

Annual Town Meeting – May 24, 2021

Article 1: Annual Town Report	Adopted
Article 2: Reports of Committees	No Action Taken
Article 3: Water Rate Restructuring	Adopted
Article 4: Sewer Rate Restructuring	Adopted
Article 5: Operating Budget	Adopted
Article 6: Unpaid Bills from Previous Years.....	Adopted
Article 7: Supplemental Appropriation for Fiscal 2021	Adopted
Article 8: Stabilization and other Special Funds	Adopted
Article 9: Capital Improvements Budget.....	Adopted
Article 10: Departmental Revolving Funds-Annual Spending Limits	Adopted
Article 11: Allocation of Funds for One Time Cost.....	Adopted
Article 12: Massachusetts General Laws Chapter 91 Liability	Adopted
Article 13: Additional Real Estate Exemptions-Annual Renewal.....	Adopted
Article 14: Community Preservation Committee	Adopted
Article 15: Treats Pond.....	Adopted
Article 16: Town Hall Renovation	Adopted
Article 17: Lease of Property at Water Department for Solar	Adopted
Article 18: Amendments to §30 Cohasset Affordable Housing Trust Bylaw	Adopted
Article 19: Debt Authorization for the South Shore Regional Vocational School District	Adopted
Article 20: Floodplain and Watershed Protection District Amendment:	Adopted
Article 21: Ground-Mounted Solar Photovoltaic Installations Overlay District Amendment	Adopted
Article 22: Zoning Map Update-Whitney Spur Rail Trail Reclassification:	Adopted
Article 23: Fast-Food Restaurant Definition Amendment:	Adopted
Article 24: Special Permits in the Village Business District Amendment:	Adopted
Article 25: Use Variances Amendment	Adopted
Article 26: Land Alteration Amendment:	Adopted
Article 27: Sunset the Senior Multifamily Residential Overlay District:.....	Adopted
Article 28: Board of Public Health Zoning Bylaw Amendment:	Adopted

TOWN OF COHASSET
Annual Town Meeting – May 24, 2021

At the Annual Town Meeting held on Monday May 24, 2021 at the Cohasset Music Circus the following articles were contained in the warrant and acted upon as follows.

Checkers sworn in by the Town Clerk, Carol L. St. Pierre at 5:00 p.m. were

Abigail Alves, Elizabeth Anderson, Jody Doyle, Bernadette Faulkner, Susan Ryan, and Kenneth Warner.

Elizabeth Baker, Philip Faulkner and Peter Pearce and were appointed and sworn in by the Moderator Daniel Evans.

The Moderator called the meeting to order at 6:10 p.m. and a quorum of 100 was present at that time. The registered voters checked in on the voting list totaled 258. Precinct 1 - 106 voters and precinct 2 - 107.

Citizens recited the pledge of allegiance. A moment of silence was observed for citizens listed in the memoriam of the town report.

Congressman Stephen Lynch was recognized.

Article 1: Annual Town Report

To see if the Town will act upon the reports of the various Town Officers as printed in the Annual Town Report for 2020, or to take any other action related thereto.

MOVED, that the reports of the various Town Officers as printed in the Annual Town Report for 2020, be accepted and placed in the permanent records of the town.

A majority vote required. Motion adopted unanimously.

Article 2: Reports of Committees

To hear the reports of any Committee heretofore chosen and act thereon, or to take any other action related thereto.

There are no reports scheduled. No further action to be taken.

Article 3: Water Rate Restructuring

To see if the Town will vote to approve an amendment to the current schedule of Water Rates by adopting the following new schedules of Quarterly Base Fee and Usage Charges and Annual Fire Service Fee, to take effect July 1, 2021, or to take any other action related thereto.

Description	Type	FY22	FY23	FY24	FY25	FY26
Up to 1"	Quarterly Fee	\$175	\$180	\$185	\$190	\$195
1.5"	Quarterly Fee	\$341	\$350	\$359	\$368	\$378
2"	Quarterly Fee	\$506	\$519	\$532	\$546	\$560
3"	Quarterly Fee	\$986	\$1,011	\$1,037	\$1,063	\$1,090
4"	Quarterly Fee	\$1,442	\$1,479	\$1,516	\$1,554	\$1,593
Private Hydrant	Annual Fee	\$749	\$768	\$788	\$808	\$829
Sprinkler 4" or less	Annual Fee	\$380	\$390	\$400	\$410	\$421
Sprinkler 6"	Annual Fee	\$1,128	\$1,157	\$1,186	\$1,216	\$1,247
Sprinkler 8" or more	Annual Fee	\$1,569	\$1,609	\$1,650	\$1,692	\$1,735
Non-Metered Unit	Quarterly Fee	\$88	\$91	\$94	\$97	\$100
Irrigation	Quarterly Fee	\$59	\$61	\$63	\$65	\$67
Tier 1	Usage Charge	\$5.24	\$5.37	\$5.50	\$5.64	\$5.78
Tier 2	Usage Charge	\$10.48	\$10.74	\$11.01	\$11.28	\$11.56
Tier 3	Usage Charge	\$14.31	14.67	\$15.03	\$15.41	\$15.79

MOVED, that the Town approve the following new schedules of Quarterly Base Fee and Usage Charges and Annual Fire Service Fees, to take effect on July 1, 2021:

Description	Type	FY22	FY23	FY24	FY25	FY26
Up to 1"	Quarterly Fee	\$175	\$180	\$185	\$190	\$195
1.5"	Quarterly Fee	\$341	\$350	\$359	\$368	\$378
2"	Quarterly Fee	\$506	\$519	\$532	\$546	\$560
3"	Quarterly Fee	\$986	\$1,011	\$1,037	\$1,063	\$1,090
4"	Quarterly Fee	\$1,442	\$1,479	\$1,516	\$1,554	\$1,593
Private Hydrant	Annual Fee	\$749	\$768	\$788	\$808	\$829
Sprinkler 4" or less	Annual Fee	\$380	\$390	\$400	\$410	\$421
Sprinkler 6"	Annual Fee	\$1,128	\$1,157	\$1,186	\$1,216	\$1,247
Sprinkler 8" or more	Annual Fee	\$1,569	\$1,609	\$1,650	\$1,692	\$1,735
Non-Metered Unit	Quarterly Fee	\$88	\$91	\$94	\$97	\$100
Irrigation	Quarterly Fee	\$59	\$61	\$63	\$65	\$67
Tier 1	Usage Charge	\$5.24	\$5.37	\$5.50	\$5.64	\$5.78
Tier 2	Usage Charge	\$10.48	\$10.74	\$11.01	\$11.28	\$11.56
Tier 3	Usage Charge	\$14.31	14.67	\$15.03	\$15.41	\$15.79

A majority vote required. Motion adopted unanimously.

Article 4: Sewer Rate Restructuring

To see if the Town will vote to approve an amendment to the current schedule of Sewer Rates by increasing the rate per hundred cubic feet from \$9.51/HCF to \$10.46/HCF, to take effect July 1, 2021, or to take any other action related thereto.

MOVED, that the Town approve an amendment to the current schedule of Sewer Rates by increasing the rate per hundred cubic feet from \$9.51/HCF to \$10.46/HCF, to take effect July 1, 2021.

A majority vote required. Motion adopted unanimously.

Article 5: Operating Budget

To see if the Town will vote to fix salaries and compensation of Elected Officers, and to see what sums the Town will vote to raise and appropriate from available funds or otherwise, for the payment of the salaries and compensation, expenses, equipment and outlays, capital and otherwise, of the several Town Departments, including the enterprise funds for the Water Department and Sewer Department, for the ensuing fiscal year, or to take any other action related thereto.

MOVED that Fifty Four Million Five Hundred Fifteen Thousand Four Hundred Eighty Dollars (\$54,515,080) be appropriated for the Fiscal Year 2022 Annual Town Budget to be allotted as follows: \$106,138 for salaries of elected Town Officials consisting of the Town Clerk \$95,621; Clerk, Board of Registrars (4) at \$329 each, total of \$1,316; Moderator, \$1; Selectmen, Chairman \$1,500; Members (4) at \$1,000 each, total of \$4,000; Board of Assessors, Chairman, \$1,300; Members (2) at \$1,200 each, total \$2,400; and the remaining \$54,408,942 for Personal Services, Expenses, and Capital Outlays, interest on Maturing Debt and other charges for various departments, as is further described in the columns headed "Fiscal 2022 Recommended" in Appendix A in the Warrant, and to meet the appropriation, the following transfers are made:

- \$2,243,857 from Sewer Enterprise Revenue,*
- \$4,945,138 from Water Enterprise Revenue,*
- \$65,337 from School Construction Surplus Fund,*
- \$21,284 from Reserve for Community Preservation Debt,*
- \$205,562 from Capital Stabilization Fund,*
- \$75,000 from Title V Betterment Fund,*
- \$150,000 from Pension Reserve Fund,*
- \$87,446 from Sewer Betterment Debt Stabilization Fund,*
- \$130,000 from Free Cash,*

AND \$46,591,456 is raised from taxation and other general revenues of the Town.

A 2/3 vote required. Motion adopted unanimously.

Article 6: Unpaid Bills from Previous Years

To see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow, pursuant to any applicable statute, a sum, or sums of money, to be expended by the Town Manager, to pay for unpaid bills of the Town, the Water Commission and/or Sewer Commission from previous fiscal years, or to take any other action related thereto.

Department	Vendor	Amount	Description
Treasurer/Collector	Hilltop Securities	\$2,500	Continuing Disclosure Services
Building	Jason Yetman	\$ 900	FY20 Plumbing Services
Police	Town of Hull	\$6,365.52	ACO Reimbursement-Quarter Ending 6/30/2020
DPW	Hercules Sealing Co	\$173.66	Materials Purchase
Select Board	Brooks & DeRensis	\$1,716	Legal Bill
Select Board	Deutsch Williams	\$1,651	Legal Bill

MOVED, that the following unpaid bills of the Town from previous fiscal years, be paid, as follows:

Department	Vendor	Amount	Description
Treasurer/Collector	Hilltop Securities	\$2,500	Continuing Disclosure Services
Building	Jason Yetman	\$ 900	FY20 Plumbing Services
Police	Town of Hull	\$6,365.52	ACO Reimbursement-Quarter Ending 6/30/2020
DPW	Hercules Sealing Co	\$173.66	Materials Purchase
Select Board	Brooks & DeRensis	\$1,716	Legal Bill
Select Board	Deutsch Williams	\$1,651	Legal Bill

AND to meet this appropriation, Thirteen Thousand Three Hundred Six Dollars and Eighteen Cents (\$13,306.18) be appropriated and transferred from Free Cash available in the Treasury of the Town.

Motion adopted by requisite 80% vote.

Article 7: Supplement Appropriation for Fiscal 2021

To see if the Town will vote to raise and appropriate, borrow pursuant to any applicable statute and/or transfer from available funds, a sum or sums of money, to be expended by the Town Manager, needed by various departmental budgets and appropriations to complete the fiscal year ending June 30, 2021 or to decrease or otherwise adjust any budget line item as appropriated by the Town at the June 16, 2020 Annual Town Meeting, or to take any other action related thereto.

Action	Amount	From	To
Supplemental Appropriation: Transfer PEG Access Funds to Cohasset 143TV	TBD (\$183,725.28 as of 3/10/2021)	PEG Access & Cable Related Fund	Cohasset 143TV
Adjusted Debt Payments	\$127,785	Capital Stabilization	General Fund

MOVED that Three Hundred Sixty-Two Thousand Three Hundred Ninety-One Dollars Ninety-Five Cents (\$362,391.95) be hereby appropriated for the item set forth below amending the amounts appropriated by the Town pursuant to the 2020 Annual Town Meeting held on June 16, 2020 and/or the Special Town Meeting held on November 4, 2019, which funds are to be expended by the Town Manager, to supplement certain departmental budgets and appropriations and to fund other deficits below to complete the fiscal year ending June 30, 2021 as follows:

Action	Amount	From	To
Supplemental Appropriation: Transfer PEG Access Funds to Cohasset 143TV	\$234,606.95	PEG Access & Cable Related Fund	Cohasset 143TV
Adjusted Debt Payments	\$127,785	Capital Stabilization	General Fund

A 2/3 vote required. Motion adopted unanimously.

