONSORED BY: Select Board
APPROPRIATION: \$200,000.00
FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) The transfer of Sewer Retained Earnings for the purpose of our ongoing cyclical reserve fund transfer within the Sewer Enterprise budget allows the Select Board, as the town's water and sewer enterprise commissioners in conjunction with the Department of Public Works (DPW) Director to efficiently respond to unanticipated failures within the town's public sewer (effluent) utility system. Swift response is required for issues that arise from our aging system. Significant amounts of the utility's infrastructure are well beyond its designed life cycle. Establishing dedicated reserve funds follows industry standard financial best practice policies.

VOTE REQUIRED: Majority- Show of Hands

MOTION: Select Board Member, Christopher DiSiva moved to approve Article 17 as printed in the warrant, except the words "to do or act thereon

VOTE: Moderator declared the motion carried by majority vote

WATER ENTERPRISE FUND BUDGET FISCAL YEAR 2026

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 FY2026 (July 1, 2025 – June 30, 2026).

TOTAL REVENUES **\$ 3,280,992.79**

EXPENSES - DIRECT

Water - Salaries	\$ 525,600.00
Water - Expense	\$ 1,030,500.00
Water - Capital	\$ 719,559.00

Water – Long Term Debt Principal	\$ 200,000.00
Water – Long Term Debt Interest	<u>\$ 292,405.75</u>
TOTAL EXPENSES - DIRECT	\$ 2,768,064.75

EXPENSES - INDIRECT

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

TOTAL FY2026 BUDGET	\$ 3,280,992.79
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To do or act thereon.

SPONSORED BY: Select Board
 APPROPRIATION: \$3,280,992.79
 FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) The Fiscal year 2026 Water Enterprise Budget is a (9.56%) increase from Fiscal Year 2025. The increase in Fiscal Year 2026 Water Enterprise Fund Budget is a result of rising expenditures due to several factors including economic inflation factors, state and federal unfunded mandates, increasing health insurance, and increased need for capital improvements to distribution and treatment. Including initiating the five-year financial savings plan to enter Phase two of the towns four phase water capacity improvement plan, Rockland treatment plant and new well upgrades. This budget also includes funding to initiate the customer in home filtration rebate program for those displaced customers experiencing discolored water from our failing Old Marlborough treatment plant.

VOTE REQUIRED: Majority- Secret Ballot

MOTION: Select Board Member, Christopher DiSiva moved to approve Article 18 as printed in the warrant, except the words "to do or act thereon

VOTE: Moderator declared the motion carried by majority vote 195 YES / 13 NO / 1 BLANK

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ARTICLE: 19 TRANSFER FROM WATER RETAINED EARNINGS, WATER ENTERPRISE RESERVE FY2026

To see if the town will vote to transfer from “Water Retained Earnings” the sum of \$500,000.00 for the purpose of replenishing the reserve fund within the Fiscal Year 2026 (FY26) Water Enterprise operating budget to provide for unanticipated expenditures.

To do or act thereon.

SPONSORED BY: Select Board
 APPROPRIATION: \$500,000.00
 FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) The transfer of Water Retained Earnings for the purpose of our ongoing cyclical reserve fund transfer within the Water Enterprise budget allows the Select Board, as the town's water and sewer enterprise commissioners in conjunction with the Department of Public Works (DPW) Director, to efficiently respond to unanticipated failures within the town's public drinking water utility system. Swift response is required for issues that arise from the aging system. Significant amounts of the utility's infrastructure are well beyond its designed life cycle. Establishing dedicated reserve funds follows industry standard financial best practice policies.

VOTE REQUIRED: Majority- Show of Hands

MOTION: Select Board Member, Christopher DiSiva moved to approve Article 19 as printed in the warrant, except the words "to do or act thereon

VOTE: Moderator declared the motion carried by majority vote

TRANSFER FROM WATER RETAINED EARNINGS, CAPITAL IMPROVEMENTS

To see if the town will vote to transfer from “Water Retained Earnings” the sum of \$180,000.00. Funds to be used for the purpose of funding Capital Equipment procurement for the Town of Maynard’s Water Department.

To do or act thereon.

SPONSORED BY: Select Board
APPROPRIATION: \$180,000.00
FINCOM RECOMMENDATION: Recommends

Comments (Sponsor Comments): The transfer of Water Retained Earnings for the purpose of supporting capital equipment procurement of two (2) Ford F350 Trucks, these are replacements for one of our service trucks that has been disposed of due to an unrepairable repair issue, and a replacement for another truck that is 15+ years old. These service vehicles replacement is vital due to reliability and enhanced efficiency within our operational programs. This equipment is integral to the operation and repair of our water distribution utility. The upgrade of this equipment will provide safe and efficient means of response and capability of public drinking water utility operations. The cost of procurement is directly related to the water enterprise retained earnings, which will avoid debt/borrowing and long-term interest payments. Procurement will not influence the water and sewer rates.

VOTE REQUIRED: Majority- Secret Ballot

MOTION: Select Board Member, Christopher DiSiva moved to approve Article 20 as printed in the warrant, except the words "to do or act thereon

VOTE: Moderator declared the motion carried by majority vote 195 YES / 13 NO / 1 BLANK

ARTICLE: 21 MAYNARD GOLF COURSE RECEIPTS TRANSFER

To see if the town will vote to transfer the sum of \$99,042.82 from the Maynard Golf Course Receipts Reserved for Appropriation to pay for capital improvements to the golf course.

To do or act thereon.

SPONSORED BY: Select Board
APPROPRIATION: \$99,042.82
FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) The transfer of revenue receipts provided to the Town of Maynard per contractual agreement between Sterling Golf Management Inc. and Town of Maynard will be utilized to complete capital improvement projects to the Town of Maynard's Country Club assets. The allocations requested will be focused on full roof replacement & facility improvements to address several long-standing roof failures of the Clubhouse Facility, which continues to cause internal damage and structural capacity issues for the entire Clubhouse Facility. Maynard Country Club facilities currently house the Town of Maynard's Council on Aging and Country Clubs function hall. Roof failures have significantly impacted the golf business function over the past several years. Function proceeds are part of a direct revenue payment to the Town of Maynard per our contractual agreement. Yearly receipt allocations are being compounded deliberately to fund a large-scale capital improvement project that cannot be solely funded through a single year funding appropriation. The current balance in our capital improvement account for this project is \$247,324.74. Current costs for the roof replacement project are \$780,000.00.

Comments: (Finance Committee) Passage of this article would transfer the sum of \$99,042.82 from the Maynard Golf Course Receipts Reserved for Appropriation to pay for capital improvements to the Golf Course. This is part of an ongoing savings plan to fund large scale capital improvements to the Club House.

VOTE REQUIRED: Majority- Show of Hands

MOTION: Select Board Member, Michael Stevens moved to approve Article 21 as printed in the warrant, except the words "to do or act thereon

VOTE: Moderator declared the motion carried by majority vote

**ARTICLE: 22 BY-LAW AMENDMENTS CH 4, 9, & 43; TOWN OFFICERS AND
BOARDS/COMMITTEES, COA, & ADA**

To see if the Town will vote to Amend the Town By-laws by adopting a change to Chapter 4, TOWN OFFICERS, BOARDS AND COMMITTEES under Boards/ Committees by replacing the current bylaw with the following text:

“The Town shall have the following Officers and Multiple Member Governmental bodies with members appointed by the indicated authority for the stated terms.

* For Town Officers appointed by either the Select Board or the Town Administrator, the Term and Comment for each position are not considered part of this By-law and are provided for informational purposes only, unless specified in the Town Charter. They reflect the current situation and may change.

without a Town Meeting vote, based on the appointment of a new individual for the position, collective bargaining negotiations, or restructuring of the position.

Select Board

Officer	Term	Comments*
Town Administrator	3 year	renewable contract
Assistant Town Administrator	3 year	renewable contract
Town Counsel	Contract	contract with a firm
Director of Public Works	3 year	renewable contract
Police Chief and all police officers	3 year Indefinite	renewable contract Union contract
Fire Chief	3 year	renewable contract
Planning Director or Town Planner	3 year Indefinite	renewable contract Salary Admin. Plan
Veterans Administrator	Indefinite	Salary Admin. Plan
Director of Emergency Management	Indefinite	a duty of the Fire Chief
One or more Constables	Indefinite	
Two or more Fence Viewers	Indefinite	
Towns Representative to Town	Indefinite	
Retirement Board		
Keeper of Lock Up	Indefinite	a duty of the Police Chief
Tree Wardens	Indefinite	a duty of the DPW Director

Boards/Committees	Number of per year	Term in	Number appointed Members	years
Americans with Disabilities Acts Commission	7	3	3/2/2	
Affordable Housing Trust Board	5	2	3/2	
Conservation Commission	5	3	2/2/1	
Maynard Historical Commission	5	3	2/2/1	
Board of Appeals	5	3	2/2/1	
			Also appoints 2 associate members	
Board of Assessors	3	3	1/1/1	
Board of Health	3	3	1/1/1	
Community Preservation Committee	9	3	3/3/3	
			Select Board only appoint 3 members, remaining members appointed per the Community Preservation Committee bylaw.	
Planning Board	5	5	1/1/1/1/1	
			Also appoints 1 associate member for a term of 3 years	
Capital Planning Committee	5	3	2/2/1	
Maynard Citizen's Corps	7	1	7	
Executive Board				
			Board of Health appoints 3; Select Board, School Committee, Fire Chief and Police Chief appoint 1 each. Unlimited volunteers approved by Executive Board	
Recreation Commission	5	3	2/2/1	
Board of Registrars	5	3	2/1/1	

Town Clerk to be a permanent member			
Council On Aging Board	7	3	3/2/2
Cultural Council	7	3	3/2/2
Sustainability Committee	7	3	3/2/2

