

**TOWN OF AUBURN
ANNUAL TOWN MEETING
MAY 7, 2019**

At 7:09 PM Moderator Chester S. Stencel called the meeting to order in the Auburn High School Auditorium with a quorum present. He led the meeting with the Pledge of Allegiance. He then read a list of Town Meeting Members that had passed away in the past year; Francis G. Joyal, Jane K. Kjems, Carmine G. Carbone, Kenneth R. Sullivan, Sr., and Ann L. Weston. The Moderator appointed Joe Martin, Carla Morano, Gregory Bohling, Linda Doherty, Kristen Pappas and Rachel Pressey as counters who were sworn in by the Town Clerk.

In compliance with the provisions of the Auburn Charter, copies of the warrant along with the recommendation of the Finance Committee were mailed to each Town Meeting Member on April 23, 2019. Constable Robert Tatro posted attested copies of the warrant in at least two conspicuous places in each precinct on April 23, 2019.

Members present: 88

Article 1: REPORTS OF COMMITTEES

Finance Committee Report

Good evening, and thanks for your participation in the Annual Town Meeting process.

The Finance Committee has completed its review of the Town of Auburn's budgets and CIP for fiscal 2020, which you have before you now. I would like to acknowledge the hard work by our committee, and I appreciate their commitment to adding value to the annual budget process.

The \$69.7 million 2020 budget before you represents a \$1.6 million, or a 2.35%, increase from the final 2019 budget. The proposed operating budget increases by \$2.7 million over prior year. The largest increases in the operating budget include:

- \$1.1 million (4.2%) increase in the School Department operating budget, including various staff adds and other changes that you will hear in Dr. Brunelle's report;
- \$1.0 million (9.4%) increase in Employee Benefits, which includes a \$650 thousand (9%) estimated increase in group health insurance and a nearly \$350 thousand (12%) increase in the Worcester County Retirement Plan;
- \$358 thousand (7%) at the DPW, attributed in part to increased assessments from the Upper Blackstone Water Pollution Abatement District and the addition of a civil engineer position to address new state and federal mandated stormwater management requirements;
- \$210 thousand increase in the Reserve Fund, as multiple union contracts are currently under negotiation.

Please note that partially offsetting these increases is a nearly \$360 thousand decrease in debt and interest payments on our outstanding financing obligations. In addition, group insurance is very conservatively estimated, and final state Cherry Sheet receipts and free cash offsets included until the Fall Town Meeting.

The preliminary tax rate increase for 2020 calculates to 2.35%, following a 0.74% increase in the final FY 2019 budget. Cherry Sheet receipts are expected to increase by \$865 thousand in FY 2020 to \$14.3 million, which would represent 20.5% of projected revenue sources compared to 19.9% in the prior fiscal year. All revenue projections continue to adhere to our Financial Policies, which are conservative by design.

In summary, the fiscal year 2020 budget process went as anticipated, with general agreement on Beacon Hill regarding local aid (although not yet finalized), including another substantial increase in Chapter 70 aid. Local revenues continue to meet and exceed budgeted expectations, and our amended Free Cash Policy is allowing the town to address secondary capital needs without additional taxation on residents & businesses in our community.

Warrant Articles before you tonight include various standard annual articles, the annual \$500 thousand contribution to the OPEB Trust account, CIP re-purposing, and various citizen petitions and other requests.

Regarding the Warrant Articles, the Finance Committee takes the following position.

Articles 2 thru 28 - Yes

Articles 29 & 30 – Defer to Petitioner

Article 31 - Yes

Articles 32 thru 34 - Defer to Petitioner

Respectfully submitted,

Kevin Hussey, Chairman
Anne Cavanaugh, Vice Chair
Edward Coleman
Kimberley Holstrom

Malory O'Brien
Kevin Kennedy
Trevor Sansoucy

Board of Selectmen Report

The Board of Selectmen is pleased to recommend the budget prepared by Town Administration and presented to the Finance Committee. The financial policies once again play a key role in the budget process. These financial policies adopted by the Board of Selectmen, School Committee and the Finance Committee help the town to continue its financial stability. The long-term planning has enabled us to look out 5, 10 and 20 years for the town's needs.

The Board of Selectmen makes the following recommendations on the Annual Town Meeting Warrant.

Article 2. The Board of Selectmen made no recommendation on this article.

Articles 3 – 32. The Board of Selectmen voted to recommend approval.

Article 33. The Board of Selectmen voted to recommend approval.

Article 34. The Board of Selectmen voted to defer to the petitioner.

The Auburn Board of Selectmen:

Doreen M. Goodrich, Chairman
 Kenneth A. Holstrom, Vice Chairman
 Daniel S. Carpenter
 Lionel R. Berthiaume
 Tristan J. Laliberte

Article 2. I move that the Town Meeting vote to fix the salary and compensation of elected Town Officers for FY2019 as follows: Town Moderator \$296.00; Selectmen (Chairman) \$1,740.00; Selectmen (4) \$6,097.00; Town Clerk \$73,078.

By Daniel J. Diamond

Seconded by Thomas J. Dufour

Vote on Article 2, by majority in favor

Article 3. I move that the Town Meeting raise and appropriate, transfer from available funds or otherwise provide for and appropriate, to pay Town debts and charges for the ensuing year, the several sums of money in the proposed budget as stated in the “Recommendation of Finance” columns on pages 12 - 57 inclusive of the Town of Auburn FY2020 Budget and Annual Town Meeting Warrant totaling \$65,924,851.00, and to raise said sum by transferring from available funds \$15,000.00 from Cemetery Lots and Graves; \$25,000.00 from Pension Reserve; \$3,000.00 from Wetlands Fund; \$40,000.00 reserve for appropriation dog licenses; \$50,000.00 reserve for appropriation (Casella Host Agreement); \$875,000.00 from reserve for appropriation – ambulance; \$12,000.00 from Overflow Trash Bags; \$85,234.25 from High School/Middle School Debt Reserve; \$5,000.00 from Perpetual Care; and by raising and appropriating, or otherwise providing for, the balance of said funds; each total amount as printed in the “Recommendation Finance Committee” column of the 2019 - 2020 Budget to be considered a specified departmental appropriation, and further that the Finance Committee is authorized to transfer between the individual accounts, which total any specific appropriation, when requested by a department and the committee feels such transfer is in the best interest of the Town.

By Kimberley A. Holstrom

Seconded Gregory A. Bohling

Vote on Article 3, majority in favor

ACCOUNT	DESCRIPTION	FISCAL YEAR 2019
CODE		TOWN MEETING VOTE
#01114	MODERATOR	
511201	Salary	296
#114	MODERATOR TOTAL	296
#011221	SELECTMEN	
511202	Select. Salaries	7,837
	Subtotal	7,837
#011222		
5732	Membership/Dues	2,900
New Account	Volunteer Recognition	300

5780	Conf/Meetings	250
	Subtotal	3,450
#122	SELECTMEN TOTAL	11,287
#011291	TOWN MANAGER	
511101	Salary	176,531
511102	Clerical	143,952
	Subtotal	320,483
#011292		
5710	Travel/Meetings	7,800
5732	Dues/Publication	50
530100	Advertising	3,200
5304	Town Audit	25,000
5305	Profess. Service	20,000
5314	Parking Service	400
5342	Printing	750
5350	Memorial Day	0
	ICMA Annual Conf	3,000
5351	4th of July	0
	Subtotal	60,200
#1129	TOWN MANAGER TOTAL	380,683
#01131	FINANCE COMMITTEE	
5342	Printing	600
5421	Misc. Supplies	215
#131	FINANCE COMMITTEE TOTAL	815
#01132	RESERVE FUND	
5781	Reserve Fund	220,000
5782	Salary Wage	270,000
#132	RESERVE FUND TOTAL	490,000
#011351	FINANCE DEPARTMENT	
511101	CFO/Acct/Asst Town Mgr.	133,595
511102	Clerical	95,258
5140	Buy Back	
	Subtotal	228,853
#011352		
5421	Misc. Supplies	80
5780	Travel/Meetings	3,000
	Subtotal	3,080
#01135	ACCOUNTANT TOTAL	231,933
#011411		
511101	Chief Assessor	73,857
511102	Clerical	39,195
511120	Asst Assessor	54,653
511122	Assessors Stipend	1,000
	Subtotal	168,705
#011412		
5304	Computer Service	

5305	Map Updating	3,700
5311	Update valuations	12,400
5308	Appellate Cases	2,100
542101	Abstracts	120
542102	Misc. Supplies	120
5710	Travel	1,800
5732	Membership/Due	464
5780	Training Courses	2,400
5300	Revaluation	
	Subtotal	23,104
#01141	ASSESSOR TOTAL	191,809
#011451		
511101	Salary	69,597
511122	Certification	1,000
511102	Clerical	141,714
5135	Acting Dept Head	
	Subtotal	212,311
#011452		
5300	Contracted Svcs.	
5304	Bill Printing	12,000
5306	Tax Title	5,000
5310	Cert. of Notes	3,740
5342	Printing	
5421	Misc. Supplies	
5710	Travel/Meetings	1,675
5732	Publications Dues	260
5916	Interest on Abatements	2,000
Subtotal	Subtotal	24,675
#01145	TREASURER/COLLECTOR TOTAL	236,986
	FINANCE DEPARTMENT TOTAL	660,728
	LEGAL	
5306	General Counsel	75,000
5308	Negotiator	35,000
5309	Special Lit.	10,000
#151	LEGAL TOTAL	120,000
#11521	HUMAN RESOURCES	
511101	Salary	54,653
511102	Clerical	10,479
	Subtotal	65,132
#011522		
5421	Misc. Supplies	50
5307	Medical Exams	9,000
5780	Travel	50
	Subtotal	9,100
#152	HUMAN RESOURCES TOTAL	74,232
#011551	INFORMATION TECHNOLOGY	
511101	Director	66,757
511120	Assistant to the Director	5,000

	MIS Social Media Stipend	2,000
	Subtotal	73,757
#011552		
5305	Hrdwr/Sftwr Maint.	137,180
5421	Misc. Supplies	
5710	Travel/Dues	100
5854	Equipment	
	Subtotal	137,280
#1155	INFORMATION TECHNOLOGY TOTAL	211,037
#011611	TOWN CLERK	
511101	Salary	73,078
511122	Certification	1,000
511102	Clerical	96,838
	Subtotal	170,916
#011612		
542101	Listings/Bindings	700
542102	Misc. Supplies	770
5732	Dues	370
5780	Travel/Conf./Educ.	2,915
	Subtotal	4,755
#1161	TOWN CLERK TOTAL	175,671
#011621	ELECTIONS	
511205	Registrars' Salaries	2,785
511206	Precinct Officers	9,000
511219	Custodian	
	Subtotal	11,785
#011622		
542101	Listings/Bindings	100
542102	Supplies	9,700
	Subtotal	9,800
#01162	ELECTION TOTAL	21,585
#011921	TOWN HALL	
511219	Custodian	
	Subtotal	0
#011922		
5242	Equipment Maint	25,000
5273	Equipment Rental	6,000
5421	Misc. Supplies	2,500
5430	Building Maint	17,000
	Subtotal	50,500
#192	TOWN HALL TOTAL	50,500
#011991	GENERAL SERVICES	
511203	Clerical/Part-time	10,868
511208	Committee Clerks	
5130	Overtime	1,000
	Subtotal	11,868

#011992		
5211	Electricity	124,000
5212	Streetlights	117,000
5214	Water/Sewer/Heating	70,000
5271	Hydrant	910
5301	Advertising	2,000
5340	Telephone	47,000
5343	Postage	55,000
5386	Town Report	1,200
5421	Office Supplies	17,000
5480	Gas/Oil/Diesel	190,000
5740	Insurance & Bonds	820,000
	Subtotal	1,444,110
#199	ADMINISTRATION/GENERAL SERVICES TOTAL	1,455,978
	SCHOOL DEPARTMENT	
1000	Administration	
2000	Instruction	
3000	Other Schl Srvc	
4000	Operation/Mntn	
6000	Community Srvc	
7000	Fixed Assets	
9000	Programs	
#201	SCHOOL DEPARTMENT TOTAL	26,934,157
#012101	POLICE DEPARTMENT	
511104	Chief Salary	127,260
511105	Chief Holiday	6,679
519005	Chief Quinn Bill	31,816
511102	Clerical	88,067
511219	Maintenance	0
511106	Dispatchers	498,382
New Acct	Comm. Center Director	70,000
511137	Communicatn Oversight	750
	Subtotal	822,954
#012102		
5273	Off.Equip.Lease/Rental	12,686
	Technology Support	25,000
5342	Printing/Advertising	1,500
5421	Misc. Supplies	2,600
5430	Bldg Ground Repairs	22,000
5450	Bldg Mnt Supply	3,000
5732	Dues	2,500
	Subtotal	69,286
#210	POLICE ADMINISTRATION TOTAL	892,240
#012111		
511109	Lieutenant	186,331
511107	Sergeants	572,012
519005	Lieutenant Quinn	44,924

