



TOWN OF HOPKINTON SELECT BOARD MEETING AGENDA

Tuesday, April 11, 2023 6:00 PM

Hopkinton Town Hall, 18 Main St, Hopkinton, MA - Room 215/216
(Executive Session will be held in Room 211)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88983281788?pwd=eG5vcUJtejYvZVhOcHhVZVZMbmtPUT09>

Passcode: 012346

Or One tap mobile :

US: +13092053325,,88983281788# or +13126266799,,88983281788#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 309 205 3325 or +1 312 626 6799 or +1 646 876 9923 or +1 646 931 3860 or +1 301 715 8592 or +1 305 224 1968 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 408 638 0968 or +1 507 473 4847 or +1 564 217 2000

Webinar ID: 889 8328 1788

International numbers available: <https://us02web.zoom.us/j/88983281788?pwd=eG5vcUJtejYvZVhOcHhVZVZMbmtPUT09>

6:00 PM

CALL TO ORDER

1.

EXECUTIVE SESSION

- a. Approval of Executive Session Minutes (3/14/23, 3/28/23)
- b. Pursuant to *M.G.L. c.30A, §21(a)* (purpose 2) to consider strategy with respect to negotiations with non-union personnel (Town Manager);
- c. Pursuant to *M.G.L. c.30A, §21(a)* (purpose 6) to consider the purchase, lease, sale or value of real estate in relation to properties in the vicinity of Town Hall, the Jenner Property (Map R12 Block 9 Lot 0), 0 Spring Street, Map R23 Block 100 Lot 0 West Main Street, Map R23 Block 73 Lot A and Block 73 Lot B Rear West Main Street, and 3 contiguous parcels on College Street totalling 20.74 acres because an open meeting may have a detrimental effect on the negotiating position of the Board.

6:30 PM

CALL TO ORDER - OPEN SESSION

2.

PLEDGE OF ALLEGIANCE

6:31 PM

PUBLIC FORUM

3.

Residents are invited to share ideas, opinions or ask questions regarding Town Government.

6:40 PM

CONSENT AGENDA

4.

The Select Board will consider the following consent agenda:

- a. **MINUTES** - The Select Board will consider approving the Minutes of the March 28, 2023 meeting.
- b. **ACCEPT GIFT** - The Select Board will consider accepting the gift of a stone bench at the Library in memory of Arthur Gendron Jr., M.D.

- c. **ACCEPT GIFT** - The Select Board will consider accepting the gift of \$3,600 from the Hopkinton Public Library Foundation to the Library to sponsor the Children's Monthly Music & Movement program.

6:45 PM

CONTINUED PUBLIC HEARING - STREET ACCEPTANCE

5.

The Select Board will continue a public hearing pursuant to Massachusetts General Laws Chapter 82 Section 21, to discuss accepting and laying out the following streets as a public ways:

- Foxhollow Road
- Box Mill Road

The Planning Board and the Select Board have submitted an article into the 2023 Annual Town Meeting to accept the streets as public ways. The Planning Board recommends acceptance of Box Mill Road. A Planning Board report on Foxhollow Road is pending.
Supporting Exhibits: Planning Board Report - Box Mill Rd.; Street Acceptance Plans

6:50 PM

SPECIAL TEMPORARY ALCOHOL LICENSE - HOYT FOUNDATION - EMC PARK

6.

The Select Board will consider approving a Special Temporary Alcohol License for Mike Giallongo, on behalf of the Hoyt Foundation. The Beer Garden is to be held following the Dick Hoyt memorial run/walk. The event is to be held on May 27, 2023 from 10 a.m. to 2 p.m. at the EMC Park located at 113 Hayden Rowe St. The alcohol will be served by TIPS certified servers and will be supplied by Start Line Brewing Company.

Supporting Exhibits: Application; Permitting Team Comments

7:00 PM

NEW EMPLOYEE APPOINTMENT

7.

The Select Board will consider confirming the Town Manager's appointment of Colleen DePina as the Administrative Assistant for the Senior Services Department.

Supporting Exhibits: Application

7:10 PM

NEW COMMON VICTUALLER LICENSE - ORALE INC. - 24 MAIN STREET

8.

The Select Board will consider issuing a Common Victualler license to Mauricio and Elizabeth Bremermann for Orale Mexican Cuisine, a new restaurant at 22-24 Main Street.

Supporting Exhibits: Application and supporting documents

7:15 PM

FY 24 BUDGET UPDATE AND MAY 1, 2023 ANNUAL TOWN MEETING

9.

The Select Board will receive an update on the FY24 Budget. The Select Board will consider voting to sign the Annual Town Meeting Warrant. The Board will consider reviewing draft motions and taking positions on Warrant articles. The Select Board will consider discussing its town meeting presentations. A representative of the citizens petition seeking a rezoning of land at 2 West Elm St. and 0 West Elm St. (Article 28) will be present to describe the proposed change from Residence B District to Business District. In addition, South Franklin Realty has prepared a Development Agreement for consideration by the Select Board and the South Street Property Owner South Franklin Realty that is the subject of Article 29 seeking to rezone amend the Zoning Map of the Town of Hopkinton by changing the zoning district of land at: 66 South Street shown on Assessors Map L37, Block 97, Lot 0; 68 South Street shown on Assessors Map L37, Block 96, Lot 0; 70 South Street shown on Assessors Map L37, Block 95, Lot 0; 28 Hayward Street shown on Assessors Map L37, Block 94, Lot 0; 30 Hayward Street shown on

Assessors Map L37, Block 93, Lot 0; Pine Grove Lane a private 25' wide way from Hayward Street north to 52 South Street shown; on Assessors Map R23, Block 65, Lot 0 and Hayward Street south to 74-76 South Street shown; and on Assessors Map R29, Block 23, Lot A from Residential Lake Front District to Rural Business District.
Supporting Exhibits: Annual Town Meeting Warrant; Draft Annual Town Meeting Warrant & Motions Document; 2 West Elm Zoning Change Presentation; 70 South Street Presentation; South Franklin Realty Development Agreement; Citizens Petition, Hayward St.; Zoning Map Amendment Exhibit, South St./Hayward St; Participatory Budget Program Description; 2023 Annual Town Meeting - Select Board Required Recommendations

- 7:45 PM**
10. VOLUNTEER RECOGNITION
The Select Board will consider options and opportunities for recognizing town volunteers.
Supporting Exhibits: Board & Committee Statistics - FY23 Presentation
- 8:00 PM**
11. TOWN MANAGER REPORT
Town Manager will report on the following:
a. Main Street Corridor Project
b. Per- and Polyfluoroalkyl Substances (PFAS) treatment project
c. Massachusetts Water Resources Authority (MWRA) Southborough Interconnection project
Supporting Exhibits: Town Manager Report
- 8:10 PM**
12. LIAISON REPORTS/BOARD INVITES
Supporting Exhibit: FY 23 Liaison Assignments
- 8:15 PM**
13. FUTURE BOARD AGENDA ITEMS
Board members will identify future agenda items.
Supporting Exhibit: Board Member Future Agenda Items
- 8:20 PM**
ADJOURN

Correspondence to Select Board

1. Board of Appeals Public Hearing Notice - 67 Oakhurst Rd.
2. Board of Appeals Notice of Decision - 3 Lorigan Rd
3. Email from Middlesex District Attorney Ryan's Office - Program on PFAS/Forever Chemicals

Upcoming Select Board Meetings

1. April 25, 2023
2. May 1, 2023 (Annual Town Meeting)
3. May 9, 2023

4. May 23, 2023
5. June 6, 2023

Town Hall is accessible; the public may attend in person or remotely. If accommodations/modifications are needed, please contact the Town Manager's office at 508-497-9701.

The listed matters on the agenda are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. Unless an agenda item is a posted public hearing, the matter may be considered earlier than the indicated time if there are last minute cancellations or other unforeseen events which cause the Board to move more quickly through the agenda.



TOWN OF HOPKINTON
OFFICE OF THE SELECTMEN

DATE: MARCH 15, 2023

SPECIAL TEMPORARY ALCOHOL LICENSE APPLICATION

(Formerly called One Day Liquor License Application)

Complete Application must be filed a minimum of 60 days before event date

Fee: \$75.00 per application*

Please complete all areas. Applications not completely filled out will be returned to applicant. All fees must be submitted at the time of filing and must be in the form of a bank check, made out to the Town of Hopkinton.

Type of Special Temporary Alcohol License you are applying for:

- Commercial Enterprise: Special Temporary license for the sale of Wine and Malt Beverages only
Non-Profit Enterprise: Special Temporary license for the sale of:
All Alcoholic Beverages
Wine and Beer only

Name of Individual and Organization requesting license The Hoyt Foundation - Mike Giallongo

Applicant's Address 241 Mashapaug Rd Holland MA 01521
Street (P.O. Box, if applicable) City/Town State Zip Code

Location/Address of Event: EMC Park 113 Hayden Rowe St. Hopkinton MA 01748

Telephone Number: Cell: 781-708-6533 Email: Mike G. The Hoyt Foundation@gmail.com

Description/Purpose of Event: Beer Garden to be held following The Dick Hoyt "Yes You Can" Memorial Run/Walk (See Attached Operation Plan)

Is Event controlled by Ticket Sales/Invitation: No Estimated Number of attendees: 500

Date of Event: May 27, 2023 (Rain Date, if necessary): NA

Start Time of Event: 10:00am End Time of Event: 2:00pm

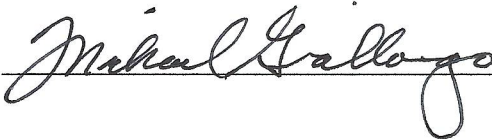
Date Alcohol is being delivered: May 27, 2023 Date Alcohol is being removed: May 27, 2023

*Name of where alcohol is being purchased (if applicable): START LINE BREWING COMPANY

*Special licensees must purchase alcoholic beverages from a licensed supplier provided, however, that a non-profit may accept free donated alcohol in accordance with M.G.L. c.138 §14.

All applications must also include the following:

1. Proof of Liquor Liability: the applicant must submit a Certificate of Insurance showing Liquor Liability Coverage and shall file a certificate of insurance with the Board of Selectmen naming the Town of Hopkinton as the Certificate Holder.
2. Written approval from the owner of the property where the event is being held.
3. Floor Plan.
4. Written Plan for the Control of Litter
5. Safety Plan.
6. Copy of TIPS Certification: All persons serving alcoholic beverages must be TIPS Certified and documentation must be included with this application for each server.

Applicant Signature:  Date: MARCH 15, 2023

Special Temporary Alcohol License

Description and Operation of “Beer Garden”

Dick Hoyt “Yes You Can” Memorial Run

Saturday May 27th

EMC Park, 113 Hayden Rowe Street, Hopkinton, MA 01748

The Beer Garden at the Memorial Run is planned to be located in the EMC Park parking lot adjacent to the building and patios of the northeast corner of the parking lot. The Beer Garden perimeter will be designated and protected by concrete barriers (supplied, installed and removed by DMSE – Dave McGillivray Sports Enterprises) measuring 50 ft wide and 100 ft long.

The operation of the Beer Garden at the Memorial Run event will be set up, managed and removed by Start Line Brewing Company on May 27th, 2023. Start Line Brewing will operate all aspects of the Beer Garden operation with 5 Tips certified employees.

Start Line Brewing Company staff will complete the following tasks to operate the Beer Garden:

- Set up at approximately 9am with breakdown following the event at approximately 2pm. Service is planned from 10am to 2pm.
- Set up according to the diagram with 1 Entrance/Exit (approx. 10’ wide) with 2 - 8ft tables accessible from the patio area by the building.
- Tips certified staff will operate the entrance/exit tables where Identification (proof of age) will be checked and wristbands applied appropriately for those wishing to consumer beer throughout the hours of operation.
- Tips certified staff will sell Beer Tickets (with volunteer Staff from the Hoyt Foundation as observers) at the entrance table exclusively to those with wristbands. Soda/Water tickets will also be sold if desired.
- Brewery staff will set up a portable pouring location per the diagram within the Beer Garden perimeter for staging and dispensing of beer in plastic 16oz cups.
- Soda/Water will be served in plastic bottles and may be recycled. No glass bottles/containers will be used.
- Tips certified staff will pour beers exclusively to patrons who both have a wristband and a beer ticket.
- Brewery staff will set up, monitor and remove litter and litter receptacles as described in the litter control plan.
- Brewery staff will break down and remove Beer Garden set up to include portable pouring location, tables, and litter at the end of the event.
- Breakdown and exit from property should be completed by 3pm.

Fwd: Statement #861408 for Hopkinton Parks and Recreation

1 message

Mike Giallongo <mikeg.thehoytfoundation@gmail.com>

Thu, Mar 9, 2023 at 8:56 AM

To: Ted Twinney <ted@startlinebrewing.com>

Cc: Home Email <lrthoyt@comcast.net>, Dave McGillivray <dmse@dmsesports.com>, Ryan McGillivray <ryan@dmsesports.com>

Ted: We got our approval to use EMC Park. Now we can move on with the Special Temporary Alcohol License (aka Pour Permit). Thanks for your time yesterday, and for your support of the event.

Mike

----- Forwarded message -----

From: **Hopkinton Parks and Recreation** <noreply@receipts.myrecdepartment.com>

Date: Wed, Mar 8, 2023 at 11:04 AM

Subject: Statement #861408 for Hopkinton Parks and Recreation

To: mikeg.thehoytfoundation@gmail.com <mikeg.thehoytfoundation@gmail.com>

Cc: Hopkinton Parks and Recreation <jguelfi@hopkintonma.gov>, callen@hopkintonma.gov <callen@hopkintonma.gov>

**Hopkinton Parks and Recreation**

6 Walcott Street, Hopkinton, MA 01748 • P: 508-497-9750

JGuelfi@hopkintonma.gov • <http://hopkintonma.myrec.com/> • Fed ID: 046-001-186

Invoice: 861408 • Date: 03/08/2023 • Invoice Total: \$0.00

The Hoyt Foundation (Michael Giallongo)

241 MASHAPAUG RD

HOLLAND, MA 01521

(781) 708-6533 • mikeg.thehoytfoundation@gmail.com

If you need to make a change to your registration DO NOT REPLY TO OR FORWARD this email. Please send a NEW email to JGuelfi@Hopkintonma.gov or call 508-497-9750.

Disclaimer

Please note this program is subject to change. We are required to follow guidelines from The Massachusetts Executive Office of Environmental Affairs and our local Board of Health department, regarding youth and adult amateur sports activities.

Refund Policy

If you withdraw from a program at any time prior to two weeks before the program start date, you will receive an account credit good towards other Parks and Recreation programs. Account credits do not expire. Account credit will not be issued if the cancellation takes place within two weeks of the program start date. Cancellations due to a medical emergency will have the option to receive an account credit or a refund at any time with proper medical documentation. If

a program is cancelled by Parks and Recreation, you will have the option to receive an account credit or a refund for that program. The processing fee associated with all credit card transactions will not be refunded.

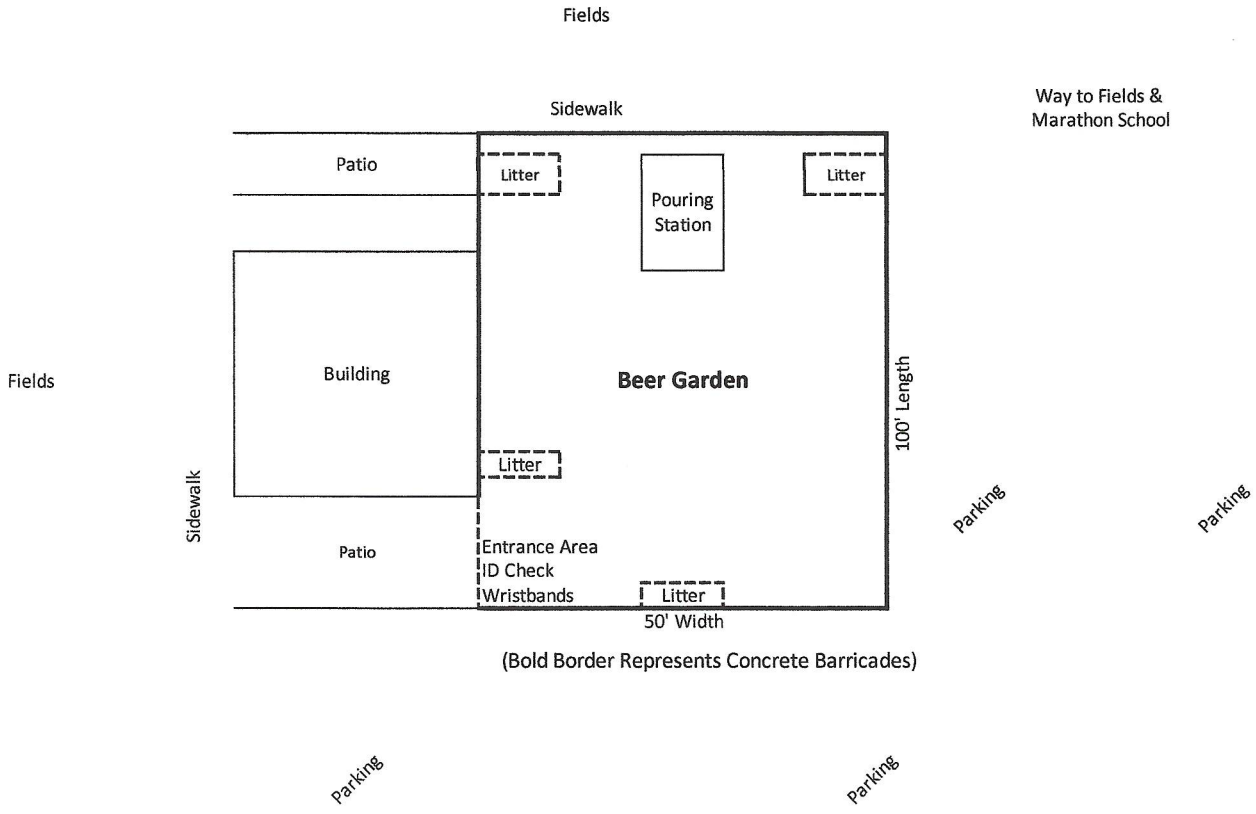
If a program is suspended due to a recommendation by the CDC or the State and local Dept. of Health, customers can elect to take a refund or a credit. Credits will have no expiration date and can be applied to any program and can be used for any member of your household.

Item	Fee	Adjust	Paid	Balance
Dick Hoyt Memorial 5 Mile Run/2 Mile Walk	\$0.00	\$0.00	\$0.00	\$0.00
Permit #: 1258 for Michael Giallongo				
EMC Park: Use of the EMC is granted by a majority vote of the Parks and Recreation Commission. The PR Commission meets publicly twice a month. Meeting dates are posted on the town website three days prior. Applicants are encouraged to attend the meeting.				
Dates	Times		Location	
Saturday, May 27, 2023	08:00 AM - 01:00 PM		EMC Park	
Total Days: 1	Total Hours: 5.00			
Rental Fee: \$0.00 Flat	Fee: \$0.00			

Subtotal	Adjustments	Total Cost	Total Paid	Total Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Created on 3/8/2023 11:04:17 AM by Colleen Allen
Sent on 3/8/2023 11:04:28 AM (9021d0a0-6530-4abc-b466-d0626782b119)

Dick Hoyt Yes You Can Memorial Run/Walk
Beer Garden Diagram



Special Temporary Alcohol License

Written Litter Control Plan for “Beer Garden”

Dick Hoyt “Yes You Can” Memorial Run

Saturday May 27th

EMC Park, 113 Hayden Rowe Street, Hopkinton, MA 01748

The control of litter associated with the Special Alcohol License for the “Beer Garden” at the Memorial Run event will be set up, monitored and removed by Start Line Brewing Company.

Start Line Brewing Company staff will place 4 litter receptacles in the designated “Beer Garden” space with locations as follows:

- 2 @ Entrance/exit area of the Beer Garden
- 2 @ locations within the Beer Garden (near Beer Dispensing Table)

Start Line Brewing staff will place the litter receptacles within the Beer Garden Barricades, monitor and empty throughout the time of the event (replacing liners as needed) and remove the litter and receptacles following the event. Start Line Brewing Staff will ensure all litter in the Beer Garden space is picked up and removed upon leaving the location.

Internal Revenue Service / Department of the Treasury

P. O. Box 2508

Date: June 4, 2007

Cincinnati, OH 45201

Person to Contact

HOYT FOUNDATION INC
241 MASHAPAUG RD
HOLLAND MA 01521

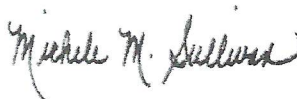
Ms. Sellers 17-53503
Customer Service Representative

Toll Free Telephone Number:
877-829-5500

Federal Identification Number: 22-2940515

Dear Sir or Madam: This letter is in response to your request of June 4, 2007, regarding your organization's tax exempt status. In March 1993 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501 (c)(3) of the Internal Revenue Code. Our records indicate that your organization is also classified as a public charity under sections 509(a)(1) and 170(b)(1)(A)(vi) of the Internal Revenue Code. Our records indicate that contributions to your organization are deductible under section 170 of the Code, and that you are qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Internal Revenue Code. If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,



Michele M. Sullivan, Oper. Mgr.
Accounts Management Operations 1

SUBSTITUTE FORM W-9

SOLE PROPRIETOR C CORPORATION S CORPORATION PARTNERSHIP UNINCORPORATED ASSOCIATION
 TAX EXEMPT ORGANIZATION (INCLUDE DOCUMENTS THAT SUPPORT EXEMPT STATUS) GOVERNMENT TRUST ESTATE
 LIMITED LIABILITY COMPANY - TAX CLASSIFICATION (D=DISREGARDED ENTITY, C=C CORPORATION, S=S CORPORATION, P=PARTNERSHIP): (IF LLC, PLEASE INDICATE D, C, S OR

♦ LEGAL BUSINESS NAME*: Hoyt Foundation, Inc.
 *NAME (OF BUSINESS) AS SHOWN ON YOUR BUSINESS INCOME TAX RETURNS. FOR SOLE PROPRIETORS, THIS SHOULD ALWAYS BE THE OWNER'S NAME.

♦ LEGAL BUSINESS ADDRESS (NO PO BOX): 241 Mashapaug Road OR ▶ TIN (EMPLOYER ID #): 22-2940515
 ♦ CITY: Holland ♦ STATE: MA ♦ ZIP CODE: 01521 ▶ TIN (SOCIAL SECURITY #):

4 COMPANY REPRESENTATIONS AND CERTIFICATIONS

Company Representations and Certifications. By signing below, the applicant company ("Company") and its representative(s) represent and warrant to Elavon, Inc. ("Elavon" or "Member" as applicable), with offices at 7300 Chapman Highway, Knoxville, TN 37920, (collectively, "we" or "us") that (i) all information provided in this company application ("Company Application") is true and complete and properly reflects the business, financial condition, and principal partners, owners, or officers of Company; and (ii) the persons signing this Company Application are duly authorized to bind Company to all provisions of this Company Application and the Agreement. Further, by signing below, Company and its representative(s) agree that Company is subject to the terms and conditions set forth in the Terms of Service ("TOS"), including when leasing equipment, and has had an opportunity to review such terms. The TOS contains a mandatory and binding arbitration provision that affects Company's legal rights and should be reviewed prior to signing this document. The signature by an authorized representative of Company on the Company Application, or the transmission of a Transaction Receipt or other evidence of a Transaction to us, shall be the Company's acceptance of and agreement to the terms and conditions contained in the Agreement including, without limitation, this Company Application, the TOS and the Operating Guide incorporated herein by this reference and located at our website at <https://www.mycardmerchant.com/pci/pci-terms-of-service-english> and <https://www.mycardmerchant.com/pci/pci-operating-guide-english>, respectively. If Company does not have access to view the TOS or Operating Guide at our website, please contact our customer service center to obtain a copy and review prior to signing this document. Notwithstanding any non-receipt of the TOS or Operating Guide, Company agrees to comply with the Agreement, and all applicable laws, rules, and regulations including the rules and regulations of the Payment Networks, and understands that failure to comply will result in termination of processing services. Capitalized terms shall, unless otherwise defined in this Company Application, have the same meaning ascribed to them in the TOS and Operating Guide.

IMPORTANT INFORMATION ABOUT PROCEDURES FOR OPENING A NEW ACCOUNT. To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. This means we will ask for certain information and identifying documents to allow us to identify you. Company and its representative(s) authorize us prior to our acceptance of this Company Application and from time to time thereafter, to investigate the individual and business history and background of Company, each such representative and any other officers, partners, proprietors, and/or owners of Company, and to obtain credit reports or other background investigation reports on each of them that we consider necessary to review the acceptance and continuation of this Company Application. Company also authorizes any person or credit reporting agency to compile information to answer those credit inquiries and to furnish that information to us.

A PIN/PINLess Debit Enablement Service Fee will be collected for any Interchange and Assessment savings generated through debit routing on your monthly debit transactions for Interchange Plus customers only. This monthly fee will be calculated from your actual debit transaction volume and will be a percentage of your overall debit cost savings. The PIN/PINLess Debit Enablement Service Fee collected and the Interchange and Assessment savings will be reflected on your monthly statement.

This Company Application may be signed in one or more counterparts, each of which shall constitute an original and all of which, taken together, shall constitute one and the same Company Application. Delivery of executed counterparts of this Company Application may be accomplished by a facsimile transmission, and a signed facsimile or copy of this Company Application shall constitute a signed original.

Company understands that an authorization code is not a guarantee of acceptance or payment of a Transaction. Receipt of an authorization code does not mean that company will not receive a Chargeback for that Transaction.

PCI Compliance and PCI Program Fee. All companies, regardless of Transaction volume, must comply with the requirements of the Payment Card Industry Data Security Standard ("PCI DSS"). Elavon's monthly Standard PCI Program Fee for Level 4 companies (based on Transaction volume) is \$74.99. Any Level 4 company that validates PCI DSS compliance on an annual basis, with initial validation to occur no later than ninety (90) days after account approval, is eligible for the Discounted PCI Program Fee of \$0. Merchants that have selected a SAFE-T solution: Your price for the SAFE-T solution selected above is \$0, which includes the Discounted PCI Program Fee. You must validate PCI DSS compliance within ninety (90) days of account approval, and annually thereafter, to continue to receive the Discounted PCI Program Fee. By signature below, Company acknowledges that if Company has not validated PCI DSS compliance within ninety (90) days of account approval, or in subsequent years on or before the anniversary date of account approval, Company will no longer be eligible for this discount and will be required to pay the full, undiscounted monthly Standard PCI Program Fee of \$74.99 until Elavon is provided with validation of PCI DSS compliance. If Company utilizes a SAFE-T solution and Company fails to validate PCI DSS compliance, Company acknowledges that the price of Company's SAFE-T solution will be adjusted to \$0 to reflect the loss of this discount.

