

COMMONWEALTH OF MASSACHUSETTS

TOWN OF HULL, MASSACHUSETTS



Annual Town Meeting  
Monday, May 1, 2023 at 7:00 o'clock PM

at the Hull High School situated at  
180 Main Street, Hull, MA

***PLEASE BRING THIS DOCUMENT  
WITH YOU TO TOWN MEETING***

**MODERATOR'S MESSAGE**  
**MONDAY MAY 1, 2023, 7 p.m.**  
**HULL HIGH SCHOOL GYMNASIUM**

If you are a registered voter in Hull, I urge you to attend Town Meeting and make your voice heard as we gather to decide the future direction of the Town of Hull.

Town meeting, this year, will be a little different as we implement for the first time the use of electronic voting.

The warrant you have received describes the Articles that will be discussed and voted on at town meeting. The actual vote will be on the motion presented at Town Meeting and it is not necessarily exactly the same as the article in the warrant. However, the motion must basically adhere in scope to the article presented in the warrant or it will be ruled out of order.

One of the major items considered at each year's Town Meeting is the annual budget and Town Meeting has the right to propose changes to the budget and any warrant article by offering amendments to any motion presented. A significant amount of work is done by town departments and volunteer committees in preparing warrant articles. These articles and all budget requests are then forwarded to the Advisory Board who then spend two to three months reviewing the budgets department by department and all articles. All department heads appear before the Advisory Board to once again, explain and justify their budget requests. Things like zoning changes and Community Preservation Committee requests etc., also come before the Advisory Board. Finally, the Advisory Board votes on each warrant article and makes a recommendation for your consideration at town meeting.

Key items for consideration at this year's town meeting include approval of the FY24 Operating Budget of \$30,145,331

The Community Preservation committee is proposing \$1.5 million for the renovation of the Village fire station, funding for the Hampton Circle and L Street playgrounds, and Paragon Carousel window renovations.

Potential zoning bylaw changes include allowing accessory apartments at owner-occupied, single-family dwellings and an inclusionary housing set a side of 10% at any development of over ten units.

There are also citizen petitions related to the HRA development proposals and term limits among others.

The rules at town meeting are relatively straightforward and are geared to providing each of you the opportunity to speak and vote on each of the motions presented at town meeting. The detailed procedure for running Town Meeting can be found in *Town Meeting Times* and a link to a Citizens Guide to Town Meeting can be found at the following link:

[https://www.town.hull.ma.us/sites/g/files/vyhlf3286/f/uploads/citizens\\_guide\\_to\\_town\\_meeting.pdf](https://www.town.hull.ma.us/sites/g/files/vyhlf3286/f/uploads/citizens_guide_to_town_meeting.pdf)

I will briefly explain the rules at the beginning of town meeting. I hope you will all take the opportunity to review the Warrant prior to Town Meeting and join me at the Annual Town Meeting at Hull High School on Monday, May 1, 2023, beginning at 7 p.m.

*George Boylen, /s/*  
**George Boylen**  
**Hull Town Moderator**

## ADVISORY BOARD MESSAGE

Under our current form of Government, the Town Manager, with the guidance of the Select Board, prepares the Town Budget and presents it to the Select Board and the Advisory Board for their review. Through discussions with the Town Manager and Department Heads, the Advisory Board reviews the budgets and makes recommendations for changes. This process usually concludes with agreement between the Advisory Board and the Town Manager in terms of presenting the Budget to Town Meeting. The Advisory Board considers all articles for the purpose of making recommendations with explanatory statements. While considering each article many questions are considered such as: Is it necessary? Can the Town afford it? Is it in the Town's best interest? Is it fair to all? Does it affect the balance of power? Is it within legal and allowable guidelines?

The following section includes a facsimile of the Town Warrant. It is called a facsimile because the actual Warrant does not include the commentary and recommendations of the Advisory Board. Some confusion has been caused in the past when motions are read at Town Meeting and are differently worded than what you see here. Motions may be worded differently so long as they are worded within the scope of the printed article. Some people think of the printed warrant as an agenda of the Town Meeting. The legal warrant is printed, signed and posted by our Select Board.

Comments are in italicized print under the ARTICLES. The RECOMMENDATION precedes the commentary of the Advisory Board. Typical recommendations are as follows:

**FAVORABLE ACTION** - The Advisory Board is recommending a favorable vote on the Article.

**UNFAVORABLE ACTION** - The Advisory Board is recommending an unfavorable vote on the Article.

**NO RECOMMENDATION** - The Advisory Board does not wish to make a recommendation or there is insufficient information to support a recommendation.

**RECOMMENDATION AT TOWN MEETING** - The Advisory Board does not wish to make a recommendation prior to reviewing additional information or waiting for another committee to hold a public hearing.

**NO ACTION** - A no action motion or recommendation suggests that Town Meeting set aside and prevent any further action on this Article for the meeting.

**REFER TO STUDY**—This motion refers (commits) a matter to a committee for additional investigation and report or carry out substantive action.

### THE ADVISORY BOARD:

*D. Clinton, Chair*  
*P. Cormier*  
*J. Polito*

*J. Frady, Vice Chair*  
*R. Healey*  
*P. Schneider*

*D. Sullivan, Clerk*  
*S. Kiley*  
*C. Wolfe*

*R. Carney*  
*P. Larsen*





**TOWN OF HULL  
Advisory Board**

253 Atlantic Avenue  
Hull, Massachusetts 02045

781-925-2000

To the Citizens of Hull,

This Warrant contains a Projected Revenue and Expenditure Summary for the fiscal year ending June 30, 2024. This summary reflects a balanced budget achieved by diligent work of all Town departments. This enables the Town to maintain services. As has been mentioned in previous years, we look for all Town departments to work within a tight budget and manage accordingly.

This will be the fifth year that the Community Preservation Committee presents projects for appropriation of funds derived via the Community Preservation Act adopted by the Town. Please review these petitions and read through the Advisory Board recommendations to assist in your understanding.

While we had no citizens' petitions last year, we have eight citizens' petitions being offered to Town Meeting this year. We are offered a number zoning articles in 2024 and you will read that we have recommended that Town Meeting refer four of these to study because of their interrelationship and, in our opinion, the need for a more comprehensive review and approach. The Advisory Board spent many hours in review of the language and in deliberation. We encourage each member of Town Meeting to review these articles and come prepared for the discussion and votes.

The Advisory Board would like to acknowledge and express our gratitude for the assistance and support of the Town Manager Phil Lemnios, Town Accountant Mike Buckley, Town Counsel James Lampke, and Town Clerk Lori West. Their support allows the Advisory Board to represent and serve the citizens of the Town of Hull at the highest level.

The Advisory Board further acknowledges the work of all department heads, the Select Board, the School Department, Community Preservation Committee, Planning Board, and the numerous other Town Boards and Commissions with which the Advisory Board has worked. The collaboration of all Town departments, boards, committees, and employees serves the Town of Hull well. We are immensely proud of their dedication.

This Board would like to thank Phil Lemnios and acknowledge the many years of stewardship Phil has provided our community, the employees and committees of Town, and this Board in particular. We wish him well in his future endeavors.

Thank you, in advance, for your involvement and participation at this important time in Hull's history.

Sincerely,

David Clinton, Chair  
Jason Frady, Vice Chair  
Dan Sullivan, Clerk

*Advisory Board Members:*

*Expire in 2023: Dan Sullivan, Robert Carney, Paul Schneider*

*Expire in 2024: Stephen Kiley, David Clinton, Peter Larsen, Jason Frady*

*Expire in 2025: Patricia Cormier, Robyn Healey, Jay Polito, Chad Wolfe*

## COMMONWEALTH OF MASSACHUSETTS

Plymouth ss.

To any of the Constables of the Town of Hull in the County of Plymouth

### Greetings:

In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the Inhabitants of the Town of Hull qualified to vote on Town affairs and elections to meet at **Hull High School situated at 180 Main Street** in said Hull, on Monday, the **first** day of **May next, 2023** at **7:00 o'clock** in the evening, then and there to act upon the following articles, namely:

**ARTICLE 1:** To hear and act upon the following:

The Report of the Select Board  
The Report of the School Committee  
The Report of the Fire Department  
The Report of the Police Department  
The Report of the Treasurer/Collector  
The Report of the Town Clerk  
The Report of the Board of Assessors  
The Report of the Municipal Light Board  
The Report of the Trustees of the Public Library  
The Report of the Town Counsel  
The Report of the Retirement Board  
The Report of the Committees  
The Report of the Town Accountant  
The Report of the Board of Health  
The Report of the Planning Board  
or take any other action relative thereto. (Inserted by the Select Board)

***RECOMMENDATION ON ARTICLE 1: FAVORABLE ACTION:*** *The Advisory Board recommends acceptance of the Annual Town Reports as presented. (Unanimous)*

**ARTICLE 2A:** To see if the Town will assume liability in the manner provided by section 29 of Chapter 91 of the General Laws and amendments thereto, for all damages that may be incurred by work to be performed by the Department of Public Works of Massachusetts and/or the Massachusetts Department of Environmental Protection for the improvement, development, maintenance and protection of tidal and non-tidal rivers and streams, harbors, tidewaters, foreshores and shores along the public beach outside of Boston Harbor and authorize the Select Board or Town Manager to execute and deliver a bond of indemnity therefore to the Commonwealth.

Or take any other action relative thereto. (Inserted at the request of the Town Manager)

***RECOMMENDATION ON ARTICLE 2A: FAVORABLE ACTION:*** *Town Meeting approval is necessary to allow the Select Board to contract with the Commonwealth for work to be performed by the Commonwealth. (Unanimous)*

**ARTICLE 2B:** To see if the Town will authorize the Select Board or Town Manager to enter into contracts with the Massachusetts Department of Public Works and/or Commissioner and/or Massachusetts Department of Environmental Protection for the construction or maintenance of seawalls and land areas bordering on tidal waters, for the ensuing year.