519007	Sgt Quinn Bill	117,195
511108	Patrolmen	2,005,847
519008	Patr'l Quinn Bill	210,349
5130	Overtime	250,000
5145	Longevity	15,600
511110	Court Time	55,000
511135	Command Stipend	11,500
511136	Firearms Stipend	16,500
519009	Phys Fit. Bonus	40,000
	Subtotal	3,525,258
#012112		
5241	M. V. Repair	0
5242	Equip Repair	49,300
5315	Training	4,167
5380	Misc Service	2,250
5490	Food	5,200
5580	Clothing/Uniform	55,650
5581	Dept Sup./Equip	27,588
5585	Damage-Personal Prop	1,000
5710	Travel	600
5733	Publications	4,746
5735	Health & Wellness	5,500
5780	Meetings/Ed	12,000
5785	Professional Devel.	500
5850	Equipment	17,970
#211	Subtotal	186,471
	CRIME PREVENTION TOTAL	3,711,729
	POLICE TOTAL	4,603,969
#012201	FIRE DEPARTMENT	
5111-11	Chief Sal +Holiday	117,674
5112-11	Deputy Chief	95,764
5113-03	*Administrative Asst	52,274
	Subtotal	265,712
#012202		
5421-00	Misc. Supplies	500
5430-01	Bldg Maint/Supplies	32,000
5430-02	Property Damage	150
5710-00	Travel	3,000
5301-00	Advertise	100
5785	Prof. Development	4,000
5780-00	General Instr.	800
5732-00	Dues/Meetings	7,400
5736-00	Lic/Certifications	37,800
	Subtotal	85,750
	FIRE ADMINISTRATION TOTAL	351,462
#012211		
5111-13	Firefighter	2,373,714

5112-09	Fire Suppression	5,000
5130-00	Overtime	225,000
5140-00	Holiday	40,000
5112-11	Dep. Chief Sal + Ed	
511223	Medical Director	
5111-34	Training	36,000
	Subtotal	2,679,714
#012212		
5241-00	Equipment Repair	20,000
5300-00	Medical Director Svc	4,000
5490-00	Food/Misc	100
5582-00	Protective Gear	27,000
5580-00	Clothing/Uniforms	32,200
5857-01	New Equipment	30,000
5857-02	Medical Supplies	34,850
	Subtotal	148,150
	FIRE SUPPRESSION TOTAL	2,827,864
#012222		
5780-00	General Instr	
	Subtotal	
	FIRE TOTAL	
220,221	FIRE DEPARTMENT TOTAL	3,179,326
#012911	EMERGENCY MANAGEMENT	
511101	Director	4,500
511212	Deputy Directors	750
511131	Emg. Mgt. Stipend	2,000
5130	Overtime	2,000
	Subtotal	9,250
#012912		
5421	Misc.Shelter Sup.	750
5850	Equipment	750
5710	Travel/meetings	250
5430	Generator maint.	3,000
	Subtotal	4,750
#291	EMERGENCY MANAGEMENT TOTAL	14,000
	BAY PATH	
5691-00	Bay Path	1,074,885
#01302	BAY PATH TOTAL	1,074,885
#01303	NORFOLK	
5691	Norfolk Assess	111,000
#01303	NORFOLK TOTAL	111,000
#014111	DEPARTMENT OF PUBLIC WORKS	
511101	DPW Director/Town Eng	108,847
	Civil Engineer	42,622
511118	Land Use Enforcement Officer	
	Subtotal	151,469

#014112		
5301	Advertising	300
421	Office Supplies	100
5710	Travel	300
5732	Dues/Publications	300
5800	Road Construction	535,000
	Subtotal	536,000
#411	TOWN ENGINEER TOTAL	687,469
#014151	STORMWATER	
511123	Civil Engineer II	60,000
511123	Civil Engineer	21,127
511103	Wages-Full Time	49,420
	Subtotal	130,547
#014152		
	Sediment Disposal	4,000
	Replace Pipes/Catch Basins	180,000
	Deweeding of Ponds	33,000
	GIS & Inspections	10,000
	Stormwater Training	1,500
	Annual Reporting	0
	Public Education	2,500
	Subtotal	231,000
#415	STORMWATER TOTAL	361,547
#014211	HIGHWAY	
511114	Highway Superintendent	69,595
	Asst. DPW Director	8,062
511102	Clerical	58,388
511103	Wages Fulltime	614,510
	Wage Contingency	0
5130	Overtime	18,000
	Subtotal	768,555
#014212		
5214	Fuel (Heating)	14,000
5332	D.E.P. Monitoring Fee	0
5421	Misc. Supplies	1,600
5450	Bldg Supplies	2,000
5430	Bldg Maintenance	7,100
5490	License	2,300
5580	Protect Clothing	10,800
5301	Advertising	900
5780	Conf/Ed/Meeting	100
5315	Trainings/education	300
5310	Drug-Alc Test	700
5765	DEP Fines/Penalties	
	Subtotal	39,800

	TOTAL ADMINISTRATION	808,355
#014222		
5211	Electric/Traffic	7,000
5273	Equip Rental	2,700
New Account	Yardwaste Removal	6,000
5531	Asphalt Mat	2,000
5532	Drainage Mat	900
5533	Sand & Gravel	500
5534	Traffic Paint	7,000
5535	Signs	1,600
5430	Property Damage	200
	Tree Removal	20,000
	Insect Control	50
581330	Landfill Water/Gas Monitoring	25,000
	HIGHWAY MAINTENANCE TOTAL	72,950
#014232		
5241	MV Repair	0
5536	MV Repair (Inside)	0
5481	Motor Oil	0
5801	Sweeper Brooms	3,000
5802	Plow Blades	0
5328	Line Painting	16,000
5850	New Equipment	1,000
	HIGHWAY MOTOR VEHICLE MAINTANENCE TOTAL	20,000
#014250		
5112	Part time wages	50,000
5130	Overtime	80,000
5273	Equip. Rental	50,000
553301	Sand & Gravel	10,000
553302	Salt & Calcium	257,000
5490	Storm Meals	2,400
5240	Storm Tree Removal	1,000
5802	Plow Blades	14,000
	SNOW&ICE TOTAL	464,400
#01421-014252	HIGHWAY TOTAL	1,365,705
#014261	FACILITY MANAGEMENT	
511140	Skilled labor – Differential	18,000
511292	PT Custodians	54,400
	Subtotal	72,400
#014262		
543000	Maintenance Supplies	7,500
545100	Tools	
	Subtotal	7,500
#01426	FACILITIES TOTAL	79,900
#014271	FLEET MAINTENANCE	
511103	Wages	14,780

5130	Overtime	4,000
	Subtotal	18,780
#014272		
5241	MV Repairs	165,000
5450	Tools	11,000
5580	Uniforms	300
5784	Education	500
	Subtotal	176,800
	FLEET TOTAL	195,580
#016511	PARKS	
511116	Superintendent	0
511102	Clerical	2,285
511103	Labor/Parks	161,950
511221	Seasonal/Parks	25,133
5130	Overtime	5,500
	Subtotal	194,868
#016512		
5211	Electricity-VMC	2,000
5214	Water-VMC	
5241	MV Repair	0
5460	Mnt VMC Parks	6,000
546001	Mnt Fields	19,100
5580	Clothing Uniforms	3,200
521401	Pappas -Water	6,000
521101	Pappas – Elec	
	Subtotal	36,300
#651	PARKS TOTAL	231,168
#017011	PAKACHOAG GOLF COURSE	
511101	Superintendent	62,450
511128	Groundskeeper	42,460
511221	Seasonal Employees	57,800
	Subtotal	162,710
#017012		
5432	Fertilizer & Materials	30,000
5214	Fuel/Utilities	20,000
5460	Golf Course Maint.	20,000
5430	Building Maintenance	2,000
5421	Misc. Supplies	6,000
5703	Banking Charges & Exp.	7,500
	Equipment Maintenance	5,000
5800	Equipment	75,000
	Contingency	10,000
New Account	Merchandise	6,000
New Account	Food Concessions	5,000
	Subtotal	186,500
	PAKACHOAG GOLF COURSE TOTAL	349,210

#016501		
511101	Recreation Director	42,496
	Subtotal	42,496
#016502		
542400	Supplies	
535000	Special Events	2,500
535200	Memorial Day	4,000
5351	4 th of July	4,000
	Subtotal	10,500
#01650	RECREATION TOTAL	52,996
#014911		
511101	Supt. Parks/Rec/Cem	5,396
	Engineering/GIS	7,560
511103	Wages	110,875
	Clerical	23,360
	Seasonal Employees	6,500
5130	Overtime	9,300
	Subtotal	162,991
#014912		
5230	Water	700
5211	Electricity	1,600
5214	Heating Oil	3,500
5241	Motor Veh Repair	0
5305	Mapping-GIS Support	1,200
5421	Misc. Supplies	900
5430	Building Maintenance	500
5460	Supplies & Equip	2,000
5461	Plants & Trees	1,700
5480	Gas	3,000
5481	Motor Oil	0
5710	Travel	0
5732	Dues/Publication	800
5840	Cemetery Improv	3,200
5850	New Equipment	1,600
5580	Uniforms	1,850
	Subtotal	22,550
#1491	CEMETERY TOTAL	185,541
#01601	SEWER	
511101	Salary Supt	80,129
511102	Clerical	47,237
511103	Wages	250,600
5112	Part time Wages	8,503
5130	Overtime	41,000
	Subtotal	427,469
5211	Electricity	150,000
5213	Heating Fuel	2,900

5214	Diesel Fuel	2,000
5230	Water	3,500
5241	MV Maintenance	5,500
5242	Repair	55,000
5290	Contract Srvc	5,000
5304	Computer Srv	1,500
5340	Phones & Alarm	6,000
5342	Billing/Postage	8,500
5421	Misc. Supplies	1,400
5430	Bldg Maintenance	6,000
5480	MV Fuel	12,500
5580	Uniform/Wipes	2,000
5588	Chemical Suppl	2,000
5650	UBWPAD	1,273,789
5700	Retained Earnings	100,000
5732	Dues/Licenses	1,700
5780	Education	1,470
5781	Fees/Permits	245
5782	Contingency	49,715
5854	Office Equipment	0
	Subtotal	1,690,719
#601	SEWER TOTAL	2,118,188
	DEPARTMENT OF PUBLIC WORKS TOTAL	5,627,304
#01433	SOLID WASTE	
5111-33	SW & Recycling Coord.	40,000
New Account	Coordinator Staff Asst.	17,005
	Subtotal	57,005
5293-00	Solid Waste Coll	737,573
5294-00	Solid Waste Disp	314,000
5293-01	Other Pick up	2,500
#01433	Subtotal	1,054,073
	SOLID WASTE TOTAL	1,111,078
#015111	DEVELOPMENT & INSPECTIONAL SERVICES	
511101	DDIS Dir/Health Dir	88,629
	Asst. Health Director	56,170
511118	Inspector	44,605
511204	Board Salaries	1,169
511215	Clerical	39,195
	Subtotal	229,768
#015112		
5300	Nurse Service	9,721
	Flu Clinic	0
	Nuisance Remedialtion	0
5301-00	Advertising	0
5421-00	Misc. Supplies	1,500
5710-00	Travel	500
5732-00	Dues/Meetings	425

New Account	Education	1,800
5308-00	Contracted Service (4)	0
	Compliance Checks	300
	Subtotal	14,246
#511	PUBLIC HEALTH DIVISION TOTAL	244,014
#011751		
511101	Town Planner	59,754
	Asst Planner/Econ Dev	
511102	Clerical	13,009
	Subtotal	72,763
#011752		
	Education	700
5306	Legal Notices	200
5421	Misc. Supplies	400
5710	Travel	300
573201	Membership/Dues	355
573202	CMRPC Assess.	4,616
5780	Conference/Meetings	600
5305	Prof/Tech Services	0
	Subtotal	7,171
#1175	PLANNING DIVISION TOTAL	79,934
	Economic Development Coordinator	52,530
	Supplies	1000
	Travel	500
	Education	1000
	Conference/Meetings	500
	Subtotal	3000
	Economic Development Total	55,530
#012411	Building Comm/Asst. DDIS	
511101	Building Salary	74,175
511102	Clerical	39,195
	Permitting/Assistant	
511210	Local Inspector Salary	59,740
	Subtotal	173,110
#012412		
5241	MV Repair	
5304	Annual Inspections	0
5421	Misc. Supplies	400
5710	Travel	650
5732	Dues	400
5780	Education	2,000
5854	Equipment	450
	Subtotal	3,900
#01241	BUILDING INSPECTION DIVISION	177,010
#011711	CONSERVATION COMMISSION	
511210	Admin. Support	13,009