Town Administrator

Officer	Term	Comments*
Town Clerk	Indefinite	Union contract
Financial Director	Indefinite	Salary Admin. Plan
Town Treasurer/Collector	Indefinite	Union contract
Town Accountant	3 year	renewable contract
Chief Assessor	Indefinite	In conjunction with the Board of Assessors – Union contract
Board of Health Director/ Public Health Officer	Indefinite	In conjunction with the Board of Health - Salary Admin. Plan
Conservation Agent	Indefinite	In conjunction with the Conservation Commission – Union contract
Director, Council On Aging	Indefinite	In conjunction with the Council On Aging Board – Union contract
Facility Manager	Indefinite	Role of the DPW Director
Building Commissioner/Zoning Code Enforcement Officer	Indefinite	Union contract
Plumbing Inspector	Appointed Yearly	
Inspector of Gas piping and Gas Appliances	Appointed Yearly	
Wiring Inspector	Appointed Yearly	
Animal Control Officer	Appointed Yearly	
Inspector of Animals	Appointed Yearly	
All Assistant Inspectors	Appointed Yearly	

Boards/Committees	Number of Members	Term in years	Number per year
Tree Committee	5	3	2/2/1

Town Moderator Committee	Number of Members	Term in years	Number appointed per year
Finance Committee	7	3	3/2/2
By-Law Committee	5	3	2/2/1
Standing Committees authorized by Town Meeting”		As Needed	

And to make the following changes to Chapter 9, COUNCIL ON AGING as shown below:

Section 2: The Council On Aging Board, hereby commonly known as the COA Board shall consist of seven (7) members appointed by the Select Board for a term of three (3) years, except the appointment to increase the number of the members of the board from five (5) to seven (7) members shall be done so that the number of members appointed each year follows the sequence of 3/2/2, as described in Chapter 4 of these bylaws. All members shall hold office until their successors are designated by the Select Board. Any appointment to fill a vacant unexpired term shall serve only the remainder of the term. There shall be no age restriction nor requirement to serve on the Council On Aging Board. The COA Board shall support all programs offered by the Council on Aging to meet the issues of the elder population.

And to make the following changes to Chapter 43, AMERICANS WITH DISABILITIES ACTS (ADA) COMMISSION as shown below:

“Section 1. Membership:

a. There shall be an Americans with Disabilities Acts (ADA) Commission which shall consist of seven (7) members which shall be appointed by the Select Board for a term of three (3) years, except for the appointment to increase the number of the members of the board from five (5) to seven (7) members shall be done so that the number of members appointed each year follows the sequence of 3/2/2”

To do or act thereon.

SPONSORED BY: By-Law Committee
APPROPRIATION: None
FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) 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.

Additionally, 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: 1) both are currently limited to five (5) members, requiring three (3) members to form a quorum. With only five members, it is often difficult to set a meeting time when a quorum is available. Mathematically, a larger number allows for more possible combinations of attendees to reach a quorum. 2) With the expected increased workload involved in collaborating with the Senior Center Committee over the next several years, and the adoption of other ambitious annual goals, the COA Board will benefit from the additional volunteer hours a larger membership will provide. 3) The ADA Commission currently have several additional people who are interested in being involved and serving on the board. According to MGL, Ch. 40, s.8J , an ADA Commission can have up to thirteen (13) members, and the Commission feels that an increase of two (2) members would address their needs for now.

Comments: (Finance Committee) The by-law changes are being made to align the by-laws with recent changes to the town charter and current town practices. No substantial changes are made, except for the expansion of two committees by two members.

VOTE REQUIRED: Majority- Show of Hands

MOTION: By-law Committee Chair, William Kohlman moved to approve Article 22 as printed in the warrant, except the words "to do or act thereon

VOTE: Moderator declared the motion carried by majority vote

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ARTICLE: 23 BY-LAW AMENDMENTS CH 21; NUISANCES

To see if the Town will vote to Amend the Town By-laws by deleting Chapter 21, NUISANCES, Section 17, and replace it with the following:

Section 17:

- A. Operators of bicycles shall obey G.L Chapter 85, Section 11B as amended: Bicycles; operation and equipment; regulations; federal product safety standards, effect; races; violations; penalties.
- B. Any person who violates the provisions of this section shall be punished by a fine of twenty dollars (\$20) for each violation.

To do or act thereon.

SPONSORED BY: By-Law Committee

APPROPRIATION: None

FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) Most of Chapter 21 had been revised at Town Meeting a few years ago. At that time, it was noted that all of what was in our By-laws concerning operation and modification of bicycles came directly from G.L Chapter 85, Section 11B. But our By-laws did not include everything that is in that section of G.L. A recent review of this section of By-laws caught a difference between our By-law and G.L. The committee decided not to only correct that one subsection, but to reference the entire G.L. Ch.85, sec. 11B for our By-laws. We have maintained the maximum fine the state allows of twenty dollars (\$20). In the past, we have been asked why have this in the By-laws if we are only following state law. Forty to fifty years ago, a person may have fairly easy access to the town By-laws, but would be hard pressed to have access to Massachusetts General Law. Today, they could easily look it up on-line, if they know where to look. And the committee also wants to confirm that we do not view bicycle riders as nuisances; it's any rider who does not follow the rules of the road, i.e., state law, that becomes a nuisance.

Comments: (Finance Committee) This article proposes to replace the current by-law text with a link to identical text set forth in the equivalent state law, M.G.L. c. 85 § 11B, as state law is now easily accessible online.

Passing this article will replace the text with the link.

VOTE REQUIRED: Majority- Show of Hands

MOTION: By-law Committee Chair, William Kohlman moved to approve Article 23 as printed in the warrant, except the words "to do or act thereon

VOTE: Moderator declared the motion carried by majority vote

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ARTICLE: 24 BY-LAW AMENDMENTS CH 23; MECHANICAL GAMES

To see if the Town will vote to Amend the Town By-laws by repealing Chapter 23, MECHANICAL GAMES in its entirety.

To do or act thereon.

SPONSORED BY: By-Law Committee
APPROPRIATION: None
FINCOM RECOMMENDATION: Recommends

Comments (Sponsor) Chapter 23, Mechanical Games regulated the licensing of pinball, video games and other automated amusement devices in a commercial setting. Gaming arcades have long disappeared for the most part, being replaced by home video games. This By-law no longer serves any useful purpose and should be repealed.

Comments (Finance Committee) This article proposes to repeal a by-law which regulates the licensing of equipment which is no longer used in Maynard. Passing this article would repeal the by-law.

VOTE REQUIRED: Majority- Show of Hands

MOTION: By-law Committee Chair, William Kohlman moved to approve Article 24 as printed in the warrant, except the words "to do or act thereon

VOTE: Moderator declared the motion carried by majority vote

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ARTICLE: 25 CITIZENS' PETITION: BY-LAW AMENDMENT CH48; SIDEWALK, HYDRANT, & STORM DRAIN ACCESS

To see if the Town will vote to Amend the Town By-laws by adopting a new Chapter 48, Sidewalk, Fire Hydrant, and Storm Drain Access as follows:

Section 1: Purpose

This bylaw aims to improve public safety by outlining the responsibilities of property owners, occupants, and businesses to ensure sidewalks and fire hydrants remain accessible. It also encourages keeping storm drains unobstructed to prevent flooding and icing.

Section 2: Responsibility for Sidewalk Access

A. Snow and Ice Removal

- a. A public sidewalk shall be free of snow and ice within thirty-six (36) hours after the cessation of snowfall.
- b. If ice cannot be removed, it shall be treated with deicing material to reduce hazards.

B. Vegetation Removal

- a. Trees, bushes, and other vegetation shall not obstruct the sidewalk. All overhanging branches, shrubs, and plants must allow unobstructed passage.

C. Obstructions

- a. No vehicles, objects, or other obstructions shall block the sidewalk at any time regardless of resident status.

- b. Exception: Reasonable effort should be made to keep trash and recycling receptacles off the sidewalk during collection times to ensure pedestrian access.

D. Assignment of Responsibilities:

- a. Businesses and single-family homeowners are responsible for snow, ice and vegetation removal on sidewalks abutting their property.
- b. Renters of single-family homes may be responsible for snow, ice and vegetation removal if their lease assigns this duty to them.
- c. Owners of multi-family or apartment complexes are responsible for snow, ice and vegetation removal; renters and residents are not.
- d. Condo owners should check their condo documents to determine whether their responsibility aligns with multi-family or single-family homeowners.
- e. If a property owner or occupant is unable to clear the abutting sidewalk or will be out of town during a snow event, they are responsible for making arrangements to ensure their sidewalk is cleared in accordance with this bylaw. It is recommended that neighbors work together as a community to achieve safe sidewalk access; however, individuals may choose to hire private and/or volunteer groups to assist at the owner's discretion.
- f. The Town's Department of Public Works (DPW) may, at its discretion, perform access management on selected sidewalks to address snow, ice and vegetation issues through shoveling, pruning, salting, plowing, or other clearing methods. This service is discretionary, and the DPW reserves the right to modify, reduce, or suspend these sidewalk upkeep efforts as needed.

Section 3: Responsibility for Fire Hydrant Access

- A. A clear path from the roadway to a fire hydrant shall be maintained at all times.
- B. A minimum clearance three (3) feet on all sides of the hydrant shall be maintained at all times.
- C. The path and clearance shall be free of, but is not limited to: snow, vegetation, vehicles, or debris that could obstruct access to the hydrant.
- D. Businesses, single-family and multi-family homeowners, renters, and condo owners have the same responsibilities for fire hydrant access as they do for sidewalk access outlined in Section 2 of this by-law.
- E. The Town's Fire Department may, at its discretion, perform access management on selected fire hydrants to address snow, ice and vegetation issues through shoveling, pruning, salting, plowing, or other clearing methods. This service is discretionary, and the Fire Department reserves the right to modify, reduce, or suspend these efforts as needed.