Article 8: Stabilization and other Special Funds

To see if the Town will vote to raise and appropriate, transfer from available funds and/or borrow pursuant to any applicable statute a sum of money to be deposited into the Capital Stabilization Fund, the OPEB Trust Fund, the General Stabilization Fund, the Sewer Capital Stabilization Fund, Special Education Stabilization, or the Water Capital Stabilization Fund, or to take any other action related thereto.

Amount	Source of Funds	Fund	Effective Date
\$750,000	Free Cash	Capital Stabilization	FY21
\$350,000	Free Cash	OPEB Trust Fund	FY21
\$300,000	Free Cash	General Stabilization	FY21
\$75,000	Free Cash	Special Education Stabilization	FY21
\$1,996,060	General Revenue	Capital Stabilization	FY22
\$180,450	Free Cash	OPEB Trust Fund	FY22
\$100,000	Sewer Revenue	Sewer Capital Stabilization	FY22

MOVED that the following amounts be appropriated to be deposited in the following stabilization and other special funds:

Amount	Source of Funds	Fund	Effective Date
\$750,000	Free Cash	Capital Stabilization	FY21
\$350,000	Free Cash	OPEB Trust Fund	FY21
\$300,000	Free Cash	General Stabilization	FY21
\$75,000	Free Cash	Special Education Stabilization	FY21
\$1,996,060	General Revenue	Capital Stabilization	FY22
\$180,450	Free Cash	OPEB Trust Fund	FY22
\$100,000	Sewer Revenue	Sewer Capital Stabilization	FY22

AND TO meet these appropriations, One Million Nine Hundred Ninety-Six Thousand Sixty Dollars (\$1,996,060) be raised and appropriated from taxation and other general revenues of the Town, One Million Six Hundred Fifty-Five Thousand Four Hundred Fifty Dollars (\$1,655,450) to be appropriated from Free Cash available in the Treasury of the Town, and One Hundred Thousand Dollars (\$100,000) be appropriated from Sewer General Revenues.

Motion adopted by requisite majority vote.

Article 9: Capital Improvements Budget

To see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow pursuant to any applicable statute, a sum of money to fund various capital improvements, capital projects and/or capital equipment for the various departments, boards, commissions, and agencies of the Town, or to take any other action related thereto.

A. ENTERPRISE FUNDS

Enterprise Fund	Purpose	Amount	CBC Recommendations
Sewer	Sludge Thickener	\$200,000	For Approval 5-0
Water	Granular Activated Carbon Treatment System	\$3,600,000	For Approval 4-0 if Article #3 is approved.
Water	Lily Pond Chlorine Conversion	\$335,000	For Approval 4-0
Water	Lily Pond SCADA Update	\$93,450	For Approval 4-0

B. GENERAL FUND

Project #	Department	Purpose	Amount	CBC Recommendations
1	School	Bus Lease	\$90,000	For Approval 5-0
2	School	Chrome Book Lease	\$52,000	For Approval 5-0
3	School	DHS Air Handler	\$250,000	For Approval 5-0
4	School	Osgood Sprinkler Heads	\$75,000	For Approval 5-0
5	School	CMHS HVAC System	\$500,000	For Approval 5-0
6	School	Woodshop dust collection	\$50,000	For Approval 5-0
7	School	Door FOBs	\$40,000	For Approval 5-0

8	School	CMHS Science lab plumbing	\$120,000	For Approval 5-0
9	School	Pilot Technology	\$32,000	For Approval 5-0
10	School	Track replacement	\$120,000	For Approval 5-0
11	School	Turf replacement	\$500,000	For Approval 5-0
12	Facilities	2021 Ram	\$59,000	For Approval 5-0
13	DPW	20-year Road Replacement	\$300,000	For Approval 5-0
14	DPW	Bucket Truck	\$95,000	For Approval 5-0
15	DPW	Chipper	\$38,600	For Approval 4-1
16	DPW	Slope Mower	\$48,305	For Approval 5-0
17	DPW	2 Stand Up mowers	\$17,484	For Approval 5-0
18	DPW	Salt Shed	\$425,000	For Approval 5-0
19	Police	Police SUV (2)	\$122,500	For Approval 5-0
20	Fire	Engine 2 Repair	\$25,000	For Approval 5-0
21	Fire	Res Q Jack Equip	\$17,000	For Approval 5-0
22	Fire	Command Vehicle-hybrid	\$44,575	For Approval 5-0
23	Recreation	Sohier St. Courts	\$13,000	For Approval 5-0
24	Recreation	Milliken concession	\$30,000	For Approval 5-0
25	Recreation	Beechwood Courts	\$12,000	For Approval 5-0

MOVED that Seven Million Three Hundred Four Thousand Nine Hundred Fourteen Dollars (\$7,304,914) be appropriated to be spent by the Town Manager with the approval of the Select Board for the purpose of purchasing certain items or services relating to capital or property, as set forth below;

A. Enterprise Funds

Enterprise Fund	Purpose	Amount	CBC Recommendations
Sewer	Sludge Thickener	\$200,000	For Approval 5-0
Water	Granular Activated Carbon Treatment System	\$3,600,000	For Approval 4-0 if Article #3 is approved.
Water	Lily Pond Chlorine Conversion	\$335,000	For Approval 4-0
Water	Lily Pond SCADA Update	\$93,450	For Approval 4-0

B. General Fund

Project #	Department	Purpose	Amount	CBC Recommendations
1	School	Bus Lease	\$90,000	For Approval 5-0
2	School	Chrome Book Lease	\$52,000	For Approval 5-0
3	School	DHS Air Handler	\$250,000	For Approval 5-0
4	School	Osgood Sprinkler Heads	\$75,000	For Approval 5-0
5	School	CMHS HVAC System	\$500,000	For Approval 5-0
6	School	Woodshop dust collection	\$50,000	For Approval 5-0
7	School	Door FOBs	\$40,000	For Approval 5-0
8	School	CMHS Science lab plumbing	\$120,000	For Approval 5-0

9	School	Pilot Technology	\$32,000	For Approval 5-0
10	School	Track replacement	\$120,000	For Approval 5-0
11	School	Turf replacement	\$500,000	For Approval 5-0
12	Facilities	2021 Ram	\$59,000	For Approval 5-0
13	DPW	20-year Road Replacement	\$300,000	For Approval 5-0
14	DPW	Bucket Truck	\$95,000	For Approval 5-0
15	DPW	Chipper	\$38,600	For Approval 4-1
16	DPW	Slope Mower	\$48,305	For Approval 5-0
17	DPW	2 Stand Up mowers	\$17,484	For Approval 5-0
18	DPW	Salt Shed	\$425,000	For Approval 5-0
19	Police	Police SUV (2)	\$122,500	For Approval 5-0
20	Fire	Engine 2 Repair	\$25,000	For Approval 5-0
21	Fire	Res Q Jack Equip	\$17,000	For Approval 5-0
22	Fire	Command Vehicle-hybrid	\$44,575	For Approval 5-0
23	Recreation	Sohier St. Courts	\$13,000	For Approval 5-0
24	Recreation	Milliken concession	\$30,000	For Approval 5-0
25	Recreation	Beechwood Courts	\$12,000	For Approval 5-0

And to meet the appropriation for the Water Department,

Funds totaling Four Hundred Twenty-Eight Thousand Four Hundred Fifty Dollars (\$428,450.00) be transferred for this purpose from Water Enterprise Revenue and the Treasurer of the Town, with the approval of the Select Board, be authorized to borrow Three Million Six Hundred Thousand Dollars (\$3,600,000) and issue bonds and notes of the Town therefor;

And further that the unissued borrowing authorization for Four Hundred Fifty Thousand Dollars (\$450,000.00) for Water Main Replacement on Elm Street in Article 8 of the June 16, 2020 Annual Town Meeting be rescinded and that to meet the appropriation Four Hundred Fifty Thousand Dollars (\$450,000.00) be transferred from Water Enterprise Fund Retained Earnings.

Any premium received 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 M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

And to meet the appropriation for the Sewer Department,

Funds totaling One Hundred Fifty One Thousand Dollars (\$151,000.00) be transferred for this purpose from the Sewer Enterprise Fund Retained Earnings and funds totaling Forty-Nine Thousand Dollars (\$49,000.00) available in the following accounts shall be transferred:

\$25,000.00	Plant Engineering Study	Article 7, April 19,2019 ATM
\$24,000.00	Plant HVAC Heaters	Article 7, April 19,2019 ATM

And to meet the appropriations for the General Fund,

Funds totaling Three Million Five Thousand Four Hundred Seventy-Seven Dollars and Seventy-Two Cents (\$3,005,477.72) shall be transferred from the Capital Stabilization Fund, funds totaling Seventy Thousand Nine Hundred Eighty-Six Dollars and Twenty-eight Cents (\$70,986.28) available in the following accounts shall be transferred:

\$15,896.91	IT- Network Switches Etc.	Article 8, May 1,2017 ATM
\$5,105.13	GPS/Radar Replacement	Article 8, May 1,2017 ATM
\$7,590.43	Chrome Books Lease	Article 8, May 1,2017 ATM
\$3,935.80	Hydraulic Rescue Tools	Article 8, April 30,2018 ATM
\$19,579.53	Device Replacement – Windows 7 EOL	Article 7, April 19,2019 ATM
\$810.00	Sidewalk Plow	Article 7, April 19,2019 ATM
\$1,219.46	Heavy Haul Tractor	Article 7, April 19,2019 ATM
\$592.68	Facility Audit – Software Upgrade	Article 7, April 19,2019 ATM
\$1,830.00	Sidewalk/Stair Improvements	Article 7, April 19,2019 ATM
\$5,000.55	Wheelchair Capable Van	Article 4, November 4,2019 STM
\$5,980.47	Cohasset MS Entrance Impr/Security	Article 4, November 4,2019 STM
\$957.00	Repair Windows (DH)	Article 8, June 16,2020 ATM
\$2,488.32	School Bus Lease	Article 8, June 16,2020 ATM

Provided, however that the amounts listed above for particular projects in Section B are not to be construed as individual appropriations but instead the sums shown are intended to be estimates of individual projects but the amount appropriated is one line item in the total sum of Three Million Twenty-Four Thousand Four Hundred Sixty-Four Dollars (\$3,024,464). The Town Manager, with the approval of the Select Board, is hereby authorized to distribute such funds in such a manner as may be needed to accomplish the forgoing list of projects, provided further, however, that the excess funds are available because one or more items cost less than estimated and not because an item intended to be procured is not so procured.

Funding for the Chromebook Lease of Fifty-Two Thousand Dollars (\$52,000) will be available immediately following Town Meeting approval and funding for all other projects will be available July 1, 2021.

A 2/3 vote required. Motion adopted unanimously.

Article 10: Departmental Revolving Funds-Annual Spending Limits

To set the spending limits the Town will establish for revolving accounts established pursuant to Section 53E ½ of Chapter 44 of the General Laws and Section 10 of Article VI of the Town of Cohasset General Bylaws the Town will set for the fiscal year beginning July 1, 2021 and ending on June 30, 2022, or take any other action related thereto.

Revolving Fund	Spending Authority
Library Patron Printing	\$10,000
Road Moratorium Fees	\$25,000
Cohasset Tree Bank	\$5,000
Conservation & Stormwater	\$100,000
Food Permits	\$50,000
Elder Affairs Program	\$100,000
Recreation Programs	\$950,000

MOVED, that the Departmental Revolving Funds as described in Section 8 of the Town of Cohasset General Bylaws, as amended, have funding limits set for the fiscal year beginning July 1, 2021 and ending on June 30, 2022 as follows:

Revolving Fund	Spending Authority
Library Patron Printing	\$10,000
Road Moratorium Fees	\$25,000
Cohasset Tree Bank	\$5,000
Conservation & Stormwater	\$100,000
Food Permits	\$50,000
Elder Affairs Program	\$100,000
Recreation Programs	\$950,000

A majority vote required. Motion adopted unanimously.

Article 11: Allocation of Funds for One Time Cost

To see it the Town will vote to raise and appropriate, transfer from available funds, and/or borrow pursuant to any applicable statute a sum of money for funding one-time expenditures and projects, or take any other action related thereto.