Or take any other action relative thereto. (Inserted at the request of the Town Manager)

***RECOMMENDATION ON ARTICLE 2B: FAVORABLE ACTION:*** *Town Meeting approval is necessary to allow the Select Board to contract with the Commonwealth for work to be performed by the Commonwealth. (Unanimous)*

**ARTICLE 2C:** To see if the Town will authorize the Select Board to enter into contracts with the

Commonwealth of Massachusetts, its divisions, commissions and agencies, including the Department of Public Works and/or the County Commissioners for the construction and maintenance of public highways for the ensuing year.

Or take any other action relative thereto. (Inserted at the request of the Town Manager)

**RECOMMENDATION ON ARTICLE 2C: FAVORABLE ACTION:** *Town Meeting approval is necessary to allow the Select Board to contract with the Commonwealth for work to be performed by the Commonwealth. (Unanimous)*

**ARTICLE 2D:** To see if the Town will authorize the Treasurer/Collector to enter into compensating balance agreements, as permitted by M.G.L. Chapter 44, section 53F.

Or take any other action relative thereto. (Inserted at the request of the Town Manager)

**RECOMMENDATION ON ARTICLE 2D: FAVORABLE ACTION:** *Town Meeting approval is necessary to allow the Select Board to contract with the Commonwealth for work to be performed by the Commonwealth. (Unanimous)*

**ARTICLE 2E:** To see if the Town will vote that all income from sales of electricity to private consumers or for electrical supplies to municipal buildings or for municipal power, and for sales of appliances and jobbing during the next fiscal year, be appropriated for the Municipal Light Department, the whole to be expended by the Town Manager for the expenses of the plant for the next fiscal year, as defined in section 57 of Chapter 164 of the General Laws and Chapter 8 of the Acts of 1989, as amended. Or take any other action relative thereto. (Inserted the request of the Town Manager)

**RECOMMENDATION ON ARTICLE 2E: FAVORABLE ACTION:** *Town Meeting approval is necessary to allow the Select Board to contract with the Commonwealth for work to be performed by the Commonwealth. (Unanimous)*

**ARTICLE 3:** To see if the Town will fix the salaries of the following Town Officers, viz;

Select Board  
Moderator  
Town Clerk Assessors  
Municipal Light Board

Or take any other action relative thereto. (Inserted at the request of the Town Manager)

**RECOMMENDATION ON ARTICLE 3: FAVORABLE ACTION:** *This is an annual housekeeping Article that provides compensation for the above-mentioned Town Officers. The salaries have remained unchanged from last year. (Unanimous)*

*Salaries are set as follows:*

<i>Select Board</i>	<i>\$3,000.00 Chair</i>
	<i>\$2,500.00 Members</i>
<i>Moderator</i>	<i>\$420.00</i>
<i>Town Clerk</i>	<i>\$26,000.00</i>
<i>Assessors</i>	<i>\$400.00</i>
<i>Municipal Light Board</i>	<i>\$600.00 Chair</i>
	<i>\$450.00 Members</i>

**ARTICLE 4:** To see if the Town will raise and appropriate or appropriate and transfer from available funds a sum of money to defray the expenses of Fiscal Year 2024 for:

General Government  
Schools

Or take any other action relative thereto. (Inserted at the request of the Town Manager)



**RECOMMENDATION ON ARTICLE 4: FAVORABLE ACTION:** *The Advisory Board recommends favorable action on the Fiscal Year 2024 town budget. We recognize the work that the Town Manager, the Select Board, the School Committee and the various department heads have invested to structure a budget that funds our various general government and school priorities. This budget represents the collaborative efforts of these various stakeholders. (Unanimous)*

**ARTICLE 4A:** To see if the Town will raise and appropriate or appropriate and transfer from available funds a sum of money to operate the Harbormaster's Department as a so-called enterprise account. Or take any other action relative thereto. (Inserted at the request of the Harbormaster)

**RECOMMENDATION ON ARTICLE 4A: FAVORABLE ACTION:** *This Article fulfills the State requirement that the Town appropriate sufficient funds to operate the Harbormaster Enterprise Account. (Unanimous)*

**ARTICLE 4B:** To see if the Town will raise and appropriate or appropriate and transfer from available funds a sum of money to operate the Sewer Department as a so-called Enterprise Account, including appropriating retained earnings/surplus revenue for repairs, maintenance and capital improvements. Or take any other action relative thereto. (Inserted at the request of the Permanent Sewer Commission)

**RECOMMENDATION ON ARTICLE 4B: FAVORABLE ACTION:** *This Article fulfills the State requirement that the Town appropriate sufficient funds to operate the Sewer Enterprise Account. (Unanimous)*

**ARTICLE 4C:** To see if the Town will raise and appropriate or appropriate and transfer from available funds a sum of money to operate the Cable Television Public, Educational and Governmental Access Fund as a so-called enterprise account. Or take any other action relative thereto. (Inserted at the request of the Town Manager)

**RECOMMENDATION ON ARTICLE 4C: FAVORABLE ACTION:** *This Article fulfills the State requirement that the Town appropriate sufficient funds to operate the Cable Television Public, Educational, and Governmental Access Enterprise account. (Unanimous)*

**ARTICLE 5:** To see if the Town will authorize the Select Board to acquire by gift, purchase, eminent domain or otherwise, an easement and/or other property interest in the area commonly called the Art Walk, in an area between the Department of Conservation and Recreation Parking Lot behind 0 George Washington Boulevard (aka Paragon Boardwalk) and Nantasket Avenue, to enable and facilitate public and municipal access to and use of the area, scenic enhancement and for municipal purposes; and to accomplish same to raise and appropriate and/or transfer from available funds or borrow a sum of money; and to authorize the Town Manager to apply for and accept grants and gifts to accomplish said projects and purposes; and to authorize the Town to enter into agreements for said projects and purposes and to appropriate from available funds and/or by borrowing and/or authorize the use of grants or gifts to acquire said property interests and for said projects and purposes. Or take any other action relative thereto. (Inserted at the request of the Town Counsel)

**RECOMMENDATION ON ARTICLE 5: FAVORABLE ACTION:** *This Article allows the Town to accept for no cost an easement to allow for public use of the Artwalk and to allow for maintenance activities. The property owner is in agreement. (Unanimous)*

**ARTICLE 6A:** That the Town appropriate and/or reserve from the Community Preservation annual revenues in the amounts recommended by the Community Preservation Committee for Committee administrative expenses, community preservation projects and other expenses in fiscal year 2023, with each item to be considered a separate appropriation, as follows:

From FY 2023 estimated revenues for Historic Resources Reserve	\$ 70,000
From FY 2023 estimated revenues for Community Housing Reserve	\$ 70,000
From FY 2023 estimated revenues for Open Space Reserves	\$ 70,000

Or take any other action relative thereto. (Inserted at the request of the Community Preservation Committee)

**RECOMMENDATION ON ARTICLE 6A: FAVORABLE ACTION:** *The Advisory Board agrees with the Community Preservation Committee in making these appropriations as defined above. The appropriation amounts in this Article are based on the sum of the FY24 estimated local surcharge revenue and the estimated state match and adhere to the State statute requirement that at least 10% of the annual revenue must be placed in each of the three categories: Historic Resources, Community Housing, and Open Space. This Article also allocates the maximum 5% into the established administrative fund. The remainder of the estimated receipts will be deposited into the Town's Community Preservation Act (CPA) general fund. At the end of each year, the unused portion of the administrative reserve fund is returned to the CPA general fund. This Article does not authorize the expenditure of funds, but merely establishes balances in the reserve accounts to adhere to the State statute. Any expenditure from the CPA must be approved in future Town Meetings. (Unanimous)*

**ARTICLE 6B:** To see if the Town will take the following action and appropriate from the Community Preservation accounts in the amounts recommended by the Community Preservation Committee, as follows:

- a) Appropriate **\$69,965** from the Community Preservation Open Space/Recreation Reserve and **\$29,035** from the Community Preservation General Fund, total of **\$99,000**, to be used by the Town of Hull to undertake the design and construction of new playground facility at the Hampton Circle Playground located on Moreland Ave at Map 36/Lot 48, or how so ever it may be designated, in accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Select Board and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.
- b) Appropriate **\$55,000** from the Community Preservation General Fund to be used for an Open Space/Recreation project to be used by the Town of Hull for design and engineering work associated with the redevelopment of the L Street Playground & Tennis Courts located at N Street and Nantasket Avenue, Map 15 Lot 141 and Map 15 Lot 142, or how so ever it may be designated, in accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Select Board and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.
- c) Appropriate **\$30,000** from the Community Preservation General Fund to be used for an Open Space/Recreation project to be used by the Town of Hull to undertake the design and construction of a 30' x 30' "sails' shade structure, or how so ever measured, at L Street Field located at N Street and Nantasket Avenue, Map 15 Lot 141 and Map 15 Lot 142, or how so ever it may be designated, in accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Select Board and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.
- d) Appropriate **\$28,000** from the Community Preservation General Fund to be used for an Open Space/Recreation project to be used by the Town of Hull to hire a consultant to study waterfront access points around town to establish a plan for prioritizing future projects based on potential use and benefits as well as cost. In accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Select Board and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.



- e) Appropriate **\$70,000** from the Community Preservation General Fund to be used for an Open Space/Recreation project to be used by the Friends of the Paragon Carousel to undertake the restoration of the carousel windows at the Paragon Carousel located at 205 Nantasket Avenue, Map 37, Lot 009-A, or how so ever it may be designated, in accordance with the Town's procurement practices and the entering into of a Grant Agreement with the Town of Hull and filing of reports on said project with the Community Preservation Committee; and further that the Select Board and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.
- f) Appropriate **\$69,965** from the Historic Resource Reserve and **\$430,035** from the Community Preservation General Reserve, **total of \$500,000**, and bond **\$1,000,000** to be used by the Town of Hull for the Village Fire Station Historic Preservation and Rehabilitation construction located at 129 Spring Street Map 06/Lot 062, or how so ever it may be designated, in accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Select Board and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.