Section 4: Responsibility for Storm Water Drains

- A. Homeowners, residents, property owners, and businesses are encouraged to make reasonable efforts to keep stormwater drains located on or adjacent to their property clear of sticks, leaves, snow, ice, objects, and other obstructions that may impede water flow.
- B. Regular checks and clearing of stormwater drains are encouraged, especially before and after heavy rainfall, storms, or during autumn when leaves often cause blockages.
- C. If a stormwater drain is significantly blocked or damaged, homeowners, property owners, occupants, residents, and businesses are encouraged to promptly report the issue to the DPW.
- D. No one shall intentionally obstruct, block, or introduce materials into stormwater drains that could contribute to clogging or pollution.

Section 5: Penalties for Non-Compliance

- A. Failure to comply with this bylaw may result in a warning or a fine.
- B. Fines, if assessed, will be as follows:
 - a. Single-family homeowners and single-family renters may be fined at a rate of \$25 per day with a maximum sum of daily fines per infraction up to \$100.

b. Businesses and multi-family property owners may be fined at a rate of \$50 per day with a maximum sum of daily fines per infraction of up to \$200.

Section 6: Enforcement

- A. The Maynard Police Department shall have authority to enforce the provisions and issue citations as necessary of this bylaw.
- B. Citations shall be issued under the non-criminal disposition procedure set forth in Massachusetts General Law, Ch. 40, § 21D.

Section 7: Severability

- A. In case any section, paragraph or part of this By-law be for any reason declared invalid or unconstitutional by any court, every other section, paragraph, and part shall continue in full force and effect.

To do or act thereon.

SPONSORED BY: Citizens' Petition

APPROPRIATION: None

FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor)

Background:

Maynard currently lacks formal regulations assigning responsibility for maintaining clear sidewalks, ensuring fire hydrant access, and clearing stormwater drains. Without explicit responsibility, these essential public safety tasks are often neglected. This by-law establishes specific roles and responsibilities for keeping sidewalks, fire hydrants, and storm drains accessible to ensure the long-term safety of our citizens, visitors, and community.

Frequently Asked Questions

Sidewalks

Why Should Maynard prioritize sidewalk access and upkeep?

Blocked and unsafe sidewalks create significant challenges for our community, affecting accessibility, safety and quality of life. Addressing this issue will benefit everyone in Maynard, with improvements in:

1. **Senior Accessibility** – The *Aging in Maynard* study, conducted by UMass Boston working in conjunction with Maynard's Council on Aging, highlighted that “limited sidewalks and poorly maintained roads create barriers for older residents,” citing icy sidewalks as a serious safety risk. The study also documented “...residents recounting instances of falls.” As Maynard’s senior population grows, maintaining safe sidewalks is essential at all times of year.
2. **Mobility Device Accessibility** – Individuals of all ages using crutches, wheelchairs, or mobility assistance devices should not be forced into the street or confined at home due to inaccessible sidewalks. Maynard should ensure all residents can navigate town safely.
3. **Student Safety** – Impassable sidewalks force students into the road while waiting for buses, increasing the risk of accidents, especially in winter conditions. Keeping sidewalks clear during all times of year helps protect the children of Maynard.
4. **Community Access & Safety** – Families, runners, dog walkers, and walkers face unnecessary risks when sidewalks are blocked, forcing them into the street. In addition, parents and caregivers should

never have to push strollers in the road simply because a sidewalk is impassable. Keeping sidewalks clear not only improves safety, but also makes Maynard a more welcoming and livable community.

The sidewalks are not in good shape. Why should we care about keeping them clear?

Let's be frank: some sidewalks in Maynard need repairs. To be clear, the structure of the sidewalk itself is the responsibility of the town, not the responsibility of the residents or business owners. However, allowing snow, ice, vegetation, and other obstructions to remain on sidewalks can cause damage quickening the deterioration of their structure. To keep Maynard a walkable town, we must preserve and protect our existing sidewalks, while simultaneously encouraging future improvements.

Fire Hydrants

Why is fire hydrant access important?

It's all about public safety! We all know fire hydrants provide firefighters with quick access to water, allowing them to control and extinguish fires efficiently. But an inaccessible fire hydrant is useless. Clear access helps protect lives and property by enabling faster response times and improving overall fire safety. An obstructed hydrant can delay firefighting efforts, increasing the risk of fire spreading and endangering more people and structures. We currently rely on the Maynard Fire Department to clear hydrants when time permits, but active fires can cause delays, creating a safety risk. Residents can assist our Fire Department and help protect our town by clearing hydrants.

Why do fire hydrants need three (3) feet of clearance?

The National Fire Protection Association recommends this minimum space requirement to ensure secure footing and efficient operation during emergencies. Firefighters require at least three feet of clearance to safely and effectively connect large hoses and use essential tools, such as long-handle wrenches, while having adequate footing to limit risk of injury.

Storm Water Drains

Should residents, businesses, property owners, and homeowners be responsible for clearing storm drains?

Clogged storm drains can lead to rapid property damage from flooding and create hazardous icy conditions for pedestrians and drivers in winter. Keeping drains clear ensures our stormwater infrastructure functions properly and allows water to drain as intended, benefiting the entire community. The by-law encourages cleaning storm drains and/or reporting blockages to Maynard's Department of Public Works (DPW) but does not mandate it. Storm drains are often in the street and therefore, on public property; however, Maynard citizens and government should work together to quickly clear these essential infrastructure entrance points.

Logistics

Why does this by-law talk about other blockages rather than just snow and ice?

While snow and ice are common obstacles affecting sidewalks, fire hydrants, and storm drains, they aren't the only ones. Examples include a parked vehicle that completely blocks a sidewalk, leaves that clog a storm drain, and overgrown bushes that hinder firefighters from accessing a hydrant. This by-law aims to keep sidewalks, fire hydrants, and storm drains free from all obstructions, ensuring safety and accessibility year-round.

Why is there a time limit of thirty-six (36) hours?

The goal is to clear sidewalks, fire hydrants, and storm drains as soon as possible after a storm. However, personal responsibilities may prevent immediate action. Many towns require clearing within twelve hours, while larger cities like Boston mandate it within three. The extended timeframe provides Maynard with added flexibility while maintaining a focus on accessible infrastructure.

I pay taxes, why should I have to clear my sidewalk, fire hydrant or storm drain?

Currently, Maynard's DPW plows only nine sidewalks in Maynard, and that number has been decreasing over time. Expanding DPW services would require significant funding for new equipment, more frequent

replacements, additional staffing (often at overtime rates), and possibly more contractors. In addition, significant up front expenses would be required to repair all sidewalks to allow for the DPW equipment to be usable across our entire town infrastructure. If the DPW increases services to meet these needs, this could cost the town hundreds of thousands in additional expenses per year, which Maynard would struggle to afford without a subsequent tax increase. Rather than increasing the tax burden on residents and businesses, this by-law promotes a sense of community and shared responsibility. Safe sidewalks, accessible fire hydrants, and effective storm drains benefit us all.

What if I'm out of town or unable to clear these pieces of infrastructure myself?

We all travel, visit family, or face circumstances that prevent us from clearing sidewalks, storm drains and fire hydrants. However, those who remain in Maynard still deserve safe passage, accessible hydrants, and minimized flooding. This by-law requires property owners take responsibility for accessibility, even when away. This is an opportunity to work together—help a neighbor, volunteer to shovel for a friend, or arrange assistance in advance. A safer community starts with all of us looking out for one another.

Enforcement

Are we going to educate?

Absolutely. The first step in any educational effort is establishing clear rules. From there, it's up to all of us—residents, the town, DPW, fire department, police, visitors, and more—to spread the word about what is required as part of our community. This is a cultural shift, and change takes time. Let's be patient, support one another, and work together to improve access to our critical infrastructure. For the first few seasons, “enforcement” will place heavy emphasis on education, communication, and warnings.

Why do we need fines?

Fines promote accountability and help ensure public safety by keeping sidewalks, fire hydrants, and storm drains accessible. The purpose of these fines is to reinforce the policy with meaningful consequences while remaining fair and reasonable. To achieve this balance, fines are structured into two tiers with rates significantly lower than those in peer towns. Importantly, enforcement begins with a warning rather than an immediate financial penalty. When everyone does their part, fines become unnecessary, fostering a safer and more welcoming community.

Do other towns have fines and time restrictions?

Yes. Towns with downtown areas and sidewalks, like Maynard, typically require property abutters to clear sidewalks within 12 hours after snowfall ends. Non-compliance fines in these towns range from \$50 to \$100 per day. In contrast, this proposed Maynard by-law starts with a warning, and its fines are lower than fines imposed by towns with similar regulations.

Legal

Isn't this a state law already?

No. Massachusetts General Law Chapter 40, Section 21(3) allows towns to enact by-laws specifically “... for the removal of snow and ice from the sidewalks, within the limits of the public ways therein to such extent as they deem expedient. The penalty for the violation of such by-laws shall apply to the owner of abutting property or his agent having charge thereof.” Maynard has not formally assigned or assumed this duty. This creates a gray area where property owners can be held liable if someone slips and falls on a sidewalk abutting their property, but there is no clear documentation regarding who is responsible for sidewalk clearing in our town. This by-law provides clear guidelines to improve safety and reduce uncertainty.

What does Massachusetts or the federal government say about this?

