

**TOWN OF MEDFIELD
WARRANT FOR THE ANNUAL TOWN MEETING
2021**

On Monday, the seventeenth of May, commencing at 5:00 PM the following Articles will be acted on outside on the Calvin Fisher Field at the Amos Clark Kingsbury High, located at 88R South Street in said Medfield, viz.

Article 1. To see if the Town will vote to accept the reports of the several Town Officers for the past year.

(Board of Selectmen)
WARRANT COMMITTEE RECOMMENDS PASSAGE

Article 2. To see if the Town will vote to accept the following named sums as Perpetual Trust Funds for the care of lots in the Vine Lake Cemetery, the interest thereof as may be necessary for said care, viz.

PERPETUAL CARE 2020	
Thomas Brennan	\$ 1,500.00
Michele Sdougas	\$ 600.00
JoAnn O'Rourke	\$ 600.00
Thomas & Claire McCabe	\$ 3,000.00
Oliva M. Ostrander	\$ 600.00
Jeanette Ruyle	\$ 750.00
Christine Smith & Julie Gillis	\$ 750.00
Robert W Van Ness	\$ 3,000.00
Alicia Bernstein	\$ 750.00
DePierro, Matthew & Denise	\$ 3,000.00
Bean, Steve Sr & Lynne	\$ 3,000.00
Alfred J Bonoldi Jr & Marion J	\$ 3,000.00
Judith & Peter Teague	\$ 3,000.00
Jeanette Ruyle	\$ 750.00
Robert Lovell	\$ 600.00
Peter E Nowak	\$ 3,000.00
Alfred J & Norma G Bondoli	\$ 3,000.00
Edward & Jean Vozzella	\$ 3,000.00
Gayle & John Edgar	\$ 600.00
Kevin & Lisa Gallagher	\$ 750.00
Jonathan DellaSelva	\$ 3,000.00
Scott R McLeod	\$ 1,500.00
Kathleen E Stobart	\$ 600.00

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Anne M. Fletcher	\$ 600.00
Peter Rogan & Christine Davis	\$ 3,000.00
Gary Wheeler	\$ 600.00
Clark D Holland Sr	\$ 3,000.00
Richard E Allan	\$ 3,000.00
Leonard W Buley	\$ 600.00
Diane Marsili	\$ 3,000.00
Diane Marsili	\$ 3,000.00
Paul Reardon	\$ 1,500.00
	\$58,650.00

Or do or act anything in relation thereto.

(Cemetery Commissioners)

WARRANT COMMITTEE RECOMMENDS PASSAGE

Article 3. To see if the Town will vote to set Expenditure Limits for 53E ½ Revolving Funds established under the Code of the Town of Medfield, Chapter 117 Departmental Revolving Funds for Fiscal Year 2021, as follows:

<u>Section</u>		<u>Amount</u>
5.1	Fire Alarm Revolving Fund	\$32,000
5.2	Ambulance Revolving Fund	90,000
5.3	Advanced Life Support Revolving Fund	400,000
5.4	Community Gardens Revolving Fund	3,000
5.5	CENTER at Medfield Building Maintenance Revolving Fund	30,000
5.6	Library Revolving Fund	5,000
5.7	Respite Care Revolving Fund	125,000
5.8	Transfer Station Recycling Revolving Fund	10,000
5.9	Former State Hospital Revolving Fund	100,000
	Total	\$795,000

Or do or act anything in relation thereto.

(Board of Selectmen)

WARRANT COMMITTEE RECOMMENDS PASSAGE

Article 4. To see if the Town will vote to appropriate a sum of money from the Public, Educational, and Governmental (PEG) Access and Cable Related Fund to Medfield TV for the purpose of providing local cable access services, equipment, and programming for the Town of Medfield, or do or act anything in relation thereto.

(Board of Selectmen)

WARRANT COMMITTEE RECOMMENDS PASSAGE

Article 5. To see if the Town will vote to fix the salary and compensation of the following elected officers: Moderator, Town Clerk, Selectmen, Assessors, School Committee, Trustees of the Public

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Library, Park and Recreation Commissioners, Planning Board, Housing Authority, and Trust Fund Commissioners, or do or act anything in relation thereto.

Officer	Present Salary	Warrant Committee Recommends
Town Clerk	\$73,144	\$73,144
Selectmen, Chairman	\$900	\$900
Selectmen, Clerk	\$900	\$900
Selectmen, Third Member	\$900	\$900
Assessors, Chairman	\$900	\$900
Assessors, Clerk	\$900	\$900
Assessors, Third Member	\$900	\$900
Moderator	0	0
Housing Authority	0	0
School Committee	0	0
Library Trustees	0	0
Planning Board	0	0
Park and Recreation Commissioner	0	0
Trust Fund Commissioners	0	0

(Board of Selectmen)

WARRANT COMMITTEE RECOMMENDS PASSAGE

Article 6. To see if the Town will vote to amend the Personnel Administration Plan and Classification of Positions and Pay Schedule, effective July 1, 2021, as set out in the warrant, or do or act anything in relation thereto.

**PERSONNEL ADMINISTRATION PLAN
CLASSIFICATION OF POSITIONS AND PAY SCHEDULE**

Police Department as per Collective Bargaining Agreement

Sergeants	Step 1	Step 2	Step 3	Step 4 (15 Yrs)	Step 5 (20 Yrs)
7/1/2020	\$1,386.57	\$1,429.45	\$1,480.74		
<i>bi weekly</i>	\$2,773.14	\$2,858.90	\$2,961.49		
7/1/2021	\$1,414.30	\$1,458.04	\$1,510.35	\$1,529.58	\$1,558.42
<i>bi weekly</i>	\$2,828.60	\$2,916.08	\$3,020.71	\$3,059.16	\$3,116.84

Police Officer	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7 (15 Yrs)	Step 8 (20 Yrs)

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7/1/2020	\$1,068.57	\$1,103.63	\$1,135.69	\$1,170.81	\$1,207.01	\$1,244.35		
<i>bi weekly</i>	\$2,137.14	\$2,203.26	\$2,271.38	\$2,341.61	\$2,414.01	\$2,488.70		
7/1/2021	\$1,089.94	\$1,125.70	\$1,158.40	\$1,194.23	\$1,231.15	\$1,269.24	\$1,288.47	\$1,317.32
<i>bi weekly</i>	\$2,179.88	\$2,251.41	\$2,316.81	\$2,388.45	\$2,462.30	\$2,538.47	\$2,576.94	\$2,634.64

Dispatcher	Step 1	Step 2	Step 3	Step 4	Step 5
7/1/2020	\$735.07	\$775.99	\$815.13	\$856.59	\$904.92
<i>bi weekly</i>	\$1,470.15	\$1,551.97	\$1,630.27	\$1,713.17	\$1,809.85
7/1/2021	\$873.57	\$921.42	\$972.25	\$1,025.71	
<i>bi weekly</i>	\$1,747.14	\$1,842.83	\$1,944.51	\$2,051.41	

Specialist Range

7/1/2020	\$663.59	to	\$3,794.60	Annual Stipend
7/1/2021	\$676.86	to	\$3,870.49	Annual Stipend

Fire Department as per Collective Bargaining Agreement

FF/EMT	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
7/1/2020	24.87	25.64	26.37	27.19	27.99	28.86	29.69	30.57
7/1/2021	25.37	26.15	26.90	27.73	28.55	29.44	30.28	31.18

Captain/EMT	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
7/1/2020	28.86	29.72	30.47	31.23	32.17	33.13
7/1/2021	33.62	34.29	34.97	35.67	36.38	37.11

Public Safety Positions

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
Call FF/EMT	\$25.61	\$26.40	\$27.17	\$27.99	\$28.83	\$29.71

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	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9
Animal Control Officer/Inspector	\$23.26	\$23.93	\$24.57	\$25.30	\$26.01	26.75	27.51	28.28	29.08
* Based on a 40-hour workweek									
Assistant Animal Control Officer	\$2,316	\$2,532	\$2,746	\$2,959	\$3,178	\$3,393	\$3,607	\$3,863	
*Annual Stipend									

Managerial Positions	Minimum	Midpoint	Maximum
Grade 1	55,003	61,879	68,755
Children's Librarian Technical Services Librarian Young Adult Librarian Outreach Social Worker Conservation Agent Circulation Supervisor			
Grade 2	60,503	68,066	75,629
Administrative Asst. to the Selectmen/ Town Administrator Adult Services/Technology Senior Librarian			
Grade 3	66,554	74,873	83,192
Assistant Town Accountant/Budget Analyst IT Coordinator			
Grade 4	73,210	82,361	91,512
Council on Aging Director Park and Recreation Director Town Planner Public Health Nurse Director of Youth Outreach Building Commissioner			
Grade 5	81,994	92,2434	102,494
Library Director			
Grade 6	91,835	103,314	114,792
Town Accountant Principal Assessor Treasurer/Collector			