Amount	Source of Funds	Purpose	Department
\$100,000	Free Cash	Consulting Services	Town Manager
\$25,000	Free Cash	TM Contingency	Town Manager
\$50,000	Free Cash	Contract Settlements	Town Manager
\$28,350	Free Cash	Sandy Beach Parking Lot Management	Town Manager
\$75,000	Free Cash	Maintenance & Equipment Upgrades	Facilities
\$25,000	Free Cash	Teen Center	Facilities
\$40,000	Free Cash	Field/Court Study	Recreation
\$1,000	Free Cash	South Shore Irish Heritage Trail	Planning
\$10,000	Waterways Fund	Dock & other Waterways Repairs	Harbor Master

MOVED that Four Hundred Fourteen Thousand Three Hundred Fifty Dollars (\$414,350) be appropriated to be spent by the Town Manager for the following purposes:

Amount	Source of Funds	Purpose
\$100,000	Free Cash	Consulting Services
\$25,000	Free Cash	TM Contingency
\$50,000	Free Cash	Contract Settlements
\$28,350	Free Cash	Sandy Beach Parking Lot Management
\$75,000	Free Cash	Maintenance & Equipment Upgrades
\$25,000	Free Cash	Teen Center
\$40,000	Free Cash	Field/Court Study
\$1,000	Free Cash	South Shore Irish Heritage Trail
\$10,000	Waterways Fund	Dock & other Waterways Repairs
\$60,000	Waterways Fund	Conveyor System for the Harbor

AND TO meet this appropriation, Three Hundred Forty-Four Thousand Three Hundred Fifty Dollars (\$344,350) be appropriated from available Free Cash in the Treasury of the Town, and Seventy Thousand Dollars (\$70,000) be appropriated from the Waterways Fund, all these funds to be available upon approval of this Article.

A majority vote required. Motion adopted unanimously.

Article 12: Massachusetts General Laws Chapter 91 Liability

To see if the Town will vote to assume liability in the manner provided by the MGL Chapter 91, Section 29, as amended, for all damages that may be incurred by the work to be performed by the Massachusetts Department of Environmental Protection for the improvement, development maintenance, and protection of tidal and non-tidal rivers and streams, great ponds, harbors, tidewaters, foreshores, and shores along a public beach in accordance with Section 11 of said Chapter 91 and to authorize the Selectmen to execute and deliver bond on indemnity therefore to the Commonwealth, or to take any other action related thereto.

MOVED that liability be assumed by the Town of Cohasset in the manner provided by the MGL Chapter 91, Section 29, as amended, for all damages that may be incurred by the work to be performed by the Massachusetts Department of Environmental Protection for the improvement, development maintenance, and protection of tidal and non-tidal rivers and streams, great ponds, harbors, tidewaters, foreshores, and shores along a public beach in accordance with Section 11 of said Chapter 91 and that the Select Board be hereby authorized to execute and deliver bond on indemnity therefore to the Commonwealth

A majority vote required. Motion adopted unanimously.

Article 13: Additional Real Estate Exemptions-Annual Renewal

To see if the Town will vote to accept Section 4 of Chapter 73 of the Acts of 1986 to grant an additional real estate tax exemption of not more than one hundred percent (100%). Such additional exemption may be

granted to persons who qualify for property tax exemptions under clauses 17, 17C ½, 17D, 22, 22A, 22B, 22C, 22D, 22E, 37, 37A, 41, 41B, 41C, 42 and 43 of Section 5 of Chapter 59 of the Massachusetts General Laws and also, to see if the Town will vote to accept the amendment of Clause 41C in accordance with Chapter 184, Section 51 of the Acts of 2002, to subsequently grant an additional real estate tax exemption of not more than one hundred percent (100%). Such additional exemption may be granted to persons who qualify for property tax exemption under Clause 41C of Section 5 of Chapter 59 of the Massachusetts General Laws, or to take any other action related thereto.

MOVED that Section 4 of Chapter 73 of the Acts of 1986 be hereby accepted to grant an additional real estate tax exemption of not more than one hundred percent (100%), where such additional exemption may be granted to persons who qualify for property tax exemptions under clauses 17, 17C 12, 17D, 22, 22A, 22B, 22C, 22D, 22E, 37, 37A, 41, 41B, 41C, 42 and 43 of Section 5 of Chapter 59 of the Massachusetts General Laws and further, that the amendment of Clause 41 C in accordance with Chapter 184, Section 51 of the Acts of 2002, be hereby accepted to subsequently grant an additional real estate tax exemption of not more than one hundred percent (100%) where such additional exemption may be granted to persons who qualify for property tax exemption under clause 41C of Section 5 of Chapter 59 of the Massachusetts General Laws.

A majority vote required. Motion adopted unanimously.

Article 14: Community Preservation Committee

To see if the Town will vote to hear and act on recommendations by the Community Preservation Committee for Fiscal Year 2022 pursuant to Chapter 44B of the General Laws, also known as the Community Preservation Act: to implement such recommendations by appropriating and/or reserving a sum or sums of money from the Community Preservation Fund established pursuant to such Act for (i) the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee; (ii) the acquisition, creation and preservation of open space; (iii) the acquisition, preservation, rehabilitation and restoration of historic resources; (iv) the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use; (v) the acquisition and preservation of historic resources; (vi) the acquisition, creation, preservation and support of community housing; and (vii) the rehabilitation or restoration of open space and community housing acquired or created under such Act; upon the recommendation of the Community Preservation Committee, to amend any votes previously adopted by Town Meeting on prior recommendations of the Community Preservation Committee; to authorize the Select Board with the approval of the Community Preservation Committee, to acquire by purchase, gift or eminent domain such real property interests in the name of or enforceable by the Town, acting by and through the Select Board or such other Town board as the Select Board may designate, including real property interests in the form of permanent affordable housing restrictions, historical preservation restrictions and conservation restrictions that will meet the requirements of Chapter 184 of the General Laws, as may be necessary or proper to carry out the foregoing, or to take any other action related thereto.

	Source of Funds	Use of Funds	Amount
	CPC Revenue	Open Space/Recreation Sub-Account	\$68,100
	CPC Revenue	Historical Sub-Account	\$68,100
	CPC Revenue	Affordable Housing Sub-Account	\$68,100
	CPC Revenue	Administrative Sub-Account	\$34,050
Project #	Source of Funds	Projects	Amount
1	Historical Preservation	Paul Pratt Memorial Library	\$3,000
2	Open Space & Recreation	Cohasset High School Track	\$375,000
3	Affordable Housing	Affordable Housing Trust	\$500,000
4	Affordable Housing	Cohasset Housing Authority Building Preservation Work	\$200,000
5	Historical Preservation	Town Clock	\$75,000
6	Open Space & Recreation	Cohasset Harbor Town Docks	\$40,000
7	Open Space & Recreation	Cohasset Harbor Parker Avenue Ramp	\$385,000
8	Open Space & Recreation	CYBSA ADA Improvements	\$100,000
9	Open Space & Recreation	Deer Hill Softball Field Restoration	\$19,000
10	Open Space & Recreation	Permanent Conservation Restriction 487 King Street	\$450,000
11	Open Space & Recreation	Beechwood Basketball Court	\$58,000
12	Open Space & Recreation	Sohier Street Basketball Court	\$13,200
13	Open Space & Recreation	Milliken Field	\$15,000
14	CPC Revenue	Bond Payment – King Street Land	\$21,284
15	Historical Preservation	Second Congregational Church Facade Preservation	\$50,000

MOVED that the recommendations of the Community Preservation Committee be heard and acted upon as follows: That the following amounts be appropriated from the Fiscal Year 2022 Community Preservation Fund estimated revenues to the Community Preservation Fund accounts as follows:

Source of Funds	Use of Funds	Amount
CPC Revenue	Open Space / Recreation Sub-Account	\$68,100
CPC Revenue	Historical Sub-Account	\$68,100
CPC Revenue	Affordable Housing Sub-Account	\$68,100
CPC Revenue	Administrative Sub-Account	\$34,050

AND that the following amounts be appropriated from the sources indicated for the projects identified:

Project #	Source of Funds	Projects	Amount
1	Historical Preservation	Paul Pratt Memorial Library	\$3,000
2	Open Space & Recreation/Undesignated Fund Balance	Cohasset High School Track	\$375,000
3	Affordable Housing/Undesignated Fund Balance	Affordable Housing Trust	\$500,000
4	Affordable Housing	Cohasset Housing Authority Building Preservation Work	\$200,000
5	Historical Preservation	Town Clock	\$75,000
6	Undesignated Fund Balance	Cohasset Harbor Town Docks	\$40,000
7	Undesignated Fund Balance	Cohasset Harbor Parker Avenue Ramp	\$385,000
8	Undesignated Fund Balance	CYBSA ADA Improvements	\$100,000
9	Undesignated Fund Balance	Deer Hill Softball Field Restoration	\$19,000
10	Undesignated Fund Balance	Permanent Conservation Restriction 487 King Street	\$450,000
11	Undesignated Fund Balance	Beechwood Basketball Court	\$58,000
12	Undesignated Fund Balance	Sohier Street Basketball Court	\$13,200
13	Undesignated Fund Balance	Milliken Field	\$15,000
14	Undesignated Fund Balance	Bond Payment – King Street Land	\$21,284
15	Historical Preservation/Undesignated Fund Balance	Second Congregational Church Facade Preservation	\$50,000

AND, that after June 30, 2024, any residual unexpended portion of the sums noted above shall not be further expended and shall be restored to the Community Preservation Fund from which the funds were drawn;

AND, that the deadlines for completing the following previously authorized projects be extended as indicated:

Approved Project	Amount	Extension Date
Cohasset Swim Club (ATM 2019, Article 13)	\$400,000	December 31, 2023
Milliken Field (ATM 2016, Article 18)	\$133,186	June 30, 2022
CYBSA Dugouts & Storage (ATM 2018, Article 15)	\$3,544.90	June 30, 2022

AND, that for each of the above recommendations, the Select Board, or such other Town board as the Select Board may designate, be authorized to acquire by purchase or gift and hold in the name of or enforceable by the Town and to grant to a nonprofit organization, charitable corporation or foundation, such land, real property interests and permanent affordable housing restrictions, preservation restrictions and conservation restrictions that will meet the requirements of Chapter 184 of the General Laws, as may be necessary or proper to carry out the foregoing.

A 2/3 vote required. Motion adopted unanimously.

Article 15: Treats Pond

To see if the Town will vote to authorize the Cohasset Select Board to acquire, by purchase, gift or eminent domain, such easement or easements in the area within the Town of Cohasset bounded by Atlantic Avenue, Beach Street, Howard Gleason Road and the Atlantic Ocean, as in the Board’s judgement are necessary and proper to establish, install, construct, operate and maintain a system or systems of drainage for Treats Pond watershed and Atlantic Avenue in the Town of Cohasset, and further to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute a sum of money to be spent by the Town Manager to carry out the foregoing, or to take any other related thereto.

MOVED, that the Cohasset Select Board be hereby authorized to acquire, by purchase or gift, such nonexclusive easement or easements in the Board’s judgement are necessary and proper to establish, install, construct, operate and maintain a system or systems of drainage for Treats Pond watershed and Atlantic Avenue in the Town of Cohasset, as follows:

(1) an access easement right of way ten (10) feet wide, beginning at Atlantic Avenue, and continuing for half a mile to access the drainage pipe as shown on Plan Dated April 15, 2021, prepared by Cavanaro Consulting, entitled Sandy Cove Off Atlantic Avenue, Cohasset, MA; and

(2) a drainpipe easement for construction, operation, and maintenance of a drainage pipe, which easement is to be fifteen (15) feet wide as shown on Plan Dated April 15, 2021, prepared by Cavanaro Consulting, entitled Sandy Cove Off Atlantic Avenue, Cohasset, MA, or where it may actually be located on the ground.

And further that Two Hundred Thousand Dollars (\$200,000), be appropriated to be spent by the Town Manager with the approval of the Select Board, for this purpose, and to meet this appropriation the Treasurer of the Town, with the approval of the Select Board, be authorized to borrow \$200,000 and to issue bonds and notes of the town therefore. Any premium received 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 M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

A 2/3 vote required. Motion adopted unanimously.

Article 16: Town Hall Renovation

To see if the Town will vote to raise and appropriate, borrow pursuant to any applicable statute and/or transfer from available funds, a sum, or sums of money, to be expended for the creation of detailed engineered design and construction plans and the conducting of a bidding process for the reconstruction and addition to Town Hall, or to take any other action related thereto.