Most of these decisions come straight from the Americans with Disabilities Act or the Massachusetts Architectural Access Board. Specifically, from Mass.gov regarding snow removal and accessibility in Massachusetts, “*Under Title II of the ADA, municipalities are required to ensure that all the programs and services they provide are accessible to individuals with disabilities, including municipal streetscapes. After a snowstorm, the municipality is responsible for snow removal from all public rights of way under their control,*

including accessible elements such as sidewalks, crosswalks, curb cuts, on- and off-street accessible parking, ramps, and stairs. However, municipalities can delegate snow removal responsibility to property owners (like homeowners and businesses) by adopting ordinances or by-laws requiring property owners to clear the sidewalk adjacent to their property within a certain timeframe.” Similarly, the responsibilities of property owners, homeowners, and renters originate from these same regulations, ensuring accessibility and compliance with state and federal laws.

Comments: (Finance Committee) The article adds a by-law requiring the clearing of snow and vegetation from sidewalks and fire hydrants around residences and businesses, and requires that sidewalks be kept clear of obstructions, including parked cars. The Finance Committee believes this is a good addition to town by-laws and that safe and accessible sidewalks are important for residents and businesses. Without a by-law, the town is unable to require open access to sidewalks. The by-law is designed to favor education over fines and the timeline for snow removal (36 hours) is longer than most other towns reviewed. The Finance Committee understands there may be concerns about implementation of this article but believes the town can work out these issues, including amending the by-law at a future Town Meeting.

VOTE REQUIRED: *Majority- Show of Hands*

MOTION: *Benjamin Zauski moved to approve Article 25 as printed in the warrant, except the words "to do or act thereon*

MOTION TO COMMIT: Amy Chenault, 213 Main St. made a motion to commit for further study. MOTION WAS SECONDED

VOTE: *Moderator declared the motion to commit failed by majority vote 71 YES / 78 NO*

Vote on the original motion-

VOTE: *Moderator declared the motion failed by majority vote*

Benjamin Zauski asked the moderator for a recount of the vote

Moderator Downey asked the voters to revote on the main motion with a standing vote

VOTE: *Moderator declared the main motion failed by majority vote 67 YES / 89 NO*

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11:07 PM William Kohlman made a motion to adjourn the meeting to Tuesday May 20, 2025 at 7:00 pm

VOTE: *Moderator declared the motion carried by majority vote*

Town Meeting Adjourned Session
Tuesday May 20, 2025
Fowler School Auditorium 3 Tiger Drive

Moderator Dick Downey announced that a quorum was present (*75 Voters = quorum*); 131 voters were present, all department heads except Brian Haas and 3 guests were present in the auditorium and explained the rules of the meeting. The meeting was called to order at 7:00 pm.

To see if the town will vote to lease the property at the Reservoir Lot off Summer Street as shown as an approximate area on the plan dated November 12, 2022 and on file with the Town Clerk and to authorize the Select Board to lease the property on the terms and conditions it deems appropriate, including a lease up to 30 years, and which are in the best interest of the Town and to enter into any and all agreements to effectuate same.

To do or act thereon.

SPONSORED BY: Select Board
APPROPRIATION: None
FINCOM RECOMMENDATION: Recommends

Comments (Sponsor): The Reservoir Lot off Summer Street sits atop Summer Hill directly across from the cell tower. The parcel is currently leased by AT&T for the purposes of an accessory wireless telecommunications facility. While AT&T has expressed interest in resigning a lease for the parcel, the Town will conduct an open procurement process through a Request for Proposals (RFP), as dictated under M.G.L. Ch.30B and will determine the most advantageous proposal for the Select board consider awarding a lease-agreement with. The length of the lease will be determined, but a thirty-year term is often recommended for continuity of these type of communication services for the benefit of the community.

Comments (Finance Committee): Passage of this article would allow the Town to procure a new lease for the property at the Reservoir Lot off Summer Street. This parcel is currently where a cell tower is located, and this current lease is expiring. The Town will negotiate a lease agreement through a Request for Proposals process. By allowing the Town up to a 30-year lease term, this will potentially allow for a more advantageous proposal.

VOTE REQUIRED: Two-Thirds Majority- Secret Ballot

MOTION: Select Board Member, Michael Stevens moved to approve Article 26 as printed in the warrant, except the words "to do or act thereon

VOTE: Moderator declared the motion carried by majority vote 105 YES / 0 NO / 0 BLANKS

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ARTICLE: 27 RETIREMENT COST OF LIVING ADJUSTMENT (COLA)

To see if the Town will vote to raise and appropriate from taxation an increase in the maximum base on which the retiree Cost of Living Adjustment (COLA) base is calculated from its current \$15,000 to \$18,000, pursuant to Chapter 32, Section 103(j) inserted by Section 19 of Chapter 188 on the recommendation of the Retirement Board.

Estimated cost: \$9,000

To do or act thereon.

SPONSORED BY: Retirement Board

APPROPRIATION: None

FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) This article is requests town meeting to approve the acceptance by the Maynard Retirement Board to increase the amount of the base used to calculate cost living for Maynard retirees from \$15,000 to \$18,000. State law regulates both the cost-of-living increase percentage (currently 3%) and the yearly amount of retirement payout to which that percentage is applied. Currently, the cost-of-living increase is calculated using a payout base of \$15,000.

Comments: (Finance Committee) In the context of Cost of Living Adjustments (COLAs), the "base" refers to the maximum amount of the pension used to calculate the adjustment to keep up with inflation. Current COLA base for public retirees has remained unchanged at \$15,000 since 2011, despite increases in cost of living like healthcare and other expenses. Fincom supports a revision of the COLA base to \$18,000. Of our approximately 140 retirees, only about 100 receive above \$15,000 currently. The maximum increase to each retiree is expected to be about \$90, resulting in a total of approx. \$9,000 as described in sponsor comments.

VOTE REQUIRED: Majority- Show of Hands

MOTION: Retirement Director, Kenneth DeMars moved to approve Article 27 as printed in the warrant, except the words "to do or act thereon"

VOTE: Moderator declared the motion carried by majority vote

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ARTICLE: 28 RETIREMENT BOARD STIPEND

To see if the Town will vote to accept the provisions of M.G.L. c. 32 § 20(6) to provide an annual stipend of \$3,000 to each member of the Maynard Retirement Board, effective January 1, 2026.

To do or act thereon.

SPONSORED BY: Retirement Board

APPROPRIATION: None

FINCOM RECOMMENDATION: Does Not Recommend

Comments: (Sponsor) In recognition of the increased responsibilities and accountability of Board members, the Legislature enacted a local option amendment to G.L. c. 32 § 20(6), which provides a stipend for Board Members in an amount "not less than \$3,000 and not more than \$4,500 per year." Payment of the stipend is made monthly from "funds under the control of the board", and is funded from the system's return on investments. Nevertheless, payment of the Board members' stipend is dependent upon acceptance of the law by a vote of the Town's legislative body, Town Meeting.

Comments: (Finance Committee) The Fincom acknowledges the efforts of the Retirement Board and their time dedicated to ensuring the stability of the pension fund. While the requested amount was in-line with similar

towns of other Retirement Board Stipends, Fincom had concerns of funding through the retirement investment returns in an uncertain financial environment.

VOTE REQUIRED: Majority- Secret Ballot

MOTION: Retirement Director, Kenneth DeMars moved to approve Article 28 as printed in the warrant, except the words "to do or act thereon

VOTE: Moderator declared the motion failed by majority vote of 53 YES / 57 NO / 1 BLANK

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ARTICLE: 29 ZONING BY-LAW AMENDMENTS, ACCESSORY DWELLING UNITS

To see if the town will vote to amend the Town of Maynard Protective Zoning Bylaw as follows (newly-inserted text is underlined, deleted text is ~~stricken~~):

1. AMEND SECTION 3.1.2, USE REGULATIONS, TABLE A–USE REGULATIONS, “OTHER USES”

Other Uses									
6. Accessory and Other Uses	S-1	S-2	GR	B	CB	HCI	I	GA	OS
Accessory Dwelling Unit	Y	Y	Y	Y	Y <u>PB</u>	N	Y <u>PB</u>	N	N

2. AMEND SECTION 8.1, ACCESSORY FAMILY DWELLING UNIT as follows (newly-inserted text is underlined, deleted text is ~~stricken~~):

8.1.1 Purpose.

An Accessory Dwelling Unit is a small residential dwelling unit that is on the same property as, and subordinate to, a larger, primary single-family dwelling. It is an independent housekeeping unit, with separate access and with its own sleeping, cooking and sanitary facilities.

The purpose of this Section is to permit Accessory Dwelling Units on properties with single-family homes, subject to the standards and procedures hereinafter set forth, and to:

- Provide a means for residents, particularly seniors, single parents, and families, to remain in their homes, neighborhoods, and communities, and obtain extra income, security, companionship and services.
- Provide a broader range of accessible and affordable housing while respecting the look and scale of single-dwelling neighborhoods.

8.1.2 General. The Building Commissioner may issue a Building Permit authorizing the creation and use of an Accessory Dwelling Unit within an existing or new single-family dwelling, or in an existing or new structure accessory to a single-family dwelling, whether attached or detached, provided that it satisfies the requirements of this Section 8.1.