Or take any other action relative thereto. (Inserted at the request of the Community Preservation Committee)

**RECOMMENDATION ON ARTICLE 6B sections a-f:** *The Advisory Board makes the following recommendations as outlined in the lettered sections of this Article:*

- a) *The Advisory Board agrees with the Community Preservation Committee to appropriate \$99,000 from the Community Preservation Open Space/Recreation Reserve to be used by the Town of Hull for the Hampton Circle playground. This is a second grant to complete final construction of the Hampton Circle playground project. A prior year's \$131,000 CPA grant initiated the project. Additional funding is necessary to cover increased construction costs and to fulfill special requirements due to the location in a flood zone. The playground surface will be elevated, and a poured rubber fill installed, both of which will protect the playground during flood events.*
- b) *The Advisory Board agrees with the Community Preservation Committee to appropriate \$55,000 from the Community Preservation Open Space/Recreation Reserve to be used by the Town of Hull for the L Street playground & tennis courts design and planning. The funding will cover design and engineering work for rehabilitation of the tennis courts to address a cracked surface and replacement of the playground structures, which show rust and are nearing end of life. An additional CPA grant application will be submitted in a subsequent year for the construction phase of the project.*
- c) *The Advisory Board agrees with the Community Preservation Committee to appropriate \$30,000 from the Community Preservation Open Space/Recreation Reserve to be used by the Town of Hull for the L Street field shade structures. The structure consists of posts and removable 'sails', which will be stored by the Department of Public Works during high winds and winter months. The shade structures will be of particular use to the Parks & Recreation summer program for youth.*
- d) *The Advisory Board agrees with the Community Preservation Committee to appropriate \$28,000 from the Community Preservation Open Space/Recreation Reserve to be used by the Town of Hull for the waterfront access consultant. The consultant will produce an existing conditions analysis of access points, provide recommendations for any new access points and make recommendations on project prioritization for rehabilitating existing access points. Waterfront access points include walkways, stairs, beach access mobility mats, and others.*
- e) *The Advisory Board agrees with the Community Preservation Committee to appropriate \$70,000 from the Community Preservation Open Space/Recreation Reserve to be used by Friends of Paragon Carousel for the restoration of carousel windows. This grant will be used to remove and repair the old windows and will help ensure that this recreational asset will be in use for many years. The repairs will maintain the historic character of the building.*
- f) *The Advisory Board agrees with the Community Preservation Committee to appropriate \$500,000 from the Community Preservation Historic Reserve and bond \$1,000,000, totaling \$1,500,000, to be used by the Town of*

*Hull for the restoration of the Village Fire Station. This grant will cover reconstruction and renovation of the fire station in an historically accurate way while bringing the building up to code with regards to the mechanical systems. Interior wall modifications will be completed to allow the building to accommodate the larger size of the modern fire apparatus. Completion of renovations will also ensure that the station can continue to be used during storms as an emergency resource for the Village neighborhood. For a term of 20 years, the highest payment year for the bond is estimated at \$84,124, decreasing every year thereafter. For perspective, and to understand impact to other CPA projects during the bond term, the highest annual bond payment is approximately 12% of this year's expected CPA revenues.*

All votes by the Advisory Board of the lettered sections were unanimously held at **FAVORABLE ACTION**

**ARTICLE 7:** To see if the Town will vote to accept the provision of M.G.L. Chapter 32, section 103 (j) inserted by section 19 of Chapter 188 of the Acts of 2010 to increase the maximum base amount on which the COLA adjustment is calculated from \$17,000.00 annually to \$18,000.00 annually. Or take any other action relative thereto. (Inserted at the request of the Hull Contributory Retirement Board)

**RECOMMENDATION ON ARTICLE 7: FAVORABLE ACTION:** *The Advisory Board met with the Town Accountant to review this Article which would increase the base amount used to calculate the annual cost of living adjustment (COLA) for retirees of the Town of Hull. Similar articles have come before Town Meeting in the past in response to Massachusetts law which allows for increases in the base amount for the COLA calculation in multiples of \$1,000. Each increase must be approved by the local retirement board and Town Meeting. This increase only impacts how the annual adjustments are made and doesn't increase pension payments outside of the adjustment. The Advisory Board wishes to express our gratitude for the Town of Hull retirees for their years of dedication and service. (Unanimous)*

**ARTICLE 8:** To see if the Town will raise and appropriate, transfer from available funds, and/or borrow a sum of money for the purpose of the design and construction of repairs and improvements to seawalls, revetments and coastal access infrastructure, and any other shore protection projects, including any related land acquisition costs, site improvements, landscaping, equipment and any other costs incidental or related thereto; to authorize the Town Manager to apply for and accept grants and gifts to accomplish said projects and purposes, which amounts shall be spent in addition to the funds appropriated under this vote; and to authorize the Select Board to enter into agreements and take any other action necessary to carry out said projects. Or take any other action relative thereto. (Inserted at the request of the Town Manager)

**RECOMMENDATION ON ARTICLE 8: FAVORABLE ACTION:** *This Article authorizes the Town to appropriate and spend up to \$1,000,000 for various design and construction work for elements of vital Town infrastructure, which will be of increasing importance to the Town and its citizens over time. These projects include, among other things, seawalls, revetments, and other coastal structures, and Town public areas and assets. This funding will allow the Town to move forward on the permitting, design, and other "seed" aspects of various projects including, for example, shoring up seawalls (e.g., grout injection), clearing and repairing public ways and access points (including stairways) to the water. Some of the funding authorized by this Article will also allow the Town to complete smaller, "one off" projects. Having several of these projects designed, advanced in the permitting process, and "shovel ready" will assist the Town in obtaining grants and other funding sources that will help defray the cost to the Town, even if some of these projects may ultimately need to be bonded in the future. Hull has been very successful in obtaining these state and federal funding opportunities by having projects prepared to go when the funding sources are opened and identified. Anticipating these opportunities allows Hull to continue to address its infrastructure needs in a prudent and budgetarily efficient manner. (Unanimous)*

**ARTICLE 9:** To see if the Town will raise and appropriate, and/or transfer from available funds, a sum of money to be added to the Stabilization Fund. Or take any other action relative thereto. (Inserted at the request of the Town Manager)



**RECOMMENDATION ON ARTICLE 9: FAVORABLE ACTION:** *This Article seeks Town approval to transfer from Free Cash \$1,500,000 into the Stabilization Fund (otherwise known as the rainy-day fund). This fund was significantly diminished over time, and it has been a Town objective to rebuild the balance in this fund as Town finances stabilized. This transfer is significant progress toward meeting that objective, bringing the new balance to over \$2,000,000. (Unanimous)*

**ARTICLE 10:** To see if the Town will raise and appropriate, transfer from available funds, and/or borrow a sum of money for the purpose of the design and construction of repairs and improvements to the Hull Wastewater Treatment Facility ocean outfall pipe and diffusers, and any other costs incidental or related.  
Or take any other action relative thereto. (Inserted at the request of the Town Manager)

**RECOMMENDATION ON ARTICLE 10: FAVORABLE ACTION:** *This Article authorizes the Town to appropriate and spend up to \$986,802 to design and construct improvements to the Hull Wastewater Treatment Facility, in conjunction with the ongoing improvements. These funds are being made available to the Town pursuant to the American Rescue Plan Act (ARPA) which provides federal funds to municipalities for water, wastewater and/or broadband improvements. Hull had Wastewater Treatment Plant improvements already designed, permitted and in process and, if this Article is approved by Town Meeting, these funds will help defray the costs of these improvements, ultimately saving the rate payers from providing these funds. If this Article is not approved, the ARPA funding will be lost to the Town. Obtaining this funding is a good example of the Town's ability to identify and obtain alternative funding sources using a proactive approach – researching funding sources, having projects that are "shovel ready" and being successful in competitive application processes. The Advisory Board considers this Article to be a very positive step for the Town and its infrastructure. (Unanimous)*

**ARTICLE 11:** To see if the Town will vote to amend the General bylaws Section 213-8 A, F & I (Dog License; Fees) by as follows: (Inserted at the request of the Town Clerk)

[~~Strikeout~~ to be eliminated / underline to be incorporated]

**§ 213-8 Dog license; fees. [1]**

[Amended 4-12-1994 ATM by Art. 47; 5-8-2007 ATM by Art. 23]

**A.** Any person residing in the Town of Hull, who at the beginning of the license period from ~~(April 1—March 31)~~ to (January 1 to December 31) or who during the license period becomes the owner or keeper of a dog six months of age or older, shall cause the dog to be licensed within 30 days. The Town Clerk shall issue dog licenses and tags on a form prescribed and furnished by the Town of Hull.

**F.** Notwithstanding the provisions of MGL Chapter 140 section 139, or any other provision of law to the contrary, the annual fees to be charged by the Town of Hull for the issuance o dog licenses shall be as follows: <sup>[2]</sup>

**(1)**

Unspayed and unneutered dogs: ~~\$15.00~~ **\$17.**

**(2)**

Spayed and neutered dogs: ~~\$10.00~~ **\$12.**

**I.** Any individual who has not licensed his or her dog by ~~May 1~~ **February 1** or within 30 days of when said dog should have been licensed in any year shall pay an additional late fee of \$25 **per family.**

Or take any other action relative thereto. (Inserted at the request of the Town Clerk)



**RECOMMENDATION ON ARTICLE 11: FAVORABLE ACTION:** *This Article amends the existing General Bylaws relating to dog licenses and fees to (i) align the license period more closely with the annual Town census to streamline administrative functions, and (ii) increase the fees for these licenses. (Unanimous)*

**ARTICLE 12:** To see if the Town will amend the Zoning Bylaw § 410 to establish § 410-4.1.C(3)(h) and § 410-6.5 as follows:

**§ 410-4.1.C(3)(h)** The Planning Board may require full or partial compliance with § 410-6.5 Light Pollution Prevention.