	Subtotal	13,009
#011712		0
5732	Dues/Confrences	425
5780	Education	900
	Subtotal	1,325
#1171	CONSERVATION TOTAL	14,334
#012471		
511101	Inspector Salary	0
	Subtotal	0
#012472		
5710	Travel	
	Subtotal	0
	ANIMAL TOTAL	0
#012921	ANIMAL CONTROL	
511101	ACO/Animal Insp Salary	52,540
511127	ACO Backup Coverage	6,500
	Subtotal	59,040
#012922		
5338	Vaccinations	1,000
5388	VCO Veterinary Expenses	1,000
5430	Kennel Maint	400
5580	Clothing/Uniforms	100
5710	Travel	600
5241	MV repair	0
5340	Telephone Services	600
5732	Membership Dues/dues education	100
5780	Conf/Travl/Mtngs	500
	Subtotal	4,300
#292	ANIMAL CONTROL TOTAL	63,340
#012941	DEPT. OF DEVELOPMENT/INSPECTIONAL SERVICES	634,162
#01176	BOARD OF APPEALS	
511102	Admin. Asst	13,009
	Subtotal	13,009
5780	Education	500
	Subtotal	500
#01176	APPEALS TOTAL	13,509
#015411	DEPARTMENT OF PUBLIC SERVICES	
#016101	LIBRARY	
511101	Director Salary	94,068
511117	Children's Libr.	0
New Account	Asst. to Director Child Srv	46,359
511210	Asst. Salary	0
New Account	Asst. to Director Technol	47,500
New Account	Asst. to Dir-Admin.	47,500
511216	Lib. Associates	249,758
511218	Pages	2,672

5140	Buy Back	0
	Subtotal	487,857
#016102		
5211	Electricity	
5214	Heating Oil	4,500
5242	Equip Repair	
5243	Bldg Grounds	6,000
5273	Equipment Rental	
5304	Computer Svc	32,000
5305	Contracted Services	5,000
5350	Programs	6,000
5421	Misc. Supplies	3,500
5450	Bldg/Grnd Sup	4,000
5510	Library Material	93,000
5710	Travel/Conf	500
5732	Dues	0
5854	Equipment	0
	Subtotal	154,500
#610	LIBRARY TOTAL	642,357
#015431	SENIOR CENTER/ELDER SVCS	
511101	Director Salary	66,894
511102	Asst. Director	47,391
511115	Van Drivers	38,500
	Vacation Coverage	375
	Sub total	153,160
#015412		
5242	Equipment Mnt	3,600
5309	Nutrition Prog.	1,000
5350	Program Exp.	500
5421	Misc. Supplies	3,150
5430	Maint/Building	5,500
5480	Minibus/gas	9,000
5710	Travel	250
5732	Conf./Dues	850
	Subtotal	23,850
#01541	SENIOR CENTER/ELDER SVCS TOTAL	177,010
#621	COMMUNITY TV	
	Wages	109,456
	Part Time Wages	13,000
	Subtotal	122,456
5353	Production Music	300
5354	Production Class	8,000
5273	Equipment Rental	200
5242	Repair & maint. Equipment	25,000
5300	Contract Svc (Code Red)	12,000
5306	Legal	2,000
5787	Programming	200

542102	Misc Supplies	500
585701	New Equipment	53,000
5710	Travel	600
5784	Education	5,000
5781	Contingency	10,000
	Subtotal	116,800
#621	Community TV Total	239,256
#01543	VETERAN'S SERVICE	
5111	Salary	32,500
	Subtotal	32,500
#015432		
5421	Misc. Supplies	100
5780	Conferences	150
5770	Relief & Medical	60,000
	Subtotal	60,250
#1543	VETERAN TOTAL	92,750
	TOTAL DEPT. OF PUBLIC SERVICES	1,151,373
#01542	YOUTH COMMISSION	
538601	Youth Activities	0
538602	Contracted Services	120,000
#542	YOUTH COMMISSION TOTAL	120,000
5421-00	Misc. Supplies	0
#691	HISTORICAL TOTAL	0
#017102	MATURING DEBT	
591201	M.S. BAN Paydown	
591212	Pakachoag Drainage	0
591216	Sewer/Jade Hill 680k	0
591215	School Capital 1.6	0
591213	Sewer Rt. 20	0
591219	Gen Ob/Field Reloc	
591220	High School Debt	1,075,000
591221	Dan/H'Way/Landfill	0
591222	CIP Bond(FY06&FY07)	
591223	CIP Bond(FY08&FY09)	
591225	SRF LOAN	17,309
591226	Gen. Obligation 8.9 Mil	685,000
591227	GOB 4,837,027	465,000
591228	GOB 16,425,667	1,040,000
	Est GOB \$4,990,000 CIP/Southold Road	
	Est GOB \$5,090,922 Auburn Middle School	
591233	GOB 12,044,500	955,000
	GOB 3,256,000	310,000
New Account	GOB 2,305,000	155,000
#710	DEBT TOTAL	4,702,309
#017522	INTEREST	
5917	Gen Oblig / HS Relocation	
591720	Interest On Bonds	198,350

591600	BAN INTEREST-\$5,142	
591723	FY 08 CIP	
591734	EST. GOB17 \$3,256,000	94,450
591725	SRF LOAN	3,621
591726	General Obligation 8.9 Mil	65,535
	MS BANS 1,950,666	
591727	GOB- 4,837,027.00	25,900
591733	GOB-12,044,500	340,469
591728	GOB: 16,425,667	418,950
591729	BAN-\$11,215,922	
591730	BAN: \$2,865,000	
	BAN-\$4,205,666.00	
New Account	GOB 2,305,000	95,428
#01752	INTEREST TOTAL	1,242,703
#019101	PENSION	
5172	Unemploy. Comp	50,000
5174	Disability	1,600
5175	Group Insurance	7,900,000
517901	Health Mitigation	
517701	Worc Cnty Ret	3,232,114
517702	NonContrib Ret	10,850
5178	Medicare	519,500
517801	Medicare Penalty	36,000
#019102		
5180	OPEB Actuarial	1,200
5304	Healthcare Audit	
5339	Wellness Initiative	1,000
#1910	PENSION TOTAL	11,752,264
	TOWN TOTAL	65,924,851

Article 4. I move that the Town Meeting approve the Five-Year Capital Improvement Plan for the Town Manager, Information Technology, Town Clerk, Planning, Police, Fire, Engineering, Fleet Maintenance Unit, Highway, Sewer, Cemetery, Senior Center/Elder Affairs, Library, Parks, Auburn Community Television and Schools as stated on pages 59 through 67 inclusive, of the Town of Auburn FY2020 Budget and Annual Town Meeting Warrant, and further to approve an appropriation of \$2,475,792.00 to fund the FY2020 Capital Improvement Program as specified on pages 58 through 67 under the column entitled “Finance Committee Recommendation”; and to raise said sums by borrowing, and appropriating the sum of \$1,103,792.00 from general fund revenues; \$25,000.00 from CIP Expendable Trust; \$300,000.00 from Stabilization; \$205,000.00 from Sewer Enterprise Retained Earnings. I also move that the Town Meeting authorize the borrowing of \$842,000.00 for a period of up to 10 years for the items as identified in the Five-Year Capital Improvement Plan *and any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws,*

thereby reducing the amount authorized to be borrowed to pay such costs by a like amount. I further move that, prior to purchase, all over the road vehicles shall be marked on both front door panels as “Property of the Town of Auburn for Official Use Only” and have a permanently affixed Town Seal and that the expenditure of funds so appropriated shall be under the direction of the Chief Procurement Officer of the Town or School Department.

By Kimberley A. Holstrom

Seconded by William J. Bylund

Vote on Article 4, unanimous in favor

Article 5. I move that the Town Meeting vote to approve Article 5 as printed in the warrant.

By Thomas J. Dufour

Seconded by Norman J. Bergeron

Vote on Article 5, unanimous in favor

Article 5. As printed in the warrant

To see if the Town Meeting will vote to authorize the Town Treasurer with the approval of the Board of Selectmen, to borrow money from time to time in anticipation of revenue to be received during the financial year beginning July 1, 2019 and ending June 30, 2020 and to issue a note or notes that may be given for a period of less than one year; or act on anything relative thereto.

Article 6. I move that the Town Meeting vote to approve Article 6 as printed in the warrant.

By Thomas J. Dufour

Seconded by Joseph Lyons, III

Vote on Article 6, majority in favor

Article 6. As printed in the warrant

To see if the Town Meeting will vote to authorize the Board of Selectmen to submit applications for any available State or Federal funds, including Department of Elder Affairs Formula Grant Funds, which funds the Board determines to be beneficial to the Town, and to authorize the expenditure of any money received as a result of said applications; or act on anything relative thereto.

Article 7. I move that the Town Meeting vote to approve Article 7 as printed in the warrant.

By Ellen M. Ethier

Seconded by Ralph D. Marois

Vote on Article 7, majority in favor

Article 7. As printed in the warrant

To see if the Town Meeting will vote to authorize the Board of Selectmen to sell at public auction, or by sealed bid, or at assessed value under special circumstances, any properties which the Town may have acquired or may hereafter acquire through tax title foreclosure proceedings and to sign, acknowledge and deliver in the name and under the seal of the Town deeds therefore; or act on anything relative thereto.

Article 8. I move that the Town Meeting vote to approve Article 8 as printed in the warrant.

By Ellen M. Ethier
Seconded by Charles A. Baker
Vote on Article 8, majority in favor

Article 8. As printed in the warrant
To see if the Town Meeting will vote to authorize the Town Treasurer to enter into compensatory balance agreements during fiscal year 2020 as permitted by Massachusetts General Laws, Chapter 44, Section 53F, or any other enabling statute; if voted this would permit the Treasurer to maintain specific sums of money and deposit in banks in return for banking services; or act on anything relative thereto.

Article 9. I move that the Town Meeting vote to approve Article 9 as printed in the warrant.
By Ellen M. Ethier
Seconded by Norman J. Bergeron
Vote on Article 9, majority in favor

Article 9. As printed in the warrant
To see if the Town Meeting will vote to establish or renew revolving funds for various town and school programs in accordance with Massachusetts General Laws Chapter 44, Section 53D and Massachusetts General Laws Chapter 71; or act on anything relative thereto.

Article 10. I move that the Town Meeting vote to approve Article 10 as printed in the warrant.
By Ellen M. Ethier
Seconded by Carolyn Vangel Corriveau
Vote on Article 10, majority in favor

Article 10. As printed in the warrant
To see if the Town Meeting will vote to authorize the Town Manager to enter into a contract or contracts with the Massachusetts Department of Transportation for the construction and maintenance of public Highways for the period commencing July 1, 2019, and ending June 30, 2020; or act on anything relative thereto.

Article 11. I move that the Town Meeting vote to approve Article 11 as printed in the warrant.
By Michael S. Boss
Seconded by Alan D. Cooper
Vote on Article 11, majority in favor

Article 11. As printed in the warrant
To see if the Town Meeting will vote to appropriate from available funds a sum of money if it becomes available from the Massachusetts Department of Transportation Chapter 90 Bond issue proceeds to be used for the repair and maintenance of Town roads in conformance with the Commonwealth General Laws; or act on anything relative thereto.

Article 12. I move that the Town Meeting vote to approve Article 12 as printed in the warrant.
By Carolyn Vangel Corriveau
Seconded by Deborah J. Kosik

Vote on Article 12, majority in favor

Article 12. As printed in the warrant

To see if the Town Meeting will vote to appropriate \$500,000.00 to the Other Post-Employment Benefits Liability Trust Fund; or act on anything relative thereto.

Article 13. I move that the Town Meeting vote to approve Article 13 as printed in the warrant.

By Carolyn Vangel Corriveau

Seconded by Gregory A. Bohling

Vote on Article 13, majority in favor

Article 13. As printed in the warrant

To see if the Town Meeting will vote to appropriate \$185,000.00 from Medicaid Receipts within the General Fund Revenues to the Auburn School Department Operating Budget for Fiscal Year 2020 to fund supplies and medical, therapeutic and educational services for significantly disabled special needs students as well as tuition and transportation to and from outside placements or within the District for special needs students; or act on anything relative thereto.

Article 14. I move that the Town Meeting vote to approve Article 14 as printed in the warrant.

By Carolyn Vangel Corriveau

Seconded by Michael S. Boss

Vote on Article 14, majority in favor

Article 14. As printed in the warrant

To see if the Town Meeting will vote to appropriate \$ 7,864.02, which is the interest earned by the Auburn High School Gymnasium Health and Recreational Trust Fund to offset School Department costs at Auburn High School in support of community health and recreational activities at Auburn High School gymnasium and related facilities and equipment; or act on anything relative thereto.

Article 15. I move that the Town Meeting vote to appropriate \$ 2,500, from McKinney-Vento Receipts within the General Fund Revenues to the Auburn School Department Operating Budget for Fiscal Year 2020 to fund transportation for students to and from school who have become homeless during the Fiscal Year.

By Gregoroy A. Bohling

Seconded by Joe Martin

Vote on Article 15, majority in favor

Article 16. I move that the Town Meeting vote to approve Article 16 as printed in the warrant.