8.1.3 Standards.

1. There shall be no more than one Accessory Dwelling Unit on a lot.
2. ~~The Accessory Dwelling Unit cannot be legally separated or sold apart from the principal dwelling.~~
2. ~~An Accessory Dwelling Unit shall be no larger in floor area than the smaller of six hundred (600) square feet or 50% of the floor area of the principal dwelling unit. An Accessory Dwelling Unit shall be not larger in gross floor area than ½ the gross floor area of the principal dwelling or 900 square feet, whichever is smaller.~~
3. ~~An Accessory Dwelling Unit shall have no more than two bedrooms.~~
4. ~~The owner of the property must occupy one of the two dwelling units on the property except for temporary absences. The owner's personal residence shall not be rented or leased during any temporary absence. For the purposes of this section, the "owner" shall be one or more individuals who constitute a family, who hold title directly or indirectly to the dwelling, and for whom the dwelling is the primary residence.~~
3. Neither the principal dwelling nor Accessory Dwelling Unit, in whole or in part, shall be used for short-term rentals. For each tenant, the initial rental period shall be a minimum of 90 days.
4. Accessory Dwelling Units may not be located between the street lot line and the front of the principal dwelling. Accessory Dwelling Units must abide by the principal home's requirements for minimum yard requirements (setbacks), maximum lot coverage and maximum building height, unless the Accessory Dwelling Unit is located on a lot of 10,000 square feet or less in which case the Accessory Dwelling Unit shall be subject to no more than a five-foot side and rear setback, a five-foot separation between detached structures, and shall be exempt from any requirement relative to floor area ratio (FAR), lot coverage, or open space.
5. ~~Off-street parking shall be provided in an amount in compliance with the Zoning By-laws for all residents of both units, in such a fashion as is consistent with the character of the neighborhood. Off-street parking shall be provided in an amount in compliance with the Zoning By-laws for all residents of both units, except that no more than 1 additional parking space shall be required for an Accessory Dwelling Unit, unless the Accessory Dwelling Unit is within a ½ mile of a Transit Station, in which case no parking shall be required. Parking shall be provided in such a fashion as is consistent with the character of the neighborhood. Regardless, no additional curb cuts or expansion of parking in the Front Yard shall be allowed.~~
6. Access to the Accessory Dwelling Unit may be either directly from the outside or through an entry hall or corridor shared with the principal dwelling.
7. The Accessory Dwelling Unit shall be compliant with all applicable building, fire, health and sanitary codes.

8.1.4 Allowable Rent. ~~The maximum rent for an Accessory Dwelling Unit shall be at least thirty (30) percent below the established Fair Market Rent limit for the Town of Maynard, as determined annually by the United States Department of Housing and Urban Development (HUD). The Fair Market Rent includes any tenant paid costs for parking and essential utilities, excluding telephone, television and internet service.~~

8.1.5 Occupancy Permit.

1. ~~No occupancy of the Accessory Dwelling Unit shall take place without an occupancy permit issued by the Building Commissioner.~~
2. ~~The initial occupancy permit shall remain in force for a period of up to two (2) years from the date of~~

~~issue. Thereafter, permits may be issued by the Building Commissioner for two (2) year periods provided that the structure and use continue to comply with the provisions of this Section 8.1.~~

3. ~~If the property is sold, the occupancy permit will expire unless renewed within ninety (90) days of the sale.~~

8.1.64 Regulations

The Building Commissioner may adopt regulations in order to effectuate the purpose and administer this bylaw.

8.1.75 Severability.

All the clauses of this bylaw are distinct and severable, and if any clause shall be deemed illegal, void, or unenforceable, it shall not affect the validity, legality, or enforceability of any other clause or portion of this bylaw.

3. AMEND SECTION 11.10, DEFINITIONS as follows (newly-inserted text is underlined):

Accessory Dwelling Unit: ~~a self-contained housing unit, with separate access and inclusive of sleeping, cooking and sanitary facilities, subordinate in size and accessory to a detached single-family dwelling, which may be located within a single-family dwelling or in a detached accessory structure thereto, and which meets the requirements set forth in Section 8.1.~~

Accessory Dwelling Unit: a self-contained housing unit, inclusive of sleeping, cooking, and sanitary facilities, on the same lot as a principal dwelling, that maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal building, sufficient to meet the requirement of the State Building Code for safe egress. An Accessory Dwelling Unit is subordinate in size and accessory to a detached single-family dwelling, which may be located within or attached to a single-family dwelling or in a detached accessory structure thereto, and meets the requirements set forth in Section 8.1.

SPONSORED BY:	Planning Board
APPROPRIATION:	None
FINCOM RECOMMENDATION:	Recommends
PLANNING BOARD RECOMMENDATION:	Recommends

Comments: (Sponsor) Brings the Town's Zoning By-laws into compliance with the Commonwealth's 2024 legislation for ADU's.

Comments: (Finance Committee) At the 2024 Town Meeting a by-law for Accessory Dwelling Units (ADU) was passed. This updated by-law proposal has several changes. To highlight a few updates: it allows a larger square footage (600 to 900 sq ft), removes allowable rent clause and owner occupancy requirements, and also updates definition of ADU. All of the updates in this article would bring Maynard by-law into compliance with the Commonwealth's 2024 new legislation for ADU.

VOTE REQUIRED: *Majority- Secret Ballot*

MOTION: *Planning Board Chair, Christopher Arsenault moved to approve Article 29 as printed in the warrant, except the words "to do or act thereon*

MOTION TO AMEND: Christine Bell, 19 Michael Rd. made a motion to amend the article.: to re-include-The owner of the property must occupy one of the two dwelling units on the property except for temporary absences. The owner's personal residence shall not be rented or leased during any temporary absence. For the purposes of this section, the "owner" shall be one or more individuals who constitute a family, who hold title directly or indirectly to the dwelling, and for whom the dwelling is the primary residence." MOTION WAS SECONDED

VOTE: Moderator declared the motion to amend failed by majority vote show of hands

Vote on the original motion-

VOTE: Moderator declared the motion carried by majority vote 95 YES / 22 NO / 1 BLANK

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ARTICLE: 30 ZONING BY-LAW AMENDMENTS, BYCICLE PARKING

To see if the town will vote to amend the Town of Maynard Zoning By-laws as follows:

1. AMEND SECTION 6.1 PARKING AND LOADING STANDARDS to include the following new Section:

6.1.16 Bicycle Parking.

- 1. Residential.** All projects with more than eight (8) dwelling units shall provide covered and secure bicycle parking at a rate of one (1) per dwelling unit. Multifamily dwellings allowed as of right in subdistrict PMOD-A are exempt from this requirement.
- 2. Non-Residential.** Bicycle parking shall be provided for all projects with ten (10) or more motor vehicle parking spaces for non-residential uses, at the rate of not less than one (1) bicycle parking space for each (10) motor vehicle parking spaces provided, with a minimum of two (2) and a maximum of ten (10) required per occupied building. For any fractional bicycle parking space, the Applicant shall round the number of spaces up to the next whole number.
Bicycle parking spaces for non-residential uses shall be located outside as close as possible and within plain sight of the main building entrance or entrances without displacing required parking spaces for persons with disabilities.
3. The design, dimensions, and materials of bicycle racks and bicycle parking areas shall be consistent with the Bicycle Parking guidelines section of the Planning Board Rules and Regulations.

To do or act thereon.

SPONSORED BY:

Planning Board

APPROPRIATION:

None

FINCOM RECOMMENDATION:

Recommends

PLANNING BOARD RECOMMENDATION:

Recommends

Comments: (Sponsor) Establishes requirements for bicycle storage in new residential and commercial projects. This will forward goals of the Maynard Master Plan and Complete Streets Policy adopted by the Town in 2016.

Comments: (Finance Committee) This article would introduce new guidelines for prospective property developers regarding bicycle racks and storage in proposed residential and commercial units. Passing this article would require prospective developers to include the applicable capacity for bicycle storage, as set forth above, in their project applications.

VOTE REQUIRED: *Two-Thirds Majority- Secret Ballot*

MOTION: *Planning Board Chair, Christopher Arsenault moved to approve Article 30 as printed in the warrant, except the words "to do or act thereon"*

VOTE: *Moderator declared the motion carried by majority vote 118 YES / 5 NO / 1 BLANK*

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ARTICLE: 31 ZONING BY-LAW AMENDMENTS, CONSTRUCTION BUSINESS

To see if the town will vote to amend the Town of Maynard Zoning By-laws as follows:

2. AMEND SECTION 3.1.2, USE REGULATIONS, TABLE A–USE REGULATIONS, “4. BUSINESS USES”,

to incorporate the new category of “Construction Business Office”. The amendment would amend Table A Section 4 to include the following use:

Principal Uses									
4. Business Uses	S-1	S-2	GR	B	CB	I	HCI	GA	OS
Construction Business Office	N	N	N	Y	Y	Y	Y	N	N

3. AMEND SECTION 11 “DEFINITIONS”, so that it would include the following definition:

Construction Business Office: a business engaged in general contracting, construction management, engineering and design build services or similar services. A Construction Business Office is not exempt from requirements of the Zoning By-laws governing Overnight Outdoor Parking, nor does it include outdoor storage of equipment or construction or other type materials.

To do or act thereon.

SPONSORED BY: Planning Board

APPROPRIATION: None

FINCOM RECOMMENDATION: Recommends

PLANNING BOARD RECOMMENDATION: Recommends

Comments (Sponsor): Currently here is no definition or inclusion in the ZBL for “Construction Business”. The Planning Board has found it desirable to both create a new definition and add it to the ZBL Use Table as a use within specific zoning districts as a “Business” use.

Comments (Finance Committee): The proposed article addresses a gap in our current Zoning By-Laws and would allow Construction Business Offices “by right” in the Town’s Business, Central Business, Industrial, and

Health Care Industrial Zoning Districts. This is similar to how banks and other business and professional offices are treated in the current By-Laws. The Finance Committee believes that the passage of this article would clarify the existing Zoning By-Laws and foster appropriate business uses.

VOTE REQUIRED: Two-Thirds Majority- Secret Ballot

MOTION: Planning Board Chair, Christopher Arsenault moved to approve Article 31 as printed in the warrant, except the words "to do or act thereon"

VOTE: Moderator declared the motion carried by majority vote 118 YES / 5 NO / 1 BLANK

.....