MOVED, that the sum of Seven Hundred and Fifty Thousand Dollars (\$750,000) be appropriated to be expended by the Town Manager with the Town Hall Building Committee for the creation of detailed engineered design and construction plans and the conducting of a bidding process for the reconstruction and addition to Town Hall, and to meet this appropriation the Treasurer of the Town, with the approval of the Select Board be authorized to borrow \$750,000 and to issue bonds and notes of the Town therefore. Any premium received 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 M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Motion offered by Leland Jenkins.

To see if the Town will vote to raise and appropriate, borrow pursuant to any applicable statute and/or transfer from available funds, a sum, or sums of money, to be expended for the creation of detailed engineered design and construction plans and the conducting of a bidding process for the remodeling of Town Hall, or to take any other action related thereto, including but not limited to an offsite alternative existing building for a Town Hall Annex with sufficient office, meeting & parking space for an amount not to exceed \$500,000.

Motion to amend is defeated.

Main motion adopted by requisite 2/3 vote.

Article 17: Lease of Property at Water Department for Solar

To see if the Town will vote to authorize the Water Commission and the Select Board to: (i) lease certain roofs of Town-owned buildings and other portions of the building real estate for up to and including twenty (20) years for the development and operation of a solar (PV) power electric generation facility for purposes

of reducing the Town's energy costs to the maximum extent feasible, by means of the provision of electrical energy via a net metering agreement or to supply electrical load on the site directly, together with (ii) permission to grant a non-exclusive easement for the reasonable access for the purpose of constructing, installing, operating, and maintaining the solar energy array, and (iii) permission to grant an easement for the duration of the solar energy array lease to National Grid or a third party for the benefit of the Town of Cohasset as necessary for the purposes of providing electricity and telecommunications to and from Town-owned property, for the following Town-owned sites: the Town Water Plant, or take any other action related thereto.

MOVED, that the subject matter of Article 17 be indefinitely postponed

A majority vote required. Motion adopted unanimously.

Article 18: Amendments to §30 Cohasset Affordable Housing Trust Bylaw

To see if the Town will vote to amend § 30-69 (Cohasset Affordable Housing Trust) as follows:

Delete the phrase "subject to approval by a majority vote of the Board of Selectmen from the first sentence of B. 10.

Delete B.14 in its entirety and replace it with the following language:

To provide grants or loans to assist in the identification and production of low- or moderate-income housing which advance the efforts to increase the Subsidized Housing Inventory in the Town of Cohasset.

Delete C. in its entirety and replace it with the following language:

In each fiscal year, the Trust shall prepare an Annual Report to be included in the Town of Cohasset's Annual Town Report. The Annual Report shall include a summary of the finances of the Trust and shall include the most recent audited financial statements of the Trust. The Annual Report shall also identify the short- and long-term goals of Trust.

Insert a new F with the following language:

As used in this Bylaw, the Subsidized Housing Inventory ("SHI") is the official measure of a community's stock of low-or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.

Renumber the remaining sections.

Or take any other action in relation thereto.

TEXT WITH CHANGES-old language in ~~strikethrough~~, new language underlined

§ 30-69. Cohasset Affordable Housing Trust. [Added 7-10-2008]

A. Trust Fund; Board of Trustees.

1. There shall be in the Town of Cohasset a Cohasset Affordable Housing Trust Fund (hereinafter referred to as the "Trust"). The purpose of the Trust is to provide for the creation and preservation of affordable housing in the Town of Cohasset for low- and moderate-income households and for the funding of community housing, as defined in and in accordance with the provisions of M.G.L. c. 44B. [Amended 4-30-2018 ATM by Art. 18]
2. There shall be a Board of Trustees which shall include seven Trustees. The Trustees shall be appointed by the Board of Selectmen and shall include one member of the Board of Selectmen and are designated as public agents for purposes of the Constitution of the Commonwealth. The initial terms of the Trustees shall be staggered as one- or two-year terms. All terms thereafter shall be for two years.

B. The powers of the Board of Trustees shall include the following:

1. To accept and receive real property, personal property or money, by gift, grant, contribution, devise or transfer, from any person, firm, corporation or other public or private entity, including but not limited to money, grants of funds or other property tendered to the Trust in connection with the provisions of the Cohasset Zoning Bylaw or General Bylaws, or any general or special law or any other source, including money from the Community Preservation Act, M.G.L. c. 44B; provided, however, that any such money received from M.G.L. c. 44B shall be used exclusively for community housing and shall remain subject to all the rules, regulations and limitations of that chapter when expended by the Trust, and such funds shall be accounted for separately by the Trust, and provided further that at the end of each fiscal year the Trust shall ensure that all expenditures of funds received from said M.G.L. c. 44B are reported to the Community Preservation Committee of the Town for inclusion in the Community Preservation Initiatives Report, Form CP-3, to the Department of Revenue [Amended 4-30-2018 ATM by Art. 18];
2. To accept and receive municipal, school, or other public property, subject to a majority vote of Town Meeting to transfer said property to the Trust, for the purposes of the Trust.
3. To purchase and retain real or personal property for the purposes of the Trust, including without restriction investments that yield a high rate of income or no income, and to hold all or part of the Trust property uninvested for such purposes and for such time as the Board may deem appropriate.
4. To manage or improve real property.
5. To sell, lease, exchange, transfer or convey any real property for such consideration and on such terms as to credit or otherwise, and to make such contracts and enter such undertakings relative to Trust property as the Board deems advisable, notwithstanding the length of any such lease or contract.
6. To execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases, grant agreements and other instruments, sealed or unsealed, necessary, proper, or incident to any transaction in which the Board engages for the accomplishment of the purposes of the Trust [Amended 4-30-2018 ATM by Art. 18].
7. To employ and pay reasonable compensation to advisors and agents, such as accountants, appraisers, and lawyers, as the Board deems necessary.
8. To apportion receipts and charges between income and principal as the Board deems advisable, to amortize premiums and establish sinking funds for such purpose, and to create reserves for

depreciation, depletion or otherwise.

9. To carry property for accounting purposes at other than acquisition date values.
10. To borrow money on such terms and conditions and from such sources as the Trustees deem advisable, to mortgage and pledge Trust assets as collateral. ~~subject to approval by a majority vote of the Board of Selectmen.~~ (Any debt issued by the Trust shall not be deemed to constitute a debt or liability of the Town of Cohasset or a pledge of the faith and credit of the Town, but shall be payable solely from the revenues, funds and/or assets of the Trust. Any debt instrument executed by the Trust shall contain on the face thereof a statement to the effect that the Town of Cohasset is not obligated to pay the same or the interest thereof except from revenues, funds and/or assets of the Trust and that neither the faith and credit nor the taxing power of the Town of Cohasset is pledged to the payment of the principal of or the interest on such debt. The issuance of debt by the Trust shall not directly or indirectly or contingently obligate the Town of Cohasset to levy or to pledge any form of taxation whatever therefor or to make any appropriation for their payment).
11. To make distributions or divisions of principal in kind.
12. To defend, enforce, release, settle or otherwise adjust claims in favor or against the Trust, including claims for taxes, and to accept any property, either in total or partial satisfaction of any indebtedness or other obligation, and subject to the provisions of this bylaw, to continue to hold the same for such period of time as the Board may deem appropriate.
13. To extend the time for payment of any obligation to the Trust.
14. To provide grants or loans to assist in the identification and production of low- or moderate-income housing home buyers to purchase or rehabilitate a dwelling unit which advance the efforts to increase the Subsidized Housing Inventory in the Town of Cohasset; and
15. To convey, through sale, lease or transfer, real property purchased under this bylaw to any for-profit or nonprofit developer or any public agency to provide low- or moderate- income housing, subject to an affordable housing restriction under M.G.L. c. 184, § 26 or §§ 31 to 33.

C. ~~Expenditures for the acquisition or disposition of real property shall be subject to approval by a majority vote of the Board of Selectmen. In each fiscal year, expenditures from the fund shall be in accordance with an allocation plan approved by the Town at the Annual Town Meeting and upon the recommendation of the Trustees, for purposes consistent with this bylaw. The allocation plan shall be a general plan for the use of funds during the fiscal year to which the plan applies, and may provide for moneys to be held in reserve for expenditure in later years. The plan may be amended at a Town Meeting upon favorable recommendation of the Board of Trustees.~~ In each fiscal year, the Trust shall prepare an Annual Report to be included in the Town of Cohasset's Annual Town Report. The Annual Report shall include a summary of the finances of the Trust and shall include the most recent audited financial statements of the Trust. The Annual Report shall also identify the short- and long-term goals of Trust.

D. Payments to Trust.

1. As a means of providing available assets for the Trust, all moneys received by the Town through the following means shall be paid directly into the Trust and need not be appropriated or accepted and approved into the Trust:

- a. Cash payments made by developers to the Town for purposes of creating or preserving affordable housing, under any development agreements or development approvals pursuant to the Cohasset Zoning Bylaw.
 - b. Gifts, grants, donations, contributions, or other cash payments to the Trust for the purpose of providing low- or moderate-income housing.
2. General revenues appropriated into the Trust become Trust property, and to be expended these funds need not be further appropriated.
 3. All moneys remaining in the Trust at the end of any fiscal year, whether or not expended by the Board of Trustees within one year of the date they were appropriated into the Trust, shall remain Trust property.
 4. The Trust is exempt from M.G.L. c. 59 and 62, and from any other provisions concerning payment of taxes based upon or measured by property or income imposed by the commonwealth or any political subdivision thereof; and
 5. The books and records of the Trust shall be reviewed annually by an independent auditor in accordance with accepted accounting practices.

E. As used in this bylaw, the term "low- or moderate-income housing" shall mean "low-income housing" or "moderate-income housing" as defined in M.G.L. c. 44B, § 2.

F. As used in this Bylaw, the Subsidized Housing Inventory ("SHI") is the official measure of a community's stock of low-or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.

G. The Town Treasurer-Collector shall be the custodian of the Trust's funds. Any income or proceeds received from the investment of funds shall be credited to and become part of the fund. [Amended 4-30-2018 ATM by Art. 18]

H. General provisions.

1. The Trust is a governmental body for purposes of M.G.L. c. 30A, §§ 18 to 25. [Amended 4-30-2018 ATM by Art. 18]
2. The Trust is a board of the Town for purposes of M.G.L. c.30B and M.G.L. c. 40, § 15A, but agreements and conveyances between the Trust and agencies, boards, commissions, authorities, departments, and public instrumentalities of the Town shall be exempt from M.G.L. c. 30B.
3. The Trust is a public employer, and the members of the Board are public employees for purposes of M.G.L. c. 258.
4. The Trust shall be deemed a public agency and Trustees as special municipal employees for purposes of M.G.L. c. 268A.
5. All projects for new construction of affordable housing or conversion of existing units into affordable housing that are proposed to be funded or subsidized by the Trust shall be so constructed or converted through the Local Initiative or Local Access Programs as governed by the then-applicable regulations of the Department of Housing and Community Development, or its successor.
6. At any time after the expiration of five years after the date on which this Trust is created by the Town, it may be terminated in the same manner as it was created, except that it shall remain in existence to complete any pending undertakings or obligations. During such winding down, the then-membership of the Board of Selectmen shall serve as the Trustees. The balance of any funds

held by the Trust after winding down shall pass to the Town's Community Preservation Fund or some other substitute affordable housing fund created by the Town. Non-monetary assets of the Trust shall pass to the Town under the control of the Board of Selectmen under such restrictions as applicable law may require or as may have been prior imposed upon such assets.

MOVED that Cohasset Bylaws Section 30, Cohasset Affordable Housing Trust, be amended as printed in the Warrant.

A majority vote required. Motion adopted unanimously.

Article 19: Debt Authorization for the South Shore Regional Vocational School District

To see if the Town will authorize the South Shore Regional Vocational School District (SSRVSD) to incur debt in the amount of \$10,516,372 under the authority of Massachusetts General Law Chapter 71 Section

16(d), or any other enabling authority, for the purpose of remodeling and making extraordinary repairs to its school building which will extend the useful life of the school and support the required education program, under the following terms:

1. SSRVSD will use any and all monies borrowed to make extraordinary repairs and permanent improvements to its school building and, where necessary, remodel and expand its building footprint. Priority project determinations will include but are not limited to recommendations from its 2018 Facilities Master Plan as provided to the town.
2. The terms of any agreement to incur debt or borrow monies under this Article shall be approved by the school committee and any sums borrowed pursuant to this Article will be expended under the direction of the school committee.
3. The monies received pursuant to this Article shall be kept separate and apart from other School funds and may be expended by the school committee without further appropriation provided, however, that any balance remaining in such account at the close of a fiscal year shall remain in said account and may be expended for the upkeep and maintenance of any facility under the control of the school committee, or take any other action related thereto.