By Deborah J. Valentine

Seconded by Ronald E. Prouty

Vote on Article 16, majority in favor

Article 16. As printed in the warrant

To see if the Town Meeting will vote regarding the following regularly required authorizations or actions under Massachusetts General Laws, Chapter 30B, Section 12. Authorize the Auburn Public School

Department, pursuant to Massachusetts General Law, Chapter 30B, Section 13, as amended, to enter into contracts in excess of three years' duration for school bus transportation, subject to appropriation and all other approvals as may be required by law regarding any such contract(s); or act on anything relative thereto.

Article 17. I move that the Town Meeting vote to approve Article 17 as printed in the warrant.

By Sarah B. Libby

Seconded by Amy Margaret J. Castellano

Vote on Article 17, majority in favor

Article 17. As printed in the warrant

To see if the Town Meeting will vote to accept Massachusetts General Law, Chapter 71, Section 71F, pertaining to Non-resident or Foster Care student tuition, which authorizes the Auburn Public School Department to accept and deposit with the Town Treasurer into a separate account, such tuition payments for non-resident students and state reimbursements for foster care children, which then may be expended by the School Committee without further appropriation for expenses incurred in providing education for such students; or act on anything relative thereto.

Article 18. I move that the Town Meeting vote to approve Article 18 as printed in the warrant.

By Robert W. Moffatt

Seconded by Charlie A. Baker

Vote on Article 18, unanimous in favor

Article 18. As printed in the warrant

To see if the Town Meeting will vote to re-purpose CIP funds by amending Article 15 of the May 1, 2018 Town Meeting, Pakachoag Building Rehab, (Acct. #302017-581752) as follows: Authorize the amount of \$127,685.00 to be used for purposes of removing the Underground Oil Tank at Swanson Road Intermediate School, 10 Swanson Road; or act on anything relative thereto.

Article 19. I move that the Town Meeting vote to approve Article 19 as printed in the warrant.

By Deborah J. Kosik

Seconded by Gregory A. Bohling

Vote on Article 19, unanimous in favor

Article 19. As printed in the warrant

To see if the Town Meeting will vote to re-purpose CIP funds by amending Article 4 of the May 2017 Town Meeting, Pakachoag Building Rehab, (Acct. #302018-581840) in the amount of \$193,000.00 as follows: first, authorize the amount of \$60,000.00 to remain, but be re-purposed for univent upgrades at Pakachoag; next, authorize \$55,000.00 to be used for purchase of a Multi-Function School Activity Bus, for use by the District; and finally, authorize the amount of \$78,000.00 to be used for purposes of removing the Underground Oil Tank at Swanson Road Intermediate School; or act on anything relative thereto.

Article 20. I move that the Town Meeting vote to approve Article 20 as printed in the warrant.

By Raffi P. Vartabedian

Seconded by Thomas J. Dufour

Vote on Article 20, majority in favor

Article 20. As printed in the warrant

To see if the Town Meeting will vote to appropriate \$46,000.00 from general fund revenues for the care and maintenance of the Mary D. Stone School building and the Julia Bancroft School building; or act on anything relative thereto.

Article 21. I move that the Town Meeting vote to approve Article 21 as printed in the warrant.

By Carla N. Morano

Seconded by Gregory A. Bohling

Vote on Article 21, majority in favor

Article 21. As printed in the warrant

To see if the Town Meeting will vote to appropriate the sum of \$200,000.00 from Community Access Enterprise Retained Earnings for the reconstruction/renovation of the Camp Gleason Meeting Hall for government meeting and community related activities; or act on anything relative thereto.

Article 22. I move that the Town Meeting vote to approve Article 22 as printed in the warrant.

By Rocco J. Morano

Seconded by Ronald E. Prouty

Vote on Article 22, majority in favor

Article 22. As printed in the warrant

To see if the Town Meeting will vote to appropriate \$33,000.00 from general fund revenues for the purchase of a new hosted email solution for the Town of Auburn; or act on anything relative thereto.

Article 23. I move that the Town Meeting vote to approve Article 23 as printed in the warrant.

By Joseph E. Richards

Seconded by Gregory A. Bohling

Vote on Article 23, majority in favor

Article 23. As printed in the warrant

To see if the Town Meeting will vote to adjust the factors for the property tax exemption for senior citizens under Massachusetts General Laws Chapter 59, Section 5, Clause 41C as amended by Chapter 184 §51 of the Acts of 2002, by reducing the requisite age of eligibility to 65; Increasing the gross receipts limit if married to \$30,000 and whole estate limit to \$55,000; and increasing the gross receipts and whole estate limits by an amount equal to the consumer price index each year as determined by the Massachusetts Department of Revenue; to be effective for exemptions granted for any fiscal year beginning on or after July 1, 2019; or act on anything relative thereto.

Article 24. I move that the Town Meeting vote to approve Article 24 as printed in the warrant.

By J. Laurence Ciccolo

Seconded by Mark Maass

Vote on Article 24, majority in favor

Article 24. As printed in the warrant

To see if the Town Meeting will vote to adjust the factors for the property tax exemption for senior citizens under Massachusetts General Laws Chapter 59, Section 5, Clause 41C as amended by Chapter 184 §51 of the Acts of 2002, by increasing either or both of the amounts contained in the first sentence of this clause, by up to 40 percent thereto. To be effective for exemptions granted for any fiscal year beginning on or after July 1, 2019; or act on anything relative thereto.

Article 25. I move that the Town Meeting vote to approve Article 25 as printed in the warrant.

By Jeffrey P. Murray

Seconded by Carolyn Vangel Corriveau

Vote on Article 25, majority in favor

Article 25. As printed in the warrant

To see if the Town Meeting will vote to appropriate \$53,000.00 from Overlay Surplus for miscellaneous building facility improvements:

Capital Improvements

Remodel 1st floor bathrooms at the Town Hall \$18,000.00

DPW Building improvements \$10,000.00

Town Hall Records Management Upgrade \$20,000.00

Contingency \$ 5,000.00

; or act on anything relative thereto.

Article 26. I move that the Town Meeting vote to approve Article 26 as printed in the warrant.

By Jeffrey P. Murray

Seconded by Thomas J. Dufour

Vote on Article 26, was in favor, 74 YES 6 NO

Article 26. As printed in the warrant

To see if the Town Meeting will vote to authorize the borrowing of \$1.2M to fund non-participating roadway enhancements and right of way costs associated with the MassDOT Auburn Street Reconstruction Project; or act on anything relative thereto.

Article 27. I move that the Town Meeting vote to approve Article 27 as printed in the warrant.

By Jeffrey P. Murray

Seconded by Kristen Marie Pappas

Charlie Baker made a motion to move the question.

Seconded by Joe Martin

Vote on Article 27, unanimous in favor

Vote on Article 27, was in favor, 76 YES 2 NO

Article 27. As printed in the warrant

To see if the Town Meeting will vote to authorize \$2,200,000.00 to be borrowed to install an emergency force main bypass under Route 20 to serve as an emergency means of pumping wastewater from the Pinrock Road pump station to the Upper Blackstone treatment plant; or act on anything relative thereto.

Article 28. I move that the Town Meeting vote to approve Article 28 as printed in the warrant.

By Brent J. Andersen

Seconded by Ronald Prouty

Vote on Article 28, majority in favor

Article 28. As printed in the warrant

To see if the Town Meeting will vote to appropriate \$220,000.00 to be funded through Sewer Retained Earnings to perform flow monitoring to comply with DEP's 314 CMR 12.04 Operations Infiltration and Inflow Analysis; or act on anything relative thereto.

Article 29. I move that the Town Meeting vote to approve Article 29 as printed in the warrant.

By Roberta M. Baker

Seconded by Gregory A. Bohling

Vote on Article 29, majority in favor

Article 29. As printed in the warrant

To see if the Town Meeting will vote to authorize the Board of Selectmen to submit legislation to amend the Acts of 1963 Chapter 708; or act on anything relative thereto.

Article 30. I move that the Town Meeting vote to approve Article 30 as printed in the warrant.

By Jeffrey R. LaBonte

Seconded by Joseph Lyons, III

Vote on Article 30, majority in favor

Article 30. As printed in the warrant

To see if the Town Meeting will vote to abandon the permanent and temporary sewer easements identified as PE-26 and TE-21 on a plan recorded at the Worcester District Registry of Deeds in Plan Book 352, Plan 56, and to accept in place thereof a permanent 30' wide sewer easement granted to the Town of Auburn by Acorn Allocations, LLC a Massachusetts limited liability company with a principal place of business at 714 Main Street, Shrewsbury, Massachusetts, said easement being a portion of the premises conveyed by the Town of Auburn to Acorn Allocations, LLC by a deed recorded in the Worcester District Registry of Deeds in Book 56606, Page 308 and shown on a plan prepared by Thompson-Liston Associates, Inc. dated May 30, 2018 and available for inspection and review in the Auburn Town Clerk's Office and with the Grantor responsible for payment of any and all costs, including recording fees, associated therewith; or act on anything relative thereto.

Article 31. I move that the Town Meeting vote to approve Article 31 as printed in the warrant.

By Maryellen G. Paquette

Seconded by James M. Stolberg, Jr.

Vote on Article 31, majority in favor

Article 31. As printed in the warrant

To see if the Town Meeting will vote to appropriate \$23,000.00 from the Ambulance Reserve from Appropriations account for the purpose of providing cancer screenings for members of the Fire Rescue Department; or act on anything relative thereto.

Article 32. I move that the Town Meeting vote to approve Article 32 as printed in the warrant.

By Erik Berg

Seconded by Sarah Beth Libby

Vote on Article 32, was in favor 73 YES, 1 NO

Article 32. As printed in the warrant

To see if the Town will vote to amend the Auburn Zoning Bylaw so as to establish a new Zoning District, "Drury Square Village District" by inserting a new Section 12, with associated revisions:

Item #1: Drury Square Village District

Section 12 – Drury Square Village District

12.1 Purpose and Intent:

- A.** The Town of Auburn finds that the revitalization of Drury Square will enhance and strengthen the traditional New England character of the Town. It will also benefit the general health and welfare of our residents by fulfilling existing housing, transportation, and employment needs, protect the environment, and encourage economic development in Town consistent with the community's goals. The purpose of this district is to create a walkable, mixed-use development including retail, office, service, and residential uses. Therefore, the Town of Auburn implements this bylaw and designates the Drury Square Village District to encourage economic and residential growth, to restore the historic character of the Town, to be environmentally sensitive, and to encourage the distinct character of a Town Center.
- B.** The purpose of the Drury Square Village District is to promote:
- A variety, balance and appropriate density of commercial, retail, civic, and residential uses to promote a vibrant Town Center.
 - Economic development while remaining sensitive to environmental and surrounding residential area impacts.
 - The restoration of historic development patterns in designated village center to create attractive, walkable neighborhood.
 - Protection of ground and surface waters.
 - Building reuse and appropriate infill development.
 - Mixed uses within the same structure, particularly incorporating residential with non-residential units.
 - First floor retail space.

- Innovative and sustainable building and site design.
- Integrated physical design and synergies between uses.
- Restoration of historic character of Goddard Park.
- A pedestrian and bicycle friendly environment.
- More efficient and accessible parking facilities.
- The reduction of greenhouse gas emissions.
- Maintenance of a consistently high level of design quality throughout the district.
- Protection of riparian areas, and open space.
- Incentives to develop larger parcels at higher densities in a coordinated, planned approach.
- Mixed Use facilities are encouraged, particularly incorporating residential with non-residential use.

12.2 District Boundaries

The boundaries of the Drury Square Village District are displayed on the Drury Square Village District Map on file with the Town Clerk and dated 2/1/19.

12.3 Authority

The Planning Board shall act as the administering authority for any Site Plan Approval associated with the Town of Auburn Zoning Bylaw, Section 9.4. The Planning Board shall also serve as the Special Permit Granting Authority for any use that requires a Special Permit in the Drury Square Village District (**hereinafter referred to as "DSVD"**), and any applicant seeking a DSVD Special Permit subject to Section 12.12 of this bylaw.

12.4 Applicability and Severability

The regulations within this section shall apply to those lots located in whole or part within the DSVD. The regulations established herein shall be considered controlling wherein they should be found in conflict with other sections of this bylaw. The invalidity of any section or provision of this bylaw, or its application to any development proposal, shall not invalidate any other section, provision, or application of this bylaw.

12.5 Definitions:

Civic Use: A land use that provides a public, cultural, or institutional benefit to the community. Specific uses may include, but shall not be limited to, government offices, religious institutions, educational institutions, and medical facilities (not including veterinary operations). For the purposes of this bylaw, civic uses shall not include open space as defined below.

Floor Area, Gross: The sum of the gross horizontal area of the several floors of a building measured from the exterior face of exterior walls or, from the centerline of a wall separated two buildings but not including interior parking spaces, loading space for motor vehicles or any space where the floor to ceiling height is less

than six feet.