**§ 410-6.5 Light Pollution Prevention**

**A. Purpose and Intent.** The purpose of this Bylaw is to create standards for outdoor lighting so that its use does not unreasonably interfere with the reasonable use and enjoyment of property within the town of Hull. It is the intent of this section to encourage, through the regulation of the types, construction, installation and uses of outdoor electrically powered illuminating devices, lighting practices and systems which will reduce light pollution, light trespass and glare in order to preserve and enhance the natural, scenic, and aesthetic qualities of Hull, conserve energy and decrease lighting cost without decreasing nighttime safety, security, and productivity, and preserve the night sky as a natural resource to enhance nighttime enjoyment of property within Hull.

**B. Definitions.** Except as noted hereinafter, all definitions are provided in the Zoning Bylaw. Unless the context clearly indicates otherwise, certain words and phrases used in this section shall mean the following:

**CUTOFF ANGLE:** The angle formed by a line drawn from the direction of the direct light rays at the light source with respect to the vertical, beyond which no direct light is emitted.

**CORRELATED COLOR TEMPERATURE (CCT):** The Specification of the color appearance of the light emitted by a light source measured in degrees Kelvin (K).

**DIRECT LIGHT** — Light emitted directly by a lamp, off a reflector, or through a refractor of an outdoor light fixture.

**FOOT-CANDLE** — Standard measurement of illumination in the United States, defined as one lumen per square foot.

**FILTERED** — When referring to an outdoor light fixture, means that the fixture is to be fitted with a glass, acrylic, or other translucent enclosure of the light source.

**GLARE:** Light emitted from a light fixture with intensity great enough to produce annoyance, discomfort, or a reduction in a viewer's ability to see.

**HEIGHT OF Light Fixture:** The vertical distance from the finished grade of the ground directly below to the lowest direct light emitting part of the light fixture.

**ILLUMINATING ENGINEERING SOCIETY (IES)** — An industry-backed non-profit organization that is the recognized technical and educational authority on illumination science. They publish and maintain technical standards through an accredited process and provide best practice recommendations for lighting installations.

**LAMP:** The component of an outdoor light fixture that produces light.

**LIGHT FIXTURE:** A complete lighting system, including the assembly that houses a lamp or lamps, and which may include a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor, lens, or diffuser lens.

**LIGHT TRESPASS:** Direct light emitted by an outdoor lamp fixture that shines beyond the boundaries of the property on which the outdoor light fixture is installed.

**PHOTOMETRIC PLAN:** Site plan showing the light levels (measured in foot candles) from each light fixture across and beyond the boundaries of the site.

**SHIELDED LIGHT FIXTURE:** A lamp and fixture assembly designed to eliminate light being emitted in an unwanted direction. Fixtures may include an array of shielding options such as back, front or side to prevent light trespass or uplight shielding to prevent light emitting light above a horizontal plane.

**UPLIGHT:** Direct light emitted by an outdoor light fixture above a horizontal plane through the fixture's lowest light-emitting part. Uplight is quantified using the IES U-rating system, U1-U5.

**C. Lighting Plan.** The applicant shall provide a Lighting Plan consisting of:

- 1) A photometric plan showing the intensity of illumination at ground level, expressed in foot candles.
  - 2) Specifications for all proposed lighting fixtures and control systems for all characteristics outlined in section E. Control of Glare, Light Trespass, and Operation.
  - 3) Proposed mounting height of outdoor lighting fixtures.
  - 4) A written narrative explaining how the proposed lighting and installation methods will limit impacts on surrounding properties
- D. Lighting Specifications.** To prevent light pollution, all products shall meet the following specifications:
- 1) Product must have a maximum IES Uplight rating of U1
  - 2) Correlated Color Temperature (CCT) must not exceed 3000K
  - 3) Continuous dimming capability to 20% of max output power or lower
    - i. Outdoor lighting fixtures must be dimmed to 20% of max output power or lower between midnight and dawn.
    - ii. Dimming must be performed automatically by a control system or by occupancy sensors
  - 4) Products that include an arm or tenon mount must have a maximum allowable tilt of +/- 10 degrees
  - 5) Products must have at least one shielding option or accessory available (e.g., house-side shield, etc.)
- E. Control of Glare, Light Trespass, and Operation.**
- 1) All Light Fixtures shall be equipped with whatever shielding, filters, lenses, or cutoff devices required to eliminate Light Trespass onto any street or abutting lot or parcel, to eliminate unreasonable glare to persons on any street or abutting lot or parcel and to minimize uplighting.
  - 2) Outdoor Lighting Fixtures intended solely to illuminate any freestanding surface (signs, walls, landscaping elements, etc.) shall be 1) mounted above the surface and face downward to prevent uplight and 2) shielded so that Direct Light is confined to the surface only.
- F. Exemptions.**
- 1) All light fixtures lawfully in place prior to the date of this amendment shall be grandfathered. However, any light fixture that replaces a grandfathered light fixture, or any grandfathered light fixture that is moved, must meet the standards of this regulation.
- G. Special Permit.** Alternative outdoor light fixtures may be allowed by Special Permit if it is found that the fixture's design and appearance are superior, significant light pollution will not be created, and light trespass and glare are minimal.

Or take any other action relative thereto. (Inserted at the request of the Planning Board)

**RECOMMENDATION ON ARTICLE 12: FAVORABLE ACTION:** *This zoning change anticipates the broad spectrum of outdoor lighting and condones reasonable controls. This addresses the growing problem of light pollution, particularly with the proliferation of high intensity LED lighting. This affects only commercial and multi-family buildings. This codifies the current practice of the Planning Board's site reviews for special permitting. (Unanimous)*

**ARTICLE 13:** To see if the Town will amend Article III and Article V of the Zoning Bylaws and adopt the proposed Article IV Section 410-4.9\* Accessory Dwelling Units (ADU) to the Zoning Bylaws to Add the following:

Article III Section 410-3.2 Single-Family Residence Districts; Permitted Uses: After Section 410-3.2.A (7), Add: (8) Accessory Dwelling Units, subject to the requirements of Section 410-4.9\* of this Zoning Bylaw. Article V Section 410-5.1 Table 50, Amend SF-A, B, C: Maximum number of dwelling units per lot=1; Add: "+ADU". Article IV Uses. After Section 410-4.8; Add: Section 410-4.9\*, to insert the following:

Section 410-4.9\* ACCESSORY DWELLING UNITS (ADU)

**A. PURPOSE:**



- Consistent with MGL Chapter 358 of the Acts of 2020 Housing Choice and the Hull Housing Production Plan;
- 1) Provide a limited number of Accessory Dwelling Units without adding to the number of buildings in the town, and without reducing open space in the town, or substantially altering the appearance of the principal dwelling, and to provide for a more efficient and economic use of existing housing stock by enabling homeowners of single-family dwellings larger than required for their present needs, to share space and the burdens of homeownership, while also protecting the stability, property values, and residential character of the neighborhood.
  - 2) Enable the Town to monitor Accessory Dwelling Unit (ADU) construction for code compliance.

## **B. DEFINITIONS:**

- 1) An "Accessory Dwelling Unit" (ADU) is a self-contained housing unit incorporated within a single-family dwelling and clearly subordinate in size to the principal dwelling in a manner that maintains the character and structural appearance of a single-family dwelling consistent with the provisions of Section 410-4.9\* and MGL Chapter 40A Section 1A Definition of "Accessory Dwelling Unit"
- 2) A "Principal Dwelling" for the purposes of this Section 410-4.9\* is a single-family dwelling exclusive of the area that constitutes the Accessory Dwelling Unit (ADU).
- 3) A single-family dwelling with an Accessory Dwelling Unit should not be deemed to be a two-family dwelling.

## **C. ELIGIBILITY REQUIREMENTS:**

- 1) A Building Permit for an Accessory Dwelling Unit (ADU) may be issued as of right, provided that the applicant shall be the owner of the premises and must submit a notarized affidavit certifying occupancy of either the principal dwelling or the ADU as the owner's primary residence immediately upon issuance of the Building Permit for an ADU.

## **D. DIMENSIONAL AND DESIGN REQUIREMENTS:**

- 1) Compliance with all applicable laws and codes of the Commonwealth of Massachusetts and the Town of Hull is required, including Hull Zoning Bylaws Article V: Table 50 Dimensional Requirements and Intensity Regulations.
- 2) An Accessory Dwelling Unit shall not create any dimensional nonconformities.
- 3) An Accessory Dwelling Unit shall not be larger than  $\frac{1}{2}$  the floor area of the principal dwelling or 900 square feet, whichever is smaller.
- 4) An Accessory dwelling Unit shall not have more than two bedrooms.
- 5) An Accessory Dwelling Unit shall not create an undue burden on the neighborhood.
- 6) An Accessory Dwelling Unit shall not be metered separately from the principal dwelling for electric, gas, water, or sewer utilities serving the single-family dwelling.
- 7) The parking requirement for an ADU is two off-street parking spaces in addition to the minimum required two off-street parking spaces for a single-family dwelling, which shall be provided on the premises, as per Section 410-5.2.A. Table 55 Parking.
- 8) Any new entrance for the Accessory Dwelling Unit or the principal dwelling shall be located on the side or in the rear of the single-family dwelling, and all stairways to upper stories shall be enclosed within the exterior walls of the single-family dwelling, so as to be less viable from the street.
- 9) Additional or modified landscaping, fences or other buffers may be necessary to protect abutting properties from potential negative visual or auditory impacts of the ADU.

## **E. GENERAL CONDITIONS:**

- 1) The owner shall submit an application for a building permit for an Accessory Dwelling Unit, along with building plans, and survey and site plans of the existing and proposed conditions, to the Building Commissioner for his review and approval, in order to ascertain whether the proposed ADU is in compliance with this Zoning Bylaw Section 410-4.9\*, and all code requirements for residential use.