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Deputy Police Chief

Grade 7	102,855	115,712	128,569
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Asst. Town Administrator

Grade 8	108,616	130,338	152,062
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Fire Chief

Director of Public Works

Hourly Paid Positions

20	\$17.49	\$17.98	\$18.50	\$19.03	\$19.57	\$20.13	\$20.71	\$21.30	\$21.91
30	\$19.24	\$19.78	\$20.36	\$20.94	\$21.53	\$22.14	\$22.78	\$23.42	\$24.07
40	\$21.17	\$21.75	\$22.38	\$23.01	\$23.67	\$24.35	\$25.04	\$25.76	\$26.49
50	\$23.28	\$23.94	\$24.62	\$25.32	\$26.04	\$26.78	\$27.54	\$28.33	\$29.14
60	\$25.59	\$26.33	\$27.08	\$27.86	\$28.65	\$29.47	\$30.30	\$31.17	\$32.06
70	\$27.90	\$28.73	\$29.60	\$30.49	\$31.40	\$32.34	\$33.31	\$34.31	\$35.33
80	\$30.13	\$31.02	\$31.96	\$32.92	\$33.90	\$34.91	\$35.98	\$37.06	\$38.17
90	\$32.53	\$33.51	\$34.52	\$35.56	\$36.63	\$37.73	\$38.87	\$40.04	\$41.24

Grade 20

Police Matron

Traffic Supervisor

DPW Part Time Laborers

Grade 30

Office Assistant

Library Technician

Laborer

Mini Bus Driver

Truck Driver

Grade 40

Senior Library Technician

Groundskeeper I

Mechanic

Administrative Assistant I

Maintenance Technician

Transportation/Facilities Coordinator

Asst Adult Services /Tech Librarian

Grade 50

Payroll Coordinator

Administrative Assistant II

Volunteer Coordinator

Elder Outreach Worker

Equipment Operator

Water Technician

Field Appraiser

Grade 60

Administrative Assistant III

Park and Recreation Program Coordinator

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Grade 70		
Heavy Equipment Operator	Groundskeeper II	Water/WWTP Operator
Tree Warden	Lead Mechanic	Facilities Coordinator
Grade 80		
Crew Chief		
Grade 90		
Highway Supervisor	Water Supervisor	WWTP Supervisor

SPECIAL RATE/FEE POSITIONS- PART TIME/TEMPORARY

Veterans Agent	\$29,565	Annual
Sealer of Weights and Measures	\$2,804	Annual
Registrar	\$212	Annual
Library Page	\$11 to \$14	Hourly
Police- Private Special Detail	\$35.78	Hourly
Tree Climber	\$23.42	Hourly
Snowplow Driver	25.50	Hourly

FIRE

Deputy Chief	\$4,313	Annual
Captain	\$2,588	Annual
Lieutenant	\$2,071	Annual
EMS Coordinator	\$2,012	Annual
Fire Alarm Superintendent	\$898	Annual

INSPECTORS

Inspector of Buildings	\$33.52	Hourly
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PARK AND RECREATION

Program Director	\$16,394	to	\$20,171	Annual
Swim Pond Director	\$6,829	to	\$9,679	
Swim Pond Assistant Director	\$4,557	to	\$6,456	
Swim Team Coach/Guard	\$3,795	to	\$5,322	
Assistant Coach/Guard	\$2,433	to	\$4,358	
Water Safety Instructor	\$2,888	to	\$4,358	
Lifeguard	\$2,747	to	\$4,036	
Swim Pond Badge Checker	\$914	to	\$1,454	
Swim Pond Maintenance	\$1,067	to	\$1,454	
Swim Pond Set-up Workers	\$761	to	\$3,226	
Camp Director	\$3,037	to	\$6,176	
Camp Specialists	\$1,522	to	\$6,113	
Counselors	\$1,218	to	\$3,227	

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Jr. Counselor	\$307	to	\$969
Tennis Director	\$4,557	to	\$6,456
Tennis Instructor	\$914	to	\$1,617
Trainee			\$12

(Personnel Board)

Article 7. To see if the Town will vote to raise and appropriate and/or transfer from available funds, sums of money requested by the Selectmen or any other Town Officer, Board, Commission, or Committee to defray operating expenses of the Town for the fiscal year commencing July 1, or such other sums as the Town may determine, as required by Massachusetts General Laws, Chapter 41, Section 108, or do or act anything in relation thereto.

(Board of Selectmen)
TWO-THIRDS VOTE REQUIRED

Article 8. To see if the Town will vote to appropriate a sum of money and transfer said sum from the Municipal Buildings Capital Stabilization Fund created under Article 43 of the 2018 Annual Town Meeting for the purpose(s) and amount(s) as set out below, or do or act anything in relation thereto:

(Board of Selectmen/Capital Budget Committee)
WARRANT COMMITTEE RECOMMENDS PASSAGE
TWO THIRDS VOTE REQUIRED

Facility	Project	Funding
High School	Bus Canopy - Repair - Additional Funding	40,000.00
High School	Elevator Door Operator Control Board & Relays	5,000.00
High School	Preventive Maintenance - AHU's	10,000.00
High School	Exterior Door Replacement	10,000.00
High School	Carpet Replacement - Library	20,000.00
High School	Preventive Maintenance - RTU's	10,000.00
High School	Replace/Install Shut off Valves	10,000.00
High School	Misc. Site Work (fence repair)	5,000.00
Middle School	Preventive Maintenance - RTU's	20,000.00
Middle School	Boiler Maintenance - Flush Glycol	125,000.00
Middle School	Replace Exterior Door @ Courtyard	8,000.00

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Middle School	Replace HW Heater	200,000.00
Middle School	Auditorium Seating	15,000.00
Middle School	PM - Gym HVAC / Fan coil Units	40,000.00
Dale Street School	Replace Tempering Valves	20,000.00
Dale Street School	Auditorium Stage Curtain Repair	5,000.00
Dale Street School	Front Portico Repair Engineering	10,000.00
Dale Street School	Boiler Control Panel Replacement	17,500.00
Dale Street School	Asbestos Removal in Boiler Room	20,000.00
Dale Street School	Boiler Piping Repair	25,000.00
Wheelock School	Preventive Maintenance - Fan Coil Units	20,000.00
Wheelock School	Replace Valves Throughout	10,000.00
Wheelock School	Preventive Maintenance - Exhaust Fans	5,000.00
Wheelock School	Flooring / VCT Abatement	25,000.00
Memorial School	Replace fire alarm panel	25,000.00
Memorial School	Split Systems (3) Replacement	15,000.00
Memorial School	Johnson Controls BMS upgrade	10,000.00
Memorial School	Preventive Maintenance - RTU's	5,000.00
Memorial School	Replace HW Heater & Shut Off Valves	120,000.00
Memorial School	Duct Cleaning	15,000.00
District Wide	Equipment Replacement	12,000.00
Town Hall	Duct Cleaning	15,000.00
Town Hall	Preventive Maintenance - Fan Coil Units	3,000.00
Town Hall	Preventive Maintenance - AHU	2,000.00
Public Safety Building	CPU Replacement	5,000.00
Public Safety Building	Cell Block Safety Issues	20,000.00
Council on Aging	Duct Cleaning	8,000.00
Library	Brick Façade Engineering	10,000.00
All Town and School Buildings	Emergency Facility Repairs, with approval of the Board of Selectmen	150,000
	Total	\$1,090,500

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Article 9. To see if the Town will vote to transfer a sum of money received from the Massachusetts School Building Authority for reimbursements for the Dale Street Feasibility Study and a sum of money from the Fiscal Year 2021 Emergency Repairs fund to the Municipal Buildings Capital Stabilization Fund or take any other action in relation thereto.

(Board of Selectmen)
WARRANT COMMITTEE WILL BE HEARD

Article 10. To see if the Town will vote to establish a stabilization fund, to be designated the “Capital Stabilization Fund,” the purpose of which shall be to fund capital projects and the debt service related to capital projects, including equipment, vehicles, repairs to equipment and vehicles, public works improvements, and other non-municipal building and non-school building capital projects, as authorized by GL Chapter 40, Section 5B, and vote to raise and appropriate a sum of money for this fund, from the tax levy, by transfer from available funds, or by any combination of these methods, as set out below, or do or act anything in relation thereto.

Source	Amount
Free Cash	\$751,000
Unexpended Special Articles	TBD Prior to ATM

(Capital Budget Committee)
WARRANT COMMITTEE RECOMMENDS PASSAGE
TWO-THIRDS VOTE REQUIRED

Article 11. To see if the Town will vote to appropriate a sum of money to pay costs of the capital projects described below, including all costs incidental and related thereto; to determine whether this appropriation shall be raised by borrowing, taxes, transfers, grants and/or otherwise; or to take any other action relative thereto.