MOVED, that the Town authorize the South Shore Regional Vocational School District (SSRVSD) to incur debt in the amount of \$10,516,372 under the authority of Massachusetts General Law Chapter 71 Section 16(d), or any other enabling authority, for the purpose of remodeling and making extraordinary repairs to its school building which will extend the useful life of the school and support the required education program, under the following terms:

1. SSRVSD will use any and all monies borrowed to make extraordinary repairs and permanent improvements to its school building and, where necessary, remodel and expand its building footprint. Priority project determinations will include but are not limited to recommendations from its 2018 Facilities Master Plan as provided to the town.

2. The terms of any agreement to incur debt or borrow monies under this Article shall be approved by the school committee and any sums borrowed pursuant to this Article will be expended under the direction of the school committee.
3. The monies received pursuant to this Article shall be kept separate and apart from other School funds and may be expended by the school committee without further appropriation provided, however, that any balance remaining in such account at the close of a fiscal year shall remain in said account and may be expended for the upkeep and maintenance of any facility under the control of the school committee.

A majority vote required. Motion adopted unanimously.

Article 20: Floodplain and Watershed Protection District Amendment:

To see if the Town will vote to amend the Town of Cohasset Zoning Bylaws to strike the existing Floodplain and Watershed Protection District and replace with the amended version of the bylaw to include updated Flood Insurance Rate Map panel dates and suffixes, as well as update the date of the Flood Insurance Study, in the Location section of the Floodplain and Watershed Protection District bylaw and to add subsections 13 through 21 for compliance with the National Flood Insurance Program model floodplain bylaw as follows:

“§ 300-9 Floodplain and Watershed Protection District.

§ 300-9.1 Purposes.

- A. To protect persons and property from the hazards of flood and pollution.
- B. To protect, preserve, and maintain the water table and water recharge areas within the Town so as to preserve and protect the water supplies of the Town and adjacent towns.
- C. To assure the continuation of the natural flow patterns of the watercourses within the Town in order to provide adequate and safe water storage and runoff capacity.
- D. Ensure public safety through reducing the threats to life and personal injury.
- E. Eliminate new hazards to emergency response officials.
- F. Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding.
- G. Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding.
- H. Eliminate costs associated with the response and cleanup of flooding conditions.
- I. Reduce damage to public and private property resulting from flooding waters.

§ 300-9.2 Location.

The Floodplain and Watershed Protection District is herein established as an overlaid district. The district includes all special flood hazard areas within the Town of Cohasset designated as Zone A, AE, AO, or VE on the Norfolk County Flood Insurance Rate Map (such map, hereinafter the "FIRM") issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Norfolk County FIRM that are wholly or partially within the Town of Cohasset are panel numbers 25021C0113E, and 25021C0118E dated July 17, 2012, and panel numbers 25021C0114F, 25021C0251F, 25021C0252F, 25021C0254F, 25021C0256F, and 25021C0258F dated July 6, 2021. The exact boundaries of the district may be defined by the one-hundred-year base flood elevations shown on the FIRM and further defined by the Norfolk County Flood Insurance Study (FIS)

report dated July 6, 2021. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Inspector, and Select Board

§ 300-9.3 Relation to other districts.

For the purpose of this bylaw the Floodplain and Watershed Protection District shall be considered as superimposed on the other districts shown on the Zoning Map and any building, structure, use, or land included within the Floodplain and Watershed Protection District shall also be deemed to be within the particular district or districts in which it is located, as shown on the Zoning Map, and shall be subject to all the restrictions and regulations of said particular district or districts in addition to those set forth in this article.

§ 300-9.4 Boundaries.

The location of the boundary lines of the Floodplain and Watershed Protection District as shown on the Floodplain and Watershed Protection Map shall be determined in the same manner as hereinbefore set forth in § 300-3.3 for determining the location of boundary lines of the districts shown on the Zoning Map.

§ 300-9.5 Allowed uses.

In the Floodplain and Watershed Protection District the following uses are permitted as a matter of right:

- A. Conservation of soil, water, plants, and wildlife (including wildlife shelters).
- B. Proper operation and maintenance of dams and other water control devices for public water supplies, agricultural, recreational, flood control, or maintenance purposes, or for the propagation of fish or shellfish.
- C. Outdoor recreation including, but not necessarily limited to boating, golfing, fishing, hunting, nature study, and bicycle and horseback riding (including establishment and maintenance of paths therefor).
- D. Fishing, shell fishing, forestry, grazing, farming, gardening, nurseries, truck gardening, and harvesting of crops including, but not limited to, such crops as cranberries, marsh hay, seaweed, sea moss, berries, fruits, and seeds.
- E. Salt marsh ditch maintenance under governmental authority for mosquito control.
- F. The creation, construction, alteration, enlargement, maintenance and proper use of dams, reservoirs, water control structures, remedial replacement septic systems of the same capacity as any preexisting septic systems on the same lot or parcel, water treatment storage, pumping and transmission facilities together with appropriate incidental structures, offices, and buildings and works for public water supply purposes and under the control and management of any federal, state, or municipal agency, all as may be permitted by general or special laws of the Commonwealth of Massachusetts and notwithstanding the fact that any of the same may temporarily or permanently alter the water level, the nature of flood storage capacity, and the natural flow of water within the district.
- G. Public parks and incidental recreation use.
- H. Soil observation tests, percolation test, and other such tests, provided site is restored to original conditions.

§ 300-9.6 Special permit required.

A. In a Floodplain and Watershed Protection District, no building or structure shall be constructed, used, erected, altered, or otherwise placed or moved for any purpose, and no land shall be filled, excavated, or otherwise changed in grade, except as permitted by § 300-9.5, Allowed uses, or pursuant to special permit therefor issued by the Zoning Board of Appeals as hereinafter provided.

- B. Any application for such special permit shall be submitted to the Zoning Board of Appeals. The application, except as hereinafter provided, shall be accompanied by a plan of the premises in question, submitted in quadruplicate showing:
 - 1. The boundaries and dimensions of the lot.
 - 2. The location, dimensions, and elevations of existing and proposed structures, buildings, driveways, sewage disposal systems, and watercourses thereon;
 - 3. The existing contours of the land at one-foot intervals referred to mean sea level datum certified by a registered professional engineer or land surveyor and any proposed changes therefrom; and
 - 4. Such other information as is deemed necessary by the Zoning Board of Appeals to indicate the complete physical characteristics of the proposed construction and/or grading.
- C. The Zoning Board of Appeals, upon written request prior to the submission of an application, may then or thereafter waive or modify the specifications for the plan which accompanies an application, provided that the plan as proposed in such request or accepted by the Board contains sufficient information to indicate the complete physical characteristics of the proposed construction and/or grading.
- D. The Town of Cohasset requires a permit for all proposed construction or other development in the floodplain overlaid district, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, fences, sheds, storage facilities or drilling, mining, paving and any other development that might increase flooding or adversely impact flood risks to other properties.
- E. The Town of Cohasset's permit review process includes the use of a checklist of all local, state, and federal permits that will be necessary in order to carry out the proposed development in the floodplain overlaid district. The proponent must acquire all necessary permits and must submit the completed checklist demonstrating that all necessary permits have been acquired.

§ 300-9.7 Special permit uses.

In the Floodplain and Watershed Protection District the Zoning Board of Appeals may authorize by special permit, subject to such conditions as it may impose under § 300-9.9 of this article, the following uses, or structures:

- A. Footbridges and plank walk so long as the walking surfaces do not exceed 18 inches in width.
- B. Public sewer facilities and public solid waste disposal areas, including structures incidental to said facilities.
- C. Temporary storage of materials and/or equipment for a period or periods not to exceed 90 days in each instance.
- D. Dams, excavations, or changes in watercourses to create ponds, pools, or private reservoirs for agriculture, fishing, wildlife, or recreational uses, drainage improvements and flood control, not otherwise permitted as a matter of right.
- E. Nonresidential structures incidental to any of the uses allowed under § 300-9.5 of this article, such as private boat docks; provided, however, that the same do not exceed 20 feet in height or 200 square feet in total ground coverage and that the water quality or natural drainage pattern of any watercourse is not adversely affected thereby.
- F. The construction and maintenance of a driveway of minimum legal and practical width where alternative means of access from a public way are unavailable.
- G. The installation and maintenance of underground utilities provided the area affected is restored

substantially to its original condition; and

- H. Any other construction, movement, or placement of a building or structure, filling, excavation, or changing in grade, provided that it is shown by affirmative evidence that:
1. The proposed structure or use is not subject to damage by flooding or waves, nor is the land unsuitable for the proposed structure or use because of drainage conditions.
 2. If the land is subject to tidal action or adjacent to tidal waters, the proposed structure or use is not less than 10 feet above mean sea level.
 3. The proposed construction, use and/or change in grade will not obstruct or divert flood flow or reduce natural flood storage capacity to the extent of substantially raising the high water level in the same or adjoining districts;
 4. The proposed system of drainage and/or private sewage disposal will not cause pollution or otherwise endanger property or the public health; and
 5. The proposed use of the land does not derogate substantially from the purposes of the Floodplain and Watershed Protection District as set forth above or the purposes of this bylaw.

§ 300-9.8 Reference to other boards.

Within seven days after receipt of the application for a special permit under this article the Zoning Board of Appeals shall transmit copies thereof, together with copies of the accompanying plans, to the Board of Public Health, the Planning Board, and the Conservation Commission. All such boards shall investigate the application and report in writing their recommendations to the Zoning Board of Appeals. The Zoning Board of Appeals shall not take final action on such application until it has received a report thereon from the Board of Public Health, Planning Board, and the Conservation Commission or until said boards have allowed 35 days to elapse after receipt of such application without submission of a report.

§ 300-9.9 Conditions of permit.

In granting a special permit under this article, the Zoning Board of Appeals shall impose conditions specially designed to safeguard the property, health, and safety of occupants of the premises and of other land, and to ensure conformity with the purposes of this article and this bylaw, which may include conditions as to:

- A. Placement of building or structure.
- B. Type of foundation.
- C. Elevation of floors.
- D. Method of anchoring building to foundations.
- E. Design of drainage system and private sewage disposal system.
- F. Area and depth of any excavation.
- G. Area, depth, and composition of any fill.
- H. Occupancy of building; and
- I. Certification of performance by a registered professional engineer or land surveyor.

§ 300-9.10 Lot area requirements.

Where any portion of a lot lies within the Floodplain and Watershed Protection District, that portion may be used to satisfy the area and frontage requirements for the district in which the lot is situated; provided, however, that:

- A. Areas greater than five feet in breadth which are covered by water or subject to tidal flow shall not be included to satisfy said area or frontage requirements; and
- B. Areas covered by water in any part of a year shall not comprise more than 15% of the required lot

area.

§ 300-9.11 Extension, enlargement, restoration, or alteration of nonconforming use.

In the Floodplain and Watershed Protection District the Zoning Board of Appeals may authorize by special permit an extension, enlargement, restoration, or alteration of a nonconforming use of a building, structure, or land, provided that:

- A. The restrictions and regulations contained in this Article 9 shall apply in addition to the provisions of §§ **300-8.6** and **300-8.8**; and
- B. The ground area coverage of any building or structure in the lot as of the effective date of this Article 9 is not increased by more than 300 square feet or 20%, whichever is greater, by any alterations or enlargements.

§ 300-9.12 General provisions.