ARTICLE: 32 ZONING BY-LAW AMENDMENTS, HEALTH CLUB

To see if the town will vote to amend the Town of Maynard Zoning By-laws as follows:

4. AMEND SECTION 3.1.2 TABLE A-USE REGULATIONS as follows (deleted text is ~~stricken~~, inserted text is underlined):

Principal Uses	S-1	S-2	GR	B	CB	I	HC	GA	OS
4. Business Uses						I			
Fitness club <small>Health Club¹⁸¹</small>	N	N	N	Y	Y	Y	Y	N	N

5. AMEND SECTION 11, DEFINITIONS, as follows (deleted text is ~~stricken~~, inserted text is underlined):

Health Club; Fitness Center: An establishment providing exercise equipment, training, and recreational opportunities to the general public.

To do or act thereon.

SPONSORED BY:	Planning Board
APPROPRIATION:	None
FINCOM RECOMMENDATION:	Recommends
PLANNING BOARD RECOMMENDATION:	Recommends

Comments (Sponsor): Establishes consistency of term throughout the Zoning By-laws.

Comments (Finance Committee): The passage of this article would update the terminology regarding Health Clubs, keeping consistency of language throughout the by-laws.

VOTE REQUIRED: Two-Thirds Majority- Secret Ballot

MOTION: Planning Board Chair, Christopher Arsenault moved to approve Article 32 as printed in the warrant, except the words "to do or act thereon"

VOTE: Moderator declared the motion carried by majority vote 118 YES / 5 NO / 1 BLANK

.....

ARTICLE: 33 ZONING BY-LAW AMENDMENTS, INCLUSIONARY ZONING

To see if the town will vote to amend the Town of Maynard Zoning By-laws as follows:

6. AMEND SECTION 7.10.4.1(b)

7.10.4 Mandatory Provision of Affordable Units

1. Affordable housing requirement. As a condition of development, the applicant shall contribute to the local stock of affordable housing in accordance with the following requirements:

a. In any development subject to this Section, at least ten (10) percent of the dwelling units shall be affordable to households with incomes at 80% of Area Median Income (AMI) or below. The percentage of affordable housing units required will increase with the total size of a given residential project, inclusive of bonus units, as described in the following table, "Affordable Units Required by Project Size":

Affordable Units Required by Project Size		
Project Size (Units)	Percent Affordable Units (Ownership Project)	Percent Affordable Units (Rental Project)
6-12	10%	10%
13-17	12%	12%
18-20	15%	25%
21 and over	20%	25%

b. In the event that the applicant provides units for households earning between 30% and 60% of AMI, the Planning Board may count them as ~~1.2~~ 2.0 affordable units each and reduce by special permit the total number of affordable units required by this Section. However, the total number required shall not be reduced to fewer than 10% of the project size.

c. Nothing in this Section shall preclude the applicant from providing additional affordable units, or greater affordability, or both, than the minimum requirements. In no instance shall any permit or special permit approval create less than one affordable housing unit.

...

To do or act thereon.

SPONSORED BY:

Planning Board

APPROPRIATION:

None

FINCOM RECOMMENDATION:

Recommends

PLANNING BOARD RECOMMENDATION:

Recommends

Comments (Sponsor): The Planning Board believes the creation of affordable housing units affordable to households with income at 60% of Area Median Income (AMI) or below is in the best interests of residents and is consistent with goals of both the Town's Master Plan and the Housing Production Plan.

Currently, Maynard's Inclusionary Zoning By-law (Section 7.10 of the ZBL) requires mandatory affordable units to be affordable to households with incomes at 80% of AMI or below. To promote the creation of units between 30% and 60% of AMI, the current ZBL allows developers to count these units as 1.2 of a project's affordable requirement. Thus, the developer's total required number of affordable units may be reduced by providing units at 60% AMI or below. This has proved insufficient at creating units in this affordability range. The proposed amendment would allow developers to create units for households earning 60% of AMI or below and count each unit as two (2) units against the required number of affordable units. A project acquiring two (2) affordable units could thereby reduce its obligation to one (1) unit by providing a single 60% AMI affordable unit.

It is important to note that in no case shall the total number of Subsidized Housing Inventory (SHI) eligible units required be reduced to less than 10% of the project size.

Comments (Finance Committee): Passage of this article incentivizes affordable housing units as described in the Sponsor Comments. Overall, this proposes to increase the affordability of units and lower the required total number of affordable units but keeping at least 10% of the project size affordable units. Fincom recommends this article as it is in line with Town's Master Plan and Housing Production Plan goals.

VOTE REQUIRED: Two-Thirds Majority- Secret Ballot

MOTION: *Planning Board Chair, Christopher Arsenault moved to approve Article 33 as printed in the warrant, except the words “to do or act thereon*

VOTE: Moderator declared the motion carried by majority vote 118 YES / 5 NO / 1 BLANK

ZONING BY-LAW AMENDMENTS, MIXED-USE DEFINITION

To see if the town will vote to amend the Town of Maynard Zoning By-laws as follows:

7. AMEND SECTION 11 “DEFINITIONS” as follows (deleted text is ~~stricken~~, inserted text is underlined):

Mixed Use: A single structure with the above floor(s) used for residential or office use and a portion of the ground floor for retail/commercial or service uses. Descriptive of a parcel that has been zoned to permit residential use paired with a non-residential use; or, descriptive of a building that pairs residential use with a non-residential use.

To do or act thereon.

SPONSORED BY:	Planning Board
APPROPRIATION:	None
FINCOM RECOMMENDATION:	Recommends
PLANNING BOARD RECOMMENDATION:	Recommends

Comments (Sponsor): Amends definition to better reflect Downtown Overlay District intent as defined in the Zoning By-laws (ZBL).

Comments (Finance Committee): The passage of this article would change the definition of “Mixed Use”, allowing it to be more permissive to various mixed usages.

VOTE REQUIRED: *Two-Thirds Majority- Secret Ballot*

MOTION: *Planning Board Chair, Christopher Arsenault moved to approve Article 34 as printed in the warrant, except the words “to do or act thereon*

VOTE: *Moderator declared the motion carried by majority vote 118 YES / 5 NO / 1 BLANK*

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ARTICLE: 35 ZONING BY-LAW AMENDMENTS, MOTOR VEHICLE RENTAL

To see if the town will vote to amend the Town of Maynard Zoning By-laws as follows:

8. AMEND SECTION 3.1.2, USE REGULATIONS, TABLE A–USE REGULATIONS, “4. BUSINESS USES”,

to incorporate the new category of “Motor Vehicle Rentals”. The amendment would amend Table A Section 4 to include the following use:

Principal Uses									
4. Business Uses	S-1	S-2	GR	B	CB	HCI	I	GA	OS
Motor Vehicle Rental Company	N	N	N	PB	PB	Y	Y	N	N

9. AMEND SECTION 11 “DEFINITIONS”, so that it would include the following definition:

Motor Vehicle Rental Company: Any person or organization in the business of renting motor vehicles to the public. The use includes overnight storage of commercial vehicles.

Motor Vehicle: Any vehicle propelled by a motor requiring a license to be operated on a public way.

To do or act thereon.

SPONSORED BY: Planning Board

APPROPRIATION: None

FINCOM RECOMMENDATION: Recommends

PLANNING BOARD RECOMMENDATION: Recommends

Comments (Sponsor): Currently there is no definition or inclusion in the Zoning By-laws (ZBL) for “Motor Vehicle Rental”. The Planning Board has found it desirable to both create a new definition and add it to the ZBL Use Table as a use within specific zoning districts as a “Business” use.

Comments (Finance Committee): Currently there are no Town zoning by-laws for motor vehicle rental companies. If this article is passed, it will amend the Town By-Laws by adding motor vehicle rental companies as a new category, and outline which zoning districts these companies are allowed in, not allowed in, or allowed in by permit process. This will not supersede federal or state laws or regulations. This by-law would allow the Town Planning Board to have oversight of new proposed businesses and would give guidance on how new business owners can get established in Town.

VOTE REQUIRED: Two-Thirds Majority- Secret Ballot

MOTION: Planning Board Chair, Christopher Arsenault moved to approve Article 35 as printed in the warrant, except the words "to do or act thereon

VOTE: Moderator declared the motion carried by majority vote 118 YES / 5 NO / 1 BLANK

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ARTICLE: 36 ZONING BY-LAW AMENDMENTS, SINGLE FAMILY LOT SIZE MINIMUM

To see if the town will vote to amend the Town of Maynard Zoning By-laws as follows:

10. AMEND SECTION 4. DIMENSIONAL REGULATIONS as follows (deleted text is stricken, inserted text is underlined):

Table B. Dimensional Requirements (footnote)

²For multiple dwellings; 5,000 s.f./dwelling, and 10,000 s.f. minimum lot area.

To do or act thereon.

SPONSORED BY:	Planning Board
APPROPRIATION:	None
FINCOM RECOMMENDATION:	Recommends
PLANNING BOARD RECOMMENDATION:	Recommends

Comments (Sponsor): Clarification of lot area minimums for single family vs. two-family/multi-family dwellings.

Comments (Finance Committee): This article corrects a typo in the by-laws.

VOTE REQUIRED: Two-Thirds Majority- Secret Ballot

MOTION: Planning Board Chair, Christopher Arsenault moved to approve Article 36 as printed in the warrant, except the words "to do or act thereon

VOTE: Moderator declared the motion carried by majority vote 118 YES / 5 NO / 1 BLANK

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ARTICLE: 37 ZONING BY-LAW AMENDMENTS, USE REGULATIONS USE TABLE REFERENCES

To see if the town will vote to amend the Town of Maynard Zoning By-laws as follows:

11. AMEND SECTION 3. USE REGULATIONS as follows (deleted text is stricken, inserted text is underlined):

3.1 Principal Uses

No land shall be used and no structure shall be erected or used except as set forth in the following ~~Table of Use Regulations~~ Table A—Use Regulations, including the notes to the Table, or as otherwise set forth herein, or as exempted by General Laws. Any building or use of premises not herein expressly permitted is hereby prohibited.