FY2022 Capital Budget

<u>Department</u>	<u>Request</u>	<u>Recommended Amount</u>	<u>Recommended Source</u>
Fire	Lease-Purchase payment for new Fire Engine (leased in Fiscal Year 2021)	\$48,095	Capital Stabilization Fund
Police	Lease-Purchase payment for three new police vehicles (leased in Fiscal Year 2021)	\$52,591	Capital Stabilization Fund
Fire	Purchase a new fire engine	\$500,000	Borrowing
DPW	Purchase a new DPW dump truck	\$188,000	Borrowing
DPW	Purchase a new DPW sidewalk tractor	\$180,000	Borrowing

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DPW	Reconstruct and/or resurface public ways	\$150,000	Borrowing
Fire	Battery Operated Extrication Set	\$70,000	Capital Stabilization Fund
IT	Server upgrade - Town Hall	\$20,000	Capital Stabilization Fund
IT	Computer upgrade - Town Hall	\$20,000	Capital Stabilization Fund
IT	School Information Technology	\$100,000	Capital Stabilization Fund
Fire	Car 1	\$60,000	Capital Stabilization Fund
DPW	Ford F550	\$97,000	Capital Stabilization Fund
DPW	Line painting machine	\$10,000	Capital Stabilization Fund
Police	Police vehicle	\$55,000	Capital Stabilization Fund
Police	Police vehicle	\$55,000	Capital Stabilization Fund
Fire	Brush 1	\$80,000	American Rescue Plan Act stimulus funding
Fire	Power Load System for Ambulance 1	\$27,000	American Rescue Plan Act stimulus funding
DPW	Ford F550	\$88,000	American Rescue Plan Act stimulus funding
Police	Police vehicle	\$55,000	American Rescue Plan Act stimulus funding
Police	Animal Control Officer vehicle	\$55,000	American Rescue Plan Act stimulus funding
DPW	Paving Roller	\$38,000	American Rescue Plan Act stimulus funding
Facilities	New Facilities vehicle - F350	\$45,000	American Rescue Plan Act stimulus funding
Parks and Recreation	Toro SandPro 5040	\$26,465	Parks and Recreation Revolving Fund
Parks and Recreation	New passenger van/bus	\$45,000	Parks and Recreation Revolving Fund
Parks and Recreation	Turfware TR360 Spreader	\$11,175	Parks and Recreation Revolving Fund
Fire	Ambulance 2, including Power Load and Cardiac Thumper	\$300,000	Ambulance Revolving Fund and ALS Revolving Fund
Water	SCADA Improvements	\$150,000	Water Enterprise Fund Free Cash
Sewer	SCADA Improvements	\$150,000	Sewer Enterprise Fund Free Cash
Sewer	Infiltration and Inflow Study and Repairs	\$125,000	Sewer Enterprise Fund Free Cash

**(Capital Budget Committee)
WARRANT COMMITTEE RECOMMENDS PASSAGE**

TWO-THIRDS VOTE REQUIRED

Article 12. To see if the Town will vote to authorize, under General Laws Chapter 44, Section 21C, upon the recommendation of the Board of Selectmen, the following lease purchase financing agreements for the acquisition of equipment that may be acquired through the issuance of debt under G.L. c. 44 or improvement of a capital asset the improvement of which may be financed by the issuance of debt under G.L. c. 44, the term of such agreement not to exceed the useful life of the equipment or improvement as determined by the Board of Selectmen, and to authorize the departments specified below to enter into such agreements on behalf of the town, and to approve appropriation for the first year payments of the agreements as stated below, or do or take any other action relative thereto.

Equipment	Maximum Term	Authorized Department	Source of Appropriation	First Year Amount

(Capital Budget Committee)
WARRANT COMMITTEE WILL BE HEARD
TWO-THIRDS VOTE REQUIRED

Article 13. To see if the Town will vote to appropriate a sum of money to pay costs of constructing and reconstructing water wells and constructing a water treatment facility at the site of so-called Well 3 and Well 4 located off of Elm Street, including costs for engineering and design, equipping the water treatment plant, connecting the water treatment plant to the water and sewer systems, and all other costs incidental and related thereto; to determine whether this appropriation shall be raised by borrowing or otherwise; or to take any other action relative thereto.

(Board of Water and Sewerage)
WARRANT COMMITTEE RECOMMENDS PASSAGE
TWO-THIRDS VOTE REQUIRED

Article 14. To see if the Town will vote to raise, appropriate, or transfer from available funds the sum of \$XXXXXXXX for the Water Enterprise Fund and the Sewer Enterprise Fund as follows, or do or act anything in relation thereto.

Water Enterprise Fund Direct Costs:

Expense	FY2022 Amount
Salaries	
Operations	

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Emergency Reserve Fund	
Capital Outlay	
Total	

Water Enterprise Fund Indirect Costs:

Expense	FY2022 Amount
OPEB Trust	
Debt Service	
Salaries, Benefits, Facilities, and other indirect costs	
Total	

Water Enterprise Fund Total: \$

Sewer Enterprise Fund Direct Costs:

Expense	FY2022 Amount
Salaries	
Operations	
Emergency Reserve Fund	
Infiltration and Inflow	
Capital Outlay	
Total	

Sewer Enterprise Fund Indirect Costs:

Expense	FY2022 Amount
OPEB Trust	
Debt Service	
Salaries, Benefits, Facilities, and other indirect costs	
Total	

Sewer Enterprise Fund total: \$

And further that the above listed appropriations be funded as follows:

Water Fees for Service (User Fees)	
Water Free Cash	
Sewer Fees for Service (User Fees)	
Sewer Free Cash	
Total	

(Water and Sewer Board/DPW Director)

Article 15. To see if the Town will vote to transfer \$1,471 in funds received from the Massachusetts Department of Transportation for the Town's share of the fee charged for Uber, Lyft, or other ride sharing services originating in the Town, said funds to be used for road and or sidewalk improvements, or do or act anything in relation thereto.

(Board of Selectmen)
WARRANT COMMITTEE RECOMMENDS

Article 16. To see if the Town will vote to authorize the Board of Selectmen to dispose of by lease the whole or any portion thereof, of parcels of land off North Meadows Road, shown on the Board of Assessors' Maps as Map 48, Lot 027, Map 48, Lot 031, and Map 48, Lot 032, for a period not to exceed 30 years for the purposes of constructing a solar energy system and accessory equipment and facilities, on such terms and conditions as the Board of Selectmen deem to be in the best interest of the Town of Medfield; and, if deemed necessary or desirable, to authorize the Board of Selectmen to petition the Massachusetts General Court to enact special legislation authorizing the Town of Medfield to enter into such disposition, or do or act anything in relation thereto.

(Board of Selectmen)
WARRANT COMMITTEE RECOMMENDS

Article 17. To determine whether the Town will vote to authorize the Board of Selectmen to dispose of by lease the Town Garage roof together with accessory land on a portion of parcels of land off North Meadows Road, shown on the Board of Assessors' Maps as Map 42, Lot 140 and Map 48, Lot 027, for a period not to exceed 30 years for the purposes of constructing a solar energy system and accessory equipment and facilities, on such terms and conditions as the Board of Selectmen deem to be in the best interest of the Town of Medfield; or do or act anything in relation thereto.

(Board of Selectmen)
WARRANT COMMITTEE RECOMMENDS

Article 18. To see if the Town will vote to authorize the Board of Selectmen, pursuant to MGL Chapter 59, Sec 38H enter into power purchase agreements for power generated by solar energy systems to be constructed at the Medfield DPW Town Garage at 55 North Meadows Road, former Landfill, or any other solar energy systems on Town-owned land or buildings, or do or act anything in relation thereto.

(Board of Selectmen)
WARRANT COMMITTEE RECOMMENDS

Article 19. To see if the Town will vote to authorize the Board of Selectmen to negotiate and enter into tax agreements for personal property taxes for solar energy systems at the following locations: Kingsbury Club (Assessors' Map 56, Parcel 045), 106 Adams Street (Assessors' Map 6, Parcel

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024), Town of Medfield Landfill (Assessors' Map 48 Lots 027, 031, and 032), and the Medfield Town Garage (Assessors' Maps 42 Lot 140 Map 48, Lot 027), and any other solar energy systems to be sited at other locations in the Town of Medfield; or do or act anything in relation thereto.