- A. In any area outside of the floodplain as shown on the Floodplain and Watershed Protection Map, or within unnumbered A Zones where the one-hundred-year flood elevation is not provided on the FIRM, the applicant for a special permit shall obtain any existing flood elevation data and it shall be reviewed by the Conservation Commission and the Building Inspector. If the data is sufficiently detailed and accurate in the opinion of the Conservation Commission and the Building Inspector, it shall be relied upon to require compliance with this bylaw and the State Building Code.
 1. In A Zones, in the absence of FEMA BFE data and floodway data, the building department will obtain, review and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A as the basis for elevating residential structures to or above base flood level, for floodproofing or elevating nonresidential structures to or above base flood level, and for prohibiting encroachments in floodways.
- B. The Floodplain and Watershed Protection District is established as an overlaid district to all other districts.
 1. All development in the district, including structural and nonstructural activities, whether permitted by right or by special permit, must be in compliance with MGL c. 131, § 40, and with the following:
 - (a) Sections of the Massachusetts State Building Code (780 CMR) which address floodplain and coastal high hazard areas.
 - (b) Wetlands Protection Regulations, Department of Environmental Protection (DEP) (currently 310 CMR 10.00).
 - (c) Inland Wetlands Restriction, DEP (currently 310 CMR 13.00). (d) Coastal Wetlands Restriction, DEP (currently 310 CMR 12.00).
 - (e) Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, DEP (currently 310 CMR 15, Title 5).
- C. All encroachments in floodways, including fill, new construction, substantial improvements to existing structures, and other development, are prohibited unless certification by a registered professional engineer is provided by the applicant for a special permit demonstrating that such encroachment shall not result in any increase of flood levels during the occurrence of the one- hundred-year flood.
- D. Within the areas designated as coastal high-hazard areas (Zone V) within the Floodplain and Watershed Protection District, all new construction shall be located landward of the reach of the mean high tide.

- E. Within Zone AO on the FIRM, adequate drainage paths must be provided around structures on slopes, to guide floodwaters around and away from proposed structures.
- F. Man-made alterations of sand dunes within Zone VE which would increase potential flood damage are prohibited.
- G. All subdivision proposals must be designed to assure that:
 - 1. Such proposals minimize flood damage.
 - 2. All public utilities and facilities are located and constructed to minimize or eliminate flood damage; and
 - 3. Adequate drainage is provided to reduce exposure to flood hazards. H. Base flood elevation data for subdivision proposals
- 1. When proposing subdivisions or other developments greater than 50 lots or 5 acres (whichever is less), the proponent must provide technical data to determine base flood elevations for each developable parcel shown on the design plans.
- I. In Zones A and AE, along watercourses that have not had a regulatory floodway designated, the best available federal, state, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- J. In a riverine situation, the Conservation Commission shall notify the following of any alteration or relocation of a watercourse:
 - 1. Adjacent communities, especially upstream and downstream
 - 2. NFIP State Coordinator, Massachusetts Department of Conservation and Recreation, 251 Causeway Street, 8th floor Boston, MA 02114
 - 3. NFIP Program Specialist, Federal Emergency Management Agency, Region I, 99 High Street, 6th Floor, Boston, MA 02110.

§ 300-9.13 Abrogation and Greater Restriction

The floodplain management regulations found in this Floodplain District section shall take precedence over any less restrictive conflicting Zoning Bylaw provision.

§ 300-9.14 Disclaimer of Liability

The degree of flood protection required by this bylaw is considered reasonable but does not imply total flood protection.

§ 300-9.15 Severability

If any section, provision, or portion of this bylaw is deemed to be unconstitutional or invalid by a court, the remainder of the ordinance shall be effective.

§ 300-9.16 Designation of a Community Floodplain Administrator

The Town of Cohasset hereby designates the position of Building Inspector to be the official floodplain administrator for the Town.

§ 300-9.17 Requirement to Submit New Technical Data

If the Town acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town will use its best efforts, within 6 months, to notify FEMA of these changes by submitting the technical or scientific data that supports the change(s.) Notification shall be submitted to:

1. FEMA Region I Risk Analysis Branch Chief
99 High St., 6th floor, Boston, MA 02110

And copy of notification to:

2. Massachusetts NFIP State Coordinator
MA Dept. of Conservation & Recreation, 251 Causeway Street, Boston, MA 02114

§ 300-9.18 Variances to building code floodplain standards

A. Variances to floodplain development regulations shall only be issued upon (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud of the public, or conflict with existing local laws or ordinances.

B. A written justification for the variance will be maintained in the Town's/City's building permit files, delineating the technical reason for the variance, and stating that the variance is the minimum necessary (considering the flood hazard) to afford relief.

C. The Town/City shall also issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a community official that (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property.

D. Such notification shall be maintained with the record of all variance actions for the referenced development in the floodplain overlay district.

§ 300-9.19 Variances to local Zoning Bylaws related to community compliance with the National Flood Insurance Program (NFIP)

A variance from these floodplain bylaws must meet the requirements set out by State law and may only be granted if: 1) Good and sufficient cause and exceptional non-financial hardship exist; 2) the variance will not result in additional threats to public safety, extraordinary public expense, or fraud of the public; and 3) the variance is the minimum action necessary to afford relief.

§ 300-9.20 Recreational vehicles

In A1-30, AH, AE Zones, V1-30, VE, and V Zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

§ 300-9.21 Definitions not found in the State Building Code

National Flood Insurance Program (NFIP) definitions are found in Title 44 of the Code of Federal Regulations, section 59.1. The definitions below refer to their source; if the definition is from the MA building code, it is from the 9th Edition, which meets the minimum standards of the NFIP.

In order for the bylaw or ordinance to be clearly understood, it is necessary to define technical terms or key words. An understanding of these terms is a prerequisite to effective administration of the floodplain management bylaw or ordinance.

Per FEMA Region I, these additional definitions must be included in local bylaws or ordinances.

DEVELOPMENT means any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. [US Code of Federal Regulations, Title 44, Part 59]

FLOOD BOUNDARY AND FLOODWAY MAP means an official map of a community issued by FEMA that depicts, based on detailed analyses, the boundaries of the 100-year and 500-year floods and the 100-year floodway. (For maps done in 1987 and later, the floodway designation is included on the FIRM.)

FLOOD HAZARD BOUNDARY MAP (FHBM.) An official map of a community issued by the Federal Insurance Administrator, where the boundaries of the flood and related erosion areas having special hazards have been designated as Zone A or E. [US Code of Federal Regulations, Title 44, Part 59]

FLOODWAY. The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. [Base Code, Chapter 2, Section 202]

FUNCTIONALLY DEPENDENT USE means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities. [US Code of Federal Regulations, Title 44, Part 59] Also [Referenced Standard ASCE 24-14]

HIGHEST ADJACENT GRADE means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. [US Code of Federal Regulations, Title 44, Part 59]

HISTORIC STRUCTURE means any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register.
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the

Secretary to qualify as a registered historic district.

(c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

(d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

(1) By an approved state program as determined by the Secretary of the Interior

or (2) Directly by the Secretary of the Interior in states without approved

programs. [US Code of Federal Regulations, Title 44, Part 59]

NEW CONSTRUCTION. Structures for which the start of construction commenced on or after the effective date of the first floodplain management code, regulation, ordinance, or standard adopted by the authority having jurisdiction, including any subsequent improvements to such structures. *New construction includes work determined to be substantial improvement.* [Referenced Standard ASCE 24-14], provided however, this term shall not be used to impose any requirement retroactively earlier than first publication of this zoning change in accordance with Massachusetts General Laws chapter 40A.

RECREATIONAL VEHICLE means a vehicle which is: (a)

Built on a single chassis.

(b) 400 square feet or less when measured at the largest horizontal projection.

(c) Designed to be self-propelled or permanently towable by a light duty truck; and

(d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

[US Code of Federal Regulations, Title 44, Part 59]

REGULATORY FLOODWAY - see FLOODWAY.

SPECIAL FLOOD HAZARD AREA. The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE or V1-30. [Base Code, Chapter 2, Section 202]

START OF CONSTRUCTION. The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or

construction of columns.

Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual “start of construction” means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Base Code, Chapter 2, Section 202]

STRUCTURE means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. [US Code of Federal Regulations, Title 44, Part 59]

SUBSTANTIAL REPAIR OF A FOUNDATION. When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR. [As amended by MA in 9th Edition BC]

VARIANCE means a grant of relief by a community from the terms of a flood plain management regulation. [US Code of Federal Regulations, Title 44, Part 59]

VIOLATION means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in §60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided. [US Code of Federal Regulations, Title 44, Part 59]”

Or to take any other action related thereto.

MOVED, that the Cohasset Zoning Bylaws, Floodplain and Watershed Protection District, be amended as printed in the Warrant.

A 2/3 vote required. Motion adopted unanimously.

Article 21: Ground-Mounted Solar Photovoltaic Installations Overlay District Amendment

To see if the Town will vote to amend the Town of Cohasset Zoning Bylaws to amend Article 20, Section 2 “Applicability” of the Ground-Mounted Solar Photovoltaic Installations Overlay District bylaw to establish subsection B1 as the existing applicable location and establishing subsection B2 to include

additional new parcels as follows:

“§ 300-20.2 Applicability.

A. Article 20 shall apply to proposal(s) for site plan review and approval of GMSP installations and construction of approved GMSP installations in the GMSP Overlay District after the effective date of this Article 20. This Article 20 shall also apply to physical modifications that materially alter the type, configuration, or size of these installations or related equipment over the operational life of the installation.

B. Location of GMSP Overlay District.

(1) The GMSP Overlay District shall be comprised of Town Assessor's Map Parcels B4-05-048, B4-06-025B, and B4-06-003 and the land identified as 81-91 Cedar Street. The GMSP Overlay District for location B (1) is shown on a map entitled "Old Landfill Drawing," which map is hereby incorporated by reference in and made part of this Zoning Bylaw.

(2) The GMSP Overlay District shall also be comprised of Town Assessor's Map Parcel B6-74-011. The GMSP Overlay District for location B (2) is shown on a map entitled "Crocker Lane Landfill Site" which map is hereby incorporated by reference in and made part of this Zoning Bylaw.

C. Areas for additional GMSP Overlay Districts may be added from time to time by vote at Town Meeting to amend this bylaw article.”

Or to take any other action related thereto.

MOVED, that the Cohasset Zoning Bylaws, Ground-Mounted Solar Photovoltaic Installations Overlay District, be amended as printed in the Warrant.

A 2/3 vote required. Motion adopted unanimously.

Article 22: Zoning Map Update-Whitney Spur Rail Trail Reclassification:

To see if the Town will vote to amend the Town of Cohasset Zoning Map to reclassify the parcel identified on the Town Assessor's Map as parcel A6-74-020, commonly referred to as the Whitney Spur Rail Trail, from Light Industry and Technology Business to Open Space. The amendment is shown on a map entitled "Proposed Zoning Whitney Spur Rail Trail Open Space Reclassification" which map is hereby incorporated by reference in and made part of this Zoning Bylaw.

Or to take any other action related thereto.

MOVED, vote to amend the Town of Cohasset Zoning Map to reclassify the parcel identified on the Town Assessor's Map as parcel A6-74-020, commonly referred to as the Whitney Spur Rail Trail, from Light Industry and Technology Business to Open Space.

A 2/3 vote required. Motion adopted unanimously.

Article 23: Fast-Food Restaurant Definition Amendment:

To see if the Town will vote to amend the Zoning Bylaws Section 2.1, Definitions by amending the definition for “FAST-FOOD RESTAURANT” by inserting the word “principal” so as to read:

“Fast-Food Restaurant:

An establishment whose **principal** business is the sale of pre-prepared or rapidly prepared food, not cooked to order, directly to the customer, usually wrapped or bagged, intended for immediate consumption on or off the premises, and usually requiring ordering of food at a counter or take-out window and without a waiter or waitress.”

Or to take any other related thereto.

MOVED, that the Cohasset Zoning Bylaws, Section 2.1, Definitions, be amended as printed in the Warrant.

A 2/3 vote required. Motion adopted unanimously.

Article 24: Special Permits in the Village Business District Amendment:

To see if the Town will vote to amend the Town of Cohasset Zoning Bylaws Table of Use Regulations, Section 300-4.2, to establish the Planning Board as the Special Permit Granting Authority for all Special Permits in the Village Business District, including detached one-family dwellings and veterinarian practice so as to read:

	Nonresidential
Use	VB ²
Detached one-family dwelling	SP SPP
Veterinarian practice must conform to the setback for new construction in that district) [Added 4-22-2013 by Art. 19]	SP SPP

Or to take any other action related thereto.

MOVED, that the Cohasset Zoning Bylaws, Table of Use Regulations, Section 300-4.2, be amended as printed in the Warrant.