Company may be eligible for Data Breach Financial Assistance following account approval and PCI DSS compliance validation. See the PCI Compliance Program Overview in the Operating Guide for assistance details and conditions.

Under penalties of perjury, Company certifies that:

1. The number shown on this Company Application is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person.**
4. The FATCA code(s) entered on this form (if any) indicating I am exempt from FATCA reporting is correct.

American Express Acceptance Program (Acceptance Program). If Company has elected to accept American Express® Transactions (as indicated in the Card Acceptance section of this Company Application), in addition to all other terms of this Agreement, Company agrees to the Acceptance Program terms of the TOS. By signing below or by accepting a Transaction initiated with an American Express® Payment Device, Company expressly authorizes Elavon to submit American Express® Transactions to, and to receive settlement funds from, American Express on Company's behalf. Company further authorizes Elavon to provide Company's contact information to American Express, and Company agrees that American Express may use and share such contact information for its business purposes and as permitted by applicable Laws, including to communicate with Company regarding products, services, and resources available to Company's business. American Express's use of the email address and mobile phone number provided above is subject to the consent to such use as indicated in Section 1 of this Company Application. Consent to American Express's use of contact information for such communications may be withdrawn at any time by contacting our customer service center. Even if consent is withdrawn, Company may still receive messages related to important information about Company's account from American Express. Company or Elavon may terminate Company's acceptance of American Express® Payment Devices at any time, with or without cause, without affecting Company's rights and obligations pursuant to the remainder of this Agreement. Company acknowledges that, if at any time Company is no longer qualified to participate in the Acceptance Program, Company may be enrolled in the standard American Express® card acceptance program, which may have different terms and conditions than the Acceptance Program, and Company's acceptance of American Express® Payment Devices pursuant to this Agreement will be terminated. Company acknowledges that American Express is an intended third-party beneficiary of this Agreement, solely with respect to the terms and conditions applicable to Company's acceptance of American Express® Payment Devices, and that American Express has the right to enforce such terms and conditions directly against Company.

* By signing this document below you are agreeing on behalf of the Company to a mandatory binding arbitration provision set forth in the TOS and expressly incorporated herein.
 **The Internal Revenue Service does not require your consent to any provision of this document other than the certifications required to avoid backup withholding. In addition, by signing this Company Application, you hereby certify that to the best of your knowledge, the information provided about you, the name and address provided for the above named Company, and the information provided about the beneficial owner(s) and/or the individual with control over the above named Company is complete and accurate.

♦ SIGNATURE: X Russell Hoyt ♦ PRINTED NAME: Russell Hoyt ♦ TITLE: President/CEO ♦ DATE: 10/6/21
 SIGNATURE: X PRINTED NAME: TITLE: DATE:

5 PERSONAL GUARANTY

As a primary inducement to us to accept this Company Application, the undersigned Guarantor(s), by signing the Company Application, jointly and severally, unconditionally and irrevocably, guarantee the continuing full and faithful performance and payment by Company of each of its duties and obligations to us (including, without limitation, Chargebacks and obligations in connection with Leased Equipment, if applicable) pursuant to the Company Application and Agreement, as may be amended from time to time, with or without notice. Guarantor(s) understand further that we may proceed directly against Guarantor(s) without first exhausting our remedies against any other person or entity responsible therefore to them or any security held by us or Company. This guarantee will not be discharged or affected by the death of the Guarantors, will bind all heirs, administrators, representatives and assigns and may be enforced by or for the benefit of any of our successors. Guarantor(s) understand that the inducement to us to accept this Company Application is consideration for the guaranty and that this guaranty remains in full force and effect even if the Guarantor(s) receive no additional benefit from the guaranty. The undersigned hereby directs any consumer reporting agency to furnish a consumer credit report that relates personally to the undersigned upon the request of Elavon or any of its designees, successors or assigns and agrees that all parties involved are in compliance with the Fair Credit Reporting Act.

▶ SIGNATURE: X ▶ PRINTED NAME: ▶ DATE:
 SIGNATURE: X PRINTED NAME: DATE:

SUBMITTED BY (INTERNAL USE ONLY)
 To the best of my knowledge, I certify that the information provided in this Company Application was provided by the Company and is true, complete and accurate. I further certify that the signatures were provided by the Company's owner(s) or officer(s), as appropriate.

♦ SALES REP SIGNATURE: ♦ PRINTED NAME: ♦ REP ID #: ♦ DATE:
 ♦ REP PHONE #: ♦ REP EMAIL:



eTIPS On Premise 3.1

CERTIFIED

Issued: 3/25/2022

Expires: 3/25/2025

ID#: 5679156

Edwin Twinney
Start Line Brewing
151R Hayden Rowe St
Hopkinton, MA 01748-2511

For service visit us online at www.gettips.com



eTIPS On Premise 3.1

CERTIFIED

Issued: 7/20/2020

Expires: 7/20/2023

ID#: 5358946

Sydney N Mason
67 Degrees Brewing
158 Grove St
Franklin, MA 02038-0257

For service visit us online at www.gettips.com

Certificate of Completion

This Certificate of Completion of
eTIPS On Premise 3.1
For coursework completed on February 22, 2022
provided by Health Communications, Inc.
is hereby granted to:

Jeffrey Taback

Certification to be sent to:

10 Church St
Hopkinton MA, 01748-1954 USA



Certificate of Completion

This Certificate of Completion of
eTIPS On Premise 3.1
For coursework completed on September 13, 2021
provided by Health Communications, Inc.
is hereby granted to:

Helen Dinan

Certification to be sent to:

**Start Line Brewing Co.
151R Hayden Rowe St
Hopkinton MA, 01748-2511 USA**



HEALTH COMMUNICATIONS INC.



This document is not proof of TIPS certification. It signifies only that you have completed the course. Valid certification documents will be forwarded to you.



A 360TRAINING COMPANY

CERTIFICATE OF COMPLETION

This certifies that

Mark McCluskey

is awarded this certificate for

TIPS On-Premise Alcohol Server Training



Hours
3.00



Completion Date
12/08/2022



Expiration Date
12/07/2025



Certificate #
ON-000027303703

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

5000 Plaza on the Lake, Suite 305 | Austin, TX 78746 | 877.881.2235 | www.360training.com

(CUT HERE)

(CUT HERE)



On-Premise

Issued: 12/08/2022

Certificate #: ON-000027303703

Mark McCluskey

47 murdock st

Brighton MA 02135

CERTIFIED

Expires: 12/07/2025



A 360TRAINING COMPANY

Phone: 800-438-8477

www.gettips.com

This card was issued for successful completion of the TIPS program.

Signature _____

Permitting Team Comments
Hoyt Foundation-Special One Day Alcohol Permit Application
SB Meeting- 04/11/2023

March 27, 2023

I approve the litter control plan and I have no other comments on the application.

John K. Westerling
Director of Public Works, Hopkinton DPW

March 27, 2023

The FD has no comment at this time.

Chief Miller

March 27, 2023

The PD has been working closely with the applicants. We always request a police detail for any alcohol event over 100 people.

Joseph E. Bennett III
Chief of Police



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/15/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER NorthStar Ins. Services, Inc. 300 First Ave, Suite 100 Needham, MA 02494		781-431-2500		CONTACT NAME:		PHONE (A/C, No, Ext): 781-431-2500		FAX (A/C, No): 781-431-6134	
				E-MAIL ADDRESS:					
				INSURER(S) AFFORDING COVERAGE				NAIC #	
				INSURER A : Acadia Insurance Company				31325	
				INSURER B : CoveRisk Services, LLC.					
				INSURER C :					
				INSURER D :					
				INSURER E :					
				INSURER F :					

INSURED
CraftLife Brewing Company LLC
dba Start Line Brewery
151R Hayden Rowe St.
Hopkinton, MA 01748

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Liquor GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			ADV554621210 EACH COMMON CAUSE- LIQUOR	02/28/2023	02/28/2024	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			ADA554625410	02/28/2023	02/28/2024	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0			ADV554621210	02/28/2023	02/28/2024	EACH OCCURRENCE	\$ 1,000,000
							AGGREGATE	\$ 1,000,000
								\$
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below			014005035199123	01/01/2023	01/01/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
							E.L. EACH ACCIDENT	\$ 500,000
							E.L. DISEASE - EA EMPLOYEE	\$ 500,000
							E.L. DISEASE - POLICY LIMIT	\$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

HOPK-TO Town of Hopkinton 18 Main Street Hopkinton, MA 01748	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Jane F. Higgins-Blaine</i>
--	--

Experience:

May 2022- Present- City of Worcester, Division of Public Health- Worcester, MA

Principal Clerk

- Responsible for answering all incoming phone calls with a high level of customer service, updating the nurse call log, transferring callers to suitable WDPH staff or other department, taking messages when appropriate, mail distribution, and providing callers with basic information, such as where to receive travel vaccinations, direct department contact information, when/where COVID-19 vaccine clinics are scheduled, and where the city's Sharps Drop Off locations are.
- Assist the Director, Deputy Director, and other WDPH staff with miscellaneous tasks including scheduling meetings via WebEx or in-person, maintaining calendars, maintaining the general Health email, Xerox troubleshooting, scanning, filing, organizing, WDPH vehicle sign-out, and maintaining the highest level of confidentiality.
- Create monthly agenda for the scheduled Worcester Board of Health meeting, produce accurate meeting minutes, and post the agenda, meeting minutes, and any additional documents in accordance with Open Meeting Law.
- Assist the Business Manager and funeral homes with reviewing, returning, and releasing death certificates, issuing fetal death permits, and producing overseas letters of non-communicable disease.
- Review and approve applications for tobacco permits, correspond with applicants throughout the application process, perform REAP searches and request supporting documentation for delinquent charges, release of petty cash funds to the Tobacco Prevention Specialist for retail stings.
- Use of computer software and databases such as Microsoft Office, Google Sheets, HERA, Virtual Gateway, Citrix, WebEx, and OpenGov.

February 2020- May 2022- City of Worcester, Retirement Board- Worcester, MA

Member Service Representative

- Provided exceptional customer service to members of the Worcester Retirement System (WRS) and all others via telephone, email, and in person; assisted with the completion of forms, looked up and discussed member benefit information, and displayed compassion and empathy.
- Transferred annuity and service from WRS to other systems within the Commonwealth by researching and adjusting service time, creating warrants, proofreading and adjusting letters, and creating copies for WRS records.
- Handled disability retirement cases by requesting and examining medical records, communicating with applicants and/or attorneys, maintaining a record of current and completed steps, communicating with appropriate departments to obtain additional information, uploading information into Prosper, requesting Regional Medical Panels, and maintaining confidentiality of all applicants and any information within the WRS's possession per HIPAA.
- Office tasks such as copying, scanning, sending and receiving faxes, importing and exporting files, creating emails and newsletters for Retirees and Active members, providing appropriate forms or letters for retired and active members, drafting a wide array of correspondence, proofreading meeting minutes, hearing notices, and agendas.
- Use of computer programs such as Microsoft Suite, PTG, Laserfiche, and Citrix.
- Assisted other WRS office staff with miscellaneous tasks and reported any concerns to the Executive Secretary.

August 2019- February 2020- Lutheran Rehabilitation and Skilled Care Center- Worcester, MA

Resident Service Liaison

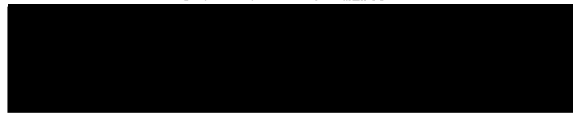
- Assisted the Director of Admissions with miscellaneous tasks including giving tours to potential residents or their family members, completing admission sign-in paperwork with the resident or family member, setting up for referral and agency events and being available for questions and/or concierge services.
- Completed daily rounds of building and resident/patient rooms and reported any subpar conditions to appropriate department managers and supervisors for immediate repair and followed up to ensure completion.
- Documented the needs, requests, concerns, and overall satisfaction of residents/patients. I shared this information with the team in meetings or via email or telephone while following HIPAA guidelines.
- Communicated with family or other responsible parties with any questions or concerns pertaining to their loved one.
- Followed up with all residents/patients to ensure any requests or complaints were addressed and amended.

2019- TLC; The Lawn Company- Northborough, MA

Customer Service Representative

- Effectively received, analyzed, and processed information and requests in a fast paced environment.
- Entered data with clear documentation of services ordered, customer concerns, and completed the setup of various billing options.

Colleen DePina



RECEIVED
FEB 10 2023
HUMAN RESOURCES

(Experienced Continued)

2017-2019 – Chase Harris- Septic | Portable Toilets - Sutton, MA

2017 - 1 Worcester Homes - Worcester, MA

2015-2017 - Briarwood Continuing Care Retirement Community - Worcester, MA

2014-2015 - Boys & Girls Club of Worcester - Worcester, MA

2012- 2014 - Gap Factory Store - Worcester, MA

Education and Training:

2020- present- City of Worcester Retirement Board

- Cybersecurity Training
- PERAC Training

2019- Lutheran Rehabilitation and Skilled Care Center- Worcester, MA

- Dementia Training
- Veteran Hospice Training

2015- Briarwood Retirement Community - Worcester, MA

- Dementia Training

2012- [Redacted] Community College [Redacted]

- Human Services Associates Degree

Colleen DePina

February 12, 2023

Town of Hopkinton
Senior Center

Dear Hiring Manager,

My name is Colleen DePina; I am interested in the Administrative Assistant position which is posted on the Town of Hopkinton Job Board.

I graduated from [REDACTED] Community College, obtaining my Associate's Degree in Human Services. My customer service skills are exceptional and I am compassionate and empathetic by nature. I have 20+ years of experience in the customer service industry and for more than 6 years I have worked with the senior population in some capacity or another.

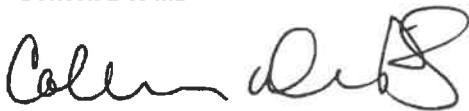
It is my passion to work with the senior population. In fact, the most rewarding professional experiences I have had have been while serving (senior) individuals at the Worcester Retirement System, Home Helpers, Lutheran Rehabilitation and Skilled Care Center, and Briarwood Retirement Community. I believe that joining your team will provide me with a wonderful opportunity to live out my passion, as well as provide the Town of Hopkinton with an upbeat, knowledgeable, and friendly face to fill the vacant role within the Senior Center!

I have several years of experience working on a team while maintaining my ability to work independently. Employers would say that I am an extremely personable, patient, and empathetic person. I have 5+ years of administrative experience, helping to run and organize an office, while maintaining a focus on providing an exceptional customer experience. I have experience with operating office equipment, as well as computer programs such as Microsoft Office, HERA, internet browser software, email, and social media. I enjoy learning new things, taking on new challenges, and I excel at being flexible. My verbal and written communication skills are superb, as well as my telephone etiquette.

I thank you for your consideration and look forward to meeting with you to discuss my experience and ambitions.

Best Regards,

Colleen DePina





TOWN OF HOPKINTON

SELECT BOARD

18 Main Street, Hopkinton, MA 01748
508-497-9700 www.hopkintonma.gov

23 FEB 21 PM 2:07

GENERAL LICENSE APPLICATION

DATE: 2/16/23

Please check all boxes that apply:

Alcohol Common Victualer Livery/Limo Class I Class II

Other (please specify) _____

New License Renewal

(Please complete application in full)

Mauricio Breenman Elizabeth Breenman
Applicant/Owner Manager of Business

Orale, Inc.
Business Name DBA (if different)

22-24 main st 908 943 8688 elizabeth26@hotmail.com
Street Address/P.O. Box Telephone (required) Email (required)
Hopkinton MA 01748
City/Town State Zip

The licensed premises, activity, or equipment shall be located at the following address:

22-24 main st, Hopkinton, MA 01748

The license is requested for the following expected hours of operation and days of the week:


Sunday Hours: 7am - 10pm
 Monday Hours: 7am - 10pm
 Tuesday Hours: 7am - 10pm
 Wednesday Hours: 7am - 10pm
 Thursday Hours: 7am - 10pm
 Friday Hours: 7am - 10pm
 Saturday Hours: 7am - 10pm

Type of Business: Restaurant

In the space below, describe the activity/details of the license you're applying for:

Mexican Southwestern Restaurant

I certify under the pains of perjury that I, to the best knowledge and belief, have filed all state tax returns and paid all state taxes under law, and that all the information in this application are to the best of my knowledge true and correct.


Signature

02/17/2023
Date

Checklist of additional information to be included with General License Application (if applicable):

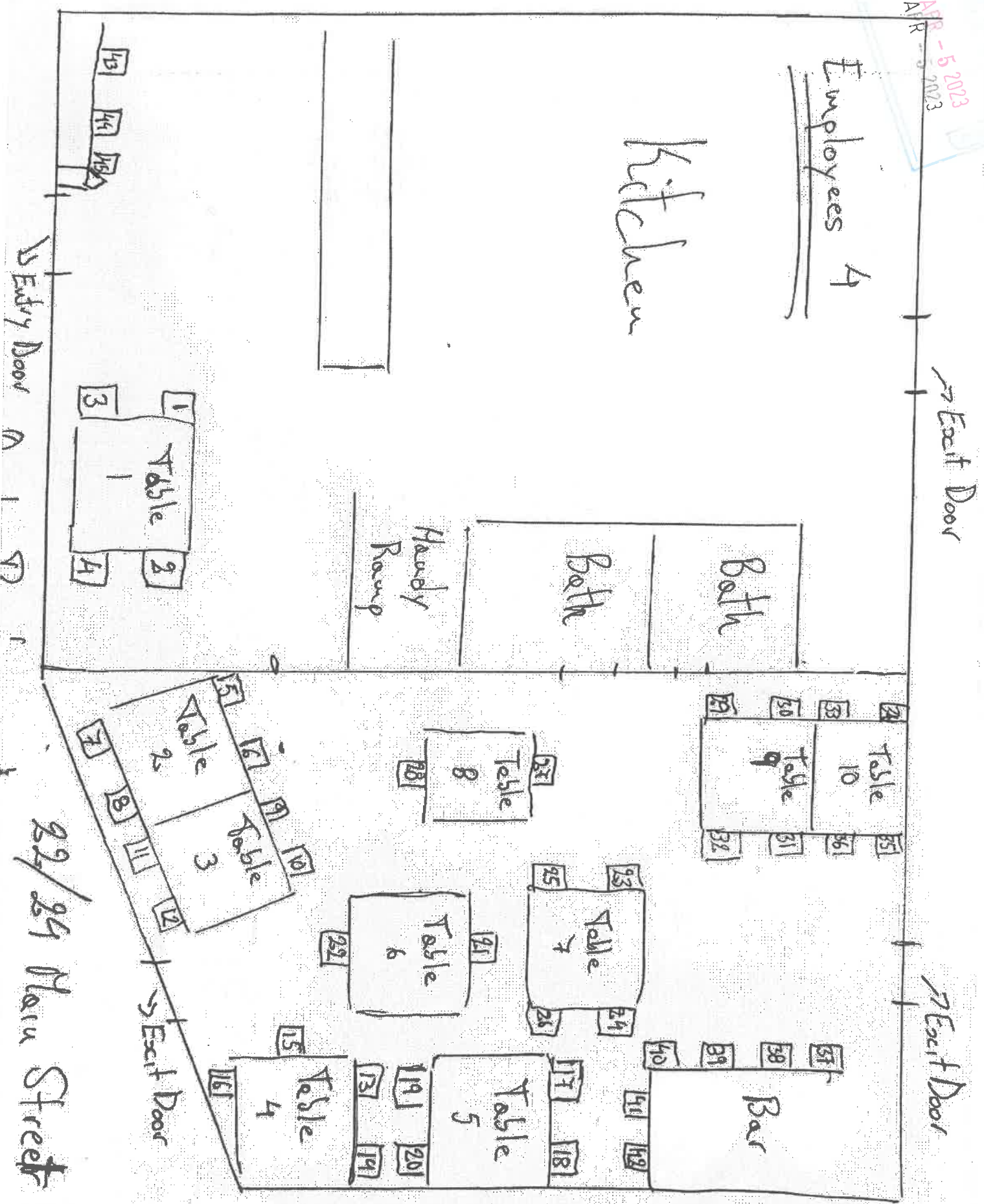
- Application Fee (must accompany application; checks made payable to Town of Hopkinton)
- CORI Form
- Floor Plan/Seating Plan
- Certificate of Insurance Liability
- Workers Compensation Certificate
- TIPS Certification (Alcohol only)
- Entertainment License Application (if applicable)
- Parade Permit Application (if applicable)
- Safety Plan*
- Litter Control Plan*

*must be included with all Special Temporary Alcohol License and Parade Permit applications

Dwight 02/17/23

22-24 Orale Mexican Restaurant

APR - 5 2023



22/24 Main Street



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/13/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER BIBERK P.O. Box 113247 Stamford, CT 06911	CONTACT NAME: PHONE (A/C, No, Ext): 844-472-0967 FAX (A/C, No): 203-654-3613 E-MAIL ADDRESS: customerservice@biBERK.com
	INSURER(S) AFFORDING COVERAGE NAIC # INSURER A : Wellfleet Insurance Company 32280 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :
INSURED Orale, Inc. 2224 Main Street Hopkinton, MA 01748	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ 0 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 0 MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ 0 GENERAL AGGREGATE \$ 0 PRODUCTS - COMP/OP AGG \$ 0
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y	N/A	N9WC989563	01/12/2023	01/12/2024	X PER STATUTE OTH-ER E.L. EACH ACCIDENT \$100,000 E.L. DISEASE - EA EMPLOYEE \$100,000 E.L. DISEASE - POLICY LIMIT \$500,000
	Professional Liability (Errors & Omissions): Claims-Made						Per Occurrence/ Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Exclusions:
Mauricio Bremermann;

CERTIFICATE HOLDER Town Hall Hopkinton Ma 18 Main St Hopkinton, MA 01748	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

KEY FOR ORALE KITCHEN LAYOUT
22 MAIN ST HOPKINTON MA01748

- 1, COUNTER FOR SLES /REGISTER
- 2,4 FT SANDWICH UNIT
- 3, 5 FT STAINLESS PREP TABLE
- 4,4ft STAINLESS TABLE
- 5, 2 /PANNINI PRESS
- 6, 2 FT FLAT GRIDDLE ELECTRIC
- 7, 2 DOOR BLODGET OVEN- PROPANE
- 8, PROPANE TANKS (EXTERIOR)
- 9, 4 FT PREP TABLE
- 10, 2 DOOR LOWBOY COLD STORAGE
- 11, 2 DOOR 4 RACK STAND UP REFRIDERATOR
- 12, 3 BAY SINK WITH DIRTY AND CLEAN RAILS
- 13, 4 FT METRO SHELF FOR DRYING
- 14, SERVICE SINK/ MOP SINK
- 15, REAR DOOR WITH SCREEN – FIRE RATED / RECEIVING
- 16, DUMPSTER/ WITH LOCK
- 17, DEDICATED FOOD SINK / WITH DECLARATION
- 18, HANDSINK
- 19, JACKSON LOW TEMP DISHWASHER
- 20, 2 DOOR STANDUP / PRODUCE RTE ONLY
- 21, 1 DOOR STANDUP / PREPARED FOOD
- 22, HANDICAP RAMP TO BATHROOMS /DINING/BAR
- 23, SHELVING STAINLESS STEEL FOR INVERTED PAN STORAGE
- 24, MENS/ HANDICAPPED BATHROOM
- 25, LADIES ROOM
- 26, DINING /BAR AREA 10 STOOLS
- 27, FRONT ENTRANCE
- 28, SEATING AREA / PROPOSED 40 ON THIS LEVEL
- 29, 3 STOOL DINING
- 30, SEATING DINING AREA

ALL EQUIPT MENT IS NSF AND OF COMMERCIAL GRADE
THERE IS A COOLING RACK WITH 10 SHELVES AND CUTTING BOARD
AFFIXED
SEPERATION OF PREPERATION TO BE ACHIEVED WITH COLOR CODED
BOARDS

GREASE TRAP IS UNDER 3 BAY TO BE MAINTANIED BY CLEANOUTS 2X
MONTHLY OR AS NEEDED .

DRAINS TO BE TREATED WITH ENZYMES FOR BACTERIA , VECTORS,
LYSTERIA , MASTER CLEANING SCHEDULE TO BE PRESENTED AT
INSPECTION

**COMMONWEALTH OF MASSACHUSETTS
TOWN OF HOPKINTON
ANNUAL TOWN MEETING WARRANT
MAY 1, 2023**

(Voter Registration Deadline: April 11, 2023)

MIDDLESEX, ss.

To any of the Constables of the Town of Hopkinton in said County,

GREETINGS:

In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn all inhabitants of the Town of Hopkinton qualified to vote in elections and in Town affairs:

To bring in their ballots on May 15, 2023, to an adjourned session of the Annual Town Meeting to be held at the Hopkinton Middle School Gymnasium, for the election of the following Officers:

Offices for the May 15, 2023 Election

Office	# Positions	Length of Term
Select Board	1	3 years
Board of Assessors	1	3 years
Board of Health	1	3 years
Board of Library Trustees	2	3 years
Commissioners of Trust Fund	1	3 years
Constable	1	3 years
Hopkinton Housing Authority**	1	1 year
Parks & Recreation Commission	2	3 years
Planning Board	2	5 years
Planning Board	1	3 years
Planning Board**	1	2 years
School Committee	2	3 years

****UNEXPIRED TERM**

The Middle School is accessible. If accessibility accommodations/modifications are needed, please contact the Town Manager's office at 508-497-9701 by April 27, 2023.

Select Board Chair Amy Ritterbusch _____

AND also to vote “Yes” or “No” on the following questions appearing on the ballot:

QUESTIONS

QUESTION 1: Shall the Town of Hopkinton be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to pay for the design, engineering, permitting, and construction of a new sidewalk on Chestnut St. from Wild Road to Smith Road, including any and all costs, fees, and expenses related to the same?

QUESTION 2: Shall the Town of Hopkinton be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to pay for the design, engineering, permitting, and construction of a new sidewalk between EMC Park and Fitch Avenue, connecting to Blueberry Lane, including any and all costs, fees, and expenses related to the same?

QUESTION 3: Shall the Town of Hopkinton be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to pay architectural and engineering design for Fire Station 2?

QUESTION 4: Shall the Town of Hopkinton be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to pay for Hopkinton Public School HVAC renewal work?