(Board of Selectmen) WARRANT COMMITTEE RECOMMENDS

Article 20. To see if the Town will vote to authorize the Board of Selectmen to dispose of a parcel of Town-owned land shown as "Parcel B" (Hinkley North) on a plan of land captioned "Approval Not Required (ANR) Survey Medfield Senior Center Medfield, Massachusetts" prepared by DiPrete Engineering, 990 Washington Street, Suite 101A, Dedham, MA 02026 dated June 26, 2018 and recorded at Norfolk County Registry of Deeds in Plan Book 672 at Page 75, containing 4.8 acres, according to said plan, together with access and utility easements, to the ownership, care, and custody of the Medfield Affordable Housing Trust, for the ultimate purpose of disposing by sale or ground lease, to a private or non-profit developer, pursuant to the provisions of G.L. Chapter 30B, Section 16, on such terms and conditions as the Medfield Affordable Housing Trust determines to be in Town's interests to develop housing consistent with the 2016 Medfield Housing Production Plan (or future revisions) and, if deemed necessary or desirable, to authorize the Board of Selectmen to petition the General Court of the Commonwealth of Massachusetts to enact special legislation to enable said development, and/or construction, or do or act anything in relation thereto.

(Affordable Housing Trust)

Article 21. To see if the Town will vote to authorize the Board of Selectmen to initiate the process of seeking to aggregate electrical load through a Community Choice Aggregation Program (CCA) and contract for Medfield residents as authorized by M.G.L. 164, Section 134, and through CCA, decrease greenhouse emissions for the town's residents by pursuing a percentage of Class I designated renewable energy that is greater than that required by the Massachusetts Renewable Portfolio Standard (RPS); or do or act anything in relation thereto.

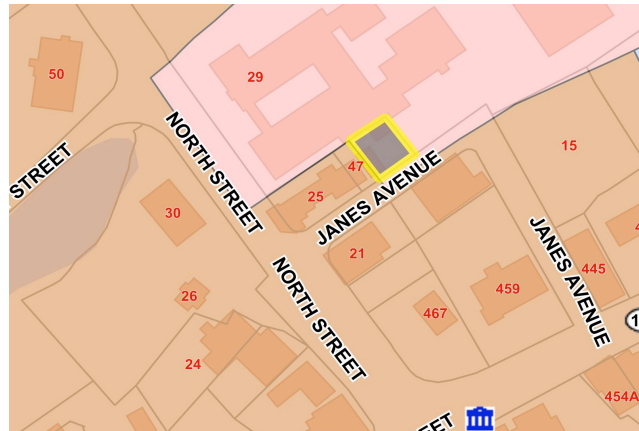
(Medfield Energy Committee) WARRANT COMMITTEE RECOMMENDS PASSAGE

Article 22. To see if the town will adopt the following resolution: Greenhouse gas content of our atmosphere has increased alarmingly as a result of human activities with negative impact on our climate as evidenced by rising temperatures, rising sea level and ocean acidity, increased flooding with more intense and frequent storms, droughts, forest fires, other unpredictable weather patterns and increased health risks. Therefore, the Town of Medfield supports a goal of eliminating or offsetting all greenhouse gas emissions originating in the Town by the year 2050 or earlier (known hereafter as the Net Zero 2050 goal); and encourages the Board of Selectmen, all Town Boards and Committees, and residents and businesses to take action in the furtherance of Medfield's Climate Goal by developing a Net Zero Action Plan by March 2022 that outlines specific strategies and sets measurable, attainable and realistic interim targets aligned with State and Federal goals, roadmaps and incentives; or do or act anything in relation thereto.

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**(Medfield Energy Committee)
WARRANT COMMITTEE RECOMMENDS PASSAGE**

Article 23. To see if the Town of Medfield will vote to rezone parcel ID 43-030, 37 Janes Avenue from Business-Industrial (BI) to Business (B) as shown on the map titled “Proposed Rezone of 37 Janes Avenue” dated 6/3/19 which is on file with the Town Clerk and Planning Department; and to amend the Zoning Map accordingly or do or act anything in relation thereto.



**(Planning Board)
WARRANT COMMITTEE RECOMMENDS PASSAGE**

Article 24. To see if the Town of Medfield will vote to amend the Medfield Town Code Chapter 300 Zoning Attachment 1 Table of Use Regulations, by adding the new section as follows:

	Use	A	RE	RT	RS	RU	B	BI	IE
4.	Commercial/Business (See Article 14)								
<u>PROPOSED</u>	Adult-only retail tobacco and/or vape store	NO	NO	NO	NO	NO	NO	NO	NO
4.10c.									

And further, to see if the Town of Medfield will vote to amend the Medfield Town Code Chapter 300 Article 2.1, by adding the definition in appropriate alphabetical order:

ADULT-ONLY RETAIL TOBACCO AND/OR VAPE STORE: An establishment whose primary purpose is to sell or offer for sale but not for resale, tobacco products and tobacco

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paraphernalia, and/or any electronic nicotine delivery system, such as e-cigarettes and vaping products, and in which the entry of minor persons under the minimum legal sales age is prohibited at all times, and that checks customer identification for age verification, and is required to have a valid permit for the retail sale of tobacco and nicotine products issued by the Medfield Board of Health or do or act anything in relation thereto.

(Planning Board)

Article 25. To see if the Town of Medfield will vote to amend the Medfield Town Code Chapter 300 Zoning Attachment 1 Table of Use Regulations, by adding the new section as follows:

	Use	A	RE	RT	RS	RU	B	BI	IE
4.	Commercial/Business (See Article 14)								
<u>PROPOSED</u> 4.2a.	Food Trucks / Mobile Food Vendors	NO	NO	NO	NO	NO	PB	PB	PB

Or do or act anything in relation thereto.

(Planning Board)

WARRANT COMMITTEE RECOMMENDS PASSAGE

Article 26. To see if the Town will vote to amend the Town Code of Medfield, MA, Chapter 300, Zoning, Article 6 Area, Height and Bulk Regulations, Paragraph 6.2 Area Regulations by adding new subsection 4 as follows (shown in **bold**):

G. Only the following projections into required yards or other required open spaces are permitted:

(1) A balcony or bay window limited in total length to 1/2 the length of the building shall project not more than two feet.

(2) Open terrace, steps or stoop under four feet in height shall project not more than 1/2 of the required yard setback.

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(3) Steps or stoop over four feet in height, window sill, belt course, chimney, roof eave, fire escape, fire tower, storm enclosure or similar architectural features shall not project more than two feet into the required yard setback area.

(4) Decks, porches, or similar features are subject to the requirements of the Table of Area Regulations adopted in accordance with § 300-6.2 of the Medfield Zoning Bylaw, except that the Board of Appeals may, in Districts RE, RT, RS and RU, by special permit as specified in § 300-14.10E, allow a lesser setback not to exceed 6 feet less than the required front or rear setback for the zoning district. The proposal must also comply with all other dimensional requirements including lot coverage. Any special permit that may be granted may be conditioned that any portion of the structure within the required setback may never be fully enclosed as an expansion of the dwelling.

;Or do or act anything in relation thereto.

(Planning Board)

WARRANT COMMITTEE RECOMMENDS PASSAGE

Article 27. To see if the Town will vote to amend the Town Code of Medfield, MA, Chapter 300, Zoning, Article 6 Area, Height and Bulk Regulations, Paragraph 6.2 Area Regulations K as follows:

In any R District, permitted accessory buildings shall conform to the following provisions: They shall be not less than 60 feet from any street lot line, except for a garage on a corner lot, which shall be set back at least the same distance as the front yard setback for the adjacent lot; and they shall be set back from side and rear lot lines at least the distance specified in the Table of Area Regulations, provided that one accessory structure that will not exceed ~~15 feet by 10 feet~~ **200 square feet**, and not exceeding 12 feet in height, shall be allowed to be located in the rear yard with a setback to the rear lot line of no less than 20 feet and side lot line of no less than 12 feet.

Or do or act anything in relation thereto.

(Planning Board)

WARRANT COMMITTEE RECOMMENDS PASSAGE

Article 28. To see if the Town will vote to amend the Town Code of Medfield, MA, Chapter 300, Zoning, Article 19 by deleting the existing section in its entirety and replacing it as follows:

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CHAPTER 300. ZONING

ARTICLE 19: SOLAR PHOTOVOLTAIC FACILITIES OVERLAY DISTRICT (PVOD)

§ 300-19.1 **Purpose.**

The purpose of this Article is to promote and regulate the use of residential, commercial and municipal Solar Energy Systems (SES) within the Town of Medfield and encourage their location and use in a manner which minimizes negative visual and environmental impacts on scenic, natural and historic resources and to the residents of Medfield. In the event of conflicting language, the provisions set forth in this section shall take precedence over all other sections of the Medfield Zoning Bylaws when considering applications related to the construction, operation and/or repair of Solar Energy Systems.