- 2) The owner of the single-family dwelling shall occupy either the principal dwelling or the ADU as the owner's primary residence. Temporary absences of the owner for a period of not more than nine months in the aggregate in any twelve-month period and active Military Service of the owner for any length of time shall not be deemed a violation of this requirement provided that the dwelling units may only be occupied by family members of the owner during the owner's absence.
  - 3) The owner shall recertify annually, by application for Board of Health Housing Code Division Certificates of Occupancy and comply with the rules and regulations of the Board of Health.
  - 4) The owner shall recertify annually, by submission of a notarized letter to the Building Commissioner: that the owner shall continue to occupy either the principal dwelling or the ADU as the owner's primary residence, except for bona-fide temporary absence as provided above in subsection E.2.
  - 5) Upon the sale or other conveyance or transfer of a single-family dwelling which has been issued an ADU permit, the new owner shall, within thirty (30) days of such transfer, submit a notarized letter to the Building Commissioner certifying that the owner will continue to occupy either the principal dwelling or the ADU as the owner's primary residence and comply with all conditions of ADU Use, if the owner intends to maintain the ADU permit.
  - 6) Neither the principal dwelling nor the Accessory Dwelling Unit may be sold or otherwise conveyed or transferred separately from the other.
  - 7) An Accessory Dwelling Unit shall not be used for boarding and lodging, or other commercial use. An ADU and principal dwelling to which it is accessory may be rented for periods not shorter than 90 days at a time, and are prohibited from any use as rental units on a weekly or daily basis.
  - 8) Accessory Dwelling Units permitted shall be restricted to ten (10) per calendar year.
- Or take any other relative action thereto; (Inserted at the request of the Zoning Board of Appeals

Footnote: \*Section number to be determined by Town Clerk based upon next available section number.

**RECOMMENDATION ON ARTICLE 13: REFER TO STUDY: Majority:** *This Article proposes an amendment to the Town's Zoning Bylaws that will permit homeowners in the Single-Family District to be permitted to create and rent an Accessory Dwelling Unit within their primary residence, provided that the dwelling, the Accessory Dwelling Unit, and the owner of the Single-Family Dwelling meet specific requirements set forth in the proposed Zoning Bylaw. The proponents of this Article posit that the amended Bylaw will help address the lack of affordable housing in the Town and permit homeowners to generate rental income from their homes.*

*The Advisory Board recognizes the need for affordable housing and acknowledges the Town's genuine interest in helping residents remain in their current homes. However, the Advisory Board notes that the proposed Bylaw does not specifically address affordability or require that the Accessory Dwelling Units qualify as affordable. We also note that the restrictive nature of the qualifying criteria within the proposed Bylaw will greatly limit the applicability of the Bylaw and therefore may not adequately address the Town's housing issues. The Advisory Board also acknowledges the complexity of this issue and the need to think comprehensively about a Town-wide solution that reflects input from multiple Town stakeholders.*

*Similar to Articles 15, 16, and 17 the Advisory Board requests the Select Board to promptly create and convene a committee to review the Town's overall framework regarding housing and housing policy in the Town. Seating a new committee for this express purpose may jumpstart better cooperation and coordination among the various boards, committees, and employees. The Committee should take into consideration all reports and resources relating to affordable housing and aging. The Committee should be comprised of representatives from, among others, the Select Board, the Planning Board, the Zoning Board of Appeals, Affordable Housing Committee, the Advisory Board, and at least one (1) member of the public. The Town Manager shall make available to the Committee all appropriate Town resources. The Committee should present a proposal and/or actionable Article to the Town no later than Annual Town Meeting of 2024. **Minority:** This Article recognizes that there are many de facto accessory dwelling units in Hull that exist because single family housing definition allows for up to 3 non-immediate family members per dwelling. In many cases these residents are in fact paying for living space but without lease protection or Board of Health oversight. This Article would bring into conformance non-conforming accessory dwelling units and provide legal protection to those*



homeowners and renters. It will benefit those who need the extra income to offset any number of events from higher taxes to major medical expenses to having a relative that needs in-house care or has lost a home of their own. The Article creates a good list of requirements that can be satisfied with a building permit application instead of a burdensome special permit or zoning variance approach. (9-1)

**ARTICLE 14:** To see if the Town will amend Zoning Bylaws Article V Section 410-5.1 Table 50; Commercial Recreation Districts A, B, & C, as follows: to **Add: Footnote (a.2)** The Planning Board may, at its discretion, issue a Special Permit allowing new and existing buildings within a Special Flood Hazard Area, as defined by the latest edition of 780 CMR, to be elevated beyond the prescribed height limit to provide flood proofing by meeting or exceeding the flood elevation requirements of said CMR, and such Special Permit can be considered in conjunction with Site Plan review (Section 410-4.1). Buildings cannot exceed the elevation required to comply with 780 CMR by more than **six feet**. Roof top mechanicals appropriately screened or enclosed must be below the total allowed building height.

Or take any other action relative thereto;" (Inserted at the request of the Zoning Board of Appeals)

**RECOMMENDATION ON ARTICLE 14: FAVORABLE ACTION:** *The Article will allow, by special permit, an exemption to the absolute height limitation as defined in commercial districts A, B, and C. The change allows these buildings a similar flood zone relief as was given to residential districts a few years ago. (Unanimous)*

**ARTICLE 15:** To see if the Town will amend Zoning Bylaws Article III Section 410-3.5.A. Permitted Uses for Business District (2)(b) Multifamily dwellings in Business District ; **Remove** [1] and **Add:** [1] "Allow strictly residential use in Business District by special permit through the Planning Board, and such special permit can be considered in conjunction with Site Plan review , if Site Plan review is required. Article V Section 410-5.1 Table 50; Amend Business Districts, Maximum Number of Buildings per Lot=1: **Remove "1"**, and **Add: "2" with Footnote "(h)"**, or take any other action relative thereto;" (Inserted at the request of the Zoning Board of Appeals)

**RECOMMENDATION ON ARTICLE 15: REFER TO STUDY: Majority:** *This Article proposes to amend the existing Zoning Bylaws to permit the construction of Multi-family dwellings in the Business District if the Planning Board grants a special permit. The proponents of this Article posit that it is a housekeeping amendment that does not change the existing application of the Zoning Bylaws. The Advisory Board notes that this amendment would permit the construction of two Multi-family dwellings on one lot in the Business District and could lead to fewer commercial buildings in the Town. The strictly residential use could change the nature of the business district itself.*

*Similar to Articles 13, 16, and 17 the Advisory Board requests the Select Board to promptly create and convene a committee to review the Town's overall framework regarding housing and housing policy in the Town. Seating a new committee for this express purpose may jumpstart better cooperation and coordination among the various boards, committees, and employees. The Committee should take into consideration all reports and resources relating to affordable housing and aging. The Committee should be comprised of representatives from, among others, the Select Board, the Planning Board, the Zoning Board of Appeals, Affordable Housing Committee, the Advisory Board, and at least one (1) member of the public. The Town Manager shall make available to the Committee all appropriate Town resources. The Committee should present a proposal and/or actionable Article to the Town no later than Annual Town Meeting of 2024. **Minority:** The minority opinion is split as to why they voted differently from the majority. One member felt this needs to be **referred to study**, but only by the Planning board. One member felt the recommendation should be **unfavorable action**, because if this Article were to pass, previously business-only zoned properties could be converted to "strictly" residential. The Town does not have a large commercial base and allowing this to be enacted would jeopardize and reduce this already extremely limited town resource. Reducing the commercial base has never been a goal of the Town that we have been made aware of. A third member agreed with the petitioner for **favorable action**, because this Article recognizes that one of the paths to creating more housing in Hull that will both satisfy the need for more housing density in an MBTA housing community and help with the Town's Hull Housing Production Plan is to take those lots that are currently zoned business mixed use and remove the business requirement, thereby allowing residential space that would have been reserved for business use only. As a control on the potential loss of business sites the change explicitly*

*requires a Special Permit through Planning Board site review process and states that any proposed structure “will not be substantially detrimental to the Business District in which it is located.” The minority believes that the potential changes created by a study committee would not present anything substantially different than as presented here. (7-3)*

**ARTICLE 16:** “To see if the Town will amend Zoning Bylaws Article III Section 410-3.5. A. Permitted Uses for Business District (1)(g) **Remove** the word: “**Rental**” from the first sentence and **Remove the entire second sentence:** “Said residential use to be restricted to units of not more than four rooms, excluding bath, with no more than two of said rooms to be bedrooms”, or take any other action relative thereto;” (Inserted at the request of the Zoning Board of Appeals)

**RECOMMENDATION: ON ARTICLE 16: Refer to Study:** *This Article proposes to remove the existing rental requirement for residential housing in business districts. Further it removes restrictions for the number rooms and bedrooms in units. The Advisory Board agrees with this second section of the petition but feels the removal of the word “rental” may create unintended consequences such as loss of rental units.*

*Similar to Articles 13, 15, and 17 the Advisory Board requests the Select Board to promptly create and convene a committee to review the Town’s overall framework regarding housing and housing policy in the Town. Seating a new committee for this express purpose may jumpstart better cooperation and coordination among the various boards, committees, and employees. The Committee should take into consideration all reports and resources relating to affordable housing and aging. The Committee should be comprised of representatives from, among others, the Select Board, the Planning Board, the Zoning Board of Appeals, Affordable Housing Committee, the Advisory Board, and at least one (1) member of the public. The Town Manager shall make available to the Committee all appropriate Town resources. The Committee should present a proposal and/or actionable Article to the Town no later than Annual Town Meeting of 2024. (9-1)*

**ARTICLE 17:** The citizens petition is intended to establish a zoning by law Section 410-4.9 which would create a requirement for inclusionary housing for any development of over 10 units. The provisions of the bylaw is designed to: (1) increase the supply of affordable rental and ownership housing in the Town of Hull across all zoning districts, (2) encourage a greater diversity and distribution of housing to meet the needs of seniors, families and individuals at all income levels, and (3) prevent the displacement of Hull residents. Under the proposal any development of over ten units will be required to set aside ten percent of the units for individuals who meet moderate or low income requirements with preference to be given to Hull residents.