QUESTION 5: Shall the Town of Hopkinton be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to pay for the Hopkins School Addition project?

QUESTION 6: Shall the Town of Hopkinton be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to pay for reconstruction and paving of Pratt Way and the roadways within Evergreen and Mount Auburn Cemeteries?

For this purpose, the polls will be open from 7:00 a.m. to 8:00 p.m.

AND, further, to meet at the Hopkinton Middle School at 88 Hayden Rowe, on May 1, 2023, at 7:00 p.m., then and there to act upon the following Articles:

REPORTS

ARTICLE: 1 Acceptance of Town Reports; Sponsor: Select Board

To hear the Reports of Town Officers, Boards, and Committees.

Select Board Chair Amy Ritterbusch _____

Initial

Pass any vote or take any act relative thereto.

FINANCIAL - FISCAL YEAR 2023

ARTICLE: 2 FY 2023 Supplemental Appropriations and Transfers; Sponsor: Town Manager

To see if the Town will vote to transfer from available funds or otherwise provide a sum or sums of money to supplement operating budgets and various accounts for the fiscal year ending on June 30, 2023.

Pass any vote or take any act relative thereto.

ARTICLE: 3 Unpaid Bills from Prior Fiscal Years; Sponsor: Town Manager

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money to pay unpaid bills from prior fiscal years, in accordance with the provisions of General Laws chapter 44, §64.

Pass any vote or take any act relative thereto.

FINANCIAL - FISCAL YEAR 2024

ARTICLE: 4 Set the Salary of Elected Officials; Sponsor: Select Board

To see if the Town will vote to fix the salary or compensation of all the elected officials of the Town in accordance with General Laws chapter 41, §108.

Pass any vote or take any act relative thereto.

ARTICLE: 5 Fiscal Year 2024 Operating Budget; Sponsor: Town Manager

To hear and act on reports and recommendations of the Appropriation Committee and to see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide a sum or sums of money for the operation and maintenance of Town Departments for the fiscal year beginning on July 1, 2023, and that such sums be expended for such purposes under the direction of the respective Town Officers, Boards, and Committees.

Pass any vote or take any act relative thereto.

ARTICLE: 6 FY 2024 Revolving Funds Spending Limits; Sponsor: Town Manager

Select Board Chair Amy Ritterbusch _____

Initial

To see if the Town will vote to establish the limit on the total amount that may be expended from each revolving fund established by the General Bylaws, Chapter 13, Article VI, pursuant to General Laws chapter 44, §53E½, for the fiscal year beginning on July 1, 2023.

Pass any vote or take any act relative thereto.

ARTICLE: 7 PEG Access and Cable Related Fund Revolving Account Funding; Sponsor: Town Manager

To see if the Town will vote to appropriate a sum or sums of money from the PEG Access and Cable Related Fund Revolving Account, established pursuant to General Laws chapter 44, §53F¾, to support public, educational, or governmental access cable television services.

Pass any vote or take any act relative thereto.

ARTICLE: 8 Chapter 90 Highway Funds; Sponsor: Town Manager

To see if the Town will vote to appropriate a sum or sums of money from the proceeds due to the Town pursuant to General Laws chapter 90 for the purposes of repair, construction, maintenance, and preservation of the Town's roads and bridges, the acquisition of easements and other interests in real property related to the laying out of ways, and other related costs, all which qualify under the State Aid Highway Guidelines adopted by the Massachusetts Department of Transportation; said sum to be spent under the direction of the Town Manager.

Pass any vote or take any act relative thereto.

ARTICLE: 9 Transfer to Other Post-Employment Benefits Liability Trust Fund; Sponsor: Town Manager

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money for the purpose of increasing the Other Post-Employment Benefits Liability Fund.

Pass any vote or take any act relative thereto.

ARTICLE: 10 Transfer to the General Stabilization Fund; Sponsor: Town Manager

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money for the purpose of increasing the General Stabilization Fund, to be used, upon further appropriation, for any lawful purpose.

Pass any vote or take any act relative thereto.

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ARTICLE: 11 Transfer to the School Special Education Reserve Fund; Sponsor: Town Manager

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money for the purpose of increasing the School Special Education Reserve Fund, to be used, without further appropriation, for unanticipated or unbudgeted costs of special education and recovery high school programs, out-of-district tuition, or transportation.

Pass any vote or take any act relative thereto.

ARTICLE: 12 Establish Capital Stabilization Account for South Middlesex Regional Vocational Technical School District; Sponsor: South Middlesex Regional Vocational Technical School District

To see if the Town will vote to authorize the South Middlesex Regional Vocational Technical School (aka Keefe Regional Technical School) District Committee to establish a Capital Stabilization Account for the South Middlesex Regional Vocational Technical School (aka Keefe Regional Technical School) District, pursuant to General Laws chapter 71, §16G½.

Pass any vote or take any act relative thereto.

ARTICLE: 13 PILOT Agreement, Wilson Street Solar Farm; Sponsor: Select Board

To see if the Town will vote in accordance with Chapter 59, Section 5, Clause forty-fifth of the *Massachusetts General Laws*, to approve a Payment in Lieu of Taxes (PILOT) Agreement, as negotiated by the Select Board, with GHTJA04 LLC, for a period of twenty-five (25) years, whereby GHTJA04 LLC will pay the Town a sum of monies per year relative to a portion of land located at 17 Wilson Street, shown as Assessors' Maps U12 1 A, U12 2 A, U11 30 0 and U11 26 B, and which is related to the proposed construction and operation of a Large-Scale Ground Mounted Solar Photovoltaic Installation with an expected nameplate capacity of approximately 1.8 megawatts, said PILOT Agreement being on file in the Town Clerk's Office, and further to allow the Select Board or the Town Manager to negotiate any amendments necessary to said PILOT Agreement to reflect any changes in the size of the parcel of land or size of the system so long as the payments reflected in the PILOT Agreement rise or lower commensurately.

Pass any vote or take any act relative thereto.

CAPITAL EXPENSES AND PROJECTS

ARTICLE: 14 Pay-As-You-Go Capital Expenses; Sponsor: Town Manager

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To see if the Town will vote to raise and appropriate, transfer from available funds, transfer from the Capital Stabilization Fund, or otherwise provide a sum or sums of money to fund the following Pay-As-You-Go capital purchases and projects:

<i>Item</i>	<i>Purchase or Product</i>	<i>To be spent under the direction of</i>
1	End User Computer Hardware Renewal Refresh	Town Manager
2	Security Cameras at Police Department, Town Hall	Town Manager
3	Network Switching and WiFi Upgrades	Town Manager
4	Police Department Vehicle Replacement - Three Cruisers	Town Manager
5	Fire Department Vehicle Replacement for 2011 Chevy Tahoe	Town Manager
6	Fire Department Vehicle Replacement for 2011 F-250 Pickup with Plow	Town Manager
7	Fire Department Breathing Air Fill Station	Town Manager
8	School Systemwide Wireless Technology Upgrade	School Superintendent
9	EMC Park Drainage Remediation	Town Manager
10	Drainage Improvement - Wood Street	Town Manager
11	Drainage Improvement - Downey Place	Town Manager
12	Replace 2005 Caterpillar 928 Loader	Town Manager
13	Replace 2005 Caterpillar 420 Backhoe	Town Manager

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<i>Item</i>	<i>Purchase or Product</i>	<i>To be spent under the direction of</i>
14	Participatory Budget Items: Flashing Traffic Beacon for Crosswalk at the corner of Grove St. and Pleasant St.; Installation of Electric Vehicle Charging Stations; Fitness Station along Center Trail, Free CPR and First Aid Classes; Tree planting, stone wall work and turf work at the Hughes Farm Property at 192 Hayden Rowe	Town Manager

Pass any vote or take any act relative thereto.

ARTICLE: 15 Chestnut Street Sidewalk; Sponsor: Planning Board

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, appropriate from excess bond premiums, or otherwise provide a sum or sums of money for the design, engineering, permitting, and construction of a new sidewalk on Chestnut St. from Wild Road to Smith Road, including any and all costs, fees, and expenses related to the same; said sum to be spent under the direction of the Town Manager.

Pass any vote or take any act relative thereto.

ARTICLE: 16 Sidewalk from EMC Park to Blueberry Lane; Sponsor: Planning Board

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, appropriate from excess bond premiums, or otherwise provide a sum or sums of money for the design, engineering, permitting, and construction of a new sidewalk between EMC Park and Fitch Avenue, connecting to Blueberry Lane, including any and all costs, fees, and expenses related to the same; said sum to be spent under the direction of the Town Manager.

Pass any vote or take any act relative thereto.

ARTICLE: 17 Fire Station 2 Architectural and Engineering Design; Sponsor: Fire Chief and Town Manager

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, appropriate from excess bond premiums, or otherwise provide a sum or sums of money for architectural and engineering design for Fire Station 2, including any and all costs, fees, and expenses related to the same; said sum to be spent under the direction of the Town Manager.

Pass any vote or take any act relative thereto.

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ARTICLE: 18 Hopkinton Public School HVAC Renewal Work; Sponsor: School Committee

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, appropriate from excess bond premiums, or otherwise provide a sum or sums of money for Hopkinton Public School HVAC renewal work, including any and all costs, fees, and expenses related to the same; said sum to be spent under the direction of the School Committee.

Pass any vote or take any act relative thereto.

ARTICLE: 19 Hopkins School Addition; Sponsor: School Committee

To see if the Town will vote to raise and appropriate, transfer from available funds including but not limited to the School Department Stabilization Fund, borrow, appropriate from excess bond premiums, or otherwise provide a sum or sums of money for Hopkins School Addition project, including any planning, design, engineering, construction, including any and all costs, fees, and expenses related to the same; said sum to be spent under the direction of the School Committee.

Pass any vote or take any act relative thereto.

ARTICLE: 20 Roadway Paving - Pratt Way and Cemeteries; Sponsor: Director of Public Works and Town Manager

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, appropriate from excess bond premiums, or otherwise provide a sum or sums of money for the reconstruction and paving of Pratt Way and the roadways within Evergreen and Mount Auburn Cemeteries, including any and all costs, fees, and expenses related to the same; said sum to be spent under the direction of the Town Manager.

Pass any vote or take any act relative thereto.

ARTICLE: 21 Water Department Vehicle Replacement; Sponsor: Director of Public Works and Town Manager

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, appropriate from excess bond premiums, or otherwise provide a sum or sums of money for the replacement of one superduty dump truck; said sum to be spent under the direction of the Town Manager.

Pass any vote or take any act relative thereto.

ARTICLE: 22 School Curriculum, Equipment, and Services Contracts; Sponsor: School Committee

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To see if the Town will vote to authorize the Superintendent of Schools, or a designee thereof, to enter into a contract or contracts for Digital Curriculum (educational programs, educational courses, educational curricula in any media including online textbooks, educational software, newspapers, serials, periodicals, audiovisual materials or software maintenance), Technology Equipment and property Lease, and School Bus Transportation, for a term or terms in excess of three years but not to exceed six years, including any extension or renewal thereof or option under an existing contract, upon such terms and conditions determined by the Superintendent or designee to be in the best interests of the Town; provided, however, that, prior to executing a contract for a term in excess of three years, the Superintendent or designee shall certify in writing to the School Committee that such longer term will enable the Town to secure more favorable terms, considering price, expected useful life and any other relevant factors, that would otherwise be available under a contract with a three-year term.

Pass any vote or take any act relative thereto.

COMMUNITY PRESERVATION FUNDS

ARTICLE: 23 Community Preservation Funds; Sponsor: Community Preservation Committee

To see if the Town will vote to appropriate or reserve from the Community Preservation annual revenues a sum or sums of money, in the amounts recommended by the Community Preservation Committee and not to exceed 5% of the estimated annual revenues for Fiscal Year 2024, for committee administrative expenses and other expenses in the fiscal year beginning on July 1, 2023, with each item to be considered a separate appropriation.

Pass any vote or take any act relative thereto.

ARTICLE: 24 Community Preservation Recommendations; Sponsor: Community Preservation Committee

To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Community Preservation budget for Fiscal Year 2024; and further, to reserve for future appropriation a sum of money from the Community Preservation Fund for open space, historic resources, community housing, recreation and budgeted reserve purposes; and, further to appropriate from the Community Preservation Fund, a sum or sums of money for the following Community Preservation projects or purposes, including the acquisition of interests in land, all as recommended by the Community Preservation Committee, and to authorize the Town Manager, Town Clerk, Trail Coordination and Management Committee, Open Space Preservation Commission, Upper Charles Trail Committee, Hopkinton Housing Authority and the Parks and Recreation Commission to enter into all agreements and execute any and all instruments necessary to acquire, convey or accept, as the case may be, appropriate historic preservation for historic resources and conservation restrictions for open space, in accordance

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with General Laws chapter 184, to comply with the requirements of General Laws chapter 44B, §12 for the same:

- A. A sum or sums of money from funds reserved for Historical Preservation for Restoration of Historical Records, not including digitization of the same. Funded from the Historical Preservation Reserve with the following conditions: 1. That the grant expires on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Town Clerk and the Community Preservation Committee.
- B. A sum or sums of money from funds reserved for Open Space/Undesignated Reserve for the land purchase of the Jenner Property, parcel R12 9 0. Located between Saddle Hill and Cedar Street. Funded from Open Space/Undesignated Reserve with the following conditions: 1. That the grant expired on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Town Manager and the Community Preservation Committee. 3. Price includes all legal costs for the purchase of the land. 4. That a Conservation Restriction be placed on the land within five years and that allows trails to be designed and constructed. 5. Land will be held by the Open Space Preservation Commission.
- C. A sum or sums of money from funds reserved for Open Space/Undesignated Reserve for the land purchase of Connelly Land (R34 26 B and U26 7 0). Funded from Open Space/Undesignated Reserve with the following conditions: 1. That the grant expired on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Town Manager and the Community Preservation Committee. 3. Price includes all legal costs for the purchase of the land. 4. That a Conservation Restriction be placed on the land within five years and that allows trails to be designed and constructed. 5. Land will be held by the Open Space Preservation Commission.
- D. A sum or sums of money from funds reserved from the Open Space Reserve for the Boundary Marking of 9 parcels. Funded from the Open Space Reserve with the following conditions: 1. That the grant expires on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Open Space Preservation Commission and the Community Preservation Committee.
- E. A sum or sums of money from funds reserved for Open Space Reserve for Trailhead Parking on Ash Street. Funded from the Open Space Reserve with the following conditions: 1. That the grant expires on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Trail Coordination and Management Committee and the Community Preservation Committee.

- F. A sum or sums of money for funds reserved for Open Space/Undesignated Reserve for the land purchase NSTAR Parcel R23 73 A (approximately 5.99 acres) and R23 73 B (approximately 1 acre). Funded from Open Space/Undesignated Reserve with the following conditions: 1. That the grant expired on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Town Manager and the Community Preservation Committee. 3. Price includes all legal costs for the purchase of the land. 4. That a Conservation Restriction be placed on the land within five years and that allows trails to be designed and constructed. 5. Land will be held by the Open Space Preservation Commission.
- G. A sum or sums of money for funds reserved for Open Space/Undesignated Reserve for the land purchase NSTAR Parcel R23 100 0 (approximately 9.9 acres). Funded from the Open Space/Undesignated Reserve with the following conditions: 1. That the grant expired on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Town Manager and the Community Preservation Committee. 3. Price includes all legal costs for the purchase of the land. 4. That a Conservation Restriction be placed on the land within five years and that allows trails to be designed and constructed. 5. Land will be held by the Open Space Preservation Commission.
- H. A sum or sums of money from funds reserved for Recreation Funds for Trail Bridges and Boardwalks. Funded from the Recreation Reserve with the following conditions: 1. That the grant expires on July 1, 2025 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Trail Coordination and Management Committee and the Community Preservation Committee.
- I. A sum or sums of money from funds reserved for Recreation Funds for Additional Shade Structures and benches at the Dog Park. Funded from the Recreation Reserve with the following conditions: That the grant expires on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Parks and Recreation Commission and the Community Preservation Committee.
- J. A sum or sums of money from funds reserved from Undesignated Reserve for the Design, Construction bid documents, construction, and parking for a Cricket Pitch and Little League baseball field at Pyne Field. Funded from Undesignated Reserve with the following conditions: 1. That the grant expires on July 1, 2025 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Parks and Recreation Commission and the Community Preservation Committee.
- K. A sum or sums of money from funds reserved for Recreation Funds for Additional Security Cameras at Sandy Beach and Fruit Street Athletic Fields. Funded from the Recreation Reserve with the following conditions: 1. That the grant expires on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent

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under the direction of the Parks and Recreation Commission and the Community Preservation Committee.

- L. A sum or sums of money from funds reserved for Community Housing Reserve for the creation of ADA compliant seating areas, which will include shading structures, a covered bus shelter and walkways at the Housing Authority. Funded from the Community Housing Reserve with the following conditions: 1. That the grant expires on July 1, 2025 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Hopkinton Housing Authority and the Community Preservation Committee.
- M. A sum or sums of money funded from Recreation Reserve for Preliminary Engineering including wetlands assessment, topographical evaluation, and trail mapping of the town-owned portions and abutting properties of the Western Route Trail. Funded from the Recreation Reserve with the following conditions: 1. That the grant expires on July 1, 2024 unless extended by the Community Preservation Committee. 2. The Trail Coordination and Management Committee gets written statement from private property owners for permission to walk the site, determine wetlands, and survey the land for future trail locations and expressing willingness to enter into discussions on the town purchasing an easement or land for the future trail. 3. Grant be spent under the direction of the Trail Coordination and Management Committee and the Community Preservation Committee.
- N. A sum or sums of money funded from Recreation Reserve for Preliminary Engineering including wetlands assessment, topographical evaluation, and trail mapping of Segment One. Funded from Recreation Reserve with the following conditions: 1. That the grant expires on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Upper Charles Trail Committee and the Community Preservation Committee.
- O. A sum or sums of money from funds reserved for Open Space/Undesignated Reserve for the land purchase of the McDonough property, parcel R10 15 0. Funded from Open Space/Undesignated Reserve with the following conditions: 1. That the grant expired on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Town Manager and the Community Preservation Committee. 3. Price includes all legal costs for the purchase of the land. 4. That a Conservation Restriction be placed on the land within five years and that allows trails to be designed and constructed. 5. Land will be held by the Open Space Preservation Commission.

Pass any vote or take any act relative thereto.

ZONING BYLAW AMENDMENTS

ARTICLE: 25 Inclusionary Development Bylaw; Sponsor: Planning Board

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To see if the Town will vote to amend Article XI, Flexible Community Development Bylaw, of the Zoning Bylaws, as follows:

1. By changing the name of the Bylaw from “Flexible Community Development Bylaw” to “Inclusionary Development Bylaw”;
2. By amending the text of said Bylaw, with bolded text being inserted into said Bylaw and text containing a strikethrough being eliminated from said Bylaw as follows:

§ 210-57. Purpose and Intent.

The purpose of this Article is to increase the inventory of affordable housing in Hopkinton. It is intended that the affordable housing units that result from this Article be considered as Local Initiative Program (LIP) units, in compliance with the requirements for the same as specified by the Department of Housing and Community Development (DHCD) and that said units shall count toward the Town’s requirements under G.L. c.40B sec. 20-23. Each affordable unit created in accordance with this Article shall have limitations governing its resale to preserve the long-term affordability of the unit and to ensure its continued availability for affordable income households.

§ 210-58. Applicability.

A. In all zoning districts, the inclusionary housing provisions of this section shall apply to the following uses, hereafter called the “development”:

(1) Any project that results in a net increase of **five (5)**~~ten (10)~~ or more dwelling units, whether by new construction or by the alteration, expansion, reconstruction, or change of existing residential or non-residential space, with the exception of Article XIII A, Village Housing Development projects; and

(2) Any division and/or subdivision of land held in common ownership as of the effective date of this Article, or anytime thereafter, into **five (5)**~~ten (10)~~ or more dwelling units.

§ 210-59. Administration.

~~A development shall require the grant of a Special Permit from the Planning Board. A Special Permit shall be granted if the proposal meets the requirements of this Chapter. If a development requires a Special Permit pursuant to any other provision of this Chapter, a separate Special Permit shall not be required.~~ The Planning Board shall prepare and, after a public hearing, adopt and file regulations with the Town Clerk, which **may be amended from time to time, and** shall include submission requirements, timelines, procedures and provisions necessary to implement this Article.

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§ 210-60. Mandatory Provision of Affordable Units.

A. In each applicable development, **10% of the total units** ~~one dwelling unit shall be established as an affordable housing units for every ten (10) dwelling units in the development, in any one or combination of methods provided for below. Where fractional units are the result, the number of affordable units shall be rounded up to the nearest whole number. For example, in developments of 12 units, two affordable units shall be created (1.2 units rounded up to 2 units); in developments of 17 units, two affordable units shall be created (1.7 units rounded up to 2 units); and so on. For example, in a development of 10 to 19 units, 1 unit shall be affordable; in developments of 20 to 29 units, 2 units shall be affordable; and so on. The use of a combination of methods shall be approved by the Planning Board. Affordable dwelling units shall be constructed or rehabilitated on the development locus.~~

B. The Planning Board may grant a Special Permit to allow for the construction or rehabilitation of a dwelling unit on a locus different than the development, or allow for a payment-in-lieu of construction or rehabilitation of a dwelling unit. Such Special Permit may be issued only where the Planning Board makes a specific finding that there will be a significant net benefit to achieving the Town's affordable housing objectives as a result of allowing the construction or rehabilitation of a dwelling unit on a different locus than the development, or a payment-in-lieu.

~~(1) Constructed or rehabilitated on the development locus; or~~

~~(2) Constructed or rehabilitated on a locus different than the development; or~~

~~(3) An equivalent fees in-lieu of payment may be made.~~

~~B. For every affordable unit required, one additional market rate dwelling unit may be added to the total number of dwelling units in the development. For example, in a development of 20 units, two affordable units are required and the number of market rate units may be increased by two, for a total of 22 units.~~

~~C. The Planning Board may allow a reduction in the dimensional requirements, including minimum lot area, frontage or setback requirements, applicable to the proposed development in order to accommodate the additional units on the site and to locate them within the areas most suitable for development. Such authorization for reduction shall be included in the special permit.~~

§ 210-61. Provisions Applicable to Affordable Housing Units On- and Off-Site.

A. All affordable units created, constructed or rehabilitated under this Article shall be situated within the development so as not to be in less desirable locations than market rate

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units in the development and shall, on average, be no less accessible to public amenities, such as open space, as the market-rate units.

B. Affordable housing units shall be integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of materials with other units. Interior features and mechanical systems of affordable units shall conform to the same specifications as apply to market-rate units.

C. Affordable housing units shall be provided coincident to the development of market-rate units.

D. The deeds to the affordable housing units sold to income eligible buyers shall contain a restriction against renting or leasing of said unit(s) during the period for which the housing unit(s) contains a restriction on affordability, **unless a written waiver is explicitly allowed by consent of the Town and the Commonwealth.**

E. **All affordable units created, constructed or rehabilitated under this article shall hold a legal use restriction that runs with the land, is recorded at the Registry of Deeds, provides for affordability in perpetuity, identifies the Subsidizing Agency and monitoring agent, if applicable, and restricts occupancy to income-eligible households, as defined by the Department of Housing and Community Development.**

EF. The applicant shall comply with the mandatory set-asides and accompanying restrictions on affordability, including the execution of an acceptable deed rider.

~~FG.~~ **If the Planning Board grants a Special Permit that allows for off-site units,** ~~the~~ location of the off-site units ~~to be provided~~ shall be approved by the Planning Board, and shall be provided coincident to the development of the market-rate units or in accordance with an alternate schedule approved by the Planning Board. Exercise of this option shall not result in the destruction or demolition of existing structures, unless the Planning Board determines that: 1) such destruction or demolition is not detrimental to the neighborhood; and 2) where the proposed destruction or demolition of existing housing units is proposed, is consistent with the overall housing goals of the Town. When the Historic Preservation Bylaw (Chapter 125 of the Bylaws of the Town of Hopkinton) applies to the structure, the Planning Board shall consult with the Historical Commission before making a determination.

§ 210-62. Fees-in-Lieu-of Affordable Housing Unit Provision.

A. **The Planning Board may authorize an applicant, as a condition for the grant of a Special Permit** ~~An applicant may~~ contribute funds to the Town of Hopkinton Affordable Housing Trust Fund ~~or Hopkinton Community Housing Task Force, Inc. (CHTF)~~ to be used for the development of affordable housing in lieu of constructing and offering affordable units within

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the locus of the proposed development or at an off-site locus **only if allowed by the Planning Board through the grant of a Special Permit.**

(1) Calculation of fee-in-lieu-of units. For each affordable unit not constructed or provided through one or a combination of the methods specified in this Article, the fee shall be an amount equal to the purchase price of a three-bedroom home that is affordable to a qualified affordable housing unit purchaser, as contained in the LIP guidelines regardless of what type of dwelling units are proposed, approved or constructed in the development.

(2) Schedule of fees-in-lieu-of-units payments. Fees-in-lieu-of-units payments shall be made according to a schedule agreed upon by the Planning Board and the applicant.

§ 210-63. Conflict with Other Bylaws.

The provisions of this Article shall be considered supplemental of existing zoning bylaws. To the extent that a conflict exists between this bylaw and others, the more restrictive bylaw, or provisions therein, shall apply.

Pass any vote or take any act relative thereto.

ARTICLE: 26 Electric Vehicle Parking Spaces; Sponsor: Planning Board

To see if the Town will vote to amend the text of Zoning Bylaw, Article XVIII, Supplementary Regulations, by inserting a new Section 210-124.1, Electric Vehicle Parking, as follows:

§ 210-124.1 Electric Vehicle Parking.

A. Purpose

The sale of electric vehicles continues to grow in Massachusetts and opportunities for charging of these electric vehicles needs to be widespread to accommodate this mode shift. The purpose of this bylaw is to support this mode shift to electric vehicles and encourage ongoing efforts to reduce the impact of fossil fuels on the environment and work towards carbon neutrality by introducing opportunities for EV charging on parking areas with 5 spots or more. It is not the intent of this bylaw to open a private parking area for public use.

B. Administration

The Planning Board shall prepare and, after a public hearing, adopt and file regulations with the Town Clerk, which may be amended from time to time, and shall include technical requirements of the EV-Ready and EVSE-installed infrastructure, procedures, and provisions necessary to implement this Article.

C. Definitions

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ELECTRIC VEHICLE (EV): Any vehicle that is licensed and registered for operation on public and private highways, roads, and streets and that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries, producing zero tailpipe emissions or pollution when stationary or operating.