§ 300-19.2 **Applicability.**

The requirements of this Article shall apply to all Solar Energy Systems installed or modified in a manner that materially alters the type, configuration, or size of these installations or related equipment after the effective date of this Article, excluding general maintenance and repair.

§ 300-19.3 **Definitions.**

As used in this Article, the following terms shall have the meanings indicated:

BY-RIGHT

By-right shall mean that development may proceed without the need for a special permit, variance, amendment, waiver, or other discretionary approval; as-of-right development may be subject to site plan approval by the Planning Board pursuant to § 300-14.12 except as indicated in per table in § 300-19.5.

GROUND-MOUNTED SOLAR PHOTOVOLTAIC ARRAY

An SES that is directly structurally mounted on the ground, including a Large-Scale Ground-Mounted Solar Photovoltaic Array, a Medium-Scale Ground-Mounted Solar Photovoltaic Array, a Small-Scale Ground-Mounted Solar Photovoltaic Array and a Solar Parking Canopy Solar Photovoltaic Array.

LARGE-SCALE GROUND-MOUNTED SOLAR PHOTOVOLTAIC ARRAY

An SES that is structurally mounted on the ground and is not roof-mounted, and has a Rated Nameplate Capacity equal to 250 kW DC or greater.

MEDIUM-SCALE GROUND MOUNTED SOLAR PHOTOVOLTAIC ARRAY

An SES that has a Rated Nameplate Capacity of between 10 kW and 250 kW DC and is structurally mounted on the ground, not roof-mounted.

PARKING CANOPY SOLAR PHOTOVOLTAIC ARRAY

A roof application of a Ground-Mounted Solar Photovoltaic Array that is installed on top of a functional parking surface (striped, in use) that maintains the function of the area

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beneath the canopy; also known as solar carports which provide some protection or shelter to vehicles or equipment parked or stored below.

RATED NAMEPLATE CAPACITY

The maximum rated output of electric power production of the SES in direct current (DC).

RELATED EQUIPMENT OR FACILITIES

Any equipment, building, structure, access way, landscaping or other means used to support the operation, or disguise the appearance, of a solar photovoltaic tower, antenna, or transmitting or receiving equipment of any kind.

ROOF-MOUNTED SOLAR ENERGY SYSTEM:

An SES that is structurally mounted to and confined to the limits of the roof of a building or structure. This is intended to serve as an accessory use to the primary use on the property and may be used to provide electricity, hot water, or space heating and cooling.

SOLAR ENERGY SYSTEM (SES)

A device whose primary purpose is the collection, storage, and distribution of solar energy for space heating or cooling, electricity generation, or water heating, which can be ground mounted or rooftop mounted. Solar Energy Systems include photovoltaic panels, mounting structures, transmission lines and any other equipment, or structure, including access ways or landscaping, used to support solar photovoltaic activities.

SMALL-SCALE GROUND MOUNTED SOLAR PHOTOVOLTAIC ARRAY

A Solar Energy System that is equivalent to a rated nameplate capacity of up to 10 kW and is structurally mounted on the ground, not roof-mounted.

§ 300-19.4 Solar Photovoltaic Overlay District.

In order to allow new Solar Energy Systems (SES) to be located efficiently and in areas that will have the least visual and environmental impact, there is hereby created the following Town-wide Solar Photovoltaic Overlay District (PVOD) consisting of the following subdistricts:

- Large-Scale Ground-Mounted Solar Photovoltaic Overlay Subdistrict – This district shall consist of the following land and parcels: All land and parcels within the boundaries of the Industrial Extensive (IE) Zoning District shown on the Zoning Map and as described in Article 3 elsewhere in this Bylaw.
- Medium-Scale Ground-Mounted Solar Photovoltaic Overlay Subdistrict – This district shall consist of the following land and parcels: All land and parcels within the boundaries of the Industrial Extensive (IE), Business (B), Business Industrial (BI), and Agricultural (A) Zoning Districts shown on the Zoning Map and as described in Article 3 elsewhere in this Bylaw.

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- Small-Scale Ground-Mounted Solar Photovoltaic Overlay Subdistrict – This district shall consist of the following land and parcels: All land and parcels within the boundaries of the Industrial Extensive (IE), Business (B), Business Industrial (BI), Agricultural (A), and all Residential (RE, RT, RS, RU) Zoning Districts shown on the Zoning Map and as described in Article 3 elsewhere in this Bylaw.
- Solar Parking Canopy Solar Photovoltaic Overlay Subdistrict – This district shall consist of the following land and parcels: All land and parcels within the boundaries of the Industrial Extensive (IE), Business (B), Business Industrial (BI), and Agricultural (A) Zoning Districts shown on the Zoning Map and as described in Article 3 elsewhere in this Bylaw.
- Roof-Mounted Solar Photovoltaic Overlay Subdistrict – This district shall consist of the following land and parcels: All land and parcels within the boundaries of the Industrial Extensive (IE), Business (B), Business Industrial (BI), Agricultural (A), and all Residential (RE, RT, RS, RU) Zoning Districts shown on the Zoning Map and as described in Article 3 elsewhere in this Bylaw.
- Municipal Solar Photovoltaic Overlay Subdistrict – This district shall consist of the following land and parcels: All municipally-owned land and parcels, buildings and structures within the boundaries of the Industrial Extensive (IE), Business (B), Business Industrial (BI), Agricultural (A), and all Residential (RE, RT, RS, RU) Zoning Districts shown on the Zoning Map and as described in Article 3 elsewhere in this Bylaw.

§ 300-19.5 Scope of authority.

The Solar Photovoltaic Facilities Overlay District (PVOD) shall be considered as overlying other use districts established by this Bylaw. Within the PVOD, the requirements of the underlying district continue to apply such as all uses permissible and as regulated within the underlying district, including uses requiring site plan approval and all uses permitted by special permit in the underlying district at that location may be allowed upon the issuance of a special permit by the designated special permit granting authority under such conditions as the Board may require, except as may be specifically superseded herein and in the table below.

Sub-district Name	Allowable Districts	Permitting Process	Dimensional Requirements
Large Scale Ground Mounted	IE	By-right with SPA	As Noted
Medium Scale Ground Mounted	IE, B, BI, A	By-right with SPA	As Noted

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Small Scale Ground Mounted	IE, B, BI, RE, RT, RS, RU, A	By-right	Underlying Zoning District
Solar Parking Canopy	IE, A	By-right with SPA	As Noted
	B, BI	PB-SP	
Roof-Mounted (all sizes)	IE, B, BI, RE, RT, RS, RU, A	By-right	As Noted
Municipal (all sizes of Ground-Mounted, Parking Canopy, and Roof-Mounted)	IE, B, BI, RE, RT, RS, RU, A	By-right with SPA	As Noted

- D. Roof-Mounted Solar Energy Systems of any size shall be permitted as a by-right accessory use in all use districts. The installation of Roof-Mounted Solar Energy Systems shall not be considered a change, extension or alteration that requires a finding by the Zoning Board of Appeals per M.G.L. c.40A s.6 if the Roof-Mounted Solar Energy System meets the following requirements:
- (1) comply with the regulations provided in this section; and
 - (2) are located on properties with nonconforming uses or structures; and
 - (3) does not increase the nonconformity of such nonconforming uses or structures except with respect to the dimensions of the Roof-Mounted Solar Energy System in question.
- E. Municipal Solar Energy Systems: Notwithstanding the Solar Energy Use Provisions above, Solar Energy Systems, whether ground-mounted, parking canopy, or roof-mounted of any scale, may be installed as of right on municipally-owned or leased property in all zoning districts. Ground-mounted Solar Energy Systems on municipally-owned or leased land require site plan review. The same dimensional, design and general requirements that apply to privately installed and operated Solar Energy Systems shall apply to Solar Energy Systems installed on municipally-owned property.
- F. Where Solar Energy Systems would be installed in a Historic District, the system shall require approval by the Historic District Commission.

§ 300-19.6 Siting of Solar Energy Systems

The establishment of Large-Scale Ground-Mounted Solar Photovoltaic Array, Medium-Scale Ground-Mounted Solar Photovoltaic Array, and Parking Canopy Solar Photovoltaic Array shall be allowed by right in the Industrial-Extensive Zone and subject to site plan approval in accordance with § 300-14.12 and a building permit, provided that the following minimum requirements are met. Parking Canopy Solar Photovoltaic Arrays shall be allowed by special permit in Business and Business Industrial zones and are subject the site plan approval and the following requirements.