Inn: Any building or group of buildings in which there are more than three and up to 12 guest rooms, used for the purpose of offering public lodging on a day-to-day basis. The entrance to the bedrooms is made through a lobby or other common room. Meals may be offered to the general public for compensation.

Live-Work Space: A dwelling unit in which up to 50% of the floor area is used for the production, showing and sale of art or handcrafted artisan crafts.

Mixed Use: A combination of residential and commercial uses, arranged vertically (in multiple stories of buildings), or horizontally (adjacent to one another in one or more buildings within a lot).

Mixed-Use Structure: A single building designed to encourage a diversity of compatible land uses which include a mixture of two or more of the following uses: residential, office, retail, or personal services, with the ground floor used primarily as a non-residential use.

Motel: A building (or group of buildings) containing living or sleeping accommodations used only for transient occupancy. Access to and from each room is through an exterior door.

Multi-Family dwelling: A building or planned development with buildings containing three or more dwelling units, including units that are located over one another. Note that multi-family buildings include garden apartments and high-rise apartment buildings.

Open Space: Parcels of undeveloped land set aside for public use as part of a coordinated site development process that is accessible to the public.

Personal Services: Services for everyday affairs including barber shops, beauty salons, laundrettes, dry cleaning, shoe repair and other similar service businesses.

Redevelopment: The process of developing a parcel, building or structure differently; to rebuild or restore a parcel, building or structure.

Transparency: The amount of transparent space that occupies a building façade including standard street level windows and doorway windows.

12.6 Use Provisions

- A. The following uses shall be allowed by right subject to any Site Plan Approval requirements listed in Section 9.4 of the Town of Auburn Zoning Bylaw. Lots may contain more than one principal use in addition to accessory uses.
 - i. Mixed Use Structure with residential dwelling units, above non-residential use, subject to dimensional and density provisions required in Section 12.7

- ii. Cafés, Restaurants, Taverns or other establishment providing food and beverage within a building. Drive-thrus are not permitted, as indicated in Section 12.6.C.
- iii. Art Galleries, Artisan shop, Jewelry Makers, or Handicrafts
- iv. Grocery Stores.
- v. Business offices, including real estate, insurance, or professional offices
- vi. Retail Sales and Services limited in size to no greater than 10,000 sq. ft. in gross floor area per business use
- vii. Personal Services, such as barber or beauty shops and shoe repair shops
- viii. Outdoor seating associated with Restaurants or cafes uses, subject to applicable licensing requirements.
- ix. Live-Work space
- x. Civic uses.
- xi. Financial services, except the use of drive-up windows
- xii. Playgrounds
- xiii. Assembly Halls
- xiv. Inns, bed and breakfasts of up to (12) rooms that provide overnight accommodations and meals provided to transient individuals for compensation.
- xv. Parking, biking, and pedestrian facilities

B. The following uses are allowed with the issuance of a Special Permit from the Planning Board pursuant to the procedures outlined in Section 9.3 of the Town of Auburn Zoning Bylaw and are subject to the dimensional and density requirements of Section 12.7.

- i. Multi Family Dwelling Units (a maximum of 3 dwelling units)
- ii. Apartment Complexes (a maximum of 6 dwelling units)
- iii. Assisted Living Units.
- iv. Movie House (maximum two screens)
- v. Liquor Store.
- vi. Outdoor Markets subject to applicable licensing requirements.
- vii. Indoor Recreational or Amusement Facilities.
 - viii. Veterinary care.
 - ix. Restaurant uses primarily engaged in the sale, dispensing or serving of food, refreshments or beverages for consumption off the premises.
 - x. Restaurant uses that feature indoor live music as a complement to its normal operation, subject to applicable licensing requirements.
- xi. Pharmacies/Compounding Center
- xii. Medical or dental center
- xiii. Fitness Centers
- xiv. Funeral Homes
- xv. Tattoo or body piercing services

C. Prohibited Uses

In addition to the following uses, any other use not listed as permitted above in Section 12.6.A or Section

12.6.B shall be considered to be prohibited:

- i. Single Use Residential (only residential use)
- ii. Two-family residential (only residential use)
- iii. One-story buildings.
- iv. Retail or service operations with more than [ten thousand (10,000) square feet] of gross floor area on any individual floor.
- v. Drive-through restaurants, cafes and taverns or other establishment providing food and beverage within a building.
- vi. Stand-alone fast food establishments.
- vii. Auto related uses, such as car washes, auto detail/repair/sales and gas stations.
- viii. Adult entertainment uses.
- ix. Bulk storage or Self-storage facilities
- x. Animal kennels
- xi. Gaming or gambling facilities
- xii. Motel

12.7 Dimensional and Density Requirements

Any new development or redevelopment projects in the DSVD shall be subject to the dimensional and density requirements of this Section 12.7, unless Special Permit approval is obtained under Section 12.12 that will allow for reduced frontage.

- A. Front Yard Setbacks: Front Yard Setbacks for non residential or mixed use buildings shall fall within the range of zero (0) to ten (10) feet, unless approved by the Planning Board in accordance with Section B and C below, and shall be subject to the site design standards in Section 12.11.
- B. Additional Setback Considerations: New structures shall not be set back more than 10 feet or more than the average of the front yard setbacks of existing buildings on the abutting lots on each side, whichever is less.
- C. Each request to develop (*a property / new building*) in this district may request that the Planning Board provide individual consideration in regards to setbacks and other dimensional requirements of said development or redevelopment to ensure that infill and replacement dwellings are compatible with the dimension of the adjacent dwellings, the block and the neighborhood.
- D. Height Limitations: Building height shall not exceed thirty-five feet (35') and no building shall have more than three (3) stories.
- E. There shall be a minimum of twenty feet (20') natural buffer of vegetation supplemented by evergreen trees and landscaped berms from the abutting residential district.
- F. The road frontage requirements shall be fifty feet (50') at the front lot line. This measurement shall be at the front property line.
- G. Public space or an open square for outdoor activities, including pedestrian walkways shall be provided.
- H. There shall be no minimum lot size
- I. Mixed-Use Residential Density
 - i. Dwelling unit density of a maximum of eight (8) units per acre for mixed use structures, subject to the provisions of this Section 12, Site Plan Approval requirements of Section 9.4

of the Town of Auburn Zoning Bylaw and Section 11, Landscaping Requirements of the Town of Auburn Zoning Bylaw. For purposes of calculating gross density, areas subject to the Wetlands Protection Act, G.L. c.131, Section 40, shall be excluded from the total area of the parcel.

- ii. Setbacks for Residential Uses (exclusive): There shall be no front, side, or rear setback requirements.

12.8 Parking, Loading, Bicycle and Snow Storage Requirements:

A. Parking and Loading: All non-residential uses in the DSVD shall provide parking and loading facilities in compliance with Sections 6.1, 6.4, 6.5, and 6.6 of Parking Standards of the Town of Auburn Zoning Bylaws and the following requirements:

- i. One parking space shall be provided for every three hundred and fifty (350) square feet of non-residential space. This requirement may be increased, at the discretion of the Planning Board, to one parking space per six hundred (600) square feet, in the event that two or more abutting properties create a shared parking lot. Shared parking lots also must meet the requirements of Section 12.8.A.iii below.
- ii. In determining the appropriate number of parking spaces required, the Planning Board shall give consideration to the hours of usage of the proposed use/structure, the opinion of municipal staff or consultants as to the adequacy or inadequacy of parking spaces within the specific area of the proposed use/structure, and other relevant information in determining the need for additional parking for motor vehicles.
- iii. As part of a Site Plan Approval or Special Permit process within the DSVD, the applicant may request reductions to minimum requirements or alternative methods for meeting the required parking. Available innovative parking strategies include:

a. Shared On Site Parking

- 1) Non competing Uses. In mixed use developments, applicants may propose a reduction in parking requirements based on an analysis of peak demands for noncompeting uses. Up to 50% of the requirements for the predominant use may be waived by the Planning Board if the applicant can demonstrate that the peak demands for two uses do not overlap.
- 2) Competing Uses. In mixed use developments, applicants may propose a reduction in parking requirements where peak demands do overlap. In these cases, the Planning Board may reduce the parking requirements of the predominant use by up to 25%.

b. Off Site Parking. Required parking for uses in the DSVD may be provided off-site under the following conditions:

- 1) A covenant or easement between property owners shall be presented in advance of final approval or may be required as part of a conditional approval before any certificate of occupancy is issued.
- 2) Off-site parking shall be within 1,000 feet of the front entrance of the use it is proposed to serve as measured along an easily accessible and well-lit pedestrian pathway. In order to satisfy this requirement, an applicant may propose improvements to existing pedestrian access within the permitting process, with any such improvements completed prior to issuance of certificate of occupancy.

iv. Parking areas shall be designed in accordance with the DSVD Design Guidelines, the requirements of this Section 12.8 and Section 11 (Landscaping, Buffering and Screening) of the Town of Auburn Zoning Bylaw.

v. Parking facilities should be screened from the streetscape with landscaping. The parking facilities serving commercial, institutional, and mixed use lots with more than five contiguous spaces or more than one row of parking spaces should be bordered by landscaped buffers. The landscaped buffers should be maintained in good condition and should utilize plantings that are attractive in all seasons.

vi. Lighting for parking should not be cast onto neighboring properties and should be reduced to security lighting 30 minutes after close of business. Photometric plans shall be provided to the Planning Board as proof of evidence of complying with this requirement.

B. Bicycle Parking

Bicycle parking shall be provided for all new developments and redevelopments. Where feasible, at least two bicycle parking or storage spaces shall be created for each commercial use within the site. Bicycle parking or storage spaces shall be located as close as possible to the building entrance(s). Any property owner required to have bicycle parking may elect to establish a shared bicycle parking facility with any other property owner within the same block to meet these requirements.

C. Snow storage

Snow storage shall be provided for all developments and redevelopments. The applicant shall provide locations of where snow will be stored on site plans so as to ensure the parking lot(s) is/are designed to accommodate snow storage and simultaneously contain the required number of parking spaces required by Section 12.8 of this Bylaw.

12.9 Landscaping: All buildings located in the DSVD shall comply with Section 11 (Landscaping, Buffering and Screening) of the Town of Auburn Zoning Bylaw with the following stipulation:

- A. The placement of buffer zones between properties, as described in Section 11.3 of the Town of Auburn Zoning Bylaw, shall be at the discretion of the Planning Board in the DSVD and shall be implemented into the Site Plan Approval process.

12.10 Signs: Signs must comply with Section 7 of the Town of Auburn Zoning Bylaw, with the following exceptions:

- A. Projecting signs shall be allowed by right. Plans from a professional engineer from the Commonwealth of Massachusetts or a registered architect from the Commonwealth of Massachusetts bearing their professional stamp must be filed with the building permit application for these signs.
- B. All signs shall be illuminated externally from the front. Back lighting of signs shall not be used. Internal illumination shall be prohibited under all circumstances.
- C. Neon, animated, flashing signs, moving signs, and roof signs shall be prohibited.
- D. Window and door signs shall not conceal more than 25% (thirty percent) of the total area of the windows and doors on a building façade that an individual business occupies.
- E. Sandwich board signs shall be allowed, during business hours, with a sign permit from the Inspector of Buildings.
- F. Signs may only be incorporated into the skirt of awnings and not on the primary angled surface.
- G. Second story signage is prohibited.
- H. Allowable sign size shall be as follows:
 - i. Wall signs shall not exceed sixteen (16) square feet.
 - ii. Projecting signs shall not exceed six (6) square feet and shall be, at a minimum, ten (10) feet above the finished sidewalk.
 - iii. The Address number portion of the sign shall not exceed two (2) square feet. This shall not be subtracted from the sign's allowed square footage.

12.11 Site Design: The Planning Board shall have the authority to adopt from time to time suitable regulations, as referenced in Section 9 of the Town of Auburn Zoning Bylaw, to specify design guidelines within the DSVD. Such design guidelines may include regulation of building form and features, architectural details, and historic buildings.

- Parking shall be located in the rear of buildings.
- Street level frontage shall be devoted to entrances, shop windows or other displays.
- It is especially desirable for buildings to be oriented toward the street instead of parking lots.
- Clear pedestrian pathways shall be provided between buildings on the same lot and between buildings on adjacent lots to ensure a continuous pedestrian pathway throughout the district.
- Where residential neighborhoods abut commercial, office or mixed use developments, appropriate transitional feature shall be used and may include landscaping, open space or parks, or streets with clearly designated pedestrian features.

- Primary entrances to proposed and existing buildings are situated on pedestrian amenities (e.g., sidewalks, plazas or open space) with a minimum width of 10 feet.
- Setbacks are consistent with the fabric of the existing street and do not preclude pedestrian access.
- Adequate access for loading and emergency vehicles is maintained on one side of the building.
- Adequate natural lighting and air circulation for business and residents is maintained.
- Garbage dumpsters should be enclosed by opaque fencing which should be kept closed except when being serviced.