PLUG-IN HYBRID ELECTRIC VEHICLE (PHEV): A hybrid electric vehicle whose battery can be recharged by plugging it into an external source of electric power, as well as by its on-board engine and generator.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE): Equipment for the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle.

EV INLET: The EV inlet is located on the EV and consists of an electrical connection port that, when combined with the connector, can provide conductive charging and information exchange.

CONNECTOR: A connector is a device that, by insertion into an EV inlet, establishes an electrical connection to the EV for the purpose of information exchange and charging.

EV-READY: EV-Ready shall mean providing conduit, infrastructure, and a viable pathway for adequate electric connection sufficient to support a charging level set forth by the Planning Board in its regulations.

EVSE-INSTALLED: "EVSE-Installed" shall, at a minimum, mean an installed EVSE within a minimum charging level as set forth by the Planning Board in its regulations.

D. Applicability

Construction projects subject to Major Project Site Plan Review pursuant to Article XX, specifically §210-134.C (Major Project) for *construction or enlargement of a parking area containing 25 or more parking spaces* and development projects requiring Minor Project Site Plan Review pursuant to Article XX, specifically §210-134.B (Minor Project) for *construction or enlargement of a parking area containing five or more parking spaces* shall conform to the minimum requirements for EVSE-Installed and/or EV-Ready parking spaces as set forth in this Article; provided, however, that such construction projects for which there is no net increase in the number of parking spaces are not required to conform to the provisions of this Article.

The Planning Board may waive or reduce the requirements for EVSE-Installed or EV-Ready parking spaces only upon a finding that the provision of the required EVSE-Installed or EV-Ready parking spaces would be significantly detrimental to the project, or the layout or orientation of the parking area does not allow for efficient provision of EV-Installed or EV-Ready parking spaces and such layout or orientation cannot be reasonably modified to accommodate the EVSE-Installed or EV-Ready parking spaces.

E. EVSE-Installed and EV-Ready Requirements

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- (1) Where EVSE-Installed or EV-Ready parking spaces are required by the Article, the Planning Board shall set forth a minimum acceptable standard for charging level in its regulations.
- (2) The number of EVSE-Installed and/or EV-Ready parking spaces shall be provided as follows:
 - (a) Parking areas with fewer than 5 spaces shall not be required to provide any EVSE-Installed or EV-Ready parking spaces.
 - (b) Parking areas with 5 - 10 spaces shall provide 1 EVSE-Installed parking space or 2 EV-Ready parking spaces.
 - (c) Parking areas with 11 or more parking spaces shall provide 10% of the total spaces as EVSE-Installed parking spaces or 20% of the total spaces as EV-Ready parking spaces.

In any case where the calculation of EVSE-Installed or EV-Ready parking spaces results in a fraction of a space, the number of spaces shall be rounded up to the next whole number. *For example, a result of 1.7 spaces shall be rounded up to 2 spaces, a result of 3.2 spaces shall be rounded up to 4 spaces, and so on.*

- (3) The EVSE-Installed and EV-Ready parking spaces shall be located within the parking area, and shall be counted toward the parking requirements for the use, in accordance with the requirements of the Zoning Bylaw for off-street parking spaces.

F. Other Requirements

- (1) All EVSE placed and proposed shall be compliant with applicable state and federal law benefitting persons with disabilities, including the Americans with Disabilities Act of 1990 (ADA). All installed EVSE must comply with all requirements specified by the Massachusetts Architectural Access Board.
- (2) EVSE may be installed in standard parking spaces or accessible parking spaces. The installation of an EVSE shall not reduce the size of the parking space to below minimum local zoning requirements for off-street parking spaces.
- (3) An EVSE shall have all relevant parts located within accessible reach, and in a barrier-free access aisle for the user to move freely between the EVSE and the electric vehicle.
- (4) Where EVSE is provided or proposed within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, the charging equipment must be located so as not to interfere with accessibility requirements; it should not interfere with the minimum pedestrian clearance widths as required by applicable state and federal law benefitting persons with disabilities, including the ADA. Cords, cables, and connector equipment should not extend across the path of travel within the sidewalk or walkway.

Pass any vote or take any act relative thereto.

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ARTICLE: 27 Site Plan Review Rooftop Solar Exemption; Sponsor: Planning Board

To see if the Town will vote to amend the text of Zoning Bylaw Article XX, Site Plan Review, by inserting a new sentence at the end of the last paragraph of Section 210-134, Definitions, as indicated by **bold** text as follows:

For the purposes of Site Plan Review, the term “gross floor area” shall mean the sum of the gross horizontal areas of the several floors of a building including all garages, basements and cellars. All dimensions shall be taken from the exterior faces of walls, including the exterior faces of enclosed porches. **For the purposes of this Article, solar panels, modules, and associated equipment that is located on the rooftop of a building shall not be considered “mechanical equipment” and shall be exempt from the provisions of this article.**

Pass any vote or take any action relative thereto.

ARTICLE: 28 Zoning District Change - 2 West Elm Street and 0 West Elm Street; Sponsor: Citizens Petition

To see if the Town will vote to amend the Zoning Map of the Town of Hopkinton by changing the zoning district of land at 2 West Elm St. shown on Assessors Map R23, Block 45, Lot 0 and 0 West Elm St. shown on Assessors Map R23, Block 46 from Residential B District to Business District.

Pass any vote or take any act relative thereto.

ARTICLE: 29 Zoning District Change - South Street and Hayward Street; Sponsor: Citizens Petition

To see if the Town will vote to amend the Zoning Map of the Town of Hopkinton by changing the zoning district of land at:

66 South Street shown on Assessors Map L37, Block 97, Lot 0

68 South Street shown on Assessors Map L37, Block 96, Lot 0

70 South Street shown on Assessors Map L37, Block 95, Lot 0

28 Hayward Street shown on Assessors Map L37, Block 94, Lot 0

30 Hayward Street shown on Assessors Map L37, Block 93, Lot 0

Pine Grove Lane a private 25’ wide way from Hayward Street north to 52 South Street shown on Assessors Map R23, Block 65, Lot 0 and Hayward Street south to 74-76 South Street shown on Assessors Map R29, Block 23, Lot A.

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From Residential Lake Front District to Rural Business District.

Pass any vote or take any act relative thereto.

GENERAL BYLAW AMENDMENTS

ARTICLE: 30 Housekeeping - Delete Definition; Sponsor: Town Clerk

To see if the Town will vote to amend the General Bylaws, Chapter 1 by striking "Article V Definitions" in its entirety and changing Article VI, Administration of Fines for Certain Violations, to Article V, accordingly.

Pass any vote or take any other act relative thereto

ARTICLE: 31 Amend Meeting Minutes Bylaw: Sponsor: Town Clerk

To see if the Town will vote to amend the General Bylaws, Section 5-29, "Meeting Minutes," subsection A, by: (1) striking "boards, committees, and commissions" and in its place insert the phrase "multi-member public bodies", (2) striking the phrase "forty (40) calendar days" and inserting in its place "thirty (30) days", and (3) inserting after "later" the phrase "unless the public body finds good cause to exceed these timeframes", so that the amended Section 5-29, subsection A will read as follows:

"Approval of Minutes. All multi-member public bodies of the Town shall approve the minutes of their open session or executive session meetings within thirty (30) days of the meeting, or at its next meeting, whichever is later, unless the public body finds good cause to exceed these timeframes."

Pass any vote or take any act relative thereto.

ARTICLE: 32 Amend Leash Law: Sponsor: Select Board

To see if the Town will vote to amend Article III, Leashing of Dogs, in Chapter 62, Animals, of the General Bylaws as follows:

1. By deleting Section 62-3 "Leashing and curbing required certain hours; exception" in its entirety and inserting in its place, a new Section 62-3 "Leashing and curbing required; exceptions" to read as follows:

No person who owns or keeps a dog or dogs shall allow the same to run free unless said dog is on the owner's or keeper's premises. Any dog not on the premises of its owner or keeper shall be leashed and curbed, provided that the said leashing or curbing shall not apply to hunting, guide, and therapy dogs under direct command of its owner or keeper, or to dogs used in law enforcement.

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2. By deleting the text of Section 62-4 in its entirety and replacing it with the text:
“Whoever violates this article shall be subject to a fine in the amount of \$50 or the minimum amount permitted by Section 173A of Chapter 140 of the General Laws, whichever is higher.”
3. By deleting “\$15” in Section 62-5, Redemption fee, and inserting in its place “\$25”.

Pass any vote or take any act relative thereto.

ARTICLE: 33 Short Term Rental Bylaw: Sponsor: Select Board

To see if the Town will vote to amend the General Bylaws of the Town of Hopkinton by adopting a new Chapter 164, Short Term Rental of Residential Property, as follows:

CHAPTER 164

Short-Term Rental of Residential Property

§164-1 Purpose

The purpose of this Chapter is to establish regulations and a licensing process for the administration and enforcement of the short-term rental of residential property in the Town of Hopkinton. The regulations and the licensing process are designed to protect the health, safety, and welfare of the short-term tenants, the property owner, the residents of the surrounding neighborhood, and the public, and to ensure compliance with applicable Massachusetts General Laws and regulations.

§164-2 Applicability

The rental of residential property to short-term paying guests shall be allowed only in accordance with the requirements of this Bylaw.

§164-3 Definitions

DWELLING UNIT – An owner-occupied, tenant-occupied or non-owner-occupied residential property including, but not limited to, a dwelling unit, single-family dwelling unit, condominium, apartment, multi-family dwelling, or a furnished accommodation that is not a hotel; inn; bed and breakfast establishment; lodging house; or continuing care retirement facility, assisted living facility, nursing home facility, or similar facility.

LICENSE – A license issued by the Select Board for operation of a Short-Term Rental Unit.

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OPERATOR – Any person or entity operating a Short-Term Rental Unit. An Operator may be the owner of a Short-Term Rental Unit, or a lessee of a Short-Term Rental Unit with express written permission from the unit’s lessor.

SHORT-TERM RENTAL UNIT – Any Dwelling Unit where at least one room or unit is rented to an occupant or sub-occupant; and all accommodations are reserved in advance; provided, however, that a private owner-occupied property shall be considered a single unit if leased and rented as such.

§164-4 General Requirements

The following requirements shall apply to all short term rentals:

- A. No property other than a Dwelling Unit may be operated as a Short-Term Rental Unit.
- B. No non-residential property may be operated as a Short-Term Rental Unit.
- C. No Dwelling Unit may be operated as a Short-Term Rental Unit without a License.
- D. Notwithstanding the issuance of a License, no Dwelling Unit may be used as a Short-Term Rental Unit except in compliance with these General Requirements.
- E. No Dwelling Unit shall be operated as Short-Term Rental Unit if it is designated as affordable or otherwise income-restricted, which are subject to affordability covenants or are otherwise subject to housing or rental assistance under local, state, or federal programs or law.
- F. No Dwelling Unit shall be operated as Short-Term Rental Unit if it is in violation or noncompliance with any provisions of the Building Code, Fire Code, and Board of Health regulations.
- G. No Dwelling Unit shall be operated as Short-Term Rental Unit if the Operator, or owner of the property if different from the Operator, is in arrears for payment of the unit’s Town taxes, water, or sewage charges.
- H. No Dwelling Unit shall be operated as Short-Term Rental Unit unless the number of off-street parking spaces for the property on which the unit is located is sufficient to accommodate all guest occupants.
- I. No Dwelling Unit shall be operated as Short-Term Rental Unit if said unit is subject to zoning or other restrictions that prohibit short-term rental use.

- J. Operators shall designate for each Short-Term Rental Unit a person to be the manager of said unit. Managers shall respond within 2 hours to any problem or complaint and within 30 minutes in an emergency.
- K. The maximum occupancy of any short-term rental unit shall be limited to two people per bedroom.
- L. No commercial trash receptacle, including but not limited to a dumpster, may be maintained on the property on which a Short-Term Rental Unit is located for use by the Short-Term Rental Unit occupants for trash disposal. All trash removal for occupants of a Short-Term Rental Unit shall be by regular residential trash removal services, and shall be collected weekly, at a minimum.
- M. Short-Term Rental Units shall be subject to inspection by the Board of Health, Fire Department and the Director of Municipal Inspections.
- N. All Operators shall maintain an up-to-date log of all occupants that occupy any Short-Term Rental Unit. Said log shall contain all occupants' names, ages, and dates of commencement and expiration of each short-term rental period. The log shall be available for inspection by the Board of Health, Fire Department, and the Director of Municipal Inspections.
- O. All Licenses shall be issued to Operators and shall not run with the Short-Term Rental Unit or the property on which the unit is located. All Licenses shall terminate immediately upon any sale or transfer of ownership of the Short-Term Rental Unit or property on which the Short-Term Rental Unit is located. All Licenses shall terminate if the Operator to whom the license is issued transfers or is no longer in control of said Short-Term Rental Unit or property on which the Short-Term Rental Unit is located; provided, however, that the Select Board may allow the transfer of a license at its sole discretion.
- P. Short-Term Rental Units may only be rented for a minimum of 2 consecutive days and a maximum of 30 consecutive days. No Operator may rent a Short-Term Rental Unit to the same person for more than 30 consecutive days in any 6-month period. Rental durations outside of these minimum and maximum time periods are prohibited.
- Q. Operators shall maintain the structure and property exterior in good condition, including the upkeep of lawns, shrubbery, and other landscape features.
- R. Operators shall furnish each short-term rental occupant with a community information card containing, at a minimum, (i) emergency telephone numbers for the Hopkinton Police Department, Fire Department, and manager designated by the Operator, (ii) a description of the regulations, if any, relative to on-street parking at the address and

fines for parking violations, (iii) a description of the Town’s trash and recycling requirements, including the date of trash and recycling collection at the address, and (iv) a copy of the Town’s noise bylaw.

- S. Operators shall post a sign on the inside of the Short-Term Rental Unit providing information on the location of all fire extinguishers in the unit, and, if applicable, the location of all fire exits and pull fire alarms in the dwelling.
- T. Operators shall retain and make available to the Town, upon written request, records to demonstrate compliance with this Section. The Operator shall retain such records for as long as a Dwelling Unit is offered as a Short-Term Rental Unit.

§164-5 License

Operators shall apply annually to the Select Board for a License for all Short-Term Rental Units. All Licenses will expire on June 30 of each year The Select Board may adopt regulations, an application form, or other procedures governing the issuance and regulation of Licenses and Operators. Short-Term Rental Units shall be annually recorded in a Short-Term Rental Registry for a fee or fees set by the Select Board.

§164-6 Violations and Penalties

- A. Failure to comply with the requirements of this Bylaw, regulations adopted by the Select Board, conditions of a License, or an order issued by the Board of Health, Fire Department, or Director of Municipal Inspections, shall be subject to the following penalties:

- First Violation: \$150
- Second violation: \$250
- Third and subsequent violations: \$350

Each day that such violation continues shall be deemed to be a separate violation and be subject to the above penalty.

- B. The Select Board may suspend or revoke any License for failure to comply with the requirements of this Bylaw, regulations adopted by the Select Board, conditions of a License, or an order issued by the Board of Health, Fire Department, or Director of Municipal Inspections.
- C. Any person or entity maintaining Short-Term Rental Unit without a License shall be punished by a fine of \$500. Each day that such violation continues shall be deemed to be a separate violation and be subject to the penalty.

D. In lieu of the penalties set forth in this section, violations may be addressed in accordance with the provisions of M.G.L. c. 40, § 21D, and Ch. 1, Art. II, Noncriminal Disposition, of the General Bylaws of the Town of Hopkinton.

Pass any vote or take any action related thereto.

ARTICLE: 34 Gun Club Indoor Shooting: Sponsor: Citizens Petition

To see if the Town will vote to amend the General Bylaws of the Town of Hopkinton as follows:

Protect “we the people, babies, animals & birds”, from noise pollution. Gun clubs, should practice firing gun shots indoor and stop noise pollution and make the Town of Hopkinton, enjoyable to every citizen, babies, animals & birds.

Pass any vote or take any action relative thereto.

LAND ACQUISITION AND DISPOSITION

ARTICLE: 35 Street Acceptance - Foxhollow Road; Sponsor: Planning Board and Select Board

To hear the report of the Select Board relative to the laying out of the following named street, under the provisions of General Laws chapter 82, and to see if the Town will vote to accept such street as and for public ways and to authorize the Select Board to acquire by gift, purchase, or eminent domain any land or interest in land necessary for such laying out, and act on all matters relating thereto:

Foxhollow Road, from Pond Street to end.

Pass any vote or take any action relative thereto.

ARTICLE: 36 Street Acceptance - Box Mill Road; Sponsor: Planning Board and Select Board

To hear the report of the Select Board relative to the laying out of the following named street, under the provisions of General Laws chapter 82, and to see if the Town will vote to accept such street as and for public ways and to authorize the Select Board to acquire by gift, purchase, or eminent domain any land or interest in land necessary for such laying out, and act on all matters relating thereto:

Box Mill Road, from Leonard Street to end.

Pass any vote or take any action relative thereto.

ARTICLE: 37 Accept Gift of Land - Turkey Ridge Subdivision; Sponsor: Planning Board

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To see if the Town will vote to authorize the Select Board to acquire, by gift, a fee interest in certain parcels of land consisting of 10.22 acres in Parcels B and C as shown on a plan entitled "Definitive Residential Subdivision Turkey Ridge" prepared by J.D. Marquedant & Associates, Inc. and dated June 11, 2021, revised November 12, 2021, a copy of which is available for inspection at the Office of the Town Clerk, said land being a portion of property located at 35 Lincoln Street and 52 Cedar Street Extension and as shown on Assessors Map as R3 Block 14 Lot 0 and R3 Block 8 Lot 0, and said land to be used for open space purposes.

Pass any vote or take any action relative thereto.

ARTICLE: 38 Solar Canopy Leases, Middle School and High School; Sponsor: Town Manager

To see if the Town will authorize the Select Board and the School Committee to take the following actions, with respect to parking lot solar canopy facility projects on parcels of land under their custody and control:

1. To authorize a lease of a portion of the parking lot located at 88 Hayden Rowe, for a maximum of thirty (30) years, upon such terms and conditions as are acceptable to the Select Board and School Committee, to a solar energy provider for the purposes of constructing, maintaining, and operating a parking lot solar canopy facility on the property.
2. To authorize a lease of a portion of the parking lot located at 90 Hayden Rowe, for a maximum of thirty (30) years, upon such terms and conditions as are acceptable to the Select Board and School Committee, to a solar energy provider for the purposes of constructing, maintaining, and operating a parking lot solar canopy facility on the property.
3. To authorize the Town to grant easements to Eversource to install, maintain, operate, repair, reinstall, or replace utility pole lines and a substation for three phase power for the parking lot solar canopy facility installations at 88 and 90 Hayden Rowe.

Pass any vote or take any action relative thereto.

ARTICLE: 39 Fruit Street Lease; Sponsor: Citizens Petition

To see if the Town will vote to authorize the Select Board to increase the portion of Parcel 8, as depicted on the Fruit Street Master Plan dated March 24, 2015, to be leased to a non-profit philanthropic organization for the benefit of Hopkinton youth and based in the Town of Hopkinton from 5 acres, as adopted by the Town under Article 56 of the 2015 Annual Town Meeting, to the remainder of Parcel 8 not already leased to Baypath Humane Society and to negotiate and enter into a lease agreement with Hopkinton Scout Leaders Association, Inc.

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Pass any vote or take any action relative thereto.

ARTICLE: 40 Drainage Easement, 14 Hazel Road; Sponsor: Town Engineer/Facilities Director and Town Manager

To see if the Town will vote to authorize the Select Board to acquire by gift, purchase, eminent domain, or otherwise, an easement located at 14 Hazel Road as shown as “Proposed Drainage Easement” on a plan entitled “Easement Plan of Land in Hopkinton, Massachusetts”, prepared by VHB, Inc. and dated May, 4, 2022, a copy of which is available for inspection at the Office of the Town Clerk, said land being a portion of property shown on Assessors’ Map U22 46 0, and said easement to be used for installing drainage infrastructure from EMC Park to the existing municipal drainage infrastructure in Hazel Road.

Pass any vote or take any action relative thereto.

ARTICLE: 41 Drainage Easement, 77 South Street; Sponsor: Director of Public Works and Town Manager

To see if the Town will vote to authorize the Select Board to acquire by gift, purchase, eminent domain, or otherwise, an easement located at 77 South Street as shown on the Condominium Site Plan recorded with the Middlesex South District Registry of Deeds as Plan No. 657 of 2022, entitled “Condominium Site Plan - Beveleo Business Park Condominium,” prepared by Control Point Associates, Inc., dated September 22, 2022, a copy of which is available for inspection at the Office of the Town Clerk, said land being a portion of property shown on Assessors’ Map R27 7 B, and said easement to be used for the operation, maintenance, repair, inspection, and replacement of the Stormwater Basin with appurtenant utilities, including but not limited to piping, outlet(s), headwall and riprap collectively the “Drainage Structure”).

Pass any vote or take any action relative thereto.

ARTICLE: 42 Drainage Easement, 20 Downey Place; Sponsor: Director of Public Works and Town Manager

To see if the Town will vote to authorize the Select Board to acquire by gift, purchase, eminent domain, or otherwise, an easement located at 20 Downey Place as shown as “Proposed 20’ Wide Easement Area = 2,000 ± sq ft.” on a plan entitled “Sketch Plan of Proposed Drainage Easement in Hopkinton Massachusetts”, prepared by VHB, Inc. and dated April 3, 2023, a copy of which is available for inspection at the Office of the Town Clerk, said land being a portion of property shown on Assessors’ Map L36 51 0, and said easement to be used for installing and maintaining drainage infrastructure.

Pass any vote or take any action relative thereto.

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ARTICLE: 43 Home Rule Petition for Special State Legislation to Authorize Taking of Easements in Milford for Lake Maspenock Dam Repairs; Sponsor: Director of Public Works and Town Manager

To see if the Town will vote to authorize the Select Board to petition the Massachusetts General Court for special legislation, as set forth below, authorizing the Select Board to acquire by eminent domain such temporary and permanent easements on land in the Town of Milford as are required for the repair and maintenance of the Lake Maspenock Dam, which is owned and maintained by the Town of Hopkinton but is situated in the Town of Milford; provided, however, that the General Court may reasonably vary the form and substance of this requested legislation within the scope of the general public objectives of this petition:

An Act Authorizing the Town of Hopkinton to Take by Eminent Domain Certain Easements in the Town of Milford for the Repair and Maintenance of the Lake Maspenock Dam

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

Section 1. The Town of Hopkinton may take and hold, by and subject to the provisions of Chapter 79 of the General Laws, certain easements on land situated in the Town of Milford, described with particularity in the following Section 2, that are necessary for the repair and maintenance of the Lake Maspenock Dam, acquired by the Town of Hopkinton from the Milford Water Company, a statutory corporation incorporated pursuant to Chapter 77 of the Acts of 1881.

Section 2. The Town of Hopkinton may take and hold permanent and temporary easements on land in the Town of Milford, situated off Pine Island Road, and identified, at the time of this act's passage, as Milford Assessors' Parcels numbered 10-0-3, 10-0-4, and 10-0-5.

Section 3. This act shall take effect upon its passage.

Pass any vote or take any action relative thereto.

ARTICLE: 44 Easements for Lake Maspenock Dam Repairs; Sponsor: Director of Public Works and Town Manager

To see if the Town will vote to authorize the Select Board to acquire by gift, purchase, eminent domain, or otherwise, easements located as follows:

1. 32 Pine Island Road as shown as "Map 10 Lot 3, 32 Pine Island Road, N/F William F. Sweeney Jr., Plan BK 54773 PG 171" on a plan entitled "Lake Maspenock Dam Left Downstream Wall Repair", prepared by PARE Corporation and dated September 2022, a

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copy of which is available for inspection at the Office of the Town Clerk, said land being a portion of property shown on Milford Assessors' Map 10 Lot 3;

2. Rear North Pond Terrace as shown as "Map 10 Lot 5, Rear North Pond Terrace, N/F William F. Sweeney Jr., C/O Catherine A. Sweeney & Ruth Geringer, Plan BK 54773 PG 171" on a plan entitled "Lake Maspenock Dam left Downstream Wall Repair", prepared by PARE Corporation and dated September 2022, a copy of which is available for inspection at the Office of the Town Clerk, said land being a portion of property shown on Milford Assessors' Map 10 Lot 5;

Said permanent access easements to be used for future dam repairs for the Lake Maspenock Dam.

Pass any vote or take any action relative thereto.

ARTICLE: 45 Temporary Easement for Lake Maspenock Dam Repairs (Eminent Domain); Sponsor: Director of Public Works and Town Manager

To see if the Town will take a temporary easement of 2,883 square feet on a piece of land by eminent domain identified on the Milford Assessors maps as Map 10 Lot 4, Rear North Pond Terrace, N/F Heirs of William H. Casey, Plan Book 2667 Page 557 on a plan entitled "Lake Maspenock Dam Left Downstream Wall Repair", prepared by PARE Corporation and dated September 2022, a copy of which is available for inspection at the Office of the Town Clerk.

Pass any vote or take any action relative thereto.

ADMINISTRATIVE

ARTICLE: 46 Net Zero Resolution; Sponsor: Select Board and Sustainable Green Committee

To see if the Town will vote to accept the following Resolution:

WHEREAS, the United Nations Intergovernmental Panel on Climate Change (IPCC) has reiterated its call for ambitious climate action on a global scale to limit warming to within 1.5°C (2.7°F) above pre-industrial temperatures to avoid the worst consequences of climate change, and indicated that such a threshold requires at minimum decreasing carbon pollution by 45% from 2010 levels by 2030 and reaching global net zero carbon emissions by 2050; and

WHEREAS, the goals of the National Climate Task Force include reducing U.S. greenhouse gas emissions 50-52% below 2005 levels by 2030, reaching 100% carbon pollution-free electricity by 2035, and achieving a net zero emissions economy by 2050, and the US Inflation Reduction Act of 2022 makes significant advances toward achieving these goals; and

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WHEREAS the Commonwealth of Massachusetts has set a 2050 target date for achieving net zero emissions, and has enacted “An Act driving clean energy and offshore wind” (H.5060) to accelerate fossil fuel independence; and

WHEREAS the residents of Hopkinton have already experienced negative effects of climate change including rising overall temperatures, an increase in extreme weather conditions including flooding and winter storm events, adverse impact on our flora and fauna, an increase in algal blooms in our waterways, an increase in insect-borne illness, and increased exposure to ultraviolet radiation; and

WHEREAS the Town of Hopkinton’s Master Plan (2017) called for a strategic plan or policies “to achieve long term sustainability and efficiency in energy and other fields to improve public health and community resiliency”; and

WHEREAS the Town of Hopkinton was among the first Massachusetts municipalities designated as Green Communities and has already completed numerous sustainability projects through the use of Green Communities funding; and

WHEREAS the Town of Hopkinton enjoys numerous sustainability advantages including relatively few large industries, more new construction, and more green space than many other towns and therefore the Town has a responsibility and capability to establish a somewhat earlier net zero target date than 2050; and

WHEREAS the health and safety of all our residents are affected by rising temperatures and extreme weather emergencies but not on an equal basis, with our seniors, children, fixed income residents, non-native speakers, and disabled residents being among the most vulnerable; and

WHEREAS the welfare of future generations depends upon actions taken now and with a sense of urgency;

BE IT THEREFORE RESOLVED [1] that the Town of Hopkinton commits to a net zero goal of 2045 to eliminate or offset all carbon emissions including municipal, commercial, and residential sources with intermediate milestones of 50% emissions reductions by 2030, and 75% emissions reductions by 2037, relative to 2017 baseline levels.