To see if the Town will amend the Zoning By-laws by amending Article IV to add a new section, Section 410-4.9 Inclusionary Housing Requirement, as follows:

#### 410-4.9

##### **A. Purpose:**

The provisions of the bylaw is designed to: (1) increase the supply of affordable rental and ownership housing in the Town of Hull across all zoning districts, (2) encourage a greater diversity and distribution of housing to meet the needs of seniors, families and individuals at all income levels, and (3) prevent the displacement of Hull residents.

##### **B. Definitions:**

1. **AFFORDABLE HOUSING UNIT (AHU)** - A dwelling unit available at a cost of no more than 30% of gross household income of those households at or below 80% of the Boston MSA median income as reported by the U.S. Department of Housing and Urban Development,



2. **MEDIAN INCOME** - The median income, adjusted for household size, for the Boston Metropolitan Statistical Area published by or calculated from regulations promulgated by the United States Department of Housing and Urban Development or any successor federal or state program.
3. **INCOME, LOW OR MODERATE** - Low income - households making 50% of the median income of the Boston MSA Moderate income - households making 80% of the median income of the Boston MSA
4. **PROJECT** -- Any residential development including housing created both by new construction or remodeling and conversion of an obsolete or unused building or other structure from its original or more recent use to an alternate use, including those set forth in the section entitled "applicability." Where the project is a senior residential development as set forth below, the term "dwelling unit" shall be construed to mean "units within senior residential developments".

**C. Applicability:** In all zoning districts, the provisions of this bylaw shall apply to the following uses:

1. any project that results in a net increase of ten or more dwelling units, whether by new construction or by the alteration, expansion, reconstruction or change of existing residential or non-residential space; and
2. any subdivision of land for development of ten or more dwelling units; and
3. any senior residential development that includes ten or more senior residential units and accompanying services

**D. Provision of Affordable Units**

1. The development of any project as defined in this paragraph
2. As a condition for granting any permit hereunder, applicants shall contribute to the Town's stock of affordable units in accordance with the following requirements:
  - a. For projects resulting in a net increase of ten or more dwelling units, the applicant shall be required to set aside a minimum of ten percent (10%) of the net increase as affordable units, and a minimum of ten (10%) of the total number of bedrooms provided as affordable housing.
  - b. Fractions:  
If when applying the percentage to the total number of units to determine the number of affordable units, the resulting number of affordable units includes a fraction of a unit, this fraction, if one-half (1/2) or more shall be rounded up to the next whole number
  - c. Sale, lease or rental of units to low and moderate income households: Units set aside for sale, lease or rental to low and moderate-income households shall be restricted in perpetuity for occupancy by qualified households which meet the definition of "low" and "moderate" income set forth in this bylaw.

**E. Distribution of affordability for rental and ownership units:** In developments which are required to include fewer than three (3) affordable units all units shall serve moderate-income households. In developments which are required to include exactly three (3) affordable units, one (1) affordable unit shall serve a low-income household and two (2) affordable units shall serve moderate income households. In developments which are required to include more than three (3) affordable units, the units shall be distributed as follows: 25% shall serve low-income households 75% shall serve moderate income households

**F. Projects containing affordable units shall meet the following standards:**

1. Projects shall not be segmented or phased to avoid compliance with these provisions.

2. Affordable units shall be dispersed throughout the project so as to ensure a true mix of market-rate and affordable housing.
3. Affordable units shall conform to the general appearance of residences in the area and/or the project. Affordable units must contain average floor area of the market rate units.
4. All affordable housing units created under this Bylaw shall be no less accessible to public amenities, such as open space, as the market-rate units.
5. The construction of the affordable units will be provided coincident with the development of market-rate units, but in no event shall the development of affordable units be delayed beyond the schedule noted below: Market Rate units (% built)/Affordable Housing Units (% built) Up to 30%/None Required 30% to 50%/At least 30% 51% to 75%/At least 75% 76% or more/100%

**G. Preservation of Affordability; Restrictions on Resale:**

1. Each affordable unit created in accordance with this Bylaw shall have the following limitations governing its resale. The purpose of these limitations is to preserve the long-term affordability of the unit and to ensure its continued availability for affordable income households in perpetuity. The resale controls shall be established through a deed restriction, acceptable to the Massachusetts Division of Housing and Community Development and the Hull Affordable Housing Committee, and recorded at Plymouth County Registry of Deeds or the Land Court. Covenants and other documents necessary to ensure compliance with this section shall be executed and, if applicable, recorded prior to and as a condition of the issuance of any building permit or certificate of occupancy, as the appropriate Board or Building inspector shall deem appropriate.
2. Maximum rental price: Rents for the affordable units, including utilities shall not exceed 30% of the targeted annual gross household income.
3. Maximum sales price: Housing costs, including monthly housing payments, principal and interest payments, and insurance, shall not exceed 30% of the targeted gross household income.
4. Resale prices: Subsequent resale prices shall be determined in a manner consistent with the initial pricing of the affordable housing unit. The resale price will be established based on a discounted rate, which is the percentage of the median income for which the unit was originally sold. The method of resale price calculation shall be included as part of the deed restriction. This percentage may be increased or decreased by up to five per cent (5%) at the time of resale, in order to assure that the target income groups' ability to purchase will be kept in line with the unit's market appreciation and to provide a proper return on equity to the seller.

**H. Marketing Plan**

1. The affordable units must be rented or sold using a plan for marketing which has been reviewed and approved by the Hull Affordable Housing Committee
2. Preference for Hull residents and persons employed within the Town of Hull: Unless otherwise prohibited by a federal or state agency under a financing or other subsidy program, the affordable units shall be initially offered to current residents of the Town of Hull who qualify under the income guidelines and who have resided in the town for a minimum of five years, to persons employed within the Town of Hull for at least five (5) years, and to persons who, although not currently residents of the town, have previously resided in the Town of Hull for a minimum of five years. Preference should be given, as appropriate to the unit, seniors first and then families or individuals. The town may establish a system of priorities for



selecting buyers or renters, in accordance with Affordable Housing Guidelines issued by the Hull Affordable Housing Committee.

#### I. Buyers Eligibility:

Purchasers and would be purchasers and renters are required to submit to the Hull Affordable Housing Committee copies of their last three year's tax returns and certify in writing that their income does not exceed eligibility

#### J. Project Procedures

All projects shall comply with the following procedures as applicable:

1. Pre-Application Meeting: The applicant shall convene a pre-application meeting with the Hull Affordable Housing Committee to discuss the project proposal and affordable housing requirements.
2. Submission of Affordable Housing Plan: The applicant shall fill out and submit an Affordable Housing Plan form to the Hull Affordable Housing Committee prior to making an application for any required permits. This form requires the following information: project units by location, square footage, unit types, number and types of rooms, and location of and number of affordable units. Specific floor plans shall be included with this submission. The Hull Affordable Housing Committee shall, in the next regularly scheduled meeting after necessary public notice, review the submitted Plan and prepare a recommendation to the appropriate boards regarding the plan as it pertains to the affordable housing set aside. The Planning Board, Zoning Board of Appeals or Building inspector decisions may require modifications, conditions, and safeguards, including documentation regarding affordability. Said boards and Departments shall explain any deviation from the Housing Partnership recommendations in writing in its decision.
- 3.. Revised Affordable Housing Plan: As needed to ensure Planning Board or ZBA approval, a revised Affordable Housing Plan may be submitted to the Hull Affordable Housing Committee. No building permit shall be issued until the applicant submits proof that any special permit decisions of the appropriate boards has been recorded and that a final approval letter for the Hull Affordable Housing Committee has been issued.

#### K. Enforcement

1. Legal restrictions: Affordable units shall be rented or sold subject to deed covenants, contractual agreements, and/or other mechanisms restricting the use and occupancy, rent level, and sales prices of such units to assure their affordability. All restrictive instruments shall be subject to review and approval by the Hull Affordable Housing Committee and town counsel.
2. The Hull Affordable Housing Committee shall maintain the Affordable Housing inventory, to ensure compliance with approved plans.
3. The Hull Affordable Housing Committee or a town official designated by the committee will be the authority that will monitor, oversee and administer the details for all resale of any affordable units created under this Bylaw.

(Citizens' Petition inserted at the request of George Boylen and others)

**RECOMMENDATION ON ARTICLE 17: REFER TO STUDY:** *This Article proposes creating an inclusionary housing requirement for new developments over 10 units. The Advisory Board has issues with the scope and applicability of proposed article and suggests it should be part of a more comprehensive study related to residential developments.*



*Similar to Articles 13, 15, and 16 the Advisory Board requests the Select Board to promptly create and convene a committee to review the Town's overall framework regarding housing and housing policy in the Town. Seating a new committee for this express purpose may jumpstart better cooperation and coordination among the various boards, committees, and employees. The Committee should take into consideration all reports and resources relating to affordable housing and aging. The Committee should be comprised of representatives from, among others, the Select Board, the Planning Board, the Zoning Board of Appeals, Affordable Housing Committee, the Advisory Board, and at least one (1) member of the public. The Town Manager shall make available to the Committee all appropriate Town resources. The Committee should present a proposal and/or actionable Article to the Town no later than Annual Town Meeting of 2024. (Unanimous, 1 recusal)*

**ARTICLE 18:** Amend Zoning Bylaw to allow an existing Registered Marijuana Dispensary to add adult use retail sales, subject to special permit and site plan approval by the Planning Board, and license by the Board of Selectmen.