3.1.1 Key. In the ~~Use Table~~ Table A—Use Regulations the following symbols are employed:

3.2 Accessory Uses

3.2.1 General. An accessory use located on the same lot with, and customarily incidental to, any of uses set forth in the ~~Table of Uses~~ Table A—Use Regulations as allowed or allowed by Special Permit shall be permitted; provided, that such accessory use shall not be detrimental to a residential neighborhood and shall not change the outward character of the district.

3.2.4 Accessory Home-Based Business Activities. AHBBAs may be allowed as set forth in the ~~Table of Use Regulations~~ Table A—Use Regulations and Section 8.3 of the Zoning By-laws.

3.2.6 Family Day Care Home. A family day care home may be allowed as set forth in the ~~Table of Uses~~ Table A—Use Regulations.

3.2.7 Adult Day Care. Adult day care may be allowed as an accessory use as set forth in the ~~Table of Uses~~ Table A—Use Regulations.

To do or act thereon.

SPONSORED BY:	Planning Board
APPROPRIATION:	None
FINCOM RECOMMENDATION:	Recommends
PLANNING BOARD RECOMMENDATION:	Recommends

Comments (Sponsor): Standardizes references to 3.1.2 Table A—Use Regulations in Section 3.

Comments (Finance Committee): The passage of this article would only change Section 3.1, where "Table A. Use Regulations" should be referenced, rather than "Table A". This would not change the table contents.

VOTE REQUIRED: *Two-Thirds Majority- Secret Ballot*

MOTION: *Planning Board Chair, Christopher Arsenault moved to approve Article 37 as printed in the warrant, except the words "to do or act thereon*

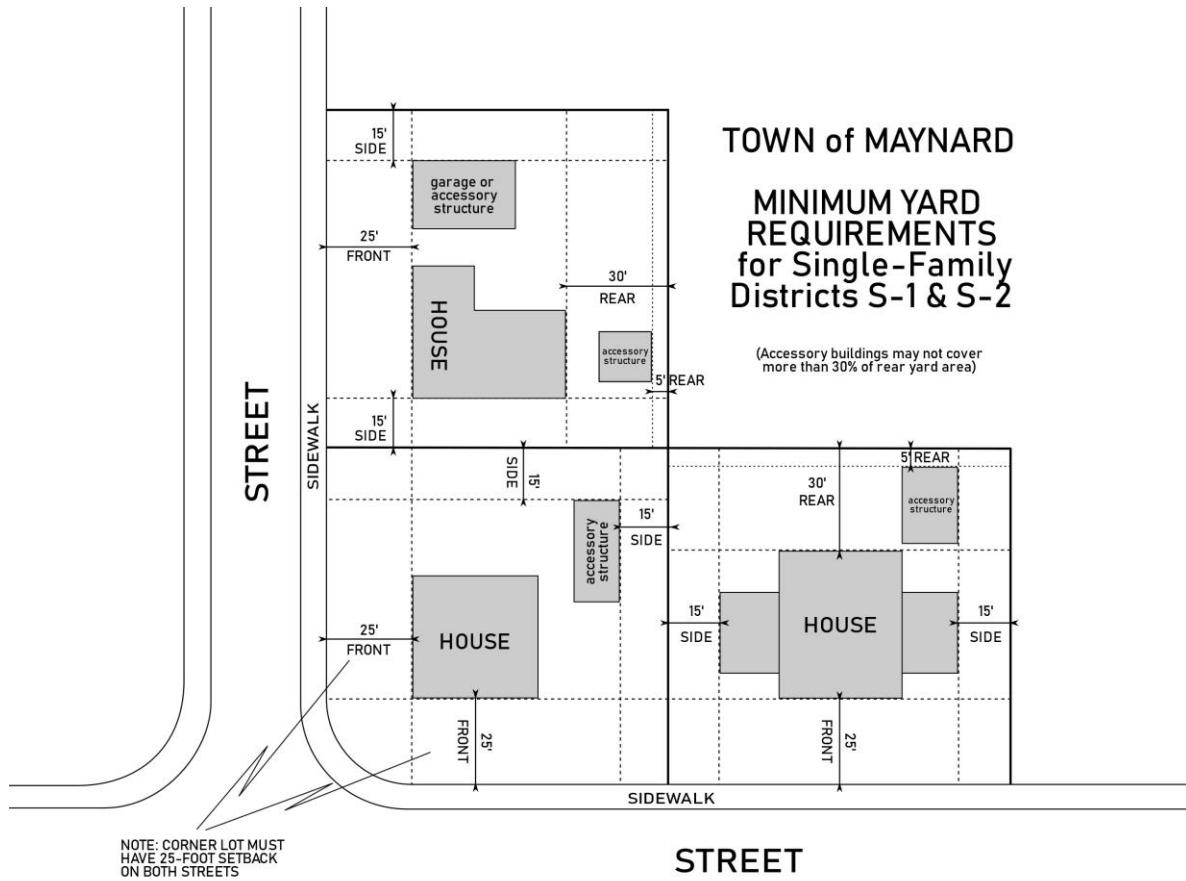
VOTE: *Moderator declared the motion carried by majority vote 118 YES / 5 NO / 1 BLANK*

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ARTICLE: 38 ZONING BY-LAW AMENDMENTS, YARDS

To see if the town will vote to amend the Town of Maynard Zoning By-laws as follows:

1. AMEND SECTION 4.1, "DIMENSIONAL REQUIREMENTS" to include Figure 1:



2. AMEND SECTION 11, “DEFINITIONS as follows (inserted text is underlined, deleted text is ~~stricken~~):

Yard: An open space on a lot unoccupied by a building or structure or parts thereof; provided however, that roof overhangs, cornices or eaves shall not extend more than twenty four (24) inches into the minimum required yard. Steps, unroofed ~~poreches~~ landings, window sills, slanted bulkheads, fences not requiring a building permit, gates or security stations, yard accessories, ornaments and furniture, and customary summer awnings are permitted in any yard. ~~But shall be subject to height limitations and setback limitations.~~ The minimum required yard shall be a strip of land of uniform depth required by this zoning bylaw measured from the lot or street interior or street lot line and adjacent thereto.

To do or act thereon.

SPONSORED BY:

Planning Board

APPROPRIATION:

None

FINCOM RECOMMENDATION:

Recommends

PLANNING BOARD RECOMMENDATION:

Recommends

Comments (Sponsor): “Yard” redefined and illustrations added to Section 11.

Comments (Finance Committee): The proposed article would amend the Zoning By-Laws by adding a diagram, removing redundant language, and updating terms for clarity. The Finance Committee believes that the passage

of this article would not change existing zoning requirements but only clarify the current By-Laws for the reader.

VOTE REQUIRED: *Two-Thirds Majority- Secret Ballot*

MOTION: *Planning Board Chair, Christopher Arsenault moved to approve Article 38 as printed in the warrant, except the words “to do or act thereon*

VOTE: Moderator declared the motion carried by majority vote 118 YES / 5 NO / 1 BLANK

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ARTICLE: 39

CITIZENS' PETITION: SENIOR RESIDENT REAL ESTATE TAX RELIEF

This article proposes action for real estate tax relief for Maynard residents ages seventy and older through a Property Tax Stabilization Program. Under this program (primary residence) property taxes of residents 70+ would be capped at their FY25 real estate tax level for the next three fiscal years beginning in FY26 with sunset at the end of FY28 unless re-approved.

Maynard's residential real estate tax rate as of January 2025 ranks 16th highest of 348 towns in Massachusetts, and the rate will continue to increase based on new town projects and funding requests. This is placing a severe financial burden on Maynard's elderly residents. "According to the American Community Survey (2018-2022), 54% of Maynard residents age 65+ are living on less than \$50,000 per year in household income."* Inflation, increased food and medicine costs, and ever escalating utility costs have added further financial pressure on our citizens who are living on a fixed income.

In the October 2024 "Aging in Maynard: A Community Needs Assessment" commissioned by the Town of Maynard, the following findings were summarized in the Assessment's Executive Summary:*

* 62% of survey respondents report that cost of property taxes is the cause of why they would leave Maynard.

* Over 1,200 Maynard respondents (92%) took time to respond to the open-ended question "What are your biggest concerns about being able to stay in Maynard as you get older?" About half of these comments can be categorized into the costs of property taxes in Maynard. As an example of this sentiment, one survey respondent wrote, "The people are wonderful; however, the taxes are way too high, and we won't be able to live here for very long if they keep going up."

This article is being submitted based on the Community Needs Assessment recommendation to facilitate financial security among older residents. Our senior residents (many life-long residents) have financially supported the town's projects over the years, including new schools, new and upgraded town buildings, and other projects that everyone is benefitting from. It's time to show our seniors that we acknowledge and appreciate their contributions over the years, that they are a vital part of our community, and that we want them to stay in Maynard, the community where they have contributed for so long.

*Aging in Maynard: A Community Needs Assessment, October 2024, Commissioned by the Town of Maynard, Umass Boston

SPONSORED BY:
APPROPRIATION:

Citizens' Petition
None

FINCOM RECOMMENDATION: Recommends

The Moderator explained that the citizens' petition, as written, conflicts with State Law and does not request a specific action; therefore, even if passed, it would have no legal effect. The Moderator outlined the procedural options: to proceed with a motion on the article as written in the warrant, or to make a motion to pass over the article.