BE IT FURTHER RESOLVED [2] that the Sustainable Green Committee will present to the Select Board in 2023 a Climate Action Plan, including a Greenhouse Gas Inventory, describing the Town’s current status and providing recommendations to reach the Town’s net zero targets, and that in drafting the document the Committee will seek community input and prioritize social justice and equity.

BE IT FURTHER RESOLVED [3] that all Town boards, committees, and departments deemed appropriate by the Select Board will present to the Board by year end 2024 their plans to align with the Town’s net zero targets.

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BE IT FURTHER RESOLVED [4] that the Sustainable Green Committee shall present to the Select Board following each calendar year a report describing progress toward the Town's net zero targets, following the targets and methodology set forth in the Climate Action Plan and Greenhouse Gas Inventory, and including areas such as energy, buildings, transportation, environment, waste, and industry.

BE IT FURTHER RESOLVED [5] that Town boards, committees, and staff shall take the Town's net zero targets into consideration, to the extent allowed by law, when making budget requests or recommendations; making procurement decisions concerning design, construction, purchase, renovation, or maintenance of any municipal property; and conducting municipal operations or directing contracted services.

Pass any vote or take any act relative thereto.

ARTICLE: 47 Abolish Upper Charles Trail Committee and Establish Subcommittee; Sponsor: Citizens Petition

To see if the Town will, in accordance with Section 6.1 of the Town Charter, vote to direct the Town Manager to abolish the Upper Charles Trail Committee (UCTC) and establish a subcommittee termed the Upper Charles Trail Subcommittee under the direction of the Trails Coordination and Management Committee (TCMC; hereafter to be known as the Hopkinton Trails Committee). This subcommittee shall perform the function of the former UCTC, including 1) establishing at least two possible trail routes for review by the town and selection by the Select Board, and 2) developing this trail using all available funds. The subcommittee shall be comprised of seven (7) members chosen by the Trails Committee and will follow guidance for public communication as previously developed by the TCMC. Funds from this town meeting and from other sources allotted to the UCTC shall be spent under the direction of the Trails Committee and subcommittee for the tasks indicated above and as intended by town meeting. Pass any vote or take any action relative thereto.

Pass any vote or take any act relative thereto.

ARTICLE: 48 Upper Charles Trail Committee Spending, Segment 7; Sponsor: Citizens Petition

To see if the Town will vote that no further public funds will be expended by the Upper Charles Trail Committee (UCTC) for work related to establishing a Shared Use Path along that section of Hayden Rowe referred to as Segment 7 in the UCTC's plan entitled "Upper Charles Trail Overall Alignment Schematic 3/14/2022," a section that roughly encompasses the land along Hayden Rowe from 147 Hayden Rowe Street to 192 Hayden Rowe Street. Pass any vote or take any action relative thereto.

Pass any vote or take any act relative thereto.

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HEREOF FAIL NOT, and make the due return of this warrant, with your doings thereon to the Clerk of said Town of Hopkinton, at the time and place aforesaid.

Given under our hands this _____th day of _____, 2023.

SELECT BOARD
TOWN OF HOPKINTON

Amy Ritterbusch, Chair

Mary Jo LaFreniere, Vice-Chair

Irfan Nasrullah

Muriel Kramer

Shahidul Mannan

A TRUE COPY
ATTEST:

Connor Degan, Town Clerk

DATE: _____

I HEREBY CERTIFY THAT I HAVE SERVED THE FOREGOING WARRANT BY POSTING A TRUE AND ATTESTED COPY THEREOF IN (1) TOWN HALL, (2) ALL POST OFFICES, (3) THE PUBLIC LIBRARY, (4) THE SENIOR CENTER, AND (5) AT LEAST ONE PUBLIC SAFETY BUILDING, AT LEAST EIGHT (8) DAYS PRIOR TO THE TIME OF HOLDING SAID MEETING.

Constable of Hopkinton

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Hopkinton Annual Town Meeting May 1, 2023

WARRANT ARTICLES AND MOTIONS

The Middle School is accessible. If accessibility accommodations/modifications are needed, please contact the Town Manager's office at 508-497-9701 by April 27, 2023.

REPORTS

ARTICLE: 1 Acceptance of Town Reports

Sponsor: Select Board

To hear the Reports of Town Officers, Boards and Committees.

Pass any vote or take any act relative thereto.

Required Recommendation: Select Board recommends _____.

Motion (Select Board): *We move that the Town accept the Reports of Town Officers, Boards and Committees.*

Vote Needed: Simple Majority.

FINANCIAL – FISCAL YEAR 2023

ARTICLE: 2 FY 2023 Supplemental Appropriations and Transfers

Sponsor: Town Manager

To see if the Town will vote to transfer from available funds or otherwise provide a sum or sums of money to supplement operating budgets and various accounts for the fiscal year ending on June 30, 2022.

Pass any vote or take any act relative thereto.

Required Recommendation: Select Board recommends _____.
Appropriation Committee recommends _____.

Motion (Appropriation Committee): *We move that the Town vote to (1) transfer the sum of \$_____ (_____ DOLLARS) from Certified Free Cash to the Fiscal Year 2023 _____ Budget.*

Vote Needed: Simple Majority.

ARTICLE: 3 Unpaid Bills from Prior Fiscal Years

Sponsor: Town Manager

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money to pay unpaid bills from prior fiscal years, in accordance with the provisions of Chapter 44, Section 64, of the *Massachusetts General Laws*.

Pass any vote or take any act relative thereto.

Required Recommendation: Select Board recommends _____.
Appropriation Committee recommends _____.

Motion (Appropriation Committee): We move that the Town vote to transfer from _____ the sum of \$_____ (_____ DOLLARS AND _____ CENTS) for the following bills incurred in a previous year, in accordance with the provisions of Chapter 44, Section 64 of the Massachusetts General Laws, as follows:

Department #	Vendor	Amount
123	Miyares & Harrington LLP	\$ 12,438.50
420	Hiller's Pizza	\$ 107.95
210	Waterlogic	\$ 382.20
188	Michael C. Boelsen	\$ 1,200.00
410	Scott's Landscaping, INC.	\$ 333.00
410	Hopkinton Business Center LLC	\$ 1,473.50
410	Radiant Cleaning	\$ 5,470.92
422, 411	Gatehouse Media	\$ 484.84
433	Chase/Harris Portable Toilets	\$ 267.00
161	Town of Hopkinton Police Department	\$ 588.00
422	Town of Hopkinton Police Department	\$ 784.00
	TOTAL	\$

Vote Needed: Four-Fifths Majority.

FINANCIAL – FISCAL YEAR 2024

ARTICLE: 4 Set the Salary of Elected Officials Sponsor: Select Board

To see if the Town will vote to fix the salary or compensation of all the elected officials of the Town in accordance with Chapter 41, Section 108, of the *Massachusetts General Laws*.

Pass any vote or take any act relative thereto.

Required Recommendations: Select Board recommends _____.
 Appropriation Committee recommends _____.

Motion (Appropriation Committee): We move that the Town vote to fix the salary of the elected Town Clerk for the Fiscal Year beginning July 1, 2023, at \$_____ (_____ DOLLARS).

Vote Needed: Simple Majority.

ARTICLE: 5 Fiscal Year 2024 Operating Budget Sponsor: Town Manager

To hear and act on reports and recommendations of the Appropriation Committee and to see if the Town will vote to raise and appropriate, transfer from available funds, borrow or otherwise

provide a sum or sums of money for the operation and maintenance of Town Departments for the fiscal year beginning on July 1, 2023, and that such sums be expended for such purposes under the direction of the respective Town Officers, Boards and Committees.

Pass any vote or take any act relative thereto.

Required Recommendations: Select Board recommends _____.
Appropriation Committee recommends _____.

Motion (Appropriation Committee): *We move that the Town vote to appropriate:*

- \$ _____ *to the General Fund; and*
- \$ _____ *to the Community Preservation Fund; and*
- \$ _____ *to the Sewer Enterprise Fund; and*
- \$ _____ *to the Water Enterprise Fund*

for a total of \$_____ (_____ DOLLARS) for the purposes itemized and described in the Fiscal Year 2024 Operating Budget of the Town, in the amounts set forth in the Appropriation Committee Report with Recommendations Approved _____ the column titled "Appropriation Committee Recommendation" for the Fiscal Year beginning July 1, 2023, in the column titled "Appropriation Committee Recommendations," said sums to be spent under the direction of the respective Town officers, Boards, and Committees, and that amounts appropriated be raised as follows

GENERAL FUND

Transfers from available funds:

Ambulance Receipts Reserved \$
Title V
Bond Premiums

Transfers from available funds \$

Local Receipts, Intergovernmental
Revenue and Tax Levy \$

GENERAL FUND \$

COMMUNITY PRESERVATION FUND

Transfers from available funds, as recommended by the Community Preservation Committee:

CPC Undesignated Fund Balance \$
Recreation Reserve

COMMUNITY PRESERVATION FUND \$

SEWER ENTERPRISE FUND
 FY2023 Sewer Enterprise Fund Revenue
 SEWER ENTERPRISE SOURCES OF FUNDS \$

Indirect Costs to be raised from the FY2023 Sewer Enterprise
 Fund revenues, appropriated in the General Fund \$

SEWER ENTERPRISE BUDGET \$

WATER ENTERPRISE FUND
 FY2023 Water Enterprise Revenue
 WATER ENTERPRISE SOURCES OF FUNDS \$

Indirect costs to be raised from the FY2023 Water Enterprise
 Fund revenues, appropriated in the General Fund \$

WATER ENTERPRISE BUDGET \$

Vote Needed: Simple Majority

ARTICLE: 6	FY 2024 Revolving Funds Spending Limits	<i>Sponsor: Town Manager</i>
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To see if the Town will vote to establish the limit on the total amount that may be expended from each revolving fund established by Article VI of Chapter 13 of the General Bylaws pursuant to Section 53E½ of Chapter 44 of the *Massachusetts General Laws* for the fiscal year beginning July 1, 2023.

Pass any vote or take any act relative thereto.

Required Recommendation: Select Board recommends _____.
 Appropriation Committee recommends _____.

Motion (Appropriation Committee): *We move that the Town vote to establish the limit on the total amount that may be expended from each revolving fund established by Article VI of Chapter 13 of the General Bylaws pursuant to Section 53E½ of Chapter 44 of the Massachusetts General Laws for the Fiscal Year beginning July 1, 2023, as follows:*

Revolving Fund	Spending Limit for the Fiscal Year 2024
Building Department	\$500,000
Part-Time Wire Inspector	\$100,000

<u>Revolving Fund</u>	<u>Spending Limit for the Fiscal Year 2024</u>
Part-Time Plumbing Inspector	\$100,000
Hazardous Materials	\$20,000
Conservation Commission	\$200,000
Library	\$10,000
Public Safety	\$5,000
Planning Board	\$100,000
Open Space Preservation Commission	\$10,000
Youth and Family Services Department	\$4,000
Zoning Board of Appeals	\$50,000
Department of Public Works (Expenses of operation of the Highway Division.)	\$8,000
Department of Public Works (Expenses of operation of Recycling Center)	\$15,000
Department of Public Works (To purchase Overflow Trash bags and to meet expenses of Waste Collection and Disposal)	\$8,000
Cemetery Commission	\$3,500
Cemetery Lot Fund	\$10,000
School Department 1:1 Laptop Initiative	\$475,000
Fingerprinting Fund	\$500
Senior Center Programs Fund	\$75,000
Police Department	\$12,500
Parks and Recreation	\$130,000

<u>Revolving Fund</u>	<u>Spending Limit for the Fiscal Year 2024</u>
Shared Housing Services Office	\$125,000

Vote Needed: Simple Majority.

ARTICLE: 7	PEG Access and Cable Related Fund Revolving Account Funding	<i>Sponsor: Town Manager</i>
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To see if the Town will vote to appropriate a sum or sums of money from the PEG Access and Cable Related Fund Revolving Account, established pursuant to General Laws chapter 44, §53F¾, to support public, educational, or governmental access cable television services.

Pass any vote or take any act relative thereto.

Required Recommendation: Select Board recommends ____.
Appropriation Committee recommends ____.

Motion (Appropriation Committee): *We move that the Town vote to transfer \$_____ (_____) from the PEG Access and Cable Related Fund Revolving Account for the purposes specified in Article 7 of the Warrant.*

Vote Needed: Simple Majority.

ARTICLE: 8	Chapter 90 Highway Funds	<i>Sponsor: Town Manager</i>
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To see if the Town will vote to appropriate a sum or sums of money from the proceeds due to the Town pursuant to Chapter 90 of the *Massachusetts General Laws* for the purposes of repair, construction, maintenance and preservation of the Town’s roads and bridges, the acquisition of easements and other interests in real property related to the laying out of ways, and other related costs, which qualify under the State Aid Highway Guidelines adopted by the Massachusetts Department of Transportation; said sum to be spent under the direction of the Town Manager.

Pass any vote or take any act relative thereto.

Required Recommendation: Select Board recommends ____.
Appropriation Committee recommends ____.
Capital Improvement Committee recommends ____.

Motion: (Appropriation Committee) *We move that the Town vote to appropriate \$_____ (_____) DOLLARS) from the proceeds due to the Town pursuant to Chapter 90 of the Massachusetts General Laws for the purposes of repair, construction, maintenance and preservation of the Town’s roads and bridges, the acquisition of*

easements and other interests in real property related to the laying out of ways, and other related costs, which qualify under the State Aid Highway Guidelines adopted by the Massachusetts Department of Transportation; said sum to be spent under the direction of the Town Manager.

Vote Needed: Simple Majority.

ARTICLE: 9	Transfer to Other Post-Employment Benefits Liability Trust Fund	<i>Sponsor: Town Manager</i>
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To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money for the purpose of increasing the Other Post-Employment Benefits Liability Fund.

Pass any vote or take any act relative thereto.

Required Recommendation: Select Board recommends ____.
Appropriation Committee recommends ____ l.

Motion (Appropriation Committee): *We move that the Town vote to appropriate \$_____ (_____ DOLLARS) from Certified Free Cash to be credited to the Other Post-Employment Benefits Liability Trust Fund.*

Vote Needed: Simple Majority.

ARTICLE: 10	Transfer to the General Stabilization Fund	<i>Sponsor: Town Manager</i>
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To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money for the purpose of increasing the General Stabilization Fund, to be used, upon further appropriation, for any lawful purpose.

Pass any vote or take any act relative thereto.

Required Recommendation: Select Board recommends ____.
Appropriation Committee recommends _____.

Motion (Appropriation Committee): *We move that the Town vote to transfer from _____ the sum of \$_____ (_____ DOLLARS) for the purpose of increasing the General Stabilization Fund, said sums to be used, upon further appropriation, for any lawful purpose.*

Vote Needed: Simple Majority.

ARTICLE: 11	Transfer to the School Special Education Reserve Fund	<i>Sponsor: Town Manager</i>
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To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money for the purpose of increasing the School Special Education Reserve Fund, to be used, without further appropriation, for unanticipated or unbudgeted costs of special education and recovery high school programs, out-of-district tuition, or transportation.

Pass any vote or take any act relative thereto.

Required Recommendation: Select Board recommends ____.
Appropriation Committee recommends ____.

Motion (Appropriation Committee): We move that the Town vote to transfer from _____ the sum of \$_____ (_____ DOLLARS) for the purpose of increasing the School Special Education Reserve Fund, said sums to be used, upon further appropriation, for any lawful purpose.

Vote Needed: Simple Majority.

ARTICLE: 12	Establish Capital Stabilization Account for South Middlesex Regional Vocational Technical School District	<i>Sponsor: South Middlesex Regional Vocational Technical School District</i>
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To see if the Town will vote to authorize the South Middlesex Regional Vocational Technical School (aka Keefe Regional Technical School) District Committee to establish a Capital Stabilization Account for the South Middlesex Regional Vocational Technical School (aka Keefe Regional Technical School) District, pursuant to General Laws chapter 71, §16G½.

Pass any vote or take any act relative thereto.

Required Recommendation: Select Board recommends ____.
Appropriation Committee recommends ____.

Motion (_____): *We move that the Town vote to authorize the South Middlesex Regional Vocational Technical School (aka Keefe Regional Technical School) District Committee to establish a Capital Stabilization Account for the South Middlesex Regional Vocational Technical School (aka Keefe Regional Technical School) District, pursuant to General Laws Chapter 71, §16G½.*

Vote Needed: Simple Majority.

ARTICLE: 13	PILOT Agreement, Wilson Street Solar Farm	<i>Sponsor: Select Board</i>
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To see if the Town will vote in accordance with Chapter 59, Section 5, Clause forty-fifth of the *Massachusetts General Laws*, to approve a Payment in Lieu of Taxes (PILOT) Agreement, as negotiated by the Select Board, with GHTJA04 LLC, for a period of twenty-five (25) years, whereby GHTJA04 LLC will pay the Town a sum of monies per year relative to a portion of land located at 17 Wilson Street, shown as Assessors' Maps U12 1 A, U12 2 A, U11 30 0 and U11 26 B,

and which is related to the proposed construction and operation of a Large-Scale Ground Mounted Solar Photovoltaic Installation with an expected nameplate capacity of approximately 1.8 megawatts, said PILOT Agreement being on file in the Town Clerk's Office, and further to allow the Select Board or the Town Manager to negotiate any amendments necessary to said PILOT Agreement to reflect any changes in the size of the parcel of land or size of the system so long as the payments reflected in the PILOT Agreement rise or lower commensurately.

Pass any vote or take any act relative thereto.

Required Recommendations: Select Board recommends ____
 Appropriation Committee recommends ____.

Motion: (Select Board) *We move that the Town vote in accordance with Chapter 59, Section 5, Clause forty-fifth of the Massachusetts General Laws, to approve a Payment in Lieu of Taxes (PILOT) Agreement, as negotiated by the Select Board, with GHTJA04 LLC, for a period of twenty-five (25) years, whereby GHTJA04 LLC will pay the Town a sum of monies per year relative to a portion of land located at 17 Wilson Street, shown as Assessors' Map Maps U12 1 A, U12 2 A, U11 30 0 and U11 26 B, and which is related to the proposed construction and operation of a Large-Scale Ground Mounted Solar Photovoltaic Installation with an expected nameplate capacity of approximately 1.8 megawatts, said PILOT Agreement being on file in the Town Clerk's Office, and further to allow the Select Board or the Town Manager to negotiate any amendments necessary to said PILOT Agreement to reflect any changes in the size of the parcel of land or size of the system so long as the payments reflected in the PILOT Agreement rise or lower commensurately.*

Vote Needed: Simple Majority.

CAPITAL EXPENSES AND PROJECTS

ARTICLE: 14 Pay-As-You-Go Capital Expenses *Sponsor: Town Manager*

To see if the Town will vote to raise and appropriate, transfer from available funds, transfer from the Capital Stabilization Fund, or otherwise provide a sum or sums of money to fund the following Pay-As-You-Go capital purchases and projects:

<u>Item</u>	<u>Purchase or Product</u>	<u>To be spent under the direction of</u>
1	End User Computer Hardware Renewal Refresh	Town Manager
2	Security Cameras at Police Department, Town Hall	Town Manager

<u>Item</u>	<u>Purchase or Product</u>	<u>To be spent under the direction of</u>
3	Network Switching and WiFi Upgrades	Town Manager
4	Police Department Vehicle Replacement - Three Cruisers	Town Manager
5	Fire Department Vehicle Replacement for 2011 Chevy Tahoe	Town Manager
6	Fire Department Vehicle Replacement for 2011 F-250 Pickup with Plow	Town Manager
7	Fire Department Breathing Air Fill Station	Town Manager
8	School Systemwide Wireless Technology Upgrade	School Superintendent
9	EMC Park Drainage Remediation	Town Manager
10	Drainage Improvement - Wood Street	Town Manager
11	Drainage Improvement - Downey Place	Town Manager
12	Replace 2005 Caterpillar 928 Loader	Town Manager
13	Replace 2005 Caterpillar 420 Backhoe	Town Manager
14	Participatory Budget Items: Flashing Traffic Beacon for Crosswalk at the corner of Grove St. and Pleasant St.; Installation of Electric Vehicle Charging Stations; Fitness Station along Center Trail, Free CPR and First Aid Classes; Tree planting, stone wall work and turf work at the Hughes Farm Property at 192 Hayden Rowe	Town Manager

Pass any vote or take any act relative thereto.

Required Recommendations: Select Board recommends _____.
 Appropriation Committee recommends _____.
 Capital Improvements Committee recommends _____.

Motion: (Appropriation Committee) We move that the Town vote to _____
 for the following capital purchases and projects, to be expended in the specified amounts
 and under the specified direction as set forth as follows:

<u>Item</u>	<u>Purchase or Product</u>	<u>Department</u>	<u>Amount</u>	<u>To be spent under the direction of</u>
1	End User Computer Hardware Renewal Refresh	Technology Department	\$92,851	Town Manager
2	Security Cameras at Police Department, Town Hall	Technology Department	\$54,350	Town Manager
3	Network Switching and WiFi Upgrades	Technology Department	\$38,170	Town Manager
4	Police Department Vehicle Replacement - Three Cruisers	Police Department	\$205,000	Town Manager
5	Fire Department Vehicle Replacement for 2011 Chevy Tahoe	Fire Department	\$70,000	Town Manager
6	Fire Department Vehicle Replacement for 2011 F-250 Pickup with Plow	Fire Department	\$90,000	Town Manager
7	Fire Department Breathing Air Fill Station	Fire Department	\$89,242	Town Manager
8	School Systemwide Wireless Technology Upgrade	School Department	\$75,000	School Superintendent
9	EMC Park Drainage Remediation	Facilities Department	\$225,000	Town Manager
10	Drainage Improvement - Wood Street	Department of Public Works	\$348,000	Town Manager
11	Drainage Improvement - Downey Place	Department of Public Works	\$75,000	Town Manager

<u>Item</u>	<u>Purchase or Product</u>	<u>Department</u>	<u>Amount</u>	<u>To be spent under the direction of</u>
12	Replace 2005 Caterpillar 928 Loader	Department of Public Works	\$240,000	Town Manager
13	Replace 2005 Caterpillar 420 Backhoe	Department of Public Works	\$195,000	Town Manager
14	Participatory Budget Items: Flashing Traffic Beacon for Crosswalk at the corner of Grove St. and Pleasant St.; Installation of Electric Vehicle Charging Stations; Fitness Station along Center Trail, Free CPR and First Aid Classes; Tree planting, stone wall work and turf work at the Hughes Farm Property at 192 Hayden Rowe		\$100,000	Town Manager

Vote Needed: Simple Majority.

ARTICLE: 15 Chestnut Street Sidewalk

Sponsor: Planning Board

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, appropriate from excess bond premiums, or otherwise provide a sum or sums of money for the design, engineering, permitting, and construction of a new sidewalk on Chestnut St. from Wild Road to Smith Road, including any and all costs, fees, and expenses related to the same; said sum to be spent under the direction of the Town Manager.

Pass any vote or take any act relative thereto.

Required Recommendations: Select Board recommends ____.
Appropriation Committee recommends ____.
Capital Improvements Committee recommends ____.

Motion: (Appropriation Committee) *We move that the Town vote to appropriate the sum of \$514,250 (FIVE HUNDRED FOURTEEN THOUSAND TWO HUNDRED FIFTY DOLLARS) from _____ for the design, engineering, permitting, and construction of a new sidewalk on Chestnut St. from Wild Road to Smith Road, including any and all costs, fees, and expenses related to the same said sum to be spent under the direction of the Town Manager.*

Vote Needed: Two-Thirds Majority.

ARTICLE: 16 Sidewalk from EMC Park to Blueberry Lane

Sponsor: Planning Board

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, appropriate from excess bond premiums, or otherwise provide a sum or sums of money for the design, engineering, permitting, and construction of a new sidewalk between EMC Park and Fitch Avenue, connecting to Blueberry Lane, including any and all costs, fees, and expenses related to the same; said sum to be spent under the direction of the Town Manager.

Pass any vote or take any act relative thereto.

Required Recommendations: Select Board recommends ____.
Appropriation Committee recommends ____.
Capital Improvements Committee recommends ____.

Motion: (Appropriation Committee) *We move that the Town vote to appropriate the sum of \$187,000 (ONE HUNDRED EIGHTY SEVEN THOUSAND DOLLARS) from _____ for the design, engineering, permitting, and construction of a new sidewalk between EMC Park and Fitch Avenue, connecting to Blueberry Lane, including any and all costs, fees, and expenses related to the same said sum to be spent under the direction of the Town Manager.*

Vote Needed: Two-Thirds Majority.

ARTICLE: 17 Fire Station 2 Architectural and Engineering Design

Sponsor: Fire Chief and Town Manager

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, appropriate from excess bond premiums, or otherwise provide a sum or sums of money for architectural and engineering design for Fire Station 2, including any and all costs, fees, and expenses related to the same; said sum to be spent under the direction of the Town Manager.

Pass any vote or take any act relative thereto.

Required Recommendations: Select Board recommends ____.
Appropriation Committee recommends ____.
Capital Improvements Committee recommends ____.

Motion: (Appropriation Committee) *We move that the Town vote to appropriate the sum of \$70,000 (SEVENTY THOUSAND DOLLARS) from _____ for architectural and engineering design for Fire Station 2, including any and all costs, fees, and expenses related to the same said sum to be spent under the direction of the Town Manager.*

Vote Needed: Two-Thirds Majority.