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- A. Site control. The project proponent shall submit documentation of actual access and control of the project site sufficient to allow for construction and operation of the proposed solar photovoltaic installation.
- B. Operation and maintenance plan. The project proponent shall submit a plan for the operation and maintenance of the Large-Scale Ground-Mounted, Medium-Scale Ground-Mounted SES or Solar Parking Canopy, which shall include measures for maintaining safe access to the installation, stormwater controls, as well as general procedures for operational maintenance of the installation.
- C. Utility notification. No Ground-Mounted Solar Photovoltaic Array shall be constructed until written confirmation has been given to the Planning Board that the utility company that operates the electrical grid where the installation is to be located has been informed of the solar photovoltaic installation owner's or operator's intent to install an interconnected customer-owned generator and its acceptance of the owner's or operator's request to connect to the grid. Off-grid systems shall be exempt from this requirement.

§ 300-19.7 Dimension, density, and parking requirements.

- A. For Large-Scale Ground-Mounted Solar Photovoltaic Arrays, front, side and rear setbacks shall be as follows:
 - (1) Minimum lot area: 40,000 square feet.
 - (2) Minimum front setback: 50 feet.*
 - (3) Minimum side setback: 100 feet.*
 - (4) Minimum rear setback: 50 feet.*
 - (5) Maximum lot coverage: 90%.
 - (6) Lot width, lot depth, perfect square: none required.
 - (7) Height. Height shall be determined by each individual panel measured to the grade level beneath that panel and shall not exceed 18 feet from the preexisting natural grade.
 - (8) Parking requirement. No additional parking is required for this use as long as there is no full-time on-site system operator required following installation of the large-scale solar photovoltaic installation.
- B. For Medium-Scale Ground-Mounted Solar Photovoltaic Arrays, front, sides, and rear setbacks shall be as follows:
 - (1) Minimum lot area: 20,000 square feet.
 - (2) Minimum front setback: 25 feet.*
 - (3) Minimum side setback: 20 feet.*

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- (4) Minimum rear setback: 20 feet.*
 - (5) Maximum lot coverage: 90%.
 - (6) Lot width, lot depth, perfect square: none required.
 - (7) Height: Height shall be determined by each individual panel measured to the grade level beneath the panel and shall not exceed 18 feet from the preexisting natural grade.
- C. Small-Scale Ground-Mounted Solar Photovoltaic Arrays shall be constructed in accordance with the bulk and dimensional requirements applicable to accessory structures in the underlying district as defined in elsewhere in the Zoning Bylaw.
- D. Parking Canopy Solar Photovoltaic Arrays shall be allowed where parking is permitted and shall be constructed in accordance with the bulk and dimensional requirements applicable to parking in the underlying district as defined in elsewhere in the Zoning Bylaw, except as otherwise provided herein:
- (1) Setbacks: Parking Canopy Solar Photovoltaic Array of any size in any zone shall meet setback requirements for accessory structures in underlying zone.*
 - (2) If parking canopy abuts a Residential Use additional setbacks may be required at the discretion of the Planning Board.*
 - (3) Height: Height shall be determined by each individual panel measures to the grade level beneath the panel and shall meet height requirements in the underlying zone; not to exceed the height of the principal building structure. The minimum height should be 14' at the lowest point to allow for vehicles to pass below.
- E. *Setbacks for Ground-Mounted Solar Photovoltaic Arrays or Municipal Solar Energy Systems may be increased or reduced if, in the opinion of the Planning Board based on evidence submitted by applicant, existing and/or proposed screening will be adequate to minimize visual impact (as described in § 300-19.10D). Under no circumstance will setbacks be reduced to less than the dimensional requirements for the zoning district. A special permit may be granted by the Planning Board for by-right ground mounted systems for reduced setbacks.
- F. For Roof-Mounted Solar Energy Systems or Municipal Solar Energy Systems dimensional requirements shall be as follows:
- (1) Minimum lot area: None.
 - (2) Setbacks: Roof-Mounted Solar Energy Systems shall comply with existing setbacks. Setbacks from the roofline shall comply with safety requirements in the State Building, Electrical, and Fire Codes.

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- (3) Height: Roof-Mounted Solar Energy Systems shall be exempt from underlying height requirements, but shall not exceed 5' to the top of the SES when measured from the base of the roof to which the SES is affixed unless site plan approval allowing additional height is obtained from the Planning Board. Where the pitch of the roof is 15 degrees or greater, Roof-Mounted Solar Energy Systems shall be mounted parallel to the roof surface.

§ 300-19.8 Appurtenant structures.

All appurtenant structures to Ground-Mounted Solar Photovoltaic Arrays, including, but not limited to, equipment shelters, storage facilities, batteries or other electric storage, transformers and substations, should be screened from view from abutting properties and public ways by vegetation and/or joined or clustered, as determined by the Planning Board, to avoid adverse visual impacts on abutting properties or public ways.

§ 300-19.9 Design standards.

- A. Lighting. Lighting of Solar Energy Systems shall be consistent with local, state and federal law. Lighting of other parts of the installation, such as appurtenant structures, shall be limited to that required for safety and operational purposes, and shall be shielded from abutting properties. Lighting of the solar photovoltaic installation shall be directed downward and shall incorporate full cut-off fixtures to reduce light pollution.
- B. Signage. Signs on Solar Energy Systems shall comply with the sign bylaw (Article 13), except that one additional sign no more than one square foot in area shall be required to identify the owner and provide a twenty-four-hour emergency contact information. Solar photovoltaic installations shall not be used for displaying any advertising except for identification of the manufacturer or operator of the solar photovoltaic installation.
- C. Utility connections. All utility connections from the Solar Energy Systems shall be underground; provided, however, that the Planning Board may waive this requirement as part of its site plan approval based on soil conditions, shape, and topography of the site and/or any requirements of the utility provider. Electrical transformers for utility interconnections may be above ground if required by the utility provider.

§ 300-19.10 Safety and environmental standards for all ground mounted and parking canopy facilities.

- A. Emergency services. The Solar Energy System owner or operator shall provide a copy of the project summary, electrical schematic, and site plan to the Fire Chief. The owner or operator shall coordinate and train local emergency services and develop an emergency response plan that includes a twenty-four-hour per day, seven days a week contact. The means to shut down the Solar Energy Systems will be clearly marked. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation.
- B. Land clearing, soil erosion and habitat impacts. Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of the Solar Energy Systems or otherwise prescribed by applicable laws, regulations, and bylaws. Herbicides shall only be applied by properly licensed personnel. Mowing, grazing, or using geotextile

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materials underneath the solar arrays may be permissible alternatives and require Planning Board approval as part of the site plan review.

- C. Impact on agricultural and environmentally sensitive land. The Solar Energy Systems shall be designed to minimize stormwater, temperature and other environmental impacts to agricultural and environmentally sensitive land, including abutting parcels, and to be compatible with continued agricultural use of the land whenever possible.
- D. Visual impact. Structures shall be shielded from view by vegetation and/or joined and clustered to minimize adverse visual impacts. Landscaping, natural features, opaque fencing and other suitable methods shall be utilized. Solar Energy Systems permitted under this Bylaw are bound by the buffer requirements found in Article 6 of this Bylaw for parcels that adjoin residential districts. Additionally, a screening plan shall be submitted ensuring that the solar arrays and any appurtenant structures do not create a glare concern for adjacent residences and are screened from roads and from adjacent lots by a minimum twenty-five-foot-wide buffer strip and shall contain a screen of plantings not less than five feet in width and six feet in height at the time of operation of the facility or such greater height as required by the Planning Board depending on the location of the site. The Planning Board may alter or waive this requirement if such screening would have a detrimental impact on the operation and performance of the array, or would prove to be ineffective for the site. A diversity of plant species shall be used, with a preference for species native to New England. Use of invasive plants, as identified by the most recent copy of the “Massachusetts Prohibited Plant List” maintained by the Massachusetts Department of Agricultural Resources, is prohibited.
- E. Noise. Noise generated by Solar Energy Systems and associated equipment and machinery shall conform to applicable state noise regulations, including the DEP’s Division of Air Quality noise regulations, 310 CMR 7.10.
- F. Security. Installation of fencing and or other access control measures shall be employed to limit access to the Solar Energy Systems to facility personnel and emergency responders. Outdoor access control measures shall be compatible with the character of the area in which they are installed and shall be approved by the Planning Board as part of the site plan review. In the application, the applicant shall provide a description of all access control measures planned for the proposed installation.

§ 300-19.11 Monitoring and maintenance for all ground mounted and parking canopy facilities.

- A. Solar Energy System conditions. The Solar Energy System owner or operator shall maintain the facility in very good condition. Maintenance shall include, but not be limited to, painting, structural repairs, trash removal, pest control, and integrity of security measures. Site access shall be maintained to a level acceptable to the Town Public Safety Officials. The owner or operator shall be responsible for the cost of maintaining the Solar Energy Systems and any access road(s), unless accepted as a public way.
- B. Modifications. Any modifications to a Solar Energy System made after issuance of the required building permit shall require approval by the Planning Board in accordance with § 300-14.12.