12.12 DSVD Special Permit:

Applicants may apply for, and the Planning Board may grant, a DSVD Special Permit subject to the following provisions.

- A. Purpose:** In addition to those purposes listed in Section 1 of this bylaw, the purpose of a DSVD Special Permit is to provide the opportunity to develop coordinated mixed use developments that include a diverse use profile and act as centers of commerce and activity within the district.
- B. Eligibility:** To be eligible to apply for a DSVD Special Permit, the site must contain a minimum of 10,000 sq. ft. of contiguous buildable land. For the purposes of this bylaw, land may be considered contiguous if it is separated by a road or by public open space that does not separate parcels in common ownership by more than two hundred (200) feet;
- C. Use Profile:** An applicant for a DSVD Special Permit shall restrict the development to a specific general use profile that complies with the parameters listed below. The area of a particular use, other than public open space, shall be determined by dividing its Gross Floor Area (GFA) by the total GFA in the development. The Planning Board shall include continued compliance with the proposed use profile as a condition of any Special Permit granted under this Section of the Bylaw.
 - 1) For mixed use structures, there shall be no residential uses allowed on the ground floor, as an element important to overall site design.
 - 2) Residential uses shall comprise no more than [seventy percent (70%)] of the development unless approved by the planning board as an element important to overall site design; and
 - 3) Office uses shall comprise no more than [forty percent (40%)] of the development unless approved by the planning board as an element important to overall site design; and
 - 4) Retail uses shall comprise no more than [forty percent (40%)] of the development unless approved by the planning board as an element important to overall site design; and
 - 5) Service industry uses shall comprise no more than [thirty percent (30%)] of the development unless approved by the planning board as an element important to overall site design.

- 6) The proposed development or redevelopment shall design at least [five percent (5%)] of the site as suburban open space accessible to the public. Such suburban open space shall be designed in accordance with Section 12.12.E (2) c-d; and 12.12.F1-2 which addresses open space design.

D. Frontage: As part of a DSVD Special Permit application, the Planning Board may allow frontage as low as twenty (20) feet.

E. Additional Standards: In addition to complying with Section 12.7 through 12.12 referenced in this bylaw, applications for a DSVD Special Permit shall also meet the following standards:

1) Buildings

Newly constructed building façades for non residential use shall have a transparency of at least twenty five percent (25%).

2) Site Design

- a. Buildings shall be arranged in a manner that optimizes the ability of residents and consumers to access public spaces and pedestrian amenities;
- b. Buildings shall be oriented toward each other in a way that minimizes conflicts between pedestrians and automobiles; Setback provisions in accordance with Section 12.7 shall also be given due consideration.
- c. Open space shall be designed as a public gathering place. Arcades, courtyards, parks, greens or other common areas shall be located in a manner that connects buildings to each other and to public sidewalks without interruption from parking areas or automobile travel lanes to the greatest practicable extent;
- d. Features that may be used to create open space areas acceptable to the Planning Board may include, without limitation, fixed benches, fixed tables, fountains, pathways, bikeways, bicycle racks, period lighting, shade trees, perennial gardens, picnic areas, and/or trash receptacles;
- e. All lighting shall be ornamental street lighting consistent with Auburn Street with the approval of the DPW director.

F. Open Space Ownership and Maintenance: As a condition of a DSVD Special Permit, the Planning Board shall require an applicant to:

1. document ownership of open space within the proposed development; and
2. provide a detailed maintenance schedule to ensure the long term care of open space areas.

G. Application Process and Requirements: Applicants for a DSVD Special Permit shall comply with the Special Permit Procedures outlined in Section 9.3 Special Permit of the Town of Auburn Zoning Bylaw and shall provide all applicable information for Site Plan Approval pursuant to Section 9.4 of the Town of Auburn Zoning Bylaw.

H. Decision: The Planning Board may approve an application for a DSVD Special Permit with conditions specified in this bylaw pursuant to the following criteria, in addition to the Special Permit criteria identified in Section 9.3.5 of the Town of Auburn Zoning Bylaw:

- i. Proposed development is consistent with the purposes listed in Section 1 and Section 12.12.A of this bylaw;
- ii. All applicable standards for use, parking and dimensional requirements are met;
- iii. All applicable design standards listed in Section 11 are met;
- iv. All applicable additional design standards listed in Section 12.12.E are met;
- v. Where multiple structures are proposed, the site design reflects a thoughtful arrangement of elements that will facilitate the movement of pedestrians between structures through the use of sidewalks, internal walkways, alleys or open space features as required in Section 12.12.E;
- vi. The applicant shall ensure that the use profile within the development shall permanently comply with those restrictions listed in Section 12.12.C; and
- vii. The applicant shall ensure that the required open space within a proposed development shall be adequately maintained.

Item #2:

Amend Section 2.1 – Classification of Districts of the Zoning Bylaw to add a new business district listing, entitled "DSVD – Drury Square Village District" so as to read as follows:

Business Districts:

LB – Local Business

HB – Highway Business

DSVD – Drury Square Village District

Item #3:

Amend Section 9.6.1 of the Zoning Bylaw – to include the Planning Board to be the special permit granting authority for uses requiring special permits within the Drury Square Village District so as to read as follows (new language appears in italics and is underlined):

9.6.1 The Planning Board is the Special Permit Granting Authority for mall or other multiple business/service/commercial in a Highway Business or Local Business district, Open Space Residential Development, Mixed Use Development, Earth Removal, hammerhead lots, Registered Marijuana Dispensaries (RMDs), *Drury Square Village District*, relief from the Schedule of Parking Uses in Section 6 in the case of a Regional Mall, and relief from the maximum height requirements in Table 1 under Section 5.4 for parking decks and garages in the case of a Regional Mall.(10/18/2016)

Item #4:

Amend Section 3.1 of the Zoning Bylaw, Provisions for Table of Principal Uses and Principal Use Definitions, to add a new column to include the Drury Square Village District so as to read as follows (new language appears in italics and is underlined):

Section	Land Use Classification	Standards and Conditions	Zoning Districts												
			RA	RB	RC	RR	RO	LB	HB	GI	IA	IP	OS	RM	DSVD
3.2.1	EXTENSIVE USES														
3.2.1.0	Forestry and the harvesting of forest products		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SP	N
3.2.1.1	Orchard, market garden, nursery, or other use of land for commercial agricultural production		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SP	N
3.2.1.2	Commercial greenhouse; salesroom or stand for the sale of nursery, garden, or other agricultural produce (including articles of home manufacture from such produce)	The major portion of produce or articles to be sold shall be raised on the premises or made from produce so raised.	N	N	Y	Y	N	Y	Y	N	N	N	N		N
3.2.1.3	Commercial poultry or livestock, farm, raising of pets for gainful purposes	Provided the lot is greater than 5 acres.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		N
3.2.1.4	Reservation, wildlife preserve, or other conservation use		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		N
3.2.1.5	Country club, organized camp, sporting grounds, other predominantly outdoor recreational use	Not to be conducted as a gainful business.	Y	Y	Y	Y	N	N	N	N	N	N	N		N

Section	Land Use Classification	Standards and Conditions	Zoning Districts													
			RA	RB	RC	RR	RO	LB	HB	GI	IA	IP	OS	RM	DSVD	
3.2.1.6	Commercial camping, hunting, fishing or ski	Any structure shall be entirely incidental to the operation of the outdoor recreation activities.	N	N	SP	SP	N	N	N	N	N	N	N	N		
	grounds, commercial golf course or riding academy														N	
3.2.2	RESIDENTIAL USES	There shall only be one principal structure per lot See Section 4.2 for Open Space Residential Development.														
3.2.2.0	One family detached dwelling		Y	Y	Y	Y	Y	Y	SP	N	N	N	N	SP	N	
3.2.2.1	Two family detached dwelling		SP	SP	SP	SP	SP	SP A	N	N	N	N	N	SP	N	
3.2.2.2	Town House	3.2.2.1.1	See Section 9.3 for SPGA													
		3.2.2.2.1	Each building shall have no fewer than 3 nor more 12 dwelling units													
		3.2.2.2.2	The building(s) shall be connected with the public sewer system prior to occupancy.	SP	SP	N	N	SP A	N	N	N	N	N	SP	SP	
		3.2.2.2.3	The maximum number of units per structure in the R0 district shall be four (4).													

Section	Land Use Classification	Standards and Conditions		Zoning Districts													
				RA	RB	RC	RR	RO	LB	HB	GI	IA	IP	OS	RM	DSVD	
3.2.2.3	Apartments	3.2.2.3.1	Each building shall have no fewer than 3 nor more than 12 dwelling units, however, the maximum number of units per building in the RO district shall be (four) 4.	SP	SP	N	N	SP A	SP	SP	N	N	N	SP		SP	
		3.2.2.3.2	Each building shall be connected to the public sewer system prior to occupancy.														
		3.2.3.3.3	Special Permits for apartments in the HB district will not be allowed except in the mixed use overlay.														
3.2.2.4	Converted dwelling	The building shall be connected with the public sewer system. All lot area and area and yard requirements and all parking regulations shall be met.		SP	SP	SP	SP	SP	SP	N	N	N	N	SP		N	
3.2.2.5	Combined business and dwelling			N	N	N	N	SP A	SP	SP	N	N	N	N		SPA	

Section	Land Use Classification	Standards and Conditions	Zoning Districts												
			RA	RB	RC	RR	RO	LB	HB	GI	IA	IP	OS	RM	DSVD
3.2.2.6	Congregate housing for the elderly and handicapped	The minimum lot area shall be 12,000 sq. ft. or 1,000 sq. ft. multiplied by the number of sleeping rooms, whichever is greater. The building shall be connected with the public sewer system prior to occupancy. A minimum parcel size of 5 acres in Residential districts is required.	SP	SP	SP	SP	SP A	SP	SP	N	N	N	N		N
3.2.2.7	Lodging, boarding house or "bed and breakfast" house	The building shall be connected to the public sewer system prior to occupancy. This does not apply to up to four paying guests in an established dwelling unit.	N	N	N	N	N	SP	N	N	N	N	N		SPA
3.2.2.8	Mobile home parks		N	N	N	N	N	N	N	N	N	N	N		N
3.2.2.9	Mobile homes		N	N	N	N	N	N	N	N	N	N	N		N
3.2.2.10	Accessory Apartment		SP	SP	SP	SP	SP	N	N	N	N	N	N	N	N
3.2.3	INSTITUTIONAL USES														
3.2.3.0	Non-profit educational institution, including any educational use on land owned or leased by the Commonwealth or any of its agencies, subdivisions, or bodies politic, or by a religious sect or denomination		SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP A	SPA
3.2.3.1	Kindergarten, day nursery, childcare, or other agency for the day care of children, or cultural school for the arts		SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP A	N
3.2.3.1.1	Family day care, the licensed care of six children or less in a person's		SP A	SP A	SP A	SP A	N	N	N	N	N	N	N		N

Section	Land Use Classification	Standards and Conditions	Zoning Districts												
			RA	RB	RC	RR	RO	LB	HB	GI	IA	IP	OS	RM	DSVD
	own home														
3.2.3.2	Trade, professional, or other school conducted as a gainful business		N	N	N	N	N	N	SP A	SP A	N	N	N	N	N
3.2.3.3	Church or other place of worship, parish house, rectory, or convent		SP A	SP A	SP A	SP A	N	SP A	SP A	N	N	N	N	N	N
3.2.3.4	Library or museum not conducted as a gainful business		SP A	SP A	SP A	SP A	N	SP A	SP A	N	N	N	N	N	SPA
3.2.3.5	Public park, playground or other public recreation facility		SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP A	SPA
3.2.3.6	Hospital, sanitarium, nursing, rest or convalescent home, orphanage or other philanthropic or charitable institution		SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	N	N
3.2.3.7	Cemetery		SP	SP	SP	SP	N	N	N	N	N	N	N	N	N
3.2.3.8	Private lodge or club	Operated for members or employees only where the chief activity is one not conducted as a gainful business.	SP	SP	SP	SP	SP	SP	SP A	SP A	N	N	N	N	N
3.2.4	GOVERNMENTAL AND PUBLIC SERVICE USES	GOVERNMENTAL AND PUBLIC SERVICE USES													
3.2.4.0	Telephone exchange, transformer station, radio or TV station or broadcasting facility, railroad or bus depot	Excluding any office, storage or repair unless otherwise allowed by the regulations of the district. Transmission towers of a type greater than 35' in height are excluded.	SP	SP	SP	SP	SP	SP	SP	SP A	SP A	SP A	SP A	SP	N
3.2.4.1	Airport or heliport	A 200' buffer zone between this use and surrounding uses is required.	N	N	N	SP	N	N	N	N	N	N	SP	N	N