A 2/3 vote required. Motion adopted unanimously.

Article 25: Use Variances Amendment

To see if the Town will vote to amend the Zoning Bylaws Section 300-12.5, Variance to eliminate the absolute prohibition of Use variances found in Section 12.5.

By deleting the last sentence of paragraph one in entirety, which now reads:

“A variance may not authorize a use not otherwise permitted in the district in which the land or structure is located.”

Replacing it with:

“A Special Permit may authorize a use not otherwise addressed in the Bylaws; a Variance may authorize a use specifically prohibited in the Bylaws.”

And relocating this sentence to Article 4 (“Use Regulations”), Section 300-4.2 as a new subsection A. Or to take any other action related thereto.

MOVED, that the Cohasset Zoning Bylaws, Section 300-12.5, be amended as printed in the warrant

A 2/3 vote required. Motion adopted unanimously.

Article 26: Land Alteration Amendment:

To see if the Town will vote to amend Article 11, Regulations Governing Earth Removal of the Zoning Bylaws of the Town, by deleting the existing text thereof and replacing it with the following new text, or to take any other action related thereto.

ARTICLE 11 Regulations Governing Land Alteration

§ 300-11.1 Purpose and Intent

To promote land development and site planning practices which are responsive to character of Cohasset’s topography without preventing the reasonable development of land. This land alteration article regulates (i) clearing activities and (i) earth removal associated with land development.

This land alteration article is in addition to and works with the (i) Cohasset’s Wetlands Bylaw (General Bylaws, Part II, Chapter 260), whose purpose is to protect wetlands, related water resources, and adjoining land areas and the (ii) Stormwater Management Bylaw (General Bylaws, Part II, Chapter 223), whose purpose is to prevent and reduce existing and future flooding, protect water quality, increase groundwater recharge, reduce erosion and sedimentation, and promote environmentally sensitive site design practices.

§ 300-11.2 Activities Subject to a Special Permit

All clearing activities proposed to take place on any lot in any zoning district that exceed the limits set forth below must obtain a Special Permit from the Planning Board, unless specifically exempted herein.

Clearing activity means the complete removal of trees 4" in diameter or greater, measured at 5 feet above existing grade. Percent of lot area will be measured by square feet of disturbed earth from clearing activities divided by total square feet of the lot.

- A. All lots with an area of 18,000 square feet or less shall be exempt from this requirement.
- B. In the OS District or all lots with Land Use Code 200 (Open space as defined by Massachusetts Department of Revenue Property Type Classification Codes), clearing of the lot is prohibited unless necessary for permitted or grandfathered use.
- C. On an undeveloped lot (Land Use Code 130, 131, 132, 390, 391, 392, 393, 431, 440, 441, 442 017, 0186, 086, as defined by Massachusetts Department of Revenue Property Type Classifications Codes), clearing is not permitted in excess of:
 - (1) 70% of lot area in the RA, RB, and RC Districts.
 - (2) 85% of lot area in the HB, LI, TB, DB, VB, & WB Districts.
- D. When residential developed lots (Land Use Code 101 as defined by Massachusetts Department of Revenue Property Type Classifications Codes) are subdivided or reconfigured into multiple lots for redevelopment clearing activity is not permitted in excess of 70% of lot area in the RA, RB & RC Districts.
- E. There shall be no further clearing, beyond the above thresholds, for those undeveloped lots (as defined in §300-11.2C transitioned to developed lots for a period of ten (10) years after the final certificate of occupancy is issued for structures constructed upon it.
- F. The following activities are exempt from having to obtain a Special Permit, in all districts:
 - (1) Routine maintenance or removal of hazardous trees (a tree with a structural defect or disease).
 - (2) Temporary work relative to emergency storm events or emergency repairs to any utilities (gas, water, sewer, electric, telephone, etc.), including situations that pose an immediate danger to life and/or property.
 - (3) Activities conducted in accordance with Forest Stewardship Plan approved by the Massachusetts Department of Conservation & Recreation.
 - (4) Construction and maintenance of public and private streets and utilities within town-approved roadway layouts and easements or in connection with a subdivision approved in accordance with the Town's Subdivision Rules & Regulations.
 - (5) Exploratory work associated with the siting of a new or replacement sewage disposal system, and which is otherwise being monitored by the appropriate Town boards and departments having jurisdiction.
 - (6) Agricultural activities in existence at the time this bylaw was adopted, work conducted with approved Natural Resource Conservation Service Agricultural Plan or agricultural uses on parcels of land of more than five acres as specified in MGL c. 40A, section 3.
 - (7) Work conducted in accordance with any prior and still-valid earth removal or building permit issued pursuant to the predecessor version of this Article 11 or other sections of the Cohasset Zoning Bylaw.

§ 300-11.3 Other Land Alteration Activities

Earth removal means the extraction of materials, including soil, loam, sand, gravel, or stone.

These materials shall not be removed from any lot within the Town unless such removal will constitute an exempt operation as hereinafter provided or is subject to a valid Building Permit, Special Permit, or Stormwater Bylaw Permit.

- A. The following activities are exempt:
- (1) The removal of not more than 10 cubic yards of material in the aggregate from one lot.
 - (2) The transfer of material from one part of the lot to another part of the same lot.
 - (3) The removal of material from land in use by the Town or other governmental agency.
 - (4) Where earth removal was necessarily excavated in connection with the lawful construction of a building, structure, sewage system, or other utility, provided that the quantity of material removed does not exceed that actually displaced by the portion of the building, structure, road, driveway, sidewalk, or path below finished grade.

§ 300-11.4 Application, Review & Decision

- A. No land alteration activities described herein shall begin prior to issuance of Building Permit by the Town, written approval by the Planning Board or Conservation Commission, or the issuance of a Clearing Activities Special Permit Per §300-11.2 above and/or a Stormwater Bylaw Permit per General Bylaws, Part II, Chapter 223 from those respective boards if required.
- B. All applications for a Special Permit hereunder, and the review of and decision regarding same, shall follow the provisions of §300-12.4 of the Zoning Bylaws and the Subdivision Rules and Regulations process as are applicable. The Planning Board may, by rule and regulation, supplement those bylaws with specific filing requirements.
- C. The Planning Board may require a performance guarantee in a form acceptable to it to cover the costs associated with compliance with this Article in the same manner and on the same conditions as are applicable to performance guarantees related to subdivision projects.
- D. When a Special Permit application per §300-11.2 is submitted to the Planning Board, the Open Space & Recreation Committee shall also be notified, and it may submit comments within 14 days of receipt.

MOVED, that the Cohasset Zoning Bylaws, Article 11, Regulations Governing Earth Removal, be amended as printed in the warrant.

A 2/3 vote required. Motion adopted unanimously.

Article 27: Sunset the Senior Multifamily Residential Overlay District:

To see if the Town will vote to delete section 300:16, the Senior Multifamily Residential Overlay District, from the Zoning Bylaws of the Town, and further to make corresponding amendments to the Zoning Bylaws where references to the deleted Senior Multifamily Residential Overlay District now appear as follows, or to take any other action related thereto.

Deleting definition of Dwelling, Multifamily in § 300-2.1, which now reads:

“DWELLING, MULTIFAMILY — A building containing three or more dwelling units. All housing units permitted by special permit issued by the Planning Board pursuant to Article 16, Senior Multifamily Residence Overlay District, of the Cohasset Zoning Bylaw, and all housing units permitted by comprehensive permit issued by the Zoning Board of Appeals pursuant to Chapter 40B of Massachusetts General Laws, shall be considered multifamily dwelling units for purposes of the enumeration of both the "total number of multifamily dwelling units of any kind erected in Cohasset" and of the "dwelling units of the Town" as specified in § 300-16.11C hereunder.[Amended 3-27-2004 by Art. 10; 4-30-2018 ATM by Art. 19]”

Replace it with:

“DWELLING, MULTIFAMILY – Attached dwelling units or buildings designed for or occupied by two or more families.”

Deleting § 300-3.1 B., which now reads:

“In addition, there are five overlay districts: The Floodplain and Watershed Protection District, the Water Resource District, the Residential Cluster Development District, the Senior Multifamily Residence Overlay District, the Transit-Oriented Development Overlay District, and the Ground- Mounted Solar Photovoltaic Installations Overlay District. [Amended 5-5-1975 by Art. 35; 4-7-1986 by Art. 39; 4-4-1987 by Art. 21; 4-4-1981 by Art. 26; 11-18-2002 by Art. 8; 4-1-2006 by Art. 17; 4-1-2006 by Art. 18; 4-30-2018 ATM by Art. 19]”

Replace it with:

“In addition, there are six overlay districts: the Floodplain and Watershed Protection District, the Water Resource District, the Residential Cluster Development District, the Transit-Oriented Development Overlay District, and the Ground-Mounted Solar Photovoltaic Installations Overlay District and Harbor Village Business Overlay District. [Amended 5-5-1975 by Art. 35; 4-7-1986 by Art. 39; 4-4-1987 by Art. 21; 4-4-1981 by Art. 26; 4-1-2006 by Art. 17; 4-1-2006 by Art. 18; 4-30-2018 ATM by Art. 19, Added 4-29-2019 ATM by Art. 18]”

Deleting § 300-4.3N.(4), which now reads:

“If a specific provision of this bylaw or of applicable state or federal law requires a greater number or percentage of "local action units" or so-called "affordable housing units" than required by this provision (for example, bylaw Article 16, MGL c. 40B), then the greater requirement shall control.”

Replace it with:

“If a specific provision of this bylaw or of applicable state or federal law requires a greater number or percentage of "local action units" or so-called "affordable housing units" than required by this provision (for example, MGL c. 40B), then the greater requirement shall control.”

Deleting § 300-17.10 A., which now reads:

“Sections 300-16.11C and 300-7.2J of the bylaw shall not apply to the TOD Overlay District.”

Replacing it with:

“ Sections 300-7.2J of the bylaw shall not apply to the TOD Overlay District.”

Deleting § 300-22.9 A., which now reads:

“Section 300-16.11C of the bylaw shall not apply to HVBOD.”

Renumbering existing § 300-22.9 B. to § 300-22.9 A.

“No certificate of occupancy shall be issued by the Building Inspector until he has certified to the Cohasset Planning Board that the premises have been built in accordance with the plan approved hereunder.”

Renumbering existing § 300-22.9 C. to § 300-22.9 B.

“The Cohasset Planning Board shall adopt, and from time to time amend, rules and regulations consistent with provisions of this Zoning Bylaw, Chapter 40A of the General Laws, and other applicable provisions of the General Laws, and shall file a copy of said rules and regulations with the Town Clerk.

Such rules and regulations shall, subject to provisions of Zoning Bylaw § 300-12.4, prescribe as minimum the size, form, contents, style and number of plans and specifications, the Town boards or departments from which the Cohasset Planning Board shall request written reports and the procedure for submission and approval of a special permit under the provisions of this Zoning Bylaw Article 22. The Cohasset Planning Board shall also specify the fees to be paid in connection with application for a special permit for an HVBOD, bonding requirements to satisfy conditions of approval, and owner/occupancy reporting requirements to satisfy compliance with the age and affordability restrictions. Other specifications as deemed necessary by the Cohasset Planning Board shall be included in the rules and regulations. Failure to adopt such rules and regulations shall not affect the validity of this Zoning Bylaw Article 22.”

Or to take any other action related thereto.

MOVED, that the Cohasset Zoning Bylaws be amended by deleting Section 300:16, the Senior Multifamily Residential Overlay District, and as further printed in the warrant.

A 2/3 vote required. Motion adopted unanimously.

Article 28: Board of Public Health Zoning Bylaw Amendment:

To see if the Town will vote to replace every instance of the phrase “Board of Health” with the phrase “Board of Public Health” within the Zoning Bylaws and General Bylaws, or take any other action related thereto.

MOVED, that the Cohasset General and Zoning Bylaws be amended to replace every instance of the phrase “Board of Health” with the phrase “Board of Public Health”.

A 2/3 vote required. Motion adopted unanimously.

It was moved and seconded that this Annual Town Meeting be dissolved at 7:30 P.M.