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C. Removal requirements.

- (1) Any Ground-Mounted Solar Photovoltaic Array which has reached the end of its useful life or has been abandoned consistent with Subsection **D** of this Section shall be removed. The owner or operator shall physically remove the installation no more than 150 days after the date of discontinued operations. The owner or operator shall notify the Planning Board and Building Commissioner by certified mail of the proposed date of discontinued operations and plans for removal.
- (2) Decommissioning shall consist of:
 - (a) Physical removal of all ground-mounted solar photovoltaic installations, structures, equipment, security barriers and transmission lines from the site.
 - (b) Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.

I Stabilization and revegetation of the site as necessary to minimize erosion. The Planning Board may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation. Otherwise, the site shall be brought back to its original condition or better with new trees planted.

D. Abandonment. Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the Solar Energy System shall be considered abandoned when it fails to operate for more than six months without the written consent of the Planning Board. If the owner or operator of the solar photovoltaic installation fails to remove the installation in accordance with the requirements of this section within 150 days of abandonment or the proposed date of decommissioning, the Town may take appropriate enforcement action, including pursuing all available civil or criminal penalties.

E. Failure to comply with regulation. If an applicant fails to comply with the requirements of this regulation the Town may elect to enforce the regulation by revoking the license granted to the applicant, by entering the property and removing the installation, which expenses shall be paid by the applicant or landowner within 30 days of notice by the Town. If such expenses are not paid in full, the Town may impose a lien. In addition, the applicant or landowner shall be liable jointly and severably for all expenses the Town incurs in obtaining judicial enforcement of this Article.

§ 300-19.12 Contents of application for large and medium scale ground mounted and parking canopy facilities.

A. Prior to the issuance of a building permit for a Solar Energy System, plans for the proposed facilities shall be submitted to the Planning Board for site plan review. In addition to the requirements of § 300-14.12 for site plan approval, applications for a Solar Energy System shall also include:

- (1) A site plan showing:
 - (a) Property lines and physical features, including access roads for the project site.

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- (b) A locus map showing the site in relationship to the properties, easements, and roadways in reasonable proximity thereto, including buildings, structures driveway openings, off-street parking and all public or private ways.
- (c) Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, screening vegetation and structures.
- (d) Elevations and/or photo simulations of the proposed facility from the nearest public way and possibly other locations at the discretion of the Planning Board.
- (e) Drawings of the Solar Energy System signed by a professional engineer licensed to practice in the Commonwealth of Massachusetts showing the proposed layout of the system and any potential shading from nearby structures.
- (f) One- or three-line electrical diagram detailing the Solar Energy System, associated components, and electrical interconnection methods, with all National Electrical Code compliant disconnects and overcurrent devices.
- (g) A stormwater runoff evaluation that includes water and temperature impacts to receptors and a stormwater management plan to mitigate impacts.
- (h) An erosion and sedimentation control plan.
- (i) Documentation of the major system components to be used, including the panels, mounting system, and inverter.
- (j) Name, address, and contact information for proposed system installer.
- (k) Name, address, telephone number and signature of the project proponent, as well as all co-proponents and/or property owners, if any.
- (l) The name, contact information and signature of any agents representing the project proponent.
- (2) Documentation of actual or prospective access and control of the project site.
- (3) An operation and maintenance plan.
- (4) Documentation of the major system components to be used, including the electric generating photovoltaic panels, mounting system, inverter, etc. shall be provided [including applicable material safety data sheets (MSDS)].
- (5) A list of any hazardous materials proposed to be located on the site in excess of household quantities and a plan to prevent their release to the environment, as appropriate, [including applicable material safety data sheets (MSDS)].
- (6) A decommissioning plan in compliance with § 300-19.11C.

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- (7) Zoning district designation for the parcel(s) of land comprising the project site [submission of a copy of a Zoning Map with the parcel(s) identified is suitable for this purpose].
 - (8) Proof of liability insurance.
 - (9) Description of financial surety as required by § 200-19.11E.
 - (10) Photometric plan for any required site lighting with specific cutsheet details.
 - (11) A rendering or photo simulation showing the proposed project at completion.
 - (12) Locations of wetlands and priority habitat areas defined by the Natural Heritage and Endangered Species Program (NHESP); the applicant shall provide evidence of compliance with these regulations.
 - (13) Plans showing provision of water, including that needed for fire protection.
 - (14) Plans showing existing trees of six inches caliper or larger.
- B. The Planning Board may waive documentary requirements as it deems appropriate. All waiver requests must be written on the site plan.

§ 300-19.13 Review of application.

- A. Notice of application to Planning Board shall be filed by the applicant with the Town Clerk, who shall date stamp it and forward a copy of the notice to the Planning Board. Upon receipt of an application, the Town Planner shall review it for completeness and file a determination of completeness or a notice of missing items with the Town Clerk within 21 days of the date stamped on the notice by the Town Clerk unless an extension of time is agreed to in writing by the applicant. A copy of this notice shall also be sent to the applicant.
- B. Following the procedures and review criteria of § 300-14.12 and the requirements of this Article, the Planning Board shall review the application and file its site plan decision with the Town Clerk within 120 days of a determination of completeness by the Town Planner. Failure by the Planning Board to take final action and file its decision with the Town Clerk within the allotted time, unless an extension of time is agreed to in writing by the applicant, shall be deemed to be approval of the site plan.

§ 300-19.14 As-built plans.

Engineer-stamped as-built plans shall be submitted to the Building Commissioner before a certificate of completion or occupancy may be issued.

§ 300-19.15 Changes in ownership.

The Building Commissioner and Planning Board shall be notified at least 30 days in advance of any proposed change in the owner or operator of a large and medium ground-mounted and parking canopy solar photovoltaic installation, which notice shall include the contact information of the proposed new owner/operator. A change in ownership shall require advance approval by the Planning Board. Such approval shall not be unreasonably withheld and shall be based principally on the experience and financial strength of the proposed new owner.

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§ 300-19.16 Annual reporting.

The owner or operator of the installation shall submit an annual report to the Building Commissioner and the Planning Board which certifies compliance with the requirements of this Bylaw and their approved site plan, including control of vegetation, stormwater, noise standards, emergency response and adequacy of road access, by January 15 of each year.

§ 300-19.17 Severability.

If any provision herein is determined to be unlawful, it shall be severed from this Article and all remaining provisions shall remain in force and effect.

And further, to see if the Town will vote to amend the Medfield Town Code Chapter 300 Zoning Attachment 1 Table of Use Regulations, by making the following changes:

	Use	A	RE	RT	RS	RU	B	BI	IE
4.32	Solar Energy Systems (see § 300-19, PVOD)								

or do or act anything in relation thereto.

(Planning Board)
WARRANT COMMITTEE RECOMMENDS PASSAGE

Article 29. To see if the Town will vote to amend the Town of Medfield Article 150-3 Historic District Boundaries by adding as follows:

E. Peak House Historic District. The boundaries are hereby established as shown on the map, filed with the Planning Board and the Massachusetts Historical Commission on February 2, 2021, which accompanies and is hereby declared to be part of the Bylaw; or do or act anything in relation thereto.

(Historic District Commission)
WARRANT COMMITTEE RECOMMENDS PASSAGE

Article 30. To see if the Town will vote to recommend that the Medfield School Committee and School Building Committee amend its proposal to the Massachusetts School Building Authority to keep Dale Street School at its current site for grades 4-5, as was implied in the 2018 Town

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Meeting Warrant Article, that funded the Feasibility Study, and to re-evaluate the certified enrollment projection provided in October 2018 so that it is based on actual student numbers.

(Citizens Petition)

Article 31. To see if the Town will vote to establish a committee charged with creating a Medfield Town Bylaw to govern school projects; the School Building Committee appointment process led by Town Moderator, in keeping with Medfield Public School Policy; and the engagement of citizens-at-large.

(Citizens Petition)

Article 32. To see if the Town will vote to amend the Code of the Town of Medfield to amend Chapter 235, Stormwater Management as follows:

Article I General Provisions Section §235-2 Definitions:

Add the following definitions to be inserted in proper alphabetical order:

AS-BUILT DRAWING: Drawings that completely record and document applicable aspects and features of conditions of a project following construction using Stormwater Management Plans derived from a Land Disturbance Permit.

BEST MANAGEMENT PRACTICE (BMP) – An activity, procedure, restraint, or structural improvement that helps to reduce the quantity or improve the quality of stormwater runoff or prevent pollutants from entering stormwater runoff.

CLEAN WATER ACT – The Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.) as hereafter amended.