ARTICLE: 18 Hopkinton Public School HVAC Renewal Work

Sponsor: School Committee

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, appropriate from excess bond premiums, or otherwise provide a sum or sums of money for Hopkinton Public School HVAC renewal work, including any and all costs, fees, and expenses related to the same; said sum to be spent under the direction of the School Committee.

Pass any vote or take any act relative thereto.

Required Recommendations: Select Board recommends ____.
Appropriation Committee recommends ____.
Capital Improvements Committee recommends ____.

Motion: (Appropriation Committee) *We move that the Town vote to raise and appropriate the sum of \$1,506,259 (ONE MILLION FIVE HUNDRED SIX THOUSAND TWO HUNDRED FIFTY NINE DOLLARS) from _____ for Hopkinton Public School HVAC renewal work, including any and all costs, fees, and expenses related to the same; said sum to be spent under the direction of the School Committee.*

Vote Needed: Two-Thirds Majority.

ARTICLE: 19 Hopkins School Addition

Sponsor: School Committee

To see if the Town will vote to raise and appropriate, transfer from available funds including but not limited to the School Department Stabilization Fund, borrow, appropriate from excess bond premiums, or otherwise provide a sum or sums of money for Hopkins School Addition project, including any planning, design, engineering, construction, including any and all costs, fees, and expenses related to the same; said sum to be spent under the direction of the School Committee.

Pass any vote or take any act relative thereto.

Required Recommendations: Select Board recommends ____.
Appropriation Committee recommends ____.
Capital Improvements Committee recommends ____.

Motion: (Appropriation Committee) *We move that the Town vote to raise and appropriate the sum of \$_____ (_____ DOLLARS) from _____ for Hopkins School Addition project, including any planning, design, engineering, construction, including any and all costs, fees, and expenses related to the same; said sum to be spent under the direction of the School Committee.*

Vote Needed: Two-Thirds Majority.

ARTICLE: 20 Roadway Paving - Pratt Way and Cemeteries

*Sponsor: Director of Public Works;
Town Manager*

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, appropriate from excess bond premiums, or otherwise provide a sum or sums of money for the reconstruction and paving of Pratt Way and the roadways within Evergreen and Mount Auburn Cemeteries, including any and all costs, fees, and expenses related to the same; said sum to be spent under the direction of the Town Manager.

Pass any vote or take any act relative thereto.

Required Recommendations: Select Board recommends ____.
Appropriation Committee recommends ____.
Capital Improvements Committee recommends ____.

Motion: (Appropriation Committee) *We move that the Town vote to appropriate \$480,000 (FOUR HUNDRED EIGHTY THOUSAND DOLLARS) from _____ for the reconstruction and paving of Pratt Way and the roadways within Evergreen and Mount Auburn Cemeteries, including any and all costs, fees, and expenses related to the same; said sum to be spent under the direction of the Town Manager.*

Vote Needed: Two-Thirds Majority.

ARTICLE: 21	Water Department Vehicle Replacement
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<i>Sponsor: Director of Public Works and Town Manager</i>

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, appropriate from excess bond premiums, or otherwise provide a sum or sums of money for the replacement of one superduty dump truck; said sum to be spent under the direction of the Town Manager.

Pass any vote or take any act relative thereto.

Required Recommendations: Select Board recommends ____.
Appropriation Committee recommends ____.
Capital Improvements Committee recommends ____

Motion: (Appropriation Committee) *We move that the Town vote to appropriate \$285,000 (TWO HUNDRED EIGHTY FIVE THOUSAND DOLLARS) from the Water Enterprise Fund Retained Earnings for the replacement of one superduty dump truck; said sum to be spent under the direction of the Town Manager.*

Vote Needed: Simple Majority.

ARTICLE: 22	School Curriculum, Equipment, and Services Contracts
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<i>Sponsor: School Committee</i>

To see if the Town will vote to authorize the Superintendent of Schools, or a designee thereof, to enter into a contract or contracts for Digital Curriculum (educational programs, educational courses, educational curricula in any media including online textbooks, educational software,

newspapers, serials, periodicals, audiovisual materials or software maintenance), Technology Equipment and property Lease, and School Bus Transportation, for a term or terms in excess of three years but not to exceed six years, including any extension or renewal thereof or option under an existing contract, upon such terms and conditions determined by the Superintendent or designee to be in the best interests of the Town; provided, however, that, prior to executing a contract for a term in excess of three years, the Superintendent or designee shall certify in writing to the School Committee that such longer term will enable the Town to secure more favorable terms, considering price, expected useful life and any other relevant factors, that would otherwise be available under a contract with a three-year term.

Pass any vote or take any act relative thereto.

Required Recommendations: School Committee recommends Approval.

Motion: (School Committee) *We move that _____*

Vote Needed: Simple Majority.

COMMUNITY PRESERVATION FUNDS

ARTICLE: 23 Community Preservation Funds

Sponsor: Community Preservation Committee

To see if the Town will vote to appropriate or reserve from the Community Preservation annual revenues a sum or sums of money, in the amounts recommended by the Community Preservation Committee and not to exceed 5% of the estimated annual revenues for Fiscal Year 2024, for committee administrative expenses and other expenses in the fiscal year beginning on July 1, 2023, with each item to be considered a separate appropriation.

Pass any vote or take any act relative thereto.

Required Recommendations: Select Board recommends _____.
Appropriation Committee recommends _____.
Community Preservation Committee recommends Approval.

Motion (Appropriation Committee): *We move that the Town vote to reserve from the Community Preservation annual revenues in the amounts recommended by the Community Preservation Committee for Committee sponsored projects and expenses in the Fiscal Year 2024, with each item to be considered a separate reservation:*

From the Fiscal Year 2024 estimate revenues for Recreation Reserve
\$_____

From the Fiscal Year 2024 estimated revenues for Historic Resources Reserve
\$ _____

From the Fiscal Year 2024 estimated revenues for Community Housing Reserve
\$ _____

From the Fiscal Year 2024 estimated revenues for Open Space Reserve
\$ _____

From the Fiscal Year 2024 estimated revenues for Budgeted Reserve
\$ _____

Vote Needed: Simple Majority.

ARTICLE: 24 Community Preservation Recommendations

Sponsor: Community Preservation Committee

To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Community Preservation budget for Fiscal Year 2024; and further, to reserve for future appropriation a sum of money from the Community Preservation Fund for open space, historic resources, community housing, recreation and budgeted reserve purposes; and, further to appropriate from the Community Preservation Fund, a sum or sums of money for the following Community Preservation projects or purposes, including the acquisition of interests in land, all as recommended by the Community Preservation Committee, and to authorize the Town Manager, Town Clerk, Trail Coordination and Management Committee, Open Space Preservation Commission, Upper Charles Trail Committee, Hopkinton Housing Authority and the Parks and Recreation Commission to enter into all agreements and execute any and all instruments necessary to acquire, convey or accept, as the case may be, appropriate historic preservation for historic resources and conservation restrictions for open space, in accordance with General Laws chapter 184, to comply with the requirements of General Laws chapter 44B, §12 for the same:

- A. A sum or sums of money from funds reserved for Historical Preservation for Restoration of Historical Records, not including digitization of the same. Funded from the Historical Preservation Reserve with the following conditions: 1. That the grant expires on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Town Clerk and the Community Preservation Committee.
- B. A sum or sums of money from funds reserved for Open Space/Undesignated Reserve for the land purchase of the Jenner Property, parcel R12 9 0. Located between Saddle Hill and Cedar Street. Funded from Open Space/Undesignated Reserve with the following conditions: 1. That the grant expired on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Town Manager and the Community Preservation Committee. 3. Price includes all legal costs for the purchase of the land. 4. That a Conservation Restriction be placed on the land within five years and that allows trails to be designed and constructed. 5. Land will be held by the Open Space Preservation Commission.

- C. A sum or sums of money from funds reserved for Open Space/Undesignated Reserve for the land purchase of Connelly Land (R34 26 B and U26 7 0). Funded from Open Space/Undesignated Reserve with the following conditions: 1. That the grant expired on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Town Manager and the Community Preservation Committee. 3. Price includes all legal costs for the purchase of the land. 4. That a Conservation Restriction be placed on the land within five years and that allows trails to be designed and constructed. 5. Land will be held by the Open Space Preservation Commission.
- D. A sum or sums of money from funds reserved from the Open Space Reserve for the Boundary Marking of 9 parcels. Funded from the Open Space Reserve with the following conditions: 1. That the grant expires on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Open Space Preservation Commission and the Community Preservation Committee.
- E. A sum or sums of money from funds reserved for Open Space Reserve for Trailhead Parking on Ash Street. Funded from the Open Space Reserve with the following conditions: 1. That the grant expires on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Trail Coordination and Management Committee and the Community Preservation Committee.
- F. A sum or sums of money for funds reserved for Open Space/Undesignated Reserve for the land purchase NSTAR Parcel R23 73 A (approximately 5.99 acres) and R23 73 B (approximately 1 acre). Funded from Open Space/Undesignated Reserve with the following conditions: 1. That the grant expired on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Town Manager and the Community Preservation Committee. 3. Price includes all legal costs for the purchase of the land. 4. That a Conservation Restriction be placed on the land within five years and that allows trails to be designed and constructed. 5. Land will be held by the Open Space Preservation Commission.
- G. A sum or sums of money for funds reserved for Open Space/Undesignated Reserve for the land purchase NSTAR Parcel R23 100 0 (approximately 9.9 acres). Funded from the Open Space/Undesignated Reserve with the following conditions: 1. That the grant expired on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Town Manager and the Community Preservation Committee. 3. Price includes all legal costs for the purchase of the land. 4. That a Conservation Restriction be placed on the land within five years and that allows trails to be designed and constructed. 5. Land will be held by the Open Space Preservation Commission.
- H. A sum or sums of money from funds reserved for Recreation Funds for Trail Bridges and Boardwalks. Funded from the Recreation Reserve with the following conditions: 1. That the grant expires on July 1, 2025 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Trail Coordination and Management Committee and the Community Preservation Committee.
- I. A sum or sums of money from funds reserved for Recreation Funds for Additional Shade Structures and benches at the Dog Park. Funded from the Recreation Reserve with the

following conditions: That the grant expires on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Parks and Recreation Commission and the Community Preservation Committee.

- J. A sum or sums of money from funds reserved from Undesignated Reserve for the Design, Construction bid documents, construction, and parking for a Cricket Pitch and Little League baseball field at Pyne Field. Funded from Undesignated Reserve with the following conditions: 1. That the grant expires on July 1, 2025 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Parks and Recreation Commission and the Community Preservation Committee.
- K. A sum or sums of money from funds reserved for Recreation Funds for Additional Security Cameras at Sandy Beach and Fruit Street Athletic Fields. Funded from the Recreation Reserve with the following conditions: 1. That the grant expires on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Parks and Recreation Commission and the Community Preservation Committee.
- L. A sum or sums of money from funds reserved for Community Housing Reserve for the creation of ADA compliant seating areas, which will include shading structures, a covered bus shelter and walkways at the Housing Authority. Funded from the Community Housing Reserve with the following conditions: 1. That the grant expires on July 1, 2025 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Hopkinton Housing Authority and the Community Preservation Committee.
- M. A sum or sums of money funded from Recreation Reserve for Preliminary Engineering including wetlands assessment, topographical evaluation, and trail mapping of the town-owned portions and abutting properties of the Western Route Trail. Funded from the Recreation Reserve with the following conditions: 1. That the grant expires on July 1, 2024 unless extended by the Community Preservation Committee. 2. The Trail Coordination and Management Committee gets written statement from private property owners for permission to walk the site, determine wetlands, and survey the land for future trail locations and expressing willingness to enter into discussions on the town purchasing an easement or land for the future trail. 3. Grant be spent under the direction of the Trail Coordination and Management Committee and the Community Preservation Committee.
- N. A sum or sums of money funded from Recreation Reserve for Preliminary Engineering including wetlands assessment, topographical evaluation, and trail mapping of Segment One. Funded from Recreation Reserve with the following conditions: 1. That the grant expires on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Upper Charles Trail Committee and the Community Preservation Committee.
- O. A sum or sums of money from funds reserved for Open Space/Undesignated Reserve for the land purchase of the McDonough property, parcel R10 15 0. Funded from Open Space/Undesignated Reserve with the following conditions: 1. That the grant expired on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Town Manager and the Community Preservation Committee. 3. Price includes all legal costs for the purchase of the land. 4. That a Conservation Restriction

be placed on the land within five years and that allows trails to be designed and constructed. 5. Land will be held by the Open Space Preservation Commission.

Pass any vote or take any act relative thereto.

Required Recommendations: Select Board recommends _____.
Appropriation Committee recommends _____.
Capital Improvements Committee recommends _____.
Community Preservation Committee recommends _____.
Approval.

Motion #1 - Non-Land Purchase Articles (Community Preservation Committee): *We move that the Town vote, pursuant to Chapter 44B of the Massachusetts General Laws, to accept the report and recommendations of the Community Preservation Committee on the Fiscal Year 2024 Community Preservation budget, and to appropriate the following sums from Community Preservation Fund available funds for the following projects:*

- A. *\$ _____ (____ DOLLARS) from funds reserved for Historical Preservation for Restoration of Historical Records, not including digitization of the same. Funded from the Historical Preservation Reserve with the following conditions: 1. That the grant expires on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Town Clerk and the Community Preservation Committee.*

- D. *\$ _____ (____ DOLLARS) from funds reserved from the Open Space Reserve for the Boundary Marking of 9 parcels. Funded from the Open Space Reserve with the following conditions: 1. That the grant expires on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Open Space Preservation Commission and the Community Preservation Committee.*

- E. *\$ _____ (____ DOLLARS) from funds reserved for Open Space Reserve for Trailhead Parking on Ash Street. Funded from the Open Space Reserve with the following conditions: 1. That the grant expires on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Trail Coordination and Management Committee and the Community Preservation Committee.*

- H. *\$ _____ (____ DOLLARS) from funds reserved for Recreation Funds for Trail Bridges and Boardwalks. Funded from the Recreation Reserve with the following conditions: 1. That the grant expires on July 1, 2025 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Trail Coordination and Management Committee and the Community Preservation Committee.*

- I. *\$ _____ (____ DOLLARS) from funds reserved for Recreation Funds for Additional Shade Structures and benches at the Dog Park. Funded from the Recreation Reserve*

with the following conditions: That the grant expires on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Parks and Recreation Commission and the Community Preservation Committee.

- J. \$_____ (___DOLLARS) from funds reserved from Undesignated Reserve for the Design, Construction bid documents, construction, and parking for a Cricket Pitch and Little League baseball field at Pyne Field. Funded from Undesignated Reserve with the following conditions: 1. That the grant expires on July 1, 2025 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Parks and Recreation Commission and the Community Preservation Committee.*
- K. \$_____ (___DOLLARS) from funds reserved for Recreation Funds for Additional Security Cameras at Sandy Beach and Fruit Street Athletic Fields. Funded from the Recreation Reserve with the following conditions: 1. That the grant expires on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Parks and Recreation Commission and the Community Preservation Committee.*
- L. \$_____ (___DOLLARS) from funds reserved for Community Housing Reserve for the creation of ADA compliant seating areas, which will include shading structures, a covered bus shelter and walkways at the Housing Authority. Funded from the Community Housing Reserve with the following conditions: 1. That the grant expires on July 1, 2025 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Hopkinton Housing Authority and the Community Preservation Committee.*
- M. \$_____ (___DOLLARS) from Recreation Reserve for Preliminary Engineering including wetlands assessment, topographical evaluation, and trail mapping of the town-owned portions and abutting properties of the Western Route Trail. Funded from the Recreation Reserve with the following conditions: 1. That the grant expires on July 1, 2024 unless extended by the Community Preservation Committee. 2. The Trail Coordination and Management Committee gets written statement from private property owners for permission to walk the site, determine wetlands, and survey the land for future trail locations and expressing willingness to enter into discussions on the town purchasing an easement or land for the future trail. 3. Grant be spent under the direction of the Trail Coordination and Management Committee and the Community Preservation Committee.*
- N. \$_____ (___DOLLARS) from Recreation Reserve for Preliminary Engineering including wetlands assessment, topographical evaluation, and trail mapping of Segment One. Funded from Recreation Reserve with the following conditions: 1. That the grant expires on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Upper Charles Trail Committee and the Community Preservation Committee.*

Vote Needed: Simple Majority.

Motion #2 - Land Purchase Articles (Community Preservation Committee): *We move that the Town vote, pursuant to Chapter 44B of the Massachusetts General Laws, to accept the report and recommendations of the Community Preservation Committee on the Fiscal Year 2024 Community Preservation budget, and to appropriate the following sums from Community Preservation Fund available funds for the following projects:*

- B. \$_____ (____ DOLLARS) from funds reserved for Open Space/Undesignated Reserve for the land purchase of the Jenner Property, parcel R12 9 0. Located between Saddle Hill and Cedar Street. Funded from Open Space/Undesignated Reserve with the following conditions: 1. That the grant expired on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Town Manager and the Community Preservation Committee. 3. Price includes all legal costs for the purchase of the land. 4. That a Conservation Restriction be placed on the land within five years and that allows trails to be designed and constructed. 5. Land will be held by the Open Space Preservation Commission.
- C. \$_____ (____ DOLLARS) from funds reserved for Open Space/Undesignated Reserve for the land purchase of Connelly Land (R34 26 B and U26 7 0). Funded from Open Space/Undesignated Reserve with the following conditions: 1. That the grant expired on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Town Manager and the Community Preservation Committee. 3. Price includes all legal costs for the purchase of the land. 4. That a Conservation Restriction be placed on the land within five years and that allows trails to be designed and constructed. 5. Land will be held by the Open Space Preservation Commission.
- F. \$_____ (____ DOLLARS) from funds reserved for Open Space/Undesignated Reserve for the land purchase NSTAR Parcel R23 73 A (approximately 5.99 acres) and R23 73 B (approximately 1 acre). Funded from Open Space/Undesignated Reserve with the following conditions: 1. That the grant expired on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Town Manager and the Community Preservation Committee. 3. Price includes all legal costs for the purchase of the land. 4. That a Conservation Restriction be placed on the land within five years and that allows trails to be designed and constructed. 5. Land will be held by the Open Space Preservation Commission.
- G. \$_____ (____ DOLLARS) from funds reserved for Open Space/Undesignated Reserve for the land purchase NSTAR Parcel R23 100 0 (approximately 9.9 acres). Funded from the Open Space/Undesignated Reserve with the following conditions: 1. That the grant expired on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Town Manager and the Community Preservation Committee. 3. Price includes all legal costs for the purchase of the land. 4. That a Conservation Restriction be placed on the land within five years

and that allows trails to be designed and constructed. 5. Land will be held by the Open Space Preservation Commission.

- O. \$_____ (____ DOLLARS) from funds reserved for Open Space/Undesignated Reserve for the land purchase of the McDonough property, parcel R10 15 0. Funded from Open Space/Undesignated Reserve with the following conditions: 1. That the grant expired on July 1, 2024 unless extended by the Community Preservation Committee. 2. Grant be spent under the direction of the Town Manager and the Community Preservation Committee. 3. Price includes all legal costs for the purchase of the land. 4. That a Conservation Restriction be placed on the land within five years and that allows trails to be designed and constructed. 5. Land will be held by the Open Space Preservation Commission.

Vote Needed: Two-thirds Majority.

ZONING BYLAW AMENDMENTS

ARTICLE: 25 Inclusionary Development Bylaw

Sponsor: Planning Board

To see if the Town will vote to amend Article XI, Flexible Community Development Bylaw, of the Zoning Bylaws, as follows:

1. By changing the name of the Bylaw from “Flexible Community Development Bylaw” to “Inclusionary Development Bylaw”;
2. By amending the text of said Bylaw, with bolded text being inserted into said Bylaw and text containing a strikethrough being eliminated from said Bylaw as follows:

§ 210-57. Purpose and Intent.

The purpose of this Article is to increase the inventory of affordable housing in Hopkinton. It is intended that the affordable housing units that result from this Article be considered as Local Initiative Program (LIP) units, in compliance with the requirements for the same as specified by the Department of Housing and Community Development (DHCD) and that said units shall count toward the Town’s requirements under G.L. c.40B sec. 20-23. Each affordable unit created in accordance with this Article shall have limitations governing its resale to preserve the long-term affordability of the unit and to ensure its continued availability for affordable income households.

§ 210-58. Applicability.

A. In all zoning districts, the inclusionary housing provisions of this section shall apply to the following uses, hereafter called the “development”:

- (1) Any project that results in a net increase of **five (5)** ~~ten (10)~~ or more dwelling units, whether by new construction or by the alteration, expansion, reconstruction, or change of

existing residential or non-residential space, with the exception of Article XIII A, Village Housing Development projects; and

(2) Any division and/or subdivision of land held in common ownership as of the effective date of this Article, or anytime thereafter, into **five (5)**~~ten (10)~~ or more dwelling units.

§ 210-59. Administration.

~~A development shall require the grant of a Special Permit from the Planning Board. A Special Permit shall be granted if the proposal meets the requirements of this Chapter. If a development requires a Special Permit pursuant to any other provision of this Chapter, a separate Special Permit shall not be required. The Planning Board shall prepare and, after a public hearing, adopt and file regulations with the Town Clerk, which may be amended from time to time, and shall include submission requirements, timelines, procedures and provisions necessary to implement this Article.~~

§ 210-60. Mandatory Provision of Affordable Units.

A. In each applicable development, **10% of the total units**~~one dwelling unit~~ shall be established as ~~an affordable housing units for every ten (10) dwelling units in the development, in any one or combination of methods provided for below.~~ **Where fractional units are the result, the number of affordable units shall be rounded up to the nearest whole number. For example, in developments of 12 units, two affordable units shall be created (1.2 units rounded up to 2 units); in developments of 17 units, two affordable units shall be created (1.7 units rounded up to 2 units); and so on.** ~~For example, in a development of 10 to 19 units, 1 unit shall be affordable; in developments of 20 to 29 units, 2 units shall be affordable; and so on. The use of a combination of methods shall be approved by the Planning Board.~~ **Affordable dwelling units shall be constructed or rehabilitated on the development locus.**

B. **The Planning Board may grant a Special Permit to allow for the construction or rehabilitation of a dwelling unit on a locus different than the development, or allow for a payment-in-lieu of construction or rehabilitation of a dwelling unit. Such Special Permit may be issued only where the Planning Board makes a specific finding that there will be a significant net benefit to achieving the Town's affordable housing objectives as a result of allowing the construction or rehabilitation of a dwelling unit on a different locus than the development, or a payment-in-lieu.**

~~(1) Constructed or rehabilitated on the development locus; or~~

~~(2) Constructed or rehabilitated on a locus different than the development; or~~

~~(3) An equivalent fees-in-lieu of payment may be made.~~

~~B. For every affordable unit required, one additional market rate dwelling unit may be added to the total number of dwelling units in the development. For example, in a development~~

~~of 20 units, two affordable units are required and the number of market rate units may be increased by two, for a total of 22 units.~~

~~C. The Planning Board may allow a reduction in the dimensional requirements, including minimum lot area, frontage or setback requirements, applicable to the proposed development in order to accommodate the additional units on the site and to locate them within the areas most suitable for development. Such authorization for reduction shall be included in the special permit.~~

§ 210-61. Provisions Applicable to Affordable Housing Units On- and Off-Site.

A. All affordable units created, constructed or rehabilitated under this Article shall be situated within the development so as not to be in less desirable locations than market rate units in the development and shall, on average, be no less accessible to public amenities, such as open space, as the market-rate units.

B. Affordable housing units shall be integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of materials with other units. Interior features and mechanical systems of affordable units shall conform to the same specifications as apply to market-rate units.

C. Affordable housing units shall be provided coincident to the development of market-rate units.

D. The deeds to the affordable housing units sold to income eligible buyers shall contain a restriction against renting or leasing of said unit(s) during the period for which the housing unit(s) contains a restriction on affordability, **unless a written waiver is explicitly allowed by consent of the Town and the Commonwealth.**

E. **All affordable units created, constructed or rehabilitated under this article shall hold a legal use restriction that runs with the land, is recorded at the Registry of Deeds, provides for affordability in perpetuity, identifies the Subsidizing Agency and monitoring agent, if applicable, and restricts occupancy to income-eligible households, as defined by the Department of Housing and Community Development.**

~~F.~~ The applicant shall comply with the mandatory set-asides and accompanying restrictions on affordability, including the execution of an acceptable deed rider.

~~F.G.~~ **If the Planning Board grants a Special Permit that allows for off-site units,** ~~t~~~~The~~ location of the off-site units ~~to be provided~~ shall be approved by the Planning Board, and shall be provided coincident to the development of the market-rate units or in accordance with an alternate schedule approved by the Planning Board. Exercise of this option shall not result in the destruction or demolition of existing structures, unless the Planning Board determines that: 1) such destruction or demolition is not detrimental to the neighborhood; and 2) where the proposed destruction or demolition of existing housing units is proposed, is consistent with the overall housing goals of the Town. When the Historic Preservation Bylaw (Chapter 125 of the

Bylaws of the Town of Hopkinton) applies to the structure, the Planning Board shall consult with the Historical Commission before making a determination.

§ 210-62. Fees-in-Lieu-of Affordable Housing Unit Provision.

A. **The Planning Board may authorize an applicant, as a condition for the grant of a Special Permit to contribute funds to the Town of Hopkinton Affordable Housing Trust Fund or Hopkinton Community Housing Task Force, Inc. (CHTF) to be used for the development of affordable housing in lieu of constructing and offering affordable units within the locus of the proposed development or at an off-site locus only if allowed by the Planning Board through the grant of a Special Permit.**

(1) Calculation of fee-in-lieu-of units. For each affordable unit not constructed or provided through one or a combination of the methods specified in this Article, the fee shall be an amount equal to the purchase price of a three-bedroom home that is affordable to a qualified affordable housing unit purchaser, as contained in the LIP guidelines regardless of what type of dwelling units are proposed, approved or constructed in the development.

(2) Schedule of fees-in-lieu-of-units payments. Fees-in-lieu-of-units payments shall be made according to a schedule agreed upon by the Planning Board and the applicant.

§ 210-63. Conflict with Other Bylaws.

The provisions of this Article shall be considered supplemental of existing zoning bylaws. To the extent that a conflict exists between this bylaw and others, the more restrictive bylaw, or provisions therein, shall apply.

Pass any vote or take any act relative thereto.

Required Recommendation: Planning Board recommends _____

Motion (Planning Board): *We move that the Town vote to amend the Zoning Bylaws of the Town of Hopkinton, as set forth in Article 25 of the 2023 Annual Town Meeting Warrant.*

Vote Needed: Two-Thirds Majority.