VOTE REQUIRED: Majority- Show of Hands

MOTION: Victoria Cudmore moved to pass over the vote Article 39 MOTION WAS SECONDED

VOTE: Moderator declared the motion to pass over the article carried by majority vote

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ARTICLE: 40 SENIOR TAX WORKOFF ABATEMENT

To see if the Town will vote to accept the provisions of M.G.L. ch. 59, sec. 5K, in order to authorize Maynard to establish a program to allow senior citizens to volunteer to provide services in exchange for a reduction in the real property tax obligations of senior citizens on their tax bills, which reduction shall be in addition to any exemption or abatement to which that person is otherwise entitled, and to set the annual limit to \$2,000.00 per taxpayer. To be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, 2025.

To do or act thereon.

SPONSORED BY: Board of Assessors

APPROPRIATION: None

FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) The town has an already long-time established Senior Citizen Property Tax Work-off Abatement Program, helping senior citizens by allowing them to meet a portion of their local real property tax obligations through a volunteer "work off" program. The state did not show records of the town's acceptance of the provisions of this state law to enable the town to execute this program, and therefore this article assures compliance with state law. The amount that a Senior Citizen may be eligible to receive in abatement is determined by the Select Board. The Board of Assessors is considering seeking the Select Board to raise the amount from \$1,500 to \$2,000.

Comments: (Finance Committee) This article will formally adopt a tax work off program that has been in existence for some time. The program allows a limited number of senior residents of Maynard to volunteer for service with town departments and reduce their property tax. Such reductions in property tax are limited. The recent study "Aging in Maynard: A Community Needs Assessment" found that financial insecurity and particularly concern about property taxes was a concern for residents who seek to remain in Maynard as they age.

VOTE REQUIRED: Majority- Show of Hands

MOTION: Board of Assessors Member, Brad Shultz moved to approve Article 40 as printed in the warrant, except the words “to do or act thereon

VOTE: Moderator declared the motion carried by majority vote

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ARTICLE: 41 VETERAN TAX WORKOFF ABATEMENT

To see if the Town will vote to accept the provisions of M.G.L. ch.59, sec. 5N, in order to authorize Maynard to establish a program to allow veterans to volunteer to provide services in exchange for a reduction in the real property tax obligations of veterans on their tax bills, which reduction shall be in addition to any exemption or abatement to which that person is otherwise entitled. In addition, allowing an approved representative for persons physically unable to provide such services to the town. To be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, 2025.

To do or act thereon.

SPONSORED BY: Board of Assessors

APPROPRIATION: None

FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) This article will allow Maynard to create a Veteran Property Tax Work-off Abatement Program, helping veterans by allowing them to meet a portion of their local real property tax obligations through a volunteer “work off” program. The amount to which an eligible veteran may apply is set by the Select Board, and the Board of Assessors is considering a recommendation of \$1,500.

Comments: (Finance Committee) Acceptance of this article would create a program that allows a limited number of veteran residents of Maynard to volunteer for service with town departments and reduce their property tax. Inclusion into the program is expected to go through an application process as described in the Sponsor Comments.

VOTE REQUIRED: Majority- Show of Hands

MOTION: Board of Assessors Member, Brad Shultz moved to approve Article 41 as printed in the warrant, except the words “to do or act thereon

VOTE: Moderator declared the motion carried by majority vote

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ARTICLE: 42 ANNUAL COLA ADJUSTMENT, HERO ACT

To see if the Town will vote to accept M.G.L.ch. 59, sec. 5, cl. 22I, which authorizes an annual increase in the amount of the exemption granted under M.G.L.ch.59, sec.5, cl. 22, cl. 22A, cl. 22B, cl. 22C, cl. 22E and cl. 22F by the percentage increase in the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index

(CPI) for the previous year as determined by the Commissioner of Revenue, to be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, 2025.

To do or act thereon.

SPONSORED BY: Board of Assessors
APPROPRIATION: None
FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) The “Hero Act” of the article’s listed state laws allows for a cost of living adjustment (COLA) to be added to an eligible veteran’s tax exemption. For example, if the cost-of-living increase is 5% and the veteran’s exemption is \$400 then their total exemption for that year would be \$420. The additional COLA is not reimbursable from the state’s budget, as other veterans benefits may be.

Comments: (Finance Committee) This article permits eligible veterans to incorporate cost of living adjustments, as defined by the Department of Labor, to their previously existing property tax exemption. The state reimburses the base value of the veterans’ exemption but anything additional is the Town’s responsibility. The Finance Committee does not believe this to be a concerning change and it would benefit veterans.

VOTE REQUIRED: Majority- Show of Hands

MOTION: Board of Assessors Member, Brad Shultz moved to approve Article 42 as printed in the warrant, except the words “to do or act thereon

VOTE: Moderator declared the motion carried by majority vote

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ARTICLE: 43 ACCEPTANCE OF PRIVATE ROAD, WISTERIA LANE

To see if the Town will accept, acquire by gift, purchase, take by eminent domain or otherwise acquire, Wisteria Lane as a public way and any appurtenant easements thereto, as laid out by the Select Board, as shown on a plan entitled “Definitive Subdivision Plan Old Bay Road, LLC 0 Parker Street Map 29, lot 6 Town of Maynard” prepared by Control Point Associates, Inc. and dated October 22, 2020 and recorded with the Middlesex South Registry of Deeds as Plan 181 of 2021, a copy of which is on file in the office of the Town Clerk;

And further that the Town vote to authorize the Select Board to acquire by gift, purchase, take by eminent domain or otherwise, easements in any land necessary for laying out and acceptance of said ways, and any appurtenant drainage, utility or other easements related to said ways, and/or to accept grants thereof; and, further, to authorize the Select Board and other applicable Town of Maynard boards and personnel to take all related actions necessary or appropriate to accomplish the purposes of this article, or take any other action related thereto;

SPONSORED BY: Select Board
APPROPRIATION: None
FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) This proposed street acceptance is part of the expected procedures in the creation of the associated residential development. Maynard Department of Public Works approves the acceptance of Wisteria

Lane as a public right of way. The homeowners association of Wisteria Lane is responsible for all storm water infrastructure and maintenance. The town of Maynard would only be taking on the obligation of the asphalt roadway, curbing, water and sewer infrastructure per our already established rules and regulation for water and sewer utilities. Those aspects of the infrastructure of this development are already constructed and functional.

Comments: (Finance Committee) This is standard practice for new developments. Once the road is complete and all relevant utilities properly installed the Town takes ownership of the road, incorporating it as a public right of way. In this instance the Town is only accepting the road, water, and sanitary portions while the HOA will stay responsible for the stormwater portions.

VOTE REQUIRED: *Majority- Secret Ballot*

MOTION: *Select Board Member, David Gavin moved to approve Article 43 as printed in the warrant, except the words “to do or act thereon*

VOTE: Moderator declared the motion carried by majority vote 109 YES / 1 NO / 0 BLANKS

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ARTICLE: 44 TRANSFER MARIJUANA COMMUNITY IMPACT PAYMENTS

To see if the town will vote to transfer the current balance of the special revenue stabilization fund for marijuana community impact payments to be expended under the direction of the Select Board for the purpose of downtown beautification efforts, infrastructure improvements, and programming for the Cultural District.

To do or act thereon.

SPONSORED BY: Select Board

APPROPRIATION: Market value of the fund at time of transfer

FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) At the fall Special Town Meeting of 2021, town voters established a special revenue stabilization fund for 100% of the receipts from the collection of payments from the Host Community Agreements with marijuana establishments. Use of the receipts reported at the close of the fiscal year on June 30, 2024, requires Town Meeting appropriation. The two marijuana retail licensees are located within Maynard's Cultural District. Applications through the Town Administrator's Office for the consideration of approval by the Select Board will be intended to balance the impact of marijuana establishments downtown. The current balance in the fund as of March 11, 2025 is \$1,168.26 and due to market fluctuations, investment net losses and net gains, this amount can change. The intent of this article is to appropriate the entirety of the stabilization account into an account separate from the General Fund for this purpose.

Comments: (Finance Committee) The passage of this article would transfer the current balance of the special revenue stabilization fund for marijuana community impact payments to be expended for specific purposes benefiting the Town. This passage is required to be able to utilize these funds for designated impacts.

VOTE REQUIRED: *Two-Thirds Majority- Secret Ballot*

MOTION: *Select Board Member, David Gavin moved to approve Article 44 as printed in the warrant, except the words “to do or act thereon*

VOTE: Moderator declared the motion carried by majority vote 163 YES / 4 NO / 0 BLANKS

ARTICLE: 45**TRANSFER BALANCE FROM GREEN MEADOW SCHOOL FEASIBILITY STUDY TO GENERAL STABILIZATION**

To see if the town will vote to transfer the remaining balance of the feasibility phase account of the new Green Meadow School, back into the General Stabilization Fund per Article 18 from Special Town Meeting October 3, 2020.

To do or act thereon.

SPONSORED BY: Select Board

APPROPRIATION: \$125,768.03

FINCOM RECOMMENDATION: Recommends

Comments: (Sponsor) With the commencement of the construction phase of the new Green Meadow School project, the funds appropriated for the prior feasibility phase can be re-allocated back into the original source of the town's reserves, specifically the General Stabilization Fund.

Comments: (Finance Committee) Passage of this article will move unexpended funds back to the General Stabilization Fund which was the original source of these funds.

VOTE REQUIRED: *Majority- Show of Hands*

MOTION: *Select Board Member, David Gavin moved to approve Article 45 as printed in the warrant, except the words "to do or act thereon"*

VOTE: Moderator declared the motion carried by majority vote

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Moderator Downey thanked all the students at WAVM for doing a wonderful job and extended appreciation to the Ballot Collectors.

8:44 PM William Kohlman made a motion to dissolve the meeting

Vote: Moderator declared the motion carried by majority vote

- Attendance Monday May 19, 2025: 632 Voters 12 Guests
- Attendance Tuesday May 20, 2025: 131 Voters 3 Guests

Total Registered Voters: 8952