Section	Land Use Classification	Standards and Conditions	Zoning Districts													
			RA	RB	RC	RR	RO	LB	HB	GI	IA	IP	OS	RM	DSVD	
3.2.4.2	Governmental administration building; fire or police station		SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP A	N		SPA
3.2.4.3	Reservoir, pumping station, sewage treatment plant, or water supply use		SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP A	SP		SPA
3.2.4.4	Other governmental use not specifically listed herein		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SPA
3.2.4.5	Personal Wireless Service Facility consisting of freestanding tower	See Special Permit procedures & design criteria in Sec. 9.3.11	N	N	N	N	N	N	N	N	SP	SP	SP	N	N	N
3.2.4.6	Personal Wireless Service Facility NOT on freestanding tower	See Special Permit procedures & design criteria in Sec. 9.3.11	N	N	N	N	N	N	SP	SP	SP	SP	SP	N	SP	N
3.2.5	RETAIL BUSINESS AND CONSUMER SERVICE USES															
3.2.5.0	Retail store and sales	All display and sales to be conducted within the building.	N	N	N	N	N	N	SP A	SP A	N	N	N	N	SP A	SPA **limited in size to no greater than 10,000 sq. ft. in gross floor area per business use
3.2.5.1	Barber or beauty shop, laundry or dry cleaning shop, shoe repair shop, self-service dry cleaning or laundry	See Section 3.9.12 for conditions when these uses are located in a home.	N	N	N	N	N	N	Y	SP A	N	N	N	N	SP A	SPA
3.2.5.2	Lunch room, restaurant, cafeteria, or	For serving food and	N	N	N	N	N	N	Y	SP A	SP	SP	SP	N	SP A	SPA

Section	Land Use Classification	Standards and Conditions	Zoning Districts													
			RA	RB	RC	RR	RO	LB	HB	GI	IA	IP	OS	RM	DSVD	
	similar place	beverages to persons inside the building.														
3.2.5.3	Refreshment stand drive-in or other place for the serving of food or beverages to persons outside the building	Drive-in not allowed in DSVD	N	N	N	N	N	N	SP	SP	N	N	N	N	SP	SPA
3.2.5.4	Amusement Facility		N	N	N	N	N	N	SP	SP	N	N	N	N	SP	SP
3.2.5.5	Funeral Home		N	N	N	N	N	N	SP A	SP A	N	N	N	N	SP	SP
3.2.5.6	General services	All work and storage (including the regular parking of commercial vehicles) to be conducted within a building.	N	N	N	N	N	N	Y	SP A	N	N	N	N	SP	N
3.2.5.7	Building trade shop	All work and storage (including the regular parking of commercial vehicles) to be conducted within a building.	N	N	N	N	N	N	Y	SP A	N	N	N	N	SF	N
3.2.5.8	Veterinary care		N	N	N	N	N	N	SP	SP	N	N	N	N	SP	SP
3.2.5.9	Financial services	Sec 3.9.12 for drive-in service.	N	N	N	N	N	N	Y	SP A	N	N	N	N	SP A	SPA
3.2.6.0	Real estate, insurance or professional office	In the RO District there shall be no more than 3 employees and/or principals on the	N	N	N	N	N	Y	Y	SP A	N	N	N	N	SP	SPA

Section	Land Use Classification	Standards and Conditions	Zoning Districts													
			RA	RB	RC	RR	RO	LB	HB	GI	IA	IP	OS	RM	DSVD	
		premises unless a special permit is granted.														
3.2.6.1	Medical or dental laboratory		N	N	N	N	N	N	Y	SP A	N	N	N	N	SP	N
3.2.6.2	Motor vehicle service station or car wash		N	N	N	N	N	N	SP	SP	N	N	N	N	SP	N
3.2.6.3	Light vehicular and equipment sales		N	N	N	N	N	N	SP	SP A	N	N	N	N	SP	N
3.2.6.4	Commercial parking lot or parking garage		N	N	N	N	N	N	SP	SP	SP	SP	SP	N	SP	N
3.2.6.5	Commercial recreation		N	N	N	N	N	N	N	SP A	N	N	N	N	SP	SP
3.2.6.6	Medical or dental center		N	N	N	N	N	N	Y	SP A	N	N	N	N	SP	SP
3.2.6.7	Auction gallery for exhibition, sale by auction, so-called "tag sales" and so-called "flea markets"		N	N	N	N	N	N	SP A	SP A	N	N	N	N	SP	SPA
3.2.6.8	Shop of a potter, ceramist, sculptor, silversmith, jeweler, lapidary, weaver, clockmaker, musical instrument maker, wood carver, photographer, graphic artist, leather worker (not including tanning or processing), candle maker, or similar craftsman	All work and storage (including the regular parking of commercial vehicles) to be conducted within a building. No more than five full-time workers, or equivalent thereof, to be employed on the premises.	N	N	N	N	N	N	Y	SP A	N	N	N	N	SP	SPA
3.2.6.9	Hotel or motel, but excluding retail and consumer services other than restaurant facilities	The building shall be connected with the public sewer system prior to occupancy.	N	N	N	N	N	N	SP A	SP A	N	N	N	N	SP	N
3.2.6.10	Business services		N	N	N	N	N	N	N	SP	N	N	N	N	SP	SPA
3.2.6.11	Mall or other multiple		N	N	N	N	N	N	SP	SP	N	N	SP	N	SP	N

Section	Land Use Classification	Standards and Conditions	Zoning Districts												
			RA	RB	RC	RR	RO	LB	HB	GI	IA	IP	OS	RM	DSVD
	business/service / commercial use														
3.2.6.12	Office building for multiple offices		N	N	N	N	N	N	N	N	N	N	N	SP A	SPA
3.2.6.13	Regional Mall		N	N	N	N	N	N	N	N	SP	SP	SP	N	N
3.2.6.14	Adult Live Entertainment Establishment	These are subject to the provisions of MGL Ch. 40A, Sec. 9A See standards listed in Section 9.3.10	N	N	N	N	N	N	N	N	SP	SP	SP	N	N
3.2.6.15	Adult Book Store, Adult Video Store, Adult Paraphernalia Store or Adult Motion Picture Theatre	See standards listed in Section 9.3.10	N	N	N	N	N	N	N	N	SP	SP	SP	N	N
3.2.7	COMMERCIAL AND INDUSTRIAL USES	Commercial and Industrial uses in the IA Zone must be sewered and conform to the regulations of 4.3.5.1 and 4.3.5.2: Area A. In the IA Zone, the intensity of storm water runoff from the developed site(s) shall not exceed the intensity of runoff from the previously undeveloped site(s) from a 25-year storm event.													
3.2.7.0	Warehouse or other enclosed building for the storage, distribution or wholesale marketing of material, merchandise, products or equipment	Such use not to be hazardous by reason of potential fire, explosion, or radiation. This includes "mini-warehouses."	N	N	N	N	N	N	N	SP A	SP A	SP A	SP A	N	N
3.2.7.1	Lumber yard, heating fuel sales and service, construction yard, heavy vehicle and equipment sales, other open-air storage, distribution, or sale at	Salvage materials not included. Truck terminals are prohibited.	N	N	N	N	N	N	N	N	SP	N	SP	N	N

Section	Land Use Classification	Standards and Conditions	Zoning Districts													
			RA	RB	RC	RR	RO	LB	HB	GI	IA	IP	OS	RM	DSVD	
	wholesale or retail of merchandise, products or equipment.															
3.2.7.2	Research or testing facility	All operations to be such as to confine disturbing smoke, fumes, dust and noise to the premises, and further, no operations to be hazardous by reason of potential fire, explosion, or radiation. No research or testing to be conducted outdoors unless a Special Permit is granted for this purpose by the Zoning Board of Appeals. The definitions for Hazardous Wastes or Hazardous Materials found in Massachusetts General Laws, Chapter 21C, will apply in all cases.	N	N	N	N	N	N	N	N	SP A	SP A	SP A	N		N
3.2.7.3	Publishing, data processing and computer software manufacturing including associated offices and distribution facilities	All operations to be such as to confine disturbing smoke, fumes, dust and noise to the premises, and further, no operations to be hazardous by reason of potential fire, explosion, or radiation. The definitions for Hazardous Wastes or Hazardous Materials found in Massachusetts General Laws, Chapter 21C, will apply in all cases.	N	N	N	N	N	N	SP	SP	SP	SP	SP A	N		N

Section	Land Use Classification	Standards and Conditions	Zoning Districts													
			RA	RB	RC	RR	RO	LB	HB	GI	IA	IP	OS	RM	DSVD	
3.2.7.4	Printing, packaging, assembling and allied uses	All operations to be such as to confine disturbing smoke, fumes, dust and noise to the premises, and further, no operations to be hazardous by reason of potential fire, explosion, or radiation. The definitions for Hazardous Wastes or Hazardous Materials found in Massachusetts General Laws, Chapter 21C, will apply in all cases.	N	N	N	N	N	N	N	N	Y	SP	SP A	N		N
3.2.7.5	Light manufacturing, bottling, finishing, or processing	All operations to be such as to confine disturbing smoke, fumes, dust and noise to the premise, and further, no operations to be hazardous by reason of potential fire, explosion, or radiation. The definitions for Hazardous Wastes or Hazardous Materials found in Massachusetts General Laws, Chapter 21C, will apply in all cases.	N	N	N	N	N	N	N	N	Y	SP	SP A	N		N
3.2.7.6	Motor vehicle repair or body shop	Such use not to include the sale of fuel. The making of all but minor repairs to be conducted wholly within building sufficiently sound insulated to confine disturbing noises to the premises. The definitions for Hazardous Wastes or Hazardous Materials found in Massachusetts General Laws,	N	N	N	N	N	N	N	SP A	SP A	N	N	N		N
3.2.7.7	Removal of soil, sod, loam, sand, gravel, rock, quarried stone or other earth products		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP

Section	Land Use Classification	Standards and Conditions	Zoning Districts												
			RA	RB	RC	RR	RO	LB	HB	GI	IA	IP	OS	RM	DSVD
3.2.7.8	Radioactive waste storage and disposal	No burial, incineration, storage or disposal of low-level radioactive wastes, transuranic wastes or high-level radioactive wastes to be permitted. The definitions for Hazardous Wastes or Hazardous Materials found in Massachusetts General Laws, Chapter 21C, will apply in all cases.	N	N	N	N	N	N	N	N	N	N	N	N	N
3.2.7.9	Salvage yard for the dismantling, storage and sale of parts for automobiles and light trucks	A buffer comprised of landscaping natural vegetation, fencing or a combination of these shall be constructed around the perimeter of the parcel in accordance with specifications ordered by the Zoning Board of Appeals. All waste materials and storm water runoff shall be disposed of in a manner specified by the Zoning Board of Appeals. The Zoning Board of Appeals shall consult with the Town Engineer, Board of Health and DEP concerning the appropriate methods of disposal. All operations to be such as to confine disturbing smoke, fumes, dust, glare and noise to the premises.	N	N	N	N	N	N	N	N	SP	N	N	N	N
3.2.7.10	Registered Marijuana Dispensary (RMD)	Subject to the provisions of 105 CMR 725.000 See standards listed in Section 9.3.13	N	N	N	N	N	N	N	N	SP	N	N	N	N

Item #5:

Amend Section 5.4 of the Zoning Bylaw, Dimensional Regulation Tables, to add a new row to include the Drury Square Village District so as to read as follows: (new language appears in italics and is underlined):

Table 1
5.4 Dimensional Regulations

Zoning District	Minimum Lot Area (square feet)	Minimum Lot Frontage (square feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Height (feet)	Notes
RA (1,5)	10,000	100	20	10 (2)	10	25	(1) Multi-family are allowed provided that the SPGA criteria are met
RA 2-family	19,000	100	20	10 (2)	10	25	
RB (1, 4, 5)	20,000	100	30	10	10	25	(2) Garage may be placed 7' from the side edge of the lot.
RB 2-family	29,000 (5)	100	30	10	10	25	
RC (1)	40,000	160	40	20	20	25	(3) 35' with Special Permit
RC 2-family	49,000 (6)	160	40	20	20	25	
RR	60,000	180	40	20	20	25	(4) If in the Watershed and Aquifer Protection Zone A, 40,000 sq. ft.
RR 2-family	69,000 (6)	180	40	20	20	25	
RO (1)	10,000	100	20	10 (2)	10	25	(5) If unsewered, 30,000 square feet minimum lot size.
RO 2-family	19,000	100	20	10 (2)	10	25	
LB	5,000	50	20	10	10	25	(6) If unsewered,