ARTICLE: 26 Electric Vehicle Parking Spaces	<i>Sponsor: Planning Board</i>
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To see if the Town will vote to amend the text of Zoning Bylaw, Article XVIII, Supplementary Regulations, by inserting a new Section 210-124.1, Electric Vehicle Parking, as follows:

§ 210-124.1 Electric Vehicle Parking.

A. Purpose

The sale of electric vehicles continues to grow in Massachusetts and opportunities for charging of these electric vehicles needs to be widespread to accommodate this mode shift. The purpose of this bylaw is to support this mode shift to electric vehicles and encourage ongoing efforts to reduce the impact of fossil fuels on the environment and work towards carbon neutrality by introducing opportunities for EV charging on parking areas with 5 spots or more. It is not the intent of this bylaw to open a private parking area for public use.

B. Administration

The Planning Board shall prepare and, after a public hearing, adopt and file regulations with the Town Clerk, which may be amended from time to time, and shall include technical requirements of the EV-Ready and EVSE-installed infrastructure, procedures, and provisions necessary to implement this Article.

Definitions

ELECTRIC VEHICLE (EV): Any vehicle that is licensed and registered for operation on public and private highways, roads, and streets and that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries, producing zero tailpipe emissions or pollution when stationary or operating.

PLUG-IN HYBRID ELECTRIC VEHICLE (PHEV): A hybrid electric vehicle whose battery can be recharged by plugging it into an external source of electric power, as well as by its on-board engine and generator.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE): Equipment for the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle.

EV INLET: The EV inlet is located on the EV and consists of an electrical connection port that, when combined with the connector, can provide conductive charging and information exchange.

CONNECTOR: A connector is a device that, by insertion into an EV inlet, establishes an electrical connection to the EV for the purpose of information exchange and charging.

EV-READY: EV-Ready shall mean providing conduit, infrastructure, and a viable pathway for adequate electric connection sufficient to support a charging level set forth by the Planning Board in its regulations.

EVSE-INSTALLED: "EVSE-Installed" shall, at a minimum, mean an installed EVSE within a minimum charging level as set forth by the Planning Board in its regulations.

D. Applicability

Construction projects subject to Major Project Site Plan Review pursuant to Article XX, specifically §210-134.C (Major Project) for *construction or enlargement of a parking area containing 25 or more parking spaces* and development projects requiring Minor Project Site Plan Review pursuant to Article XX, specifically §210-134.B (Minor Project) for *construction or enlargement of*

a parking area containing five or more parking spaces shall conform to the minimum requirements for EVSE-Installed and/or EV-Ready parking spaces as set forth in this Article; provided, however, that such construction projects for which there is no net increase in the number of parking spaces are not required to conform to the provisions of this Article.

The Planning Board may waive or reduce the requirements for EVSE-Installed or EV-Ready parking spaces only upon a finding that the provision of the required EVSE-Installed or EV-Ready parking spaces would be significantly detrimental to the project, or the layout or orientation of the parking area does not allow for efficient provision of EV-Installed or EV-Ready parking spaces and such layout or orientation cannot be reasonably modified to accommodate the EVSE-Installed or EV-Ready parking spaces.

E. EVSE-Installed and EV-Ready Requirements

- (1) Where EVSE-Installed or EV-Ready parking spaces are required by the Article, the Planning Board shall set forth a minimum acceptable standard for charging level in its regulations.
- (2) The number of EVSE-Installed and/or EV-Ready parking spaces shall be provided as follows:
 - (a) Parking areas with fewer than 5 spaces shall not be required to provide any EVSE-Installed or EV-Ready parking spaces.
 - (b) Parking areas with 5 - 10 spaces shall provide 1 EVSE-Installed parking space or 2 EV-Ready parking spaces.
 - (c) Parking areas with 11 or more parking spaces shall provide 10% of the total spaces as EVSE-Installed parking spaces or 20% of the total spaces as EV-Ready parking spaces.

In any case where the calculation of EVSE-Installed or EV-Ready parking spaces results in a fraction of a space, the number of spaces shall be rounded up to the next whole number. *For example, a result of 1.7 spaces shall be rounded up to 2 spaces, a result of 3.2 spaces shall be rounded up to 4 spaces, and so on.*

- (3) The EVSE-Installed and EV-Ready parking spaces shall be located within the parking area, and shall be counted toward the parking requirements for the use, in accordance with the requirements of the Zoning Bylaw for off-street parking spaces.

F. Other Requirements

- (1) All EVSE placed and proposed shall be compliant with applicable state and federal law benefitting persons with disabilities, including the Americans with Disabilities Act of 1990 (ADA). All installed EVSE must comply with all requirements specified by the Massachusetts Architectural Access Board.

- (2) EVSE may be installed in standard parking spaces or accessible parking spaces. The installation of an EVSE shall not reduce the size of the parking space to below minimum local zoning requirements for off-street parking spaces.
- (3) An EVSE shall have all relevant parts located within accessible reach, and in a barrier-free access aisle for the user to move freely between the EVSE and the electric vehicle.
- (4) Where EVSE is provided or proposed within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, the charging equipment must be located so as not to interfere with accessibility requirements; it should not interfere with the minimum pedestrian clearance widths as required by applicable state and federal law benefitting persons with disabilities, including the ADA. Cords, cables, and connector equipment should not extend across the path of travel within the sidewalk or walkway.

Required Recommendation: Planning Board recommends Approval.

Motion (Planning Board): *We move that the Town vote to amend the Zoning Bylaws of the Town of Hopkinton, as set forth in Article 26 of the 2023 Annual Town Meeting Warrant.*

Vote Needed: Two-Thirds Majority.

ARTICLE: 27	Site Plan Review Rooftop Solar Exemption
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Sponsor: Planning Board

To see if the Town will vote to amend the text of Zoning Bylaw Article XX, Site Plan Review, by inserting a new sentence at the end of the last paragraph of Section 210-134, Definitions, as indicated by **bold** text as follows:

For the purposes of Site Plan Review, the term “gross floor area” shall mean the sum of the gross horizontal areas of the several floors of a building including all garages, basements and cellars. All dimensions shall be taken from the exterior faces of walls, including the exterior faces of enclosed porches. **For the purposes of this Article, solar panels, modules, and associated equipment that is located on the rooftop of a building shall not be considered “mechanical equipment” and shall be exempt from the provisions of this article.**

Pass any vote or take any act relative thereto.

Required Recommendation: Planning Board recommends Approval.

Motion (Planning Board): *We move that the Town vote to amend the Zoning Bylaws of the Town of Hopkinton, as set forth in Article 27 of the 2023 Annual Town Meeting Warrant.*

Vote Needed: Two-Thirds Majority.

ARTICLE: 28 Zoning District Change - 2 West Elm Street and 0 West Elm Street

Sponsor: Citizens Petition

To see if the Town will vote to amend the Zoning Map of the Town of Hopkinton by changing the zoning district of land at 2 West Elm St. shown on Assessors Map R23, Block 45, Lot 0 and 0 West Elm St. shown on Assessors Map R23, Block 46 from Residential B District to Business District.

Pass any vote or take any act relative thereto.

Required Recommendation: Planning Board recommends Approval.

Motion (Petitioner): *I move that the Town vote to amend the Zoning Map of the Town of Hopkinton, as set forth in Article 28 of the 2023 Annual Town Meeting Warrant.*

Vote Needed: Two-Thirds Majority.

ARTICLE: 29 Zoning District Change - South Street and Hayward Street

Sponsor: Citizens Petition

To see if the Town will vote to amend the Zoning Map of the Town of Hopkinton by changing the zoning district of land at:

66 South Street shown on Assessors Map L37, Block 97, Lot 0

68 South Street shown on Assessors Map L37, Block 96, Lot 0

70 South Street shown on Assessors Map L37, Block 95, Lot 0

28 Hayward Street shown on Assessors Map L37, Block 94, Lot 0

30 Hayward Street shown on Assessors Map L37, Block 93, Lot 0

Pine Grove Lane a private 25' wide way from Hayward Street north to 52 South Street shown on Assessors Map R23, Block 65, Lot 0 and Hayward Street south to 74-76 South Street shown on Assessors Map R29, Block 23, Lot A.

From Residential Lake Front District to Rural Business District.

Pass any vote or take any act relative thereto.

Required Recommendation: Planning Board recommends _____

Motion (Petitioner): *I move that the Town vote to amend the Zoning Map of the Town of Hopkinton as follows:*

66 South Street shown on Assessors Map L37, Block 97, Lot 0

68 South Street shown on Assessors Map L37, Block 96, Lot 0

70 South Street shown on Assessors Map L37, Block 95, Lot 0

28 Hayward Street shown on Assessors Map L37, Block 94, Lot 0

30 Hayward Street shown on Assessors Map L37, Block 93, Lot 0

and Hayward Street south to 74-76 South Street shown on Assessors Map R29, Block 23, Lot A.

From Residential Lake Front District to Rural Business District.

Vote Needed: Two-Thirds Majority.

GENERAL BYLAW AMENDMENTS

ARTICLE: 30 Housekeeping - Delete Definition

Sponsor: Town Clerk

To see if the Town will vote to amend the General Bylaws, Chapter 1 by striking “Article V Definitions” in its entirety and changing Article VI, Administration of Fines for Certain Violations, to Article V, accordingly.

Pass any vote or take any act relative thereto.

Motion (Town Clerk): *I move that the Town vote to amend the General Bylaws of the Town of Hopkinton, as set forth in Article 30 of the 2023 Annual Town Meeting Warrant.*

Vote Needed: Simple Majority.

ARTICLE: 31 Amend Meeting Minutes Bylaw

Sponsor: Town Clerk

To see if the Town will vote to amend the General Bylaws, Section 5-29, “Meeting Minutes,” subsection A, by: (1) striking “boards, committees, and commissions” and in its place insert the phrase “multi-member public bodies”, (2) striking the phrase “forty (40) calendar days” and inserting in its place “thirty (30) days”, and (3) inserting after “later” the phrase “unless the public body finds good cause to exceed these timeframes”, so that the amended Section 5-29, subsection A will read as follows:

Approval of Minutes. All multi-member public bodies of the Town shall approve the minutes of their open session or executive session meetings within thirty (30) days of the meeting, or at its next meeting, whichever is later, unless the public body finds good cause to exceed these timeframes.”

Pass any vote or take any act relative thereto.

Motion (Town Clerk): *I move that the Town vote to amend the General Bylaws of the Town of Hopkinton, as set forth in Article 31 of the 2023 Annual Town Meeting Warrant.*

Vote Needed: Simple Majority.

ARTICLE: 32 Amend Leash Law

Sponsor: Select Board

To see if the Town will vote to amend Article III, Leashing of Dogs, in Chapter 62, Animals, of the General Bylaws as follows:

1. By deleting Section 62-3 “Leashing and curbing required certain hours; exception” in its entirety and inserting in its place, a new Section 62-3 “Leashing and curbing required; exceptions” to read as follows:

No person who owns or keeps a dog or dogs shall allow the same to run free unless said dog is on the owner's or keeper's premises. Any dog not on the premises of its owner or keeper shall be leashed and curbed, provided that the said leashing or curbing shall not apply to hunting, guide, and therapy dogs under direct command of its owner or keeper, or to dogs used in law enforcement.

2. By deleting the text of Section 62-4 in its entirety and replacing it with the text: “Whoever violates this article shall be subject to a fine in the amount of \$50 or the minimum amount permitted by Section 173A of Chapter 140 of the General Laws, whichever is higher.”
3. By deleting “\$15” in Section 62-5, Redemption fee, and inserting in its place “\$25”.

Pass any vote or take any act relative thereto.

Motion (Select Board): *I move that the Town vote to amend the General Bylaws of the Town of Hopkinton, as set forth in Article 32 of the 2023 Annual Town Meeting Warrant.*

Vote Needed: Simple Majority.

ARTICLE: 33 Short Term Rental Bylaw

Sponsor: Select Board

To see if the Town will vote to amend the General Bylaws of the Town of Hopkinton by adopting a new Chapter 164, Short Term Rental of Residential Property, as follows:

CHAPTER 164

Short-Term Rental of Residential Property

§164-1 Purpose

The purpose of this Chapter is to establish regulations and a licensing process for the

administration and enforcement of the short-term rental of residential property in the Town of Hopkinton. The regulations and the licensing process are designed to protect the health, safety, and welfare of the short-term tenants, the property owner, the residents of the surrounding neighborhood, and the public, and to ensure compliance with applicable Massachusetts General Laws and regulations.

§164-2 Applicability

The rental of residential property to short-term paying guests shall be allowed only in accordance with the requirements of this Bylaw.

§164-3 Definitions

DWELLING UNIT – An owner-occupied, tenant-occupied or non-owner-occupied residential property including, but not limited to, a dwelling unit, single-family dwelling unit, condominium, apartment, multi-family dwelling, or a furnished accommodation that is not a: hotel; inn; bed and breakfast establishment; lodging house; or continuing care retirement facility, assisted living facility, nursing home facility, or similar facility.

LICENSE – A license issued by the Select Board for operation of a Short-Term Rental Unit.

OPERATOR – Any person or entity operating a Short-Term Rental Unit. An Operator may be the owner of a Short-Term Rental Unit, or a lessee of a Short-Term Rental Unit with express written permission from the unit's lessor.

SHORT-TERM RENTAL UNIT – Any Dwelling Unit where at least one room or unit is rented to an occupant or sub-occupant; and all accommodations are reserved in advance; provided, however, that a private owner-occupied property shall be considered a single unit if leased and rented as such.

§164-4 General Requirements

The following requirements shall apply to all short term rentals:

- A. No property other than a Dwelling Unit may be operated as a Short-Term Rental Unit.
- B. No non-residential property may be operated as a Short-Term Rental Unit.
- C. No Dwelling Unit may be operated as a Short-Term Rental Unit without a License.
- D. Notwithstanding the issuance of a License, no Dwelling Unit may be used as a Short-Term Rental Unit except in compliance with these General Requirements.
- E. No Dwelling Unit shall be operated as Short-Term Rental Unit if it is designated as affordable or otherwise income-restricted, which are subject to affordability covenants or are otherwise subject to housing or rental assistance under local, state, or federal programs or law.

- F. No Dwelling Unit shall be operated as Short-Term Rental Unit if it is in violation or noncompliance with any provisions of the Building Code, Fire Code, and Board of Health regulations.
- G. No Dwelling Unit shall be operated as Short-Term Rental Unit if the Operator, or owner of the property if different from the Operator, is in arrears for payment of the unit's Town taxes, water, or sewage charges.
- H. No Dwelling Unit shall be operated as Short-Term Rental Unit unless the number of off-street parking spaces for the property on which the unit is located is sufficient to accommodate all guest occupants.
- I. No Dwelling Unit shall be operated as Short-Term Rental Unit if said unit is subject to zoning or other restrictions that prohibit short-term rental use.
- J. Operators shall designate for each Short-Term Rental Unit a person to be the manager of said unit. Managers shall respond within 2 hours to any problem or complaint and within 30 minutes in an emergency.
- K. The maximum occupancy of any short-term rental unit shall be limited to two people per bedroom.
- L. No commercial trash receptacle, including but not limited to a dumpster, may be maintained on the property on which a Short-Term Rental Unit is located for use by the Short-Term Rental Unit occupants for trash disposal. All trash removal for occupants of a Short-Term Rental Unit shall be by regular residential trash removal services, and shall be collected weekly, at a minimum.
- M. Short-Term Rental Units shall be subject to inspection by the Board of Health, Fire Department and the Director of Municipal Inspections.
- N. All Operators shall maintain an up-to-date log of all occupants that occupy any Short-Term Rental Unit. Said log shall contain all occupants' names, ages, and dates of commencement and expiration of each short-term rental period. The log shall be available for inspection by the Board of Health, Fire Department, and the Director of Municipal Inspections.
- O. All Licenses shall be issued to Operators and shall not run with the Short-Term Rental Unit or the property on which the unit is located. All Licenses shall terminate immediately upon any sale or transfer of ownership of the Short-Term Rental Unit or property on which the Short-Term Rental Unit is located. All Licenses shall terminate if the Operator to whom the license is issued transfers or is no longer in control of said Short-Term Rental Unit or property on which the Short-Term Rental Unit is located; provided, however, that the Select Board may allow the transfer of a license at its sole discretion.

- P. Short-Term Rental Units may only be rented for a minimum of 2 consecutive days and a maximum of 30 consecutive days. No Operator may rent a Short-Term Rental Unit to the same person for more than 30 consecutive days in any 6-month period. Rental durations outside of these minimum and maximum time periods are prohibited.
- Q. Operators shall maintain the structure and property exterior in good condition, including the upkeep of lawns, shrubbery, and other landscape features.
- R. Operators shall furnish each short-term rental occupant with a community information card containing, at a minimum, (i) emergency telephone numbers for the Hopkinton Police Department, Fire Department, and manager designated by the Operator, (ii) a description of the regulations, if any, relative to on-street parking at the address and fines for parking violations, (iii) a description of the Town's trash and recycling requirements, including the date of trash and recycling collection at the address, and (iv) a copy of the Town's noise bylaw.
- S. Operators shall post a sign on the inside of the Short-Term Rental Unit providing information on the location of all fire extinguishers in the unit, and, if applicable, the location of all fire exits and pull fire alarms in the dwelling.
- T. Operators shall retain and make available to the Town, upon written request, records to demonstrate compliance with this Section. The Operator shall retain such records for as long as a Dwelling Unit is offered as a Short-Term Rental Unit.

§164-5 License

Operators shall apply annually to the Select Board for a License for all Short-Term Rental Units. All Licenses will expire on June 30 of each year. The Select Board may adopt regulations, an application form, or other procedures governing the issuance and regulation of Licenses and Operators. Short-Term Rental Units shall be annually recorded in a Short-Term Rental Registry for a fee or fees set by the Select Board.

§164-6 Violations and Penalties

- A. Failure to comply with the requirements of this Bylaw, regulations adopted by the Select Board, conditions of a License, or an order issued by the Board of Health, Fire Department, or Director of Municipal Inspections, shall be subject to the following penalties:

First Violation: \$150

Second violation: \$250

Third and subsequent violations: \$350

Each day that such violation continues shall be deemed to be a separate violation and be subject to the above penalty.

- B. The Select Board may suspend or revoke any License for failure to comply with the requirements of this Bylaw, regulations adopted by the Select Board, conditions of a License, or an order issued by the Board of Health, Fire Department, or Director of Municipal Inspections.
- C. Any person or entity maintaining Short-Term Rental Unit without a License shall be punished by a fine of \$500. Each day that such violation continues shall be deemed to be a separate violation and be subject to the penalty.
- D. In lieu of the penalties set forth in this section, violations may be addressed in accordance with the provisions of M.G.L. c. 40, § 21D, and Ch. 1, Art. II, Noncriminal Disposition, of the General Bylaws of the Town of Hopkinton.

Pass any vote or take any action related thereto.

Motion (Select Board): *We move that the Town vote to amend the General Bylaws of the Town of Hopkinton, as set forth in Article 33 of the 2023 Annual Town Meeting Warrant.*

Vote Needed: Simple Majority.

ARTICLE: 34 Gun Club Indoor Shooting	<i>Sponsor: Citizens Petition</i>
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To see if the Town will vote to amend the General Bylaws of the Town of Hopkinton as follows:

Protect “we the people, babies, animals & birds”, from noise pollution. Gun clubs, should practice firing gun shots indoor and stop noise pollution and make the Town of Hopkinton, enjoyable to every citizen, babies, animals & birds.

Pass any vote or take any action relative thereto.

Motion (Petitioner): *I move that the Town vote to amend the General Bylaws of the Town of Hopkinton, as set forth in Article 34 of the Annual Town Meeting Warrant.*

Vote Needed: Simple Majority.

<u>LAND ACQUISITION AND DISPOSITION</u>
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ARTICLE: 35 Street Acceptance - Foxhollow Road	<i>Sponsor: Planning Board and Select Board</i>
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To hear the report of the Select Board relative to the laying out of the following named street, under the provisions of General Laws chapter 82, and to see if the Town will vote to accept such street as and for public ways and to authorize the Select Board to acquire by gift, purchase, or eminent domain any land or interest in land necessary for such laying out, and act on all matters relating thereto:

Foxhollow Road, from Pond Street to end.

Pass any vote or take any action relative thereto.

Required Recommendations: Select Board recommends _____.
Planning Board recommends _____.
Capital Improvements Committee recommends _____.

Motion (Select Board): *We move that the Town vote to accept the report of the Select Board relative to the laying out and the widening and relocating of Foxhollow Road and, pursuant to Chapter 82 of the Massachusetts General Laws, to accept that street as and for public ways and to authorize the Select Board to acquire by gift, purchase or eminent domain any land or interest in land necessary for the laying out of that street as public ways, conditioned upon the execution, if determined to be in the Town's interests by the Select Board in its sole discretion of an agreement, in a form acceptable to Town Counsel, indemnifying and holding the Town harmless against claims arising from pesticide contamination of land within that public way for a period of ten years from the completion of such acquisition.*

Vote Needed: Two-Thirds Majority.

ARTICLE: 36 Street Acceptance - Box Mill Road

Sponsor: Planning Board and Select Board

To hear the report of the Select Board relative to the laying out of the following named street, under the provisions of General Laws chapter 82, and to see if the Town will vote to accept such street as and for public ways and to authorize the Select Board to acquire by gift, purchase, or eminent domain any land or interest in land necessary for such laying out, and act on all matters relating thereto:

Box Mill Road, from Leonard Street to end.

Pass any vote or take any action relative thereto.

Required Recommendations: Select Board recommends _____.
Planning Board recommends Approval.
Capital Improvements Committee recommends _____.

Motion (Select Board): *We move that the Town vote to accept the report of the Select Board relative to the laying out and the widening and relocating of Box Mill Road and, pursuant to Chapter 82 of the Massachusetts General Laws, to accept that street as and for public ways and to authorize the Select Board to acquire by gift, purchase or eminent domain any land or interest in land necessary for the laying out of that street as public ways, conditioned upon the execution, if determined to be in the Town's interests by the Select Board in its sole discretion of an agreement, in a form acceptable to Town*

Counsel, indemnifying and holding the Town harmless against claims arising from pesticide contamination of land within that public way for a period of ten years from the completion of such acquisition.

Vote Needed: Two-Thirds Majority.

ARTICLE: 37 Accept Gift of Land – Turkey Ridge Subdivision

Sponsor: Planning Board

To see if the Town will vote to authorize the Select Board to acquire, by gift, a fee interest in certain parcels of land consisting of 10.22 acres in Parcels B and C as shown on a plan entitled "Definitive Residential Subdivision Turkey Ridge" prepared by J.D. Marquedant & Associates, Inc. and dated June 11, 2021, revised November 12, 2021, a copy of which is available for inspection at the Office of the Town Clerk, said land being a portion of property located at 35 Lincoln Street and 52 Cedar Street Extension and as shown on Assessors Map as R3 Block 14 Lot 0 and R3 Block 8 Lot 0, and said land to be used for open space purposes.

Pass any vote or take any action relative thereto.

Required Recommendations: Select Board recommends ____
Appropriation Committee recommends ____
Capital Improvements Committee recommends ____.

Motion: (Planning Board) *We move that the Town vote to authorize the Select Board to acquire, by gift, a fee interest in certain parcels of land, consisting of 10.22 acres of land as shown as "Parcel B" and "Parcel C" on a plan entitled "Definitive Residential Subdivision Turkey Ridge" prepared by J.D. Marquedant & Associates, Inc. and dated June 11, 2021, revised November 12, 2021, a copy of which is available for inspection at the Office of the Town Clerk. Said land to be under the jurisdiction of the Open Space Preservation Commission.*

Vote Needed: Simple Majority.

ARTICLE: 38 Solar Canopy Leases, Middle School and High School

Sponsor: Town Manager

To see if the Town will authorize the Select Board and the School Committee to take the following actions, with respect to parking lot solar canopy facility projects on parcels of land under their custody and control:

1. To authorize a lease of a portion of the parking lot located at 88 Hayden Rowe, for a maximum of thirty (30) years, upon such terms and conditions as are acceptable to the Select Board and School Committee, to a solar energy provider for the purposes of constructing, maintaining, and operating a parking lot solar canopy facility on the property.
2. To authorize a lease of a portion of the parking lot located at 90 Hayden Rowe, for a maximum of thirty (30) years, upon such terms and conditions as are acceptable to

the Select Board and School Committee, to a solar energy provider for the purposes of constructing, maintaining, and operating a parking lot solar canopy facility on the property.

3. To authorize the Town to grant easements to Eversource to install, maintain, operate, repair, reinstall, or replace utility pole lines and a substation for three phase power for the parking lot solar canopy facility installations at 88 and 90 Hayden Rowe.

Pass any vote or take any action relative thereto.

Required Recommendations: Select Board recommends ____
Appropriation Committee recommends ____.
Capital Improvements Committee recommends ____.

Motion: (Select Board) *We move to authorize the Select Board and the School Committee to: 1) authorize a lease of a portion of the parking lot located at 88 Hayden Rowe, for a maximum of thirty (30) years, upon such terms and conditions as are acceptable to the Select Board and School Committee, to a solar energy provider for the purposes of constructing, maintaining, and operating a parking lot solar canopy facility on the property; 2) authorize a lease of a portion of the parking lot located at 90 Hayden Rowe, for a maximum of thirty (30) years, upon such terms and conditions as are acceptable to the Select Board and School Committee, to a solar energy provider for the purposes of constructing, maintaining, and operating a parking lot solar canopy facility on the property; and 3) authorize the Town to grant easements to Eversource to install, maintain, operate, repair, reinstall, or replace utility pole lines and a substation for three phase power for the parking lot solar canopy facility installations at 88 and 90 Hayden Rowe.*

Vote Needed: Simple Majority.

ARTICLE: 39 Fruit Street Lease

Sponsor: Citizens' Petition

To see if the Town will vote to authorize the Select Board to increase the portion of Parcel 8, as depicted on the Fruit Street Master Plan dated March 24, 2015, to be leased to a non-profit philanthropic organization for the benefit of Hopkinton youth and based in the Town of Hopkinton from 5 acres, as adopted by the Town under Article 56 of the 2015 Annual Town Meeting, to the remainder of Parcel 8 not already leased to Baypath Humane Society and to negotiate and enter into a lease agreement with Hopkinton Scout Leaders Association, Inc.

Pass any vote or take any act relative thereto.

Required Recommendations: Select Board recommends ____.
Appropriation Committee recommends ____.
Capital Improvements Committee recommends ____.