MUNICIPAL PHOSPHORUS REDUCTION REQUIREMENT: The amount by which Medfield must reduce its annual phosphorus load from land area within its jurisdiction that drains to the Charles River and its tributaries, as set forth in the MS4 General Permit, Appendix F, Table F-2 or F-3, as applicable.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORM

WATER DISCHARGE PERMIT – A permit issued by United States Environmental Protection Agency or jointly with the State that authorizes the discharge of pollutants to waters of the United States.

PHOSPHORUS CONTROL PLAN: A plan developed in accordance with the requirements in the MS4 General Permit that is designed to reduce the amount of phosphorus in stormwater discharges from Medfield’s MS4 to the Charles River and its tributaries.

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STORMWATER AUTHORITY: The Medfield Department of Public Works, acting through its Director, or its authorized agent(s), board or commission.

TOTAL MAXIMIM DAILY LOAD or TMDL: the greatest amount of a pollutant that a water body can accept and still meet water quality standards for protecting public health and maintaining the designated beneficial uses of those waters for drinking, swimming, recreation, and fishing. A TMDL is also a plan, adopted under the Clean Water Act, specifying how much of a specific pollutant can come from various sources, including stormwater discharges, and identifies strategies for reducing the pollutant discharges from these sources so as not to violate Massachusetts surface water quality standards. (314 CMR 4.00, et seq.)

TOTAL SUSPENDED SOLIDS OR TSS: Undissolved organic or inorganic particles in water.

WASTE LOAD ALLOCATION: The maximum concentration or mass of a pollutant which can be discharged to a waterway from point sources without causing a violation of surface water quality standards as established in an applicable Total Maximum Daily Load (TMDL).

Add a New Article IV Discharges to the Municipal Storm Drain System, as follows:

ARTICLE IV. DISCHARGES TO THE MUNICIPAL STORM DRAIN SYSTEM.

§235-19. Purpose.

The purpose of this article, in conjunction with §270 Article III Water Pollution Abatement, is to regulate discharges to the municipal storm drain system in order to protect the Town of Medfield's water bodies and groundwater, and to safeguard the public health, safety, welfare and the environment. This article seeks to meet that purpose through the following objectives:

- A. to comply with the MS4 General Permit requirements for Total Maximum Daily Load (TMDL) controls in the Neponset River and Charles River watersheds; and
- B. establish minimum design standards for the regulation and control of stormwater runoff quantity and quality.

§235-20. Total Maximum Daily Load (TMDL) Compliance

The Town of Medfield has a Municipal Phosphorous Reduction Requirement that is being implemented to reduce phosphorus loading from its MS4 system in accordance with the MS4

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General Permit, Appendix F, and the Charles River TMDL for Nutrients in the Upper/Middle Charles River. Medfield shall develop a town-wide Phosphorus Control Plan (“PCP”) designed to reduce the towns applicable pollutant waste load allocations to the Charles River and its tributaries. The town-wide PCP shall be completed in phases as set forth in the MS4 General Permit, Appendix F, and shall be fully implemented no later than 2038. Compliance with the pollution reduction requirement shall be through BMPs that meet the pollutant removal percentages developed consistent with EPA Region 1’s BMP Accounting and Tracking Tool (2016) or other BMP performance evaluation tool(s) provided by EPA Region 1 for nitrogen, phosphorus, zinc and TSS. Where other pollutants are at issue, such as for the bacteria TMDL in the Neponset River Watershed and the phosphorous TMDL in the Charles River, pollutant appropriate BMPs are required. Precise pollution reductions need not be calculated for the bacteria TMDL. If EPA Region 1 tools do not address the planned or installed BMP performance, then any federally or State-approved BMP design guidance or performance standards (e.g., the Massachusetts stormwater handbook and design guidance manuals) may be used to calculate BMP performance.

The Stormwater Authority may amend regulations, rules and/or written guidance relating to the terms, conditions, definitions, enforcement, fees, procedures, and administration of this Stormwater Management bylaw so long as they are not less stringent than those in the MS4 General Permit. Failure of the Stormwater Authority to issue such rules, or regulations, or a legal declaration of their invalidity by a court, shall not act to suspend or invalidate the effect of this bylaw.

§235-21. Standards

- A. The Stormwater Authority, when deemed necessary, shall delegate the Administrative Land Disturbance Review and Land Disturbance Permits administration and public hearings to existing Town boards, commissions and/or their agent(s).
- B. Control of stormwater runoff shall meet all federal and state requirements, including the Massachusetts Stormwater Management Standards Handbook (as amended), the requirements of the Town of Medfield's Subdivision of Land Stormwater Management Regulations methodologies and procedures used to design stormwater treatment practices and stormwater management practices shall accompany the design. All activities, project design, stormwater treatment practices and stormwater management practices should aim to minimize stormwater runoff, maximize infiltration and recharge where appropriate, and minimize pollutants in stormwater runoff.
- C. In addition to meeting the requirements of the Massachusetts Stormwater Standards, as required under the Town of Medfield MS4 Stormwater Permit all stormwater management systems shall meet the following criteria:
 - (1) For new development sites all stormwater management systems shall be designed to:
 - a) Retain the volume of runoff equivalent to, or greater than, one (1.0) inch multiplied by the total post-construction impervious surface area on the site AND/OR

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- b) Remove 90% of the average annual load of Total Suspended Solids (TSS) generated from the total post-construction impervious area on the site AND 60% of the average annual load of Total Phosphorus (TP) generated from the total post-construction impervious surface area on the site. Pollutant removal shall be calculated consistent with EPA Region 1's BMP Performance Extrapolation Tool or other BMP performance evaluation tool provided by EPA Region 1, where available. If EPA Region 1 tools do not address the planned or installed BMP performance any federally or State approved BMP design guidance or performance standards (e.g. State stormwater handbooks and design guidance manuals) may be used to calculate BMP performance.
- (2) For redevelopment sites stormwater management systems shall also improve existing conditions by be designed to the following criteria:
- a) Retain the volume of runoff equivalent to, or greater than, 0.80 inch multiplied by the total post-construction impervious surface area on the site AND/OR
 - b) Remove 80% of the average annual post-construction load of Total Suspended Solids (TSS) generated from the total post-construction impervious area on the site AND 50% of the average annual load of Total Phosphorus (TP) generated from the total postconstruction impervious surface area on the site. Pollutant removal shall be calculated consistent with EPA Region 1's BMP Performance Extrapolation Tool or other BMP performance evaluation tool provided by EPA Region 1 where available. If EPA Region 1 tools do not address the planned or installed BMP performance any federally or State approved BMP design guidance or performance standards (e.g. State stormwater handbooks and design guidance manuals) may be used to calculate BMP performance.
- (3) The regulations shall promote Low Impact Development techniques where adequate soil, groundwater and topographic conditions allow. These may include but not be limited to reduction in impervious surfaces, disconnection of impervious surfaces, bioretention (rain gardens), and infiltration systems.
- (4) Applicants shall submit as-built drawings upon project completion. One digital copy as an AutoCAD dwg file, on Massachusetts State Plane Coordinate System, NAV83 (feet), and NAVD88 (feet), shall be submitted to the Stormwater Authority or its designee.

or do or act anything in relation thereto.

(Planning Board/DPW Director)

Article 33 To see if the Town will vote to appropriate \$16,000 and determine in what manner said sum shall be raised for the purpose of funding the Affordable Housing Trust for the purposes of

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administration, planning and technical assistance expenses. Or do or act anything in relation thereto.

(Affordable Housing Trust)

WARRANT COMMITTEE RECOMMENDS DISMISSAL

Article 34. To see if the Town will vote in accordance with the provisions of Chapter 40, Section 15C to designate each of the following roadways in the Town of Medfield as a "Scenic Road":

- Elm Street
- Plain Street
- Farm Street
- Nebo Street
- Millbrook Road

or do or act anything in relation thereto.

(Planning Board, Conservation Commission, Historical Commission)

WARRANT COMMITTEE WILL BE HEARD

Article 35. To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum of money to implement any Collective Bargaining Agreements between the Town of Medfield and the Medfield Police League; or do or act anything in relation thereto.

(Board of Selectmen)

WARRANT COMMITTEE RECOMMENDS PASSAGE

Article 36. To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum of money to implement any Collective Bargaining Agreements between the Town of Medfield and the Medfield Fire Union; or do or act anything in relation thereto.

(Board of Selectmen)

WARRANT COMMITTEE RECOMMENDS PASSAGE

Article 37. To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a \$1,500 retroactive, one time, COVID 19 stipend for non union front line town employees as set out by the Board of Selectmen; or do or act anything in relation thereto.

(Board of Selectmen)

WARRANT COMMITTEE RECOMMENDS PASSAGE

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Article 38. To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum of money for the purpose of paying the following prior year bills incurred in FY16 in the amount of \$165.00 and in FY2020 in the amount of \$177.08.

**(Board of Selectmen)
FOUR FIFTHS VOTE**

Article 39. Free Cash