A True Copy ATTEST:

Carol L. St. Pierre

Town Clerk

**APPENDIX A
FISCAL YEAR 2022 OPERATING BUDGETS**

DEPARTMENT	FISCAL 2019 BUDGET	FISCAL 2020 BUDGET	FISCAL 2021 BUDGET	FISCAL 2022 REQUESTED	FISCAL 2022 RECOMMENDED
ADMINISTRATIVE SERVICES					
TOWN MODERATOR	500	500	500	500	500
BOARD OF SELECTMEN	158,600	134,600	124,600	124,600	124,600
TOWN MANAGER	515,100	446,436	363,660	386,385	394,226
HUMAN RESOURCE MANAGEMENT	153,750	206,866	210,023	218,326	218,326
ADVISORY COMMITTEE	360	360	360	360	360
RESERVE FUND	229,500	234,090	238,772	243,547	243,547
DIRECTOR OF FINANCE	240,661	248,805	250,704	275,648	265,648
BOARD OF ASSESSORS	211,761	220,827	230,254	240,469	240,469
TREASURER/COLLECTOR	335,821	349,418	357,059	371,484	371,484
LEGAL SERVICES	150,000	150,000	150,000	150,000	150,000
CHIEF TECHNOLOGY OFFICE	436,399	514,621	608,594	612,476	612,476
TOWN TECHNOLOGY	127,500	134,500	147,970	150,885	150,885
TOWN CLERK	171,100	180,962	190,417	185,321	185,321
PERMITS & INSPECTIONS	257,402	221,253	287,364	323,676	298,676
UNCLASSIFIED	416,240	421,500	418,000	434,000	434,000
ADMINISTRATIVE TOTAL	3,404,694	3,464,738	3,578,277	3,717,677	3,690,518
PUBLIC SAFETY					
POLICE	2,540,019	2,665,261	2,781,531	2,880,933	2,880,933
FIRE	2,462,851	2,617,404	2,700,500	2,857,962	2,806,373
BUILDING COMMISSIONER	150,165	159,168	160,900	149,267	149,267
EMERGENCY MANAGEMENT	38,000	39,200	41,200	41,200	41,200
HARBORMASTER	118,114	120,753	124,065	125,185	125,185
SHELLFISH CONSTABLE	475	475	475	475	475
PUBLIC SAFETY TOTAL	5,309,624	5,602,261	5,808,671	6,055,022	6,003,433
EDUCATION SERVICES					
COHASSET SCHOOLS	19,550,594	20,337,134	20,960,856	21,684,432	21,684,432
SCHOOL SUPPORT OFFICER	75,380	77,265	79,197	81,177	81,177
SOUTH SHORE VOCATIONAL	58,000	59,450	144,719	127,071	127,071
WJC: INTERFACE	-	12,500	12,500	16,000	16,000
EDUCATION SERVICES TOTAL	19,683,974	20,486,349	21,197,272	21,908,680	21,908,680
PUBLIC WORKS/FACILITIES					
DEPT OF PUBLIC WORKS	1,326,277	1,452,180	1,468,596	1,574,507	1,567,507
SNOW & ICE REMOVAL	125,000	125,000	125,000	127,000	127,000
STREET LIGHTING	45,000	58,000	50,500	58,000	50,500
TRANSFER STATION	475,074	488,178	541,318	553,836	553,836
FACILITIES MANAGEMENT	961,761	1,065,142	1,081,267	1,121,126	1,106,126
PUBLIC WORKS/FACILITIES TOTAL	2,933,112	3,188,500	3,266,681	3,434,469	3,404,969

HEALTH & WELFARE

BOARD OF HEALTH	163,005	158,675	186,271	221,360	213,860
ELDER AFFAIRS	300,795	316,597	328,509	328,509	328,509
VETERANS SERVICES	144,364	146,059	129,864	129,864	114,864
HEALTH & WELFARE TOTAL	608,164	621,331	644,644	679,733	657,233

**APPENDIX A
FISCAL YEAR 2022 OPERATING BUDGETS**

DEPARTMENT	FISCAL 2019 BUDGET	FISCAL 2020 BUDGET	FISCAL 2021 BUDGET	FISCAL 2022 REQUESTED	FISCAL 2022 RECOMMENDED
CULTURE & RECREATION					
LIBRARY	643,202	659,249	723,510	744,848	744,848
RECREATION	130,760	137,275	140,025	143,008	143,008
COMMON HISTORICAL COMMISSION	500	500	500	500	500
HISTORICAL PRESERVATION	600	600	600	600	600
CULTURE & RECREATION TOTAL	775,062	797,624	864,635	888,956	888,956
DEBT SERVICE					
DEBT SERVICE	2,635,508	2,307,165	1,927,369	1,322,986	1,322,986
DEBT SERVICE TOTAL	2,635,508	2,307,165	1,927,369	1,322,986	1,322,986
BENEFITS & INSURANCE					
PENSION ASSESSMENT	2,512,622	2,462,635	2,636,498	3,214,020	3,196,405
WORKERS COMPENSATION	278,242	198,373	208,292	218,707	185,707
UNEMPLOYMENT	5,000	5,000	5,000	5,000	5,000
HEALTH INSURANCE	5,433,859	5,433,859	5,433,859	5,514,229	5,362,081
LIFE INSURANCE	10,132	10,335	10,542	10,753	10,753
MEDICARE TAX	354,515	363,378	372,462	381,774	381,774
PROPERTY & LIABILITY INSURANCE	333,749	390,677	410,211	461,487	444,987
BENEFITS & INSURANCE TOTAL	8,928,119	8,864,257	9,076,864	9,805,970	9,586,707
GENERAL FUND GRAND TOTAL	44,278,257	45,332,225	46,364,413	47,813,493	47,463,482
SEWER ENTERPRISE FUND (indirect costs included in General Fund Budget)	2,560,643	2,300,540	2,273,260	2,238,694	2,238,694
WATER ENTERPRISE FUND (indirect costs included in General Fund Budget)	4,871,904	4,593,175	4,575,737	4,812,904	4,812,904

TOWN OF COHASSET FORECAST
5 YEAR ESTIMATES OF REVENUE VS. EXPENSES

3/29/2021

	RECAP FY21	FY22	FY23	FY24	FY25	FY26
LEVY						
Prior year	38,824,230	40,255,015	41,711,390	43,204,175	44,734,279	46,302,636
2.5% Increase	970,606	1,006,375	1,042,785	1,080,104	1,118,357	1,157,566
New Growth	460,179	450,000	450,000	450,000	450,000	450,000
Debt Exclusion	1,153,335	846,063	806,638	761,888	-	-
Excess Levy Capacity	(17,982)	-	-	-	-	-
Total Levy	\$ 41,390,368	\$ 42,557,453	\$ 44,010,813	\$ 45,496,167	\$ 46,302,636	\$ 47,910,202
REVENUES(and offsets to operational expenses)						
State Aid/Cherry Sheet	3,481,977	3,431,136	3,431,136	3,431,136	3,431,136	3,431,136
Local Receipts	3,542,858	3,422,077	3,422,077	3,422,077	3,422,077	3,422,077
Transfer from Enterprise Funds for Indirect Costs	221,036	224,843	230,464	236,226	242,131	248,184
Total Revenues	\$ 7,245,871	\$ 7,078,056	\$ 7,083,677	\$ 7,089,439	\$ 7,100,344	\$ 7,106,397
Other Financing Sources/One-time receipts						
Free Cash - OPEB	165,000	180,450	196,364	-	-	-
Free Cash - PENSION	-	130,000	140,000	-	-	-
Transfer from Pension Stabilization Fund	200,000	150,000	-	-	-	-
Transfer from Capital Stabilization(debt service)	205,252	205,562	202,812	153,965	153,965	153,965
Transfer from CPC	21,884	21,284	21,884	21,884	21,884	21,884
Transfer from Title V Betterments	75,000	75,000	75,000	75,000	75,000	75,000
Transfer from MSBA Surplus	65,337	65,337	65,337	65,337	-	-
Total Other Financing Sources/One-time receipts	\$ 732,473	\$ 827,633	\$ 701,397	\$ 316,186	\$ 250,849	\$ 250,849
Total Levy/Revenue/Other Financing Sources	\$ 49,368,712	\$ 50,463,142	\$ 51,795,887	\$ 52,901,792	\$ 53,653,829	\$ 55,267,448
OTHER AMOUNTS TO BE RAISED						
Cherry Sheet Offsets	12,756	15,307	15,307	15,307	15,307	15,307
State & County Assessments	638,467	582,844	582,844	582,844	582,844	582,844
Overlay	192,016	225,000	225,000	225,000	225,000	225,000
Total Other Amounts to be raised	\$ 843,239	\$ 823,151	\$ 823,151	\$ 823,151	\$ 823,151	\$ 823,151
TRANSFERS TO OTHER FUNDS						
Transfer to Capital Stabilization	1,996,060	1,996,060	2,008,950	2,014,950	2,058,662	2,082,226
Transfer Stabilization Fund	-	-	50,000	50,000	50,000	50,000
OPEB	165,000	180,450	196,364	212,754	229,637	350,000
Total Transfers to Other Funds	\$ 2,161,060	\$ 2,176,510	\$ 2,255,314	\$ 2,277,704	\$ 2,338,299	\$ 2,482,226
Facilities Department						
Custodian Staff	573,436	584,905	596,603	608,535	620,705	633,120
Facilities Staff	497,917	507,876	518,033	528,394	538,962	549,741
Total Facilities Expenditures	\$ 1,071,353	\$ 1,092,780	\$ 1,114,636	\$ 1,136,928	\$ 1,159,667	\$ 1,182,860
SHARED BUDGET DETAILS						
124 Human Resources (town-wide)	210,023	218,326	223,784	229,379	235,113	240,991
125 School Support Officer (town-wide)	79,197	81,177	83,206	85,286	87,418	89,603
132 Reserve Fund	238,772	243,547	248,418	253,386	258,454	263,623
155 Chief Information Office (town-wide)	608,594	612,476	627,788	643,483	659,570	676,059
945 Risk Management	410,211	444,987	467,236	490,598	515,128	540,884
390 So Shore Vo Tech	144,719	127,071	130,248	133,504	136,842	140,263
391 WJC: Interface	12,500	16,000	16,000	16,000	16,000	16,000
700 Debt & Interest	708,695	411,586	398,696	392,696	348,984	325,420
700 Debt & Interest Excluded	1,218,672	911,400	871,975	827,225	-	-
911 Norfolk County Pension	2,636,498	3,196,405	3,516,046	3,867,651	4,254,416	4,679,858
912 Workers' Compensation	208,292	185,707	194,992	204,742	214,979	225,728
914 Health Insurance	5,433,859	5,362,081	5,814,229	6,163,083	6,532,868	6,924,840
915 Life Insurance	10,542	10,753	10,968	11,187	11,411	11,639
916 Medicare Taxes	372,462	381,774	391,318	401,101	411,129	421,407
Total Shared Budgets	\$ 12,293,036	\$ 12,203,290	\$ 12,994,904	\$ 13,719,321	\$ 13,682,312	\$ 14,556,315
Total All Expenditures	\$ 16,368,688	\$ 16,295,731	\$ 17,188,004	\$ 17,957,105	\$ 18,003,429	\$ 19,044,552
Available Revenue	\$ 33,000,024	\$ 34,167,411	\$ 34,607,883	\$ 34,944,687	\$ 35,650,400	\$ 36,222,895
Net Change Y/Y	\$ 1,004,066	\$ 1,167,387	\$ 440,472	\$ 336,804	\$ 705,713	\$ 572,496
% Change Y/Y	3.04%	3.42%	1.27%	0.96%	1.98%	1.58%
School Share of 61% New Revenue	\$ 612,480	\$ 712,106	\$ 268,688	\$ 205,451	\$ 430,485	\$ 349,222
Town Share of 39% New Revenue	\$ 391,586	\$ 455,281	\$ 171,784	\$ 131,354	\$ 275,228	\$ 223,273
School Budget as Recommended	\$ 20,387,421	\$ 21,099,527	\$ 21,368,215	\$ 21,573,666	\$ 22,004,151	\$ 22,353,373
Town Budget as Recommended	\$ 12,612,603	\$ 13,067,884	\$ 13,239,668	\$ 13,371,022	\$ 13,646,250	\$ 13,869,523
	\$ 33,000,024	\$ 34,167,411	\$ 34,607,883	\$ 34,944,688	\$ 35,650,401	\$ 36,222,896