Motion: (Petitioner) *I move that the Town vote to authorize the Select Board to increase the portion of Parcel 8, as depicted on the Fruit Street Master Plan dated March 24, 2015, to be leased to a non-profit philanthropic organization for the benefit of Hopkinton youth and based in the Town of Hopkinton from 5 acres, as adopted by the Town under Article 56 of the 2015 Annual Town Meeting, to the greatest extent legally permissible of the remainder of Parcel 8 not already leased to Baypath Humane Society and to negotiate and enter into a lease agreement with Hopkinton Scout Leaders Association, Inc.*

Vote Needed: Simple Majority.

ARTICLE: 40 Drainage Easement, 14 Hazel Road

Sponsor: Town Engineer/Facilities Director and Town Manager

To see if the Town will vote to authorize the Select Board to acquire by gift, purchase, eminent domain, or otherwise, an easement located at 14 Hazel Road as shown as “Proposed Drainage Easement” on a plan entitled “Easement Plan of Land in Hopkinton. Massachusetts”, prepared by VHB, Inc. and dated May, 4, 2022, a copy of which is available for inspection at the Office of the Town Clerk, said land being a portion of property shown on Assessors’ Map U22 46 0, and said easement to be used for installing drainage infrastructure from EMC Park to the existing municipal drainage infrastructure in Hazel Road.

Pass any vote or take any action relative thereto.

Required Recommendations: Select Board recommends Approval
Capital Improvements Committee recommends ____.
Appropriation Committee recommends ____.

Motion: (Select Board) *We move that the Town vote to authorize the Select Board to acquire, by gift, an easement located at 14 Hazel Road as shown as “Proposed Drainage Easement” on a plan entitled “Easement Plan of Land in Hopkinton. Massachusetts”, prepared by VHB, Inc. and dated May, 4, 2022, a copy of which is available for inspection at the Office of the Town Clerk, said land being a portion of property shown on Assessors’ Map U22 46 0, and said easement to be used for installing drainage infrastructure from EMC Park to the existing municipal drainage infrastructure in Hazel Road.*

Vote Needed: Simple Majority.

ARTICLE: 41 Drainage Easement, 77 South Street

Sponsor: Director of Public Works and Town Manager

To see if the Town will vote to authorize the Select Board to acquire by gift, purchase, eminent domain, or otherwise, an easement located at 77 South Street as shown on the Condominium Site Plan recorded with the Middlesex South District Registry of Deeds as Plan No. 657 of 2022, entitled “Condominium Site Plan - Bevleo Business Park Condominium,” prepared by Control

Point Associates, Inc., dated September 22, 2022, a copy of which is available for inspection at the Office of the Town Clerk, said land being a portion of property shown on Assessors' Map R27 7 B, and said easement to be used for the operation, maintenance, repair, inspection, and replacement of the Stormwater Basin with appurtenant utilities, including but not limited to piping, outlet(s), headwall and riprap collectively the "Drainage Structure").

Pass any vote or take any action relative thereto.

Required Recommendations: Select Board recommends Approval.
Capital Improvements Committee recommends ____.
Appropriation Committee recommends ____.

Motion: (Select Board) We move that the Town vote to authorize the Select Board to acquire, by gift, an easement located at 77 South Street as shown on the Condominium Site Plan recorded with the Middlesex South District Registry of Deeds as Plan No. 657 of 2022, entitled "Condominium Site Plan - Bevele Business Park Condominium," prepared by Control Point Associates, Inc., dated September 22, 2022, a copy of which is available for inspection at the Office of the Town Clerk, said land being a portion of property shown on Assessors' Map R27 7 B, and said easement to be used for the operation, maintenance, repair, inspection, and replacement of the Stormwater Basin with appurtenant utilities, including but not limited to piping, outlet(s), headwall and riprap collectively the "Drainage Structure").

Vote Needed: Simple Majority.

ARTICLE: 42 Drainage Easement, 20 Downey Place

*Sponsor: Director of Public Works
and Town Manager*

To see if the Town will vote to authorize the Select Board to acquire by gift, purchase, eminent domain, or otherwise, an easement located at 20 Downey Place as shown "Proposed 20' Wide Easement Area = 2,000 ± sq ft." on a plan entitled "Sketch Plan of Proposed Drainage Easement in Hopkinton Massachusetts", prepared by VHB, Inc. and dated April 3, 2023, a copy of which is available for inspection at the Office of the Town Clerk, said land being a portion of property shown on Assessors' Map L36 51 0, and said easement to be used for installing and maintaining drainage infrastructure.

Pass any vote or take any action relative thereto.

Required Recommendations: Select Board recommends Approval.
Capital Improvements Committee recommends ____.
Appropriation Committee recommends ____.

Motion: (Select Board) We move that the Town vote to authorize the Select Board to acquire, by gift, an easement located at 20 Downey Place as shown as "Proposed 20' Wide Easement Area = 2,000 ± sq ft." on a plan entitled "Sketch Plan of Proposed Drainage Easement in Hopkinton Massachusetts", prepared by VHB, Inc. and dated April

3, 2023,, a copy of which is available for inspection at the Office of the Town Clerk, said land being a portion of property shown on Assessors' Map L36 51 0, and said easement to be used for installing and maintaining drainage infrastructure.

Vote Needed: Simple Majority.

ARTICLE: 43	Home Rule Petition for Special State Legislation to Authorize Taking of Easements in Milford for Lake Maspenock Dam Repairs	<i>Sponsor: Director of Public Works and Town Manager</i>
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To see if the Town will vote to authorize the Select Board to petition the Massachusetts General Court for special legislation, as set forth below, authorizing the Select Board to acquire by eminent domain such temporary and permanent easements on land in the Town of Milford as are required for the repair and maintenance of the Lake Maspenock Dam, which is owned and maintained by the Town of Hopkinton but is situated in the Town of Milford; provided, however, that the General Court may reasonably vary the form and substance of this requested legislation within the scope of the general public objectives of this petition:

An Act Authorizing the Town of Hopkinton to Take by Eminent Domain Certain Easements in the Town of Milford for the Repair and Maintenance of the Lake Maspenock Dam

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

Section 1. The Town of Hopkinton may take and hold, by and subject to the provisions of Chapter 79 of the General Laws, certain easements on land situated in the Town of Milford, described with particularity in the following Section 2, that are necessary for the repair and maintenance of the Lake Maspenock Dam, acquired by the Town of Hopkinton from the Milford Water Company, a statutory corporation incorporated pursuant to Chapter 77 of the Acts of 1881.

Section 2. The Town of Hopkinton may take and hold permanent and temporary easements on land in the Town of Milford, situated off Pine Island Road, and identified, at the time of this act's passage, as Milford Assessors' Parcels numbered 10-0-3, 10-0-4, and 10-0-5.

Section 3. This act shall take effect upon its passage.

Pass any vote or take any action relative thereto.

Required Recommendations: Select Board recommends _____

Motion: (Select Board) *We move that the Town vote to authorize and request the Select Board to petition the General Court of the Commonwealth, on behalf of the Town, for passage of special legislation substantially as provided below; provided, however, that the General Court may make clerical or editorial changes of form only to said legislation, unless the Select Board votes to approve amendments thereto; and provided further that*

the Select Board is hereby authorized to approve amendments that shall be within the scope of the general public objectives of said petition:

An Act Authorizing the Town of Hopkinton to Take by Eminent Domain Certain Easements in the Town of Milford for the Repair and Maintenance of the Lake Maspenock Dam

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

Section 1. The Town of Hopkinton may take and hold, by and subject to the provisions of Chapter 79 of the General Laws, certain easements on land situated in the Town of Milford, described with particularity in the following Section 2, that are necessary for the repair and maintenance of the Lake Maspenock Dam, acquired by the Town of Hopkinton from the Milford Water Company, a statutory corporation incorporated pursuant to Chapter 77 of the Acts of 1881.

Section 2. The Town of Hopkinton may take and hold permanent and temporary easements on land in the Town of Milford, situated off Pine Island Road, and identified, at the time of this act's passage, as Milford Assessors' Parcels numbered 10-0-3, 10-0-4, and 10-0-5.

Section 3. This act shall take effect upon its passage.

Vote Needed: Simple Majority.

ARTICLE: 44 Easements for Lake Maspenock Dam Repairs

Sponsor: Director of Public Works and Town Manager

To see if the Town will vote to authorize the Select Board to acquire by gift, purchase, eminent domain, or otherwise, easements located as follows:

1. 32 Pine Island Road as shown as "Map 10 Lot 3, 32 Pine Island Road, N/F William F. Sweeney Jr., Plan BK 54773 PG 171" on a plan entitled "Lake Maspenock Dam Left Downstream Wall Repair", prepared by PARE Corporation and dated September 2022, a copy of which is available for inspection at the Office of the Town Clerk, said land being a portion of property shown on Milford Assessors' Map 10 Lot 3;
2. Rear North Pond Terrace as shown as "Map 10 Lot 5, Rear North Pond Terrace, N/F William F. Sweeney Jr., C/O Catherine A. Sweeney & Ruth Geringer, Plan BK 54773 PG 171" on a plan entitled "Lake Maspenock Dam left Downstream Wall Repair", prepared by PARE Corporation and dated September 2022, a copy of which is available for inspection at the Office of the Town Clerk, said land being a portion of property shown on Milford Assessors' Map 10 Lot 5;

Said permanent access easements to be used for future dam repairs for the Lake Maspenock Dam.

Pass any vote or take any action relative thereto.

Required Recommendations: Select Board recommends Approval.
Capital Improvements Committee recommends ____.
Appropriation Committee recommends ____.

Motion: (Select Board) *We move that the Town vote to authorize the Select Board to acquire, by gift, an easement located 32 Pine Island Road as shown as "Map 10 Lot 3, 32 Pine Island Road, N/F William F. Sweeney Jr., Plan BK 54773 PG 171" on a plan entitled "Lake Maspenock Dam Left Downstream Wall Repair", prepared by PARE Corporation and dated September 2022, a copy of which is available for inspection at the Office of the Town Clerk, said land being a portion of property shown on Milford Assessors' Map 10 Lot 3 and Rear North Pond Terrace as shown as "Map 10 Lot 5, Rear North Pond Terrace, N/F William F. Sweeney Jr., C/O Catherine A. Sweeney & Ruth Geringer, Plan BK 54773 PG 171" on a plan entitled "Lake Maspenock Dam left Downstream Wall Repair", prepared by PARE Corporation and dated September 2022, a copy of which is available for inspection at the Office of the Town Clerk, said land being a portion of property shown on Milford Assessors' Map 10 Lot 5 copies of which are available for inspection at the Office of the Town Clerk, said land being a portion of property shown on Milford Assessors' Maps Map 10 Lot 3 and Map 10 Lot 5, said easements to be used for future dam repairs for the Lake Maspenock Dam.*

Vote Needed: Simple Majority (Two-Thirds if appropriation required).

ARTICLE: 45	Temporary Easement for Lake Maspenock Dam Repairs
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<i>Sponsor: Director of Public Works and Town Manager</i>

To see if the Town will take a temporary easement of 2,883 square feet on a piece of land by eminent domain identified on the Milford Assessors maps as Map 10 Lot 4, Rear North Pond Terrace, N/F Heirs of William H. Casey, Plan Book 2667 Page 557 on a plan entitled "Lake Maspenock Dam Left Downstream Wall Repair", prepared by PARE Corporation and dated September 2022, a copy of which is available for inspection at the Office of the Town Clerk.

Pass any vote or take any action relative thereto.

Required Recommendations: Select Board recommends Approval.
Capital Improvements Committee recommends ____.
Appropriation Committee recommends ____.

Motion: (Select Board) *We move that the Town vote to authorize the Select Board to acquire, by gift, a temporary easement of 2,883 square feet on a piece of land by eminent domain as shown as "Lake Maspenock Dam Left Downstream Wall Repair", prepared by PARE Corporation and dated September 2022, a copy of which is available for inspection at the Office of the Town Clerk, said land being a portion of property shown on Assessors' Map 10 Lot 4, Rear North Pond Road Terrace, N/F Heirs of William*

H. Casey, Plan Book 2667 Page 557, and said easement to be used for future dam repairs for the Lake Maspenock Dam.

Vote Needed: Simple Majority.

ADMINISTRATIVE

ARTICLE: 46 Net Zero Resolution

Sponsor: Select Board and Sustainable Green Committee

To see if the Town will vote to accept the following Resolution:

WHEREAS, the United Nations Intergovernmental Panel on Climate Change (IPCC) has reiterated its call for ambitious climate action on a global scale to limit warming to within 1.5°C (2.7°F) above pre-industrial temperatures to avoid the worst consequences of climate change, and indicated that such a threshold requires at minimum decreasing carbon pollution by 45% from 2010 levels by 2030 and reaching global net zero carbon emissions by 2050; and

WHEREAS, the goals of the National Climate Task Force include reducing U.S. greenhouse gas emissions 50-52% below 2005 levels by 2030, reaching 100% carbon pollution-free electricity by 2035, and achieving a net zero emissions economy by 2050, and the US Inflation Reduction Act of 2022 makes significant advances toward achieving these goals; and

WHEREAS the Commonwealth of Massachusetts has set a 2050 target date for achieving net zero emissions, and has enacted “An Act driving clean energy and offshore wind” (H.5060) to accelerate fossil fuel independence; and

WHEREAS the residents of Hopkinton have already experienced negative effects of climate change including rising overall temperatures, an increase in extreme weather conditions including flooding and winter storm events, adverse impact on our flora and fauna, an increase in algal blooms in our waterways, an increase in insect-borne illness, and increased exposure to ultraviolet radiation; and

WHEREAS the Town of Hopkinton’s Master Plan (2017) called for a strategic plan or policies "to achieve long term sustainability and efficiency in energy and other fields to improve public health and community resiliency"; and

WHEREAS the Town of Hopkinton was among the first Massachusetts municipalities designated as Green Communities and has already completed numerous sustainability projects through the use of Green Communities funding; and

WHEREAS the Town of Hopkinton enjoys numerous sustainability advantages including relatively few large industries, more new construction, and more green space than many other towns and therefore the Town has a responsibility and capability to establish a somewhat earlier net zero target date than 2050; and

WHEREAS the health and safety of all our residents are affected by rising temperatures and extreme weather emergencies but not on an equal basis, with our seniors, children, fixed income residents, non-native speakers, and disabled residents being among the most vulnerable; and

WHEREAS the welfare of future generations depends upon actions taken now and with a sense of urgency;

BE IT THEREFORE RESOLVED [1] that the Town of Hopkinton commits to a net zero goal of 2045 to eliminate or offset all carbon emissions including municipal, commercial, and residential sources with intermediate milestones of 50% emissions reductions by 2030, and 75% emissions reductions by 2037, relative to 2017 baseline levels.

BE IT FURTHER RESOLVED [2] that the Sustainable Green Committee will present to the Select Board in 2023 a Climate Action Plan, including a Greenhouse Gas Inventory, describing the Town's current status and providing recommendations to reach the Town's net zero targets, and that in drafting the document the Committee will seek community input and prioritize social justice and equity.

BE IT FURTHER RESOLVED [3] that all Town boards, committees, and departments deemed appropriate by the Select Board will present to the Board by year end 2024 their plans to align with the Town's net zero targets.

BE IT FURTHER RESOLVED [4] that the Sustainable Green Committee shall present to the Select Board following each calendar year a report describing progress toward the Town's net zero targets, following the targets and methodology set forth in the Climate Action Plan and Greenhouse Gas Inventory, and including areas such as energy, buildings, transportation, environment, waste, and industry.

BE IT FURTHER RESOLVED [5] that Town boards, committees, and staff shall take the Town's net zero targets into consideration, to the extent allowed by law, when making budget requests or recommendations; making procurement decisions concerning design, construction, purchase, renovation, or maintenance of any municipal property; and conducting municipal operations or directing contracted services.

Pass any vote or take any act relative thereto.

Motion: (Select Board) *We move that the Town vote to accept the Net Zero Resolution as set forth in Article 46 of the 2023 Annual Town Meeting Warrant.*

Vote Needed: Simple Majority.

ARTICLE: 47 Abolish Upper Charles Trail Committee and Establish Subcommittee <i>Sponsor: Citizens Petition</i>
--

To see if the Town will, in accordance with Section 6.1 of the Town Charter, vote to direct the Town Manager to abolish the Upper Charles Trail Committee (UCTC) and establish a

subcommittee termed the Upper Charles Trail Subcommittee under the direction of the Trails Coordination and Management Committee (TCMC; hereafter to be known as the Hopkinton Trails Committee). This subcommittee shall perform the function of the former UCTC, including 1) establishing at least two possible trail routes for review by the town and selection by the Select Board, and 2) developing this trail using all available funds. The subcommittee shall be comprised of seven (7) members chosen by the Trails Committee and will follow guidance for public communication as previously developed by the TCMC. Funds from this town meeting and from other sources allotted to the UCTC shall be spent under the direction of the Trails Committee and subcommittee for the tasks indicated above and as intended by town meeting. Pass any vote or take any action relative thereto.

Pass any vote or take any act relative thereto.

Motion (Petitioner): *We move that the Town vote to _____.*

Vote Needed: Simple Majority.

ARTICLE: 48 Upper Charles Trail Committee Spending, Segment 7 <i>Sponsor: Citizens Petition</i>

To see if the Town will vote that no further public funds will be expended by the Upper Charles Trail Committee (UCTC) for work related to establishing a Shared Use Path along that section of Hayden Rowe referred to as Segment 7 in the UCTC's plan entitled "Upper Charles Trail Overall Alignment Schematic 3/14/2022," a section that roughly encompasses the land along Hayden Rowe from 147 Hayden Rowe Street to 192 Hayden Rowe Street. Pass any vote or take any action relative thereto.

Pass any vote or take any act relative thereto.

Motion (Petitioner): *We move that the Town vote to _____.*

Vote Needed: Simple Majority.

Zoning Map Amendment 2 West Elm

To see if the Town will vote to amend the Zoning Map of the Town of Hopkinton by changing the zoning district of land at 2 West Elm St. shown on Assessors Map R23, Block 45, Lot 0 from Residential B District to Business District.



2 West Elm St.
Community Covenant Church

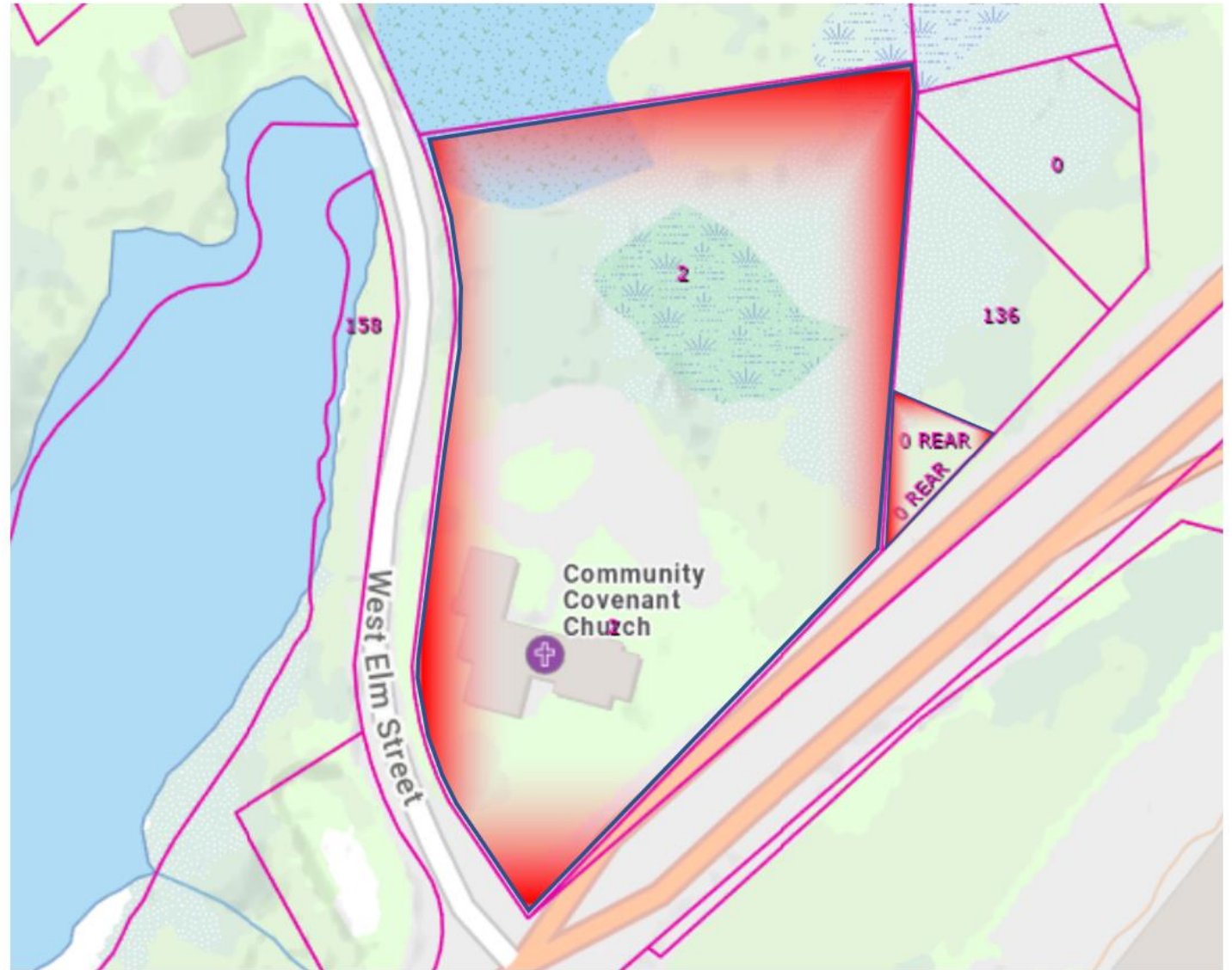
Lot locations

2 West Elm St. Map R23 45

3.67 acres

0 West Elm St. Map R23 46

0.17 acres



Area Zoning

Across W. Main

Price Chopper complex – Business
South St. area – Industrial A
& Hotel overlay

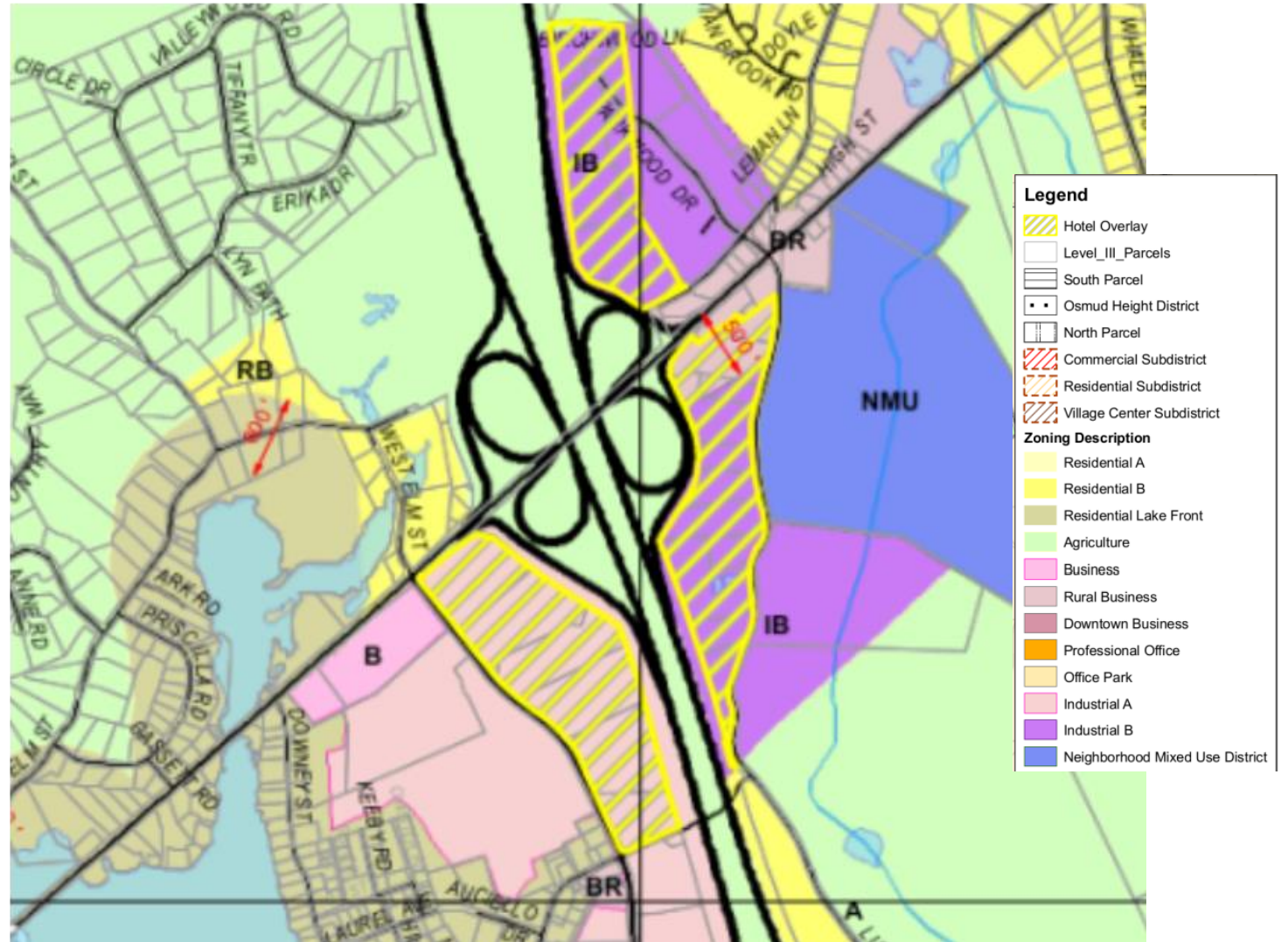
Across 495

Rural Business
Industrial B & Hotel overlay

Current Zoning 2 & 0 Elm St.

Residential B

*Most restrictive zoning of any land
bordering 495 and W. Main*





- Church is closing and the property will go up for sale
- Under Residential B zoning the best use is to build houses on this property.
- It is not an ideal residential location given the proximity to the heavy traffic and lights on W. Main
- Its location is ideal for business use with good visibility and access to 495 and W. Main

The lot is small and limited by wetlands (highlighted), only the currently developed area is buildable, which is approximately half the lot (1.8 acres). Any commercial use would be relatively small



The lot is well buffered from neighboring residential areas by wetlands.