To see if the Town will vote to amend the code of the Town by adding to Chapter 410 (Zoning) a new Section 410-3.13G(3), as follows:

- (3) The Planning Board may grant a special permit to an RMD that has been licensed and lawfully operating within the Town for at least one year to authorize adult use retail sales, subject to execution of a new Host Community Agreement, submission of new applications for site plan approval and special permit satisfying all of the requirements of Section 410-3.13F, a determination that operation of the RMD has not negatively impacted the Town, and compliance with the provisions of Chapter 309, including receipt of a license from the Board of Selectmen. (Citizens' Petition inserted at the request of Meghan Sylvester and others)

**RECOMMENDATION ON ARTICLE 18: FAVORABLE ACTION:** *This Article proposes to amend the Zoning Bylaws to authorize the Planning Board to permit an existing Registered Marijuana Dispensary to offer adult use retail sales (instead of strictly medical sales); provided that, the Registered Marijuana Dispensary meet specific requirements set forth in the amended Zoning Bylaws. The Proponents of this amendment posit that this amendment will allow the Registered Marijuana Dispensary to make available to all adults the benefits of cannabis currently available only to adults with a medical license. The Proponents also note that the existing Registered Marijuana Dispensary is competing with rising numbers of competitors that are not limited to sales of medical marijuana. The Advisory Board acknowledges that the Town voted to adopt a Zoning Bylaw and a General Bylaw that each prohibit the recreational sale of marijuana in a 2018 Special Town Ballot. However, the Advisory Board notes that the views of Town voters may have changed over the past five years as recreational marijuana use has become better understood and more commonplace. Similarly, many communities within the Commonwealth of Massachusetts (including neighboring towns) now permit adult use retail sales of cannabis. Finally, the Advisory Board highlights that approving this Article will amend only the current Zoning Bylaw and not the General Bylaw. (9-1)*

**ARTICLE 19:** Due to major developments already completed and developments currently proposed in other areas of Hull, to see if the Town will vote to amend current zoning for Hull Redevelopment Authority land as follows or take any other action relative thereto.

Designate HRA parcels 1,2,3,4,6 as identified by the Hull Redevelopment Authority diagram below as a "Public Open Space District" as defined in Hull Zoning bylaws chapter 410-3.7.





**RECOMMENDATION ON ARTICLE 21: NO ACTION:** *The Advisory Board recommends No Action on this Article. The sentiment to resolve the use of the railroad bed is shared by many who would like to see it used for more public use. While this Article attempts to resolve inequities by the use of some abutters, it does not present an actionable plan for resolving several foundational issues including the legality of permit denial, substantial title and survey work, establishing an appropriate fee structure, and determining a use for this town-wide asset. (Unanimous, 1 recusal)*

**ARTICLE 22:** To see if the Town of Hull will vote to delay decisions on development proposals for the Hull Redevelopment Authority land use until a current formal independent study is performed and publicized that shows the impact that further development would have on the town's current resources. Resources as defined as usage capacity for water, sewer, electricity and the impact of climate change; or to take any other action relative thereto.

Study to include the below if HRA proposals were implemented

1. Specific changes/upgrades needed for each resource.
2. Total estimated cost of any changes/upgrades.
3. Identify negative impact to town residents and businesses (ie: would increases in water usage from this development cause poor waterflow to other areas of town and result in the need for additional capacity).
4. Specifically, who or what entity would pay for each change/upgrade.
5. Factors in current major building proposals submitted to town.

(Citizens' Petition inserted at the request of Susan Vermilya and others)

**RECOMMENDATION ON ARTICLE 22: UNFAVORABLE ACTION:** *This Article is unactionable. It attempts to exert Town authority over the HRA. Under Massachusetts law the Town has no power to do this. (Unanimous)*

**ARTICLE 23:** Town will Vote to establish a citizen committee to interview the finalist for the Town Manager position.

The committee should be made up of 7 citizen and then open have an open Q.A. & Town Forum to present their background, education and why they would like to be the Town Manager of Hull.

(Citizens' Petition inserted at the request of Anne Marie Papasodero and others)

**RECOMMENDATION ON ARTICLE 23: NO ACTION:** *The Advisory Board feels that creating a citizen committee in order to interview candidates for the Town Manager position is a redundancy of the search committee already implemented by the Select Board which includes citizens at large. (Unanimous)*

**ARTICLE 24:** This article is purposed to set limited term limits for all elected town boards petition with in The Town of Hull.

The proposed article is to seek for the Town of Hull to petition a special act by the Hull residents that state, "no person may be elected as a member of a Town of Hull Board, Select-person Board, Light Board, etc. of the Town of Hull for more than three full terms or ten and one half years, whichever is lesser."

This petition will set term limits on all Hull elected Board positions.

This citizen petition is being presented as an article for the Town Warrant to be voted on at the Hull Town Meeting 2023. (Citizens' Petition inserted at the request of Christopher Sweeney and others)

**RECOMMENDATION ON ARTICLE 24: UNFAVORABLE ACTION:** *While the merits of term limits for Federal and State level offices is a more compelling discussion, the Advisory Board feels that at the local level, and more specifically for our small Town, term limits are unnecessary. Town of Hull elected Boards and Committees are compensated very little if at all. Historically, many seats are left vacant, and many election spots are run unopposed. Furthermore, through our election process the residents of the Town of Hull always have the choice for who they want in office. (Unanimous)*

**ARTICLE 25:** To direct the Town of Hull to pay Hub Construction from free cash, reserve funds or any other available funds for outstanding invoices for services rendered 2017 – 2019.

The following unpaid invoices were submitted in a timely manner before the end of each fiscal year. Invoice #20835 installed handicap ramps at "K" Street ocean side \$4,680.00, Work Date 5/8/17 invoice date 5/26/17. Invoice #21738 bon fire prep and cleanup at HRA lot \$4,900.00, work dates 11/21/17 – 11/24/17 invoice date 2/28/18. Invoice #22025 plowing and storm work \$133,902.00, work dates 12/25/17 – 4/2/18 invoice date 5/21/18. Invoice #24281 repaired water line at landfill \$4,112.99, work dates 12/19/19 – 12/27/19 invoice date 4/27/20. (Citizens' Petition inserted at the request of Paul V. Gratta and others)

**RECOMMENDATION ON ARTICLE 25: NO ACTION:** *This Article seeks to direct the Town to pay certain invoices for services in previous fiscal years. While Hub Construction has been a long-term partner with the Town on several projects in the past and currently, Town Meeting cannot compel the Town to make payments. It is understood that the parties have not been able to come to an agreement on the invoices. Beyond not being actionable, it would set a poor precedent to invite any type of such claims to Town Meeting. (Unanimous)*

**ARTICLE 26:** To allow the Oscar Smith Mitchell American Legion Post 140 to hold their meetings at the Anne Scully Senior Center.

To allow the Oscar Smith Mitchell American Legion Post 140 to hold their meetings at the Anne Scully Center at the Veterans Building. Located at 197A Samoset Ave. This was once the home of the original Post 140. There is Legion history within the building and the plaque with our Past Commanders hangs on the wall upstairs. Since the VFW has turned in it's charter and combined with Hingham. This would be the only Veterans organization in our Community. The Legion will be Fully Insured. We would ask for favorable action on this Article. (Citizens' Petition inserted at the request of James Richman and others)


**RECOMMENDATION ON ARTICLE 26: RECOMMENDATION AT TOWN MEETING:** *The Advisory Board supports the Veterans Community. At the time this warrant had to be set for publication The Advisory Board had been notified the Select Board was taking up this issue with it being an agenda item for their April 12<sup>th</sup> meeting. (9-1)*



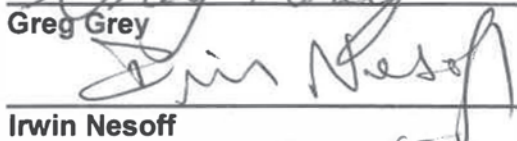
And you are hereby directed to serve this Warrant by causing attested copies thereof to be posted at the main entrance to the Municipal Building and at least three other public places in said town thirty days at least before the time of holding said meeting, as directed by vote of the town.

Hereof fail not and make due return of this Warrant with your doings thereof to the Town Clerk at the time and place of meeting aforesaid.

Given under our hands this 22<sup>nd</sup> day of March, 2023.

  
Donna Pursel

  
Greg Grey

  
Irwin Nesoff


  
Domenico Sestito

SELECT BOARD

Plymouth ss.

Date: 3-27-2023

By virtue of the above warrant, I have this day notified and warned as therein directed, the Inhabitants of the Town of Hull qualified to vote in elections and town affairs, to meet at the time and place for the purpose therein stated.