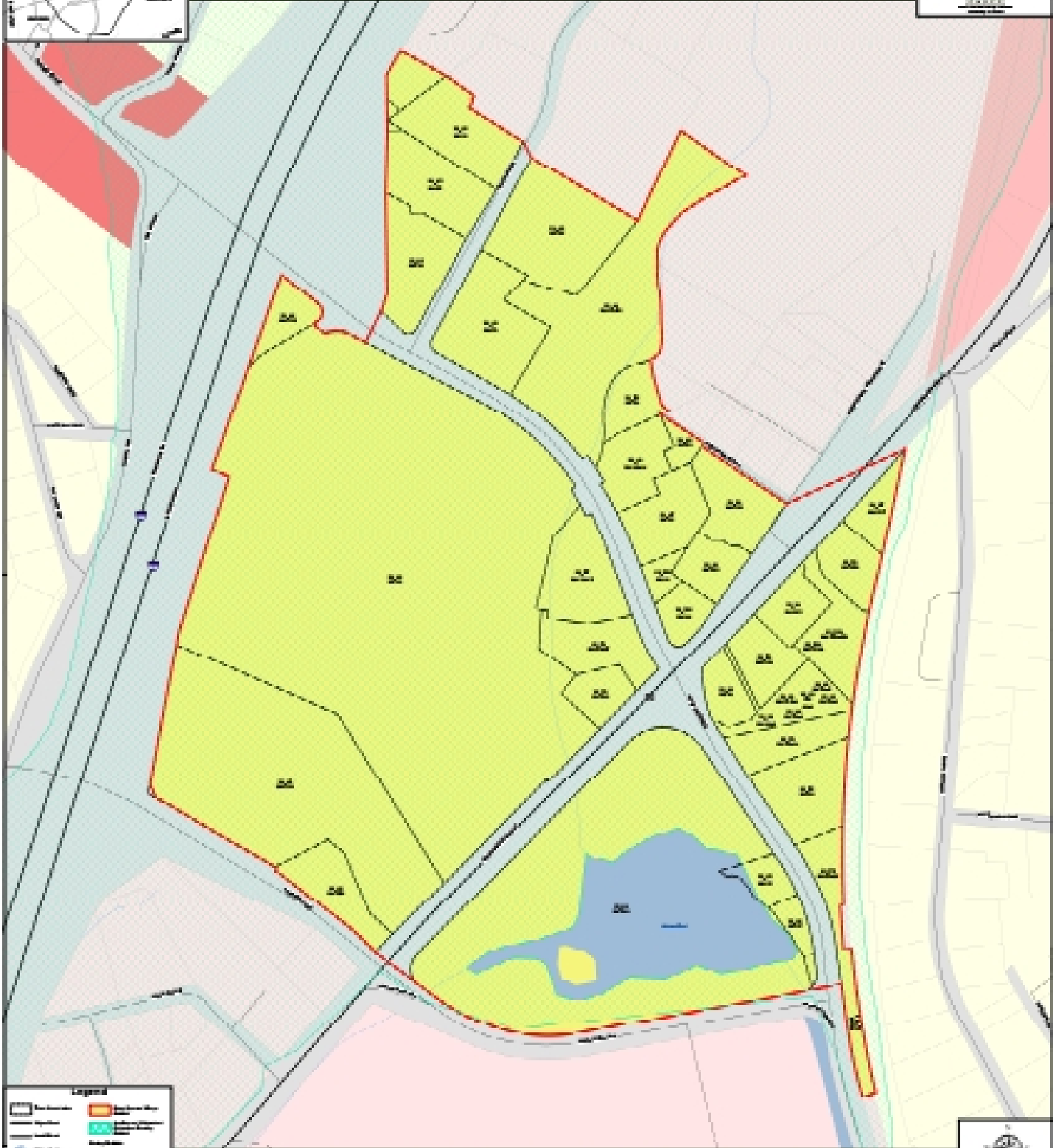
Zoning District	Minimum Lot Area (square feet)	Minimum Lot Frontage (square feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Height (feet)	Notes
							80,000 square feet minimum lot size.
HB	10,000	120	40	10	20	25 (3)	
GI	10,000	100	30	10	20	35	
IA	10,000	100	30	10	20	35	
IP	30,000	100	40	20	20	35	
DSVD – Non Residential or Mixed Use Buildings	0	50 **frontage may be reduced if special permit is granted	zero (0) to ten (10) feet, unless approved by the Planning Board in accordance with Sections 12B and 12C, and shall be subject to the site design standards in Section 12.11.	0	0	35	
DSVD – Residential	0	50 **frontage may be reduced if special permit is granted	zero (0) to ten (10) feet, unless approved by the Planning Board in accordance with Sections 12B and 12C, and shall be subject to the site design standards in Section 12.11.	0	0	35	

Item #6:

Amend Zoning Map: Drury Square Village District

To see if the Town will vote to amend the Town of Auburn Zoning Map as so as to establish the location and boundaries of the new Drury Square Village District as shown on a map entitled "Drury Square Village District" dated 2/1/19 prepared by Central Massachusetts Regional Planning Commission on file in the Office of the Town Clerk.

Drury Square Village District Map with Overlays



Legend

Town of Auburn, Massachusetts



Article 33. I move that the Town Meeting vote to approve Article 33 as printed in the warrant.

By Jonathan E. O'Brien

Seconded by Tom B. Kies

A motion made to amend the article by Daniel Largesse to have wording removed of placing of setting placement of all requirements P #4.

No second

A motion was made by Thomas Dufour to move the question

Seconded by Charlie Baker

Vote on Article 33 to move the question, by majority in favor

A vote on the original motion

Vote on Article 33, was in favor 52 YES, 23 NO

A motion was made by Greg Bohling for a recount

Seconded by Thomas Dufour

Vote for the recount of Article 33, FAILED, 36 YES, 39 NO

Vote on Article 33, PASSED, original count 52 YES, 23 NO

Article 33. As printed in the warrant

To see if the Town Meeting will vote to amend the Town of Auburn Zoning Bylaws to include a provision for a "Tiny House Unit," allowing mobile tiny homes as follows

Section 13

Tiny Home

13.1 Authority

A Tiny Home shall require a Special Permit from the Zoning Board of Appeals in accordance with Section 9.3 of the Auburn Zoning Bylaws.

13.2 Purpose

To allow the use of a tiny home in residential districts on parcels that already contain a single family home. The intent of this bylaw is to allow direct family members who are elderly or disabled and their caregiver to reside in a tiny home to be near family members, this will aid in the creation of housing and allow an aging population dwelling options. A tiny home is not an accessory structure as defined in the Massachusetts Building Code.

13.3 Definition

“Caregiver,” someone, over age 18, who provides care for another, 42 U.S. Code § 1397j (3). A person who is responsible for the direct care, protection, and supervision of a direct family member.

“Direct Family Member,” an individual’s child, parent, grandparent, or brother or sister or their spouse’s child, parent, grandparent or brother or sister who is elderly or disabled, per 42 U.S. Code § 12102.

“Dwelling” a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

“Foundation,” a permanent structure extending below the frost line in accordance with Massachusetts Building Code.

“Skirt,” a material that surrounds and covers the trailer and trailer tongue, chassis, the wheels, and the gap between the tiny house and ground

“Single Family,” (Home, House, Dwelling) A dwelling structure that is complete in one unit and not attached to another dwelling by common walls.

“Tiny Home/House”, is a detached structure containing a dwelling unit on a trailer with a maximum of 400 square feet of habitable living space, and no more than 15 feet tall in accordance with the Massachusetts Building Code.

13.4 Annually, by renewable permit, the owner of a single family home that has prior approval for a tiny home must verify with the Auburn Department of Development and Inspectional Services (DDIS) that the tiny home remains occupied by a direct family member. An affidavit must be signed pursuant to the occupant(s) of the tiny home. Must receive permits from DDIS to detach and reattach utility connections. If the tiny home is no longer occupied, or is removed from the property, DDIS must be notified and written acknowledgement obtained by property owner.

13.5 A tiny house is a structure, which is intended as a full time residence for the occupant(s). A tiny home can only be constructed on a lot with an existing single-family household. Only one tiny house unit shall be allowed per lot. The tiny house unit shall not be a recreational vehicle (commonly known as an RV), auto home, shipping container, motor vehicle, semi-trailer, camper, or boat, and shall not be located upon a lot with a commercial or other nonresidential use. A tiny home shall meet the following conditions:

- 13.5.1 Tiny Homes shall only be built on a lot with an existing single-family household. A tiny home cannot be the primary residence of the owner of the lot. There shall be no more than one tiny home per single-family residential lot.
- 13.5.2 No more than two people may dwell in the tiny home.
- 13.5.3 If there is a caregiver, the caregiver must reside in the tiny home along with the direct family member.
- 13.5.4 Each tiny home shall have its own permanent utility connections approved by applicable inspectors from Auburn Plumbing, Electrical and the Board of Health.
- 13.5.5 Connections to private water and sewer must adhere to Auburn Board of Health Requirements for Title V 310 CMR 15.00 and Auburn Septic and Well Regulations.
- 13.5.6 Must comply with the Massachusetts Building Code including the exemptions in Appendix Q of the 2018 International Residential Code.
- 13.5.7 The tiny home will comply with single-family setbacks according to the dimensional table, 5.4 of the Auburn Zoning Bylaw.
- 13.5.8 The tiny home must be setback 20 feet from the single-family house or the setback maybe 10 -19 feet if a sprinkler system is properly installed, inspected, and tested according to Massachusetts Building Code.
- 13.5.9 Tiny Home placement shall be in the rear or side yard
- 13.5.10 The tiny home shall be situated on and secured to a foundation in accordance with Massachusetts State Building Code
- 13.5.11 Only a direct family member of the owner of the single-family residential lot shall occupy a Tiny Home.
- 13.5.12 Built to the standards of a licensed Massachusetts structural engineer's stamped plans.
- 13.5.13 The exterior of the tiny home shall be designed in keeping with the harmonious nature of the single-family house and the neighborhood.
- 13.5.14 There shall be a skirt on all sides of the tiny home.
- 13.5.15 Navigable access from tiny home to the single-family dwelling must be maintained at all times. A navigable walkway shall be installed and maintained.
- 13.5.16 A tiny home if manufactured must be built and labeled according to U.S. Department of Housing and Urban Development Manufactured Home Construction and Safety Standards (HUD Code).
- 13.5.17 Bedroom size must be a minimum 70 ft² for one occupant, 120 ft² for two occupants.
- 13.5.18 Affidavit must be signed prior to construction or purchase of a manufactured tiny home regarding the identity and number of occupants.
- 13.5.19 A tiny home shall not be used as a rental unit.

13.6 The following documentation will be required to be submitted prior to the issuance of a building permit for a Tiny Home:

- 13.6.1 A Massachusetts licensed engineer shall stamp detailed structural plans. The plans will illustrate the location of studs, joists, rafters, and engineered connectors (hurricane clips, tension ties, etc.). Plans should clearly address how the structure is secured to the trailer,

and how the floors, walls, and roof are framed and sheathed. Plans should also include an illustration of a floor, wall and roof section, showing the building members, insulation, vapor barrier, moisture barrier, sheathing, siding and roofing, siding shall either be wood or vinyl to match existing home as close as possible.

- 13.6.2 A detailed site plan stamped by a Massachusetts licensed engineer and Massachusetts licensed surveyor shall show the intended location of the tiny home, detailing locations of the existing single family household, plot lines, easements, and any private wells and/or septic systems. The site plan shall also show new utility hookups.
- 13.6.3 Detailed diagram of the electrical plan.
- 13.6.4 Photographs of the framing, roof, insulation, rough plumbing, and rough electrical.
- 13.6.5 A statement describing your construction methods along with the names and addresses of any subcontractors you may have hired.

13.7 Compliance with Laws, Bylaws and Regulations

The tiny home shall be consistent with all applicable local, state and federal requirements, regulations, and laws. Including but not limited to all applicable health, safety, utility, construction and electrical requirements. A building permit shall be required and the tiny home constructed in accordance with Massachusetts Building Code. The rules, regulations and bylaws of all applicable town bodies shall be adhered.

13.8 Severability

The provisions of this bylaw are severable and the invalidity of any section, subsection, paragraph or other part of this bylaw shall not affect the validity or effectiveness of the remainder of this bylaw. For any provision of this bylaw that conflicts with another state or local bylaw, the most restrictive provision shall apply.

3.1 Table of Principle Uses

Section	Land Use Classification	Standards and Conditions	Zoning Districts											
			RA	RB	RC	RR	RO	LB	HB	GI	IA	IP	OS	RM
3.2.2.11	Tiny Home		SP	SP	SP	SP	N	N	N	N	N	N	N	N

3.2 Description of Uses

3.2.2.11 Tiny Home/House - a detached structure containing a dwelling unit on a trailer with a maximum of 400 square feet of habitable living space, and no more than 15 feet tall in accordance with the Massachusetts Building Code.

3.7 Prohibited Uses

3.7.4 The construction of more than one dwelling or principal use structure on a single lot is expressly prohibited, except tiny homes as allowed under Section 13.
; or act on anything relative thereto.

Article 34. I move that this article be postponed indefinitely.

By Charles Baker

Seconded by Kimberley A Holstrom

Vote on Article 34, majority in favor

Meeting dissolved on a motion by Charles A. Baker and seconded by Thomas Dufour at 10:15 PM.

A True Copy Attest:



Debra A. Gremo, CMC/CMMC

Town Clerk