  
Kathleen A. Pelagius  
Constable, Town of Hull

## Fiscal Year 2024 Projected Revenue and Expenditures

Revenue Summary	FY 23	FY24	Dollar Change	% Change
<b>Real Estate/Property Taxes</b>				
Base Tax Levy	32,289,848	33,751,785	1,461,937	4.53%
Statutory 2 1/2 Increase	807,246	843,795	36,549	4.53%
Growth in Tax Base	654,691	413,000	-241,691	-36.92%
Debt Exclusion-High School	335,300	322,950	-12,350	-3.68%
Debt Exclusion-Streets	895,969	867,794	-28,175	-3.14%
Excess Levy	0	0	0	-
<b>Maximum Allowable Tax Levy</b>	<b>\$34,983,054</b>	<b>\$36,199,324</b>	<b>\$ 1,216,270</b>	<b>3.48%</b>
<b>Intergovernmental Revenues</b>				
State Revenue Sharing	6,646,792	6,779,728	132,936	2.00%
Less Offsets	(18,295)	(18,295)	0	0.00%
<b>Projected Net State Aid</b>	<b>\$6,628,497</b>	<b>\$6,761,433</b>	<b>\$ 132,936</b>	<b>2.01%</b>
<b>Local Receipts</b>				
Estimated Local Receipts	3,998,089	4,145,731	147,642	3.69%
Overlay Surplus	350,000	350,000	0	0.00%
Available Funds (Free Cash)	1,400,000	1,400,000	0	0.00%
PILOT-HRA	30,000	0	(30,000)	-100.00%
Reserved for Appropriation	25,000	25,000	0	0.00%
High School Field Revolving	96,648	95,043	(1,605)	-1.66%
Transfer from Enterprise-ROB	427,466	453,226	25,760	6.03%
<b>Total Local Receipts</b>	<b>\$6,327,203</b>	<b>\$6,469,000</b>	<b>\$ 141,797</b>	<b>2.24%</b>
<b>TOTAL RECEIPTS</b>	<b>\$47,938,754</b>	<b>\$49,429,757</b>	<b>\$ 1,491,003</b>	<b>3.11%</b>
<b>Expenditure Summary</b>	<b>FY 23</b>	<b>FY24</b>	<b>Dollar Change</b>	<b>% Change</b>
Operational Budget	29,019,052	30,145,331	1,126,279	3.88%
General Reserve	25,000	25,000	0	0.00%
Health Insurance	6,159,933	6,560,329	400,396	6.50%
Other Insurances	1,370,620	1,507,682	137,062	10.00%
Town Wide	345,787	364,976	19,189	5.55%
Veterans Benefits	200,000	200,000	0	0.00%
Pension Total	4,228,367	4,373,317	144,950	3.43%
Debt & Interest	3,739,781	3,826,253	86,472	2.31%
Capital Improvements	457,000	540,000	83,000	-
<b>Total Services Costs</b>	<b>\$45,545,540</b>	<b>\$ 47,542,888</b>	<b>\$ 1,997,348</b>	<b>4.39%</b>
<b>Other</b>				
Overlay	725,000	350,000	(375,000)	-51.72%
Stabilization Fund	200,000	0	(200,000)	-100.00%
Snow & Ice Deficit	233,683	250,000	16,317	6.98%
<b>Other Total:</b>	<b>\$1,158,683</b>	<b>\$600,000</b>	<b>\$ (558,683)</b>	<b>-48.22%</b>
<b>Intergovernmental Charges</b>				
State County Assessments	375,545	384,934	9,389	2.50%
Charter School Assessment	328,986	345,435	16,449	5.00%
Regional Dispatch	530,000	556,500	26,500	5.00%
<b>Intergovernmental Total</b>	<b>\$1,234,531</b>	<b>\$1,286,869</b>	<b>\$ 52,338</b>	<b>4.24%</b>
<b>TOTAL EXPENDITURES</b>	<b>\$47,938,754</b>	<b>\$49,429,757</b>	<b>\$ 1,491,003</b>	<b>3.11%</b>
<b>NET EXCESS/(DEFICIT)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	



# Fiscal Year 2024 Projected Revenue and Expenditures

## Enterprise Funds

Revenue Summary	FY 23	FY 24	Dollar Change	Percent Change
Sewer Revenue	6,759,414	7,191,168	431,754	
Sewer Available Funds	20,000	20,000	0	
Sewer Retained Earnings	431,754	0	-431,754	
<b>Total Sewer Revenues</b>	<b>\$7,211,168</b>	<b>\$7,211,168</b>	<b>\$0</b>	<b>0.00%</b>
Cable Revenue	269,165	302,116	32,951	
Cable Available Funds	0	0	0	
Cable Retained Earnings	24,021	0	-24,021	
<b>Total Cable Revenues</b>	<b>\$293,186</b>	<b>\$302,116</b>	<b>\$8,930</b>	<b>3.05%</b>
Harbormaster Revenue	165,000	199,220	34,220	
Harbor Available Funds	103,053	98,617	-4,436	
Harbor Retained Earnings	31,390	30,000	-1,390	
<b>Total Harbor Revenues</b>	<b>\$299,443</b>	<b>\$327,837</b>	<b>\$28,394</b>	<b>9.48%</b>
<b>Total Enterprise Fund Revenue</b>	<b>\$7,803,797</b>	<b>\$7,841,121</b>	<b>\$37,324</b>	<b>0.48%</b>
Expenditure Summary	FY 23	FY 24	Dollar Change	Percent Change
Sewer Operating Budget	4,141,844	4,684,465	542,621	
Sewer Debt and Interest	3,054,324	2,511,703	-542,621	
Sewer OPEB	15,000	15,000	0	
<b>Total Sewer Expenditures</b>	<b>\$7,211,168</b>	<b>\$7,211,168</b>	<b>\$0</b>	<b>0.00%</b>
Cable Operating Budget	288,186	297,116	8,930	
Cable Debt and Interest	0	0	0	
Cable OPEB	5,000	5,000	0	
<b>Total Cable Expenditures</b>	<b>\$293,186</b>	<b>\$302,116</b>	<b>\$8,930</b>	<b>3.05%</b>
Harbormaster Operating Budget	294,443	280,837	-13,606	
Harbor Debt and Interest	0	42,000	42,000	
Harbor OPEB	5,000	5,000	0	
<b>Total Harbor Expenditures</b>	<b>\$299,443</b>	<b>\$327,837</b>	<b>\$28,394</b>	<b>9.48%</b>
<b>Total Enterprise Expenditures</b>	<b>\$7,803,797</b>	<b>\$7,841,121</b>	<b>\$37,324</b>	<b>0.48%</b>
<b>NET EXCESS(DEFICIT)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

## Fiscal Year 2024 Budget Worksheet

		FY23	Town Manager	Advisory Bd.	FY23 to FY24	Percent
Department		Approp	Recommend	Recommend	Change	Change
Selectmen	122	421,371	573,173	573,173	151,802	36.03%
General Government Support	124	139,602	144,612	144,612	5,010	3.59%
Advisory Board	131	6,750	6,750	6,750	0	0.00%
Director of Finance	135	186,565	191,962	191,962	5,397	2.89%
Assessors	141	249,314	250,232	250,232	918	0.37%
Treasurer/Collector	145	403,043	401,922	401,922	-1,121	-0.28%
Law Department	151	144,524	147,898	147,898	3,374	2.33%
Information Technology	155	44,000	46,945	46,945	2,945	6.69%
Town Clerk	161	103,440	106,600	106,600	3,160	3.05%
Conservation	171	180,481	187,267	187,267	6,786	3.76%
Comm Dev & Planning	175	199,186	204,904	204,904	5,718	2.87%
Town Buildings	192	226,685	247,984	247,984	21,299	9.40%
Police Department	210	3,392,577	3,590,215	3,590,215	197,638	5.83%
Fire Department	220	3,796,348	3,928,444	3,928,444	132,096	3.48%
Building Department	241	259,316	278,264	278,264	18,948	7.31%
Emergency Management	291	35,885	35,885	35,885	0	0.00%
Animal Control	292	31,504	31,418	31,418	-86	-0.27%
Shellfish	297	15,054	15,422	15,422	368	2.44%
School Department	301	16,829,840	17,334,735	17,334,735	504,895	3.00%
Public Works	421	1,225,231	1,256,503	1,256,503	31,272	2.55%
Snow Removal	423	74,830	74,830	74,830	0	0.00%
Park Maintenance	496	72,333	73,235	73,235	902	1.25%
Board of Health	511	209,448	222,296	222,296	12,848	6.13%
Council on Aging	541	324,483	334,224	334,224	9,741	3.00%
Veterans Services	543	30,148	30,779	30,779	631	2.09%
Library	610	359,699	369,715	369,715	10,016	2.78%
Park and Recreation	650	57,395	59,117	59,117	1,722	3.00%
<b>Department Budgets</b>		<b>29,019,052</b>	<b>30,145,331</b>	<b>30,145,331</b>	<b>1,126,279</b>	<b>3.88%</b>
Self Insurances	912	211,679	232,847	232,847	21,168	10.00%
Health & Life Insurance	914	6,159,933	6,560,329	6,560,329	400,396	6.50%
Townwide Insurance	915	726,000	798,600	798,600	72,600	10.00%
Medicare Tax	916	358,024	393,826	393,826	35,802	10.00%
Veterans Benefits	543	200,000	200,000	200,000	0	0.00%
Fuel Reserve	131	74,917	82,409	82,409	7,492	10.00%
<b>Insurance Total</b>		<b>7,730,553</b>	<b>8,268,011</b>	<b>8,268,011</b>	<b>537,458</b>	<b>6.95%</b>
Hydrant Availability	124	270,787	284,326	284,326	13,539	5.00%
Derelict Property Services	124	2,000	4,000	4,000	2,000	100.00%
Audit/Consultant	124	73,000	76,650	76,650	3,650	5.00%
<b>Town Wide Total</b>		<b>345,787</b>	<b>364,976</b>	<b>364,976</b>	<b>19,189</b>	<b>5.55%</b>
Non Contributory	911	24,522	0	0	-24,522	-100.00%
Contributory	918	4,203,845	4,373,317	4,373,317	169,472	4.03%
<b>Pension Total</b>		<b>4,228,367</b>	<b>4,373,317</b>	<b>4,373,317</b>	<b>144,950</b>	<b>3.43%</b>
Principal-Debt Excluded	712	910,000	905,000	905,000	-5,000	-0.55%
Interest-Debt Excluded	752	321,269	286,946	286,946	-34,323	-10.68%
Principal- Long Term	710	1,693,690	1,880,073	1,880,073	186,383	11.00%
Interest- Long Term	750	689,822	679,234	679,234	-10,588	-1.53%
Interest-Temp Borrowing	751	125,000	75,000	75,000	-50,000	-40.00%
Fees on Borrowing	751	0	0	0	0	-
<b>Debt Service Total</b>		<b>3,739,781</b>	<b>3,826,253</b>	<b>3,826,253</b>	<b>86,472</b>	<b>2.31%</b>
<b>Reserve Fund</b>		<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>0</b>	<b>0.00%</b>
<b>Capital</b>		<b>457,000</b>	<b>540,000</b>	<b>540,000</b>	<b>83,000</b>	<b>18.16%</b>
<b>Total Budget</b>		<b>45,545,540</b>	<b>47,542,888</b>	<b>47,542,888</b>	<b>1,997,348</b>	<b>4.39%</b>



**GOVERNMENT  
FY24 OPERATIONAL BUDGET  
\$30,145,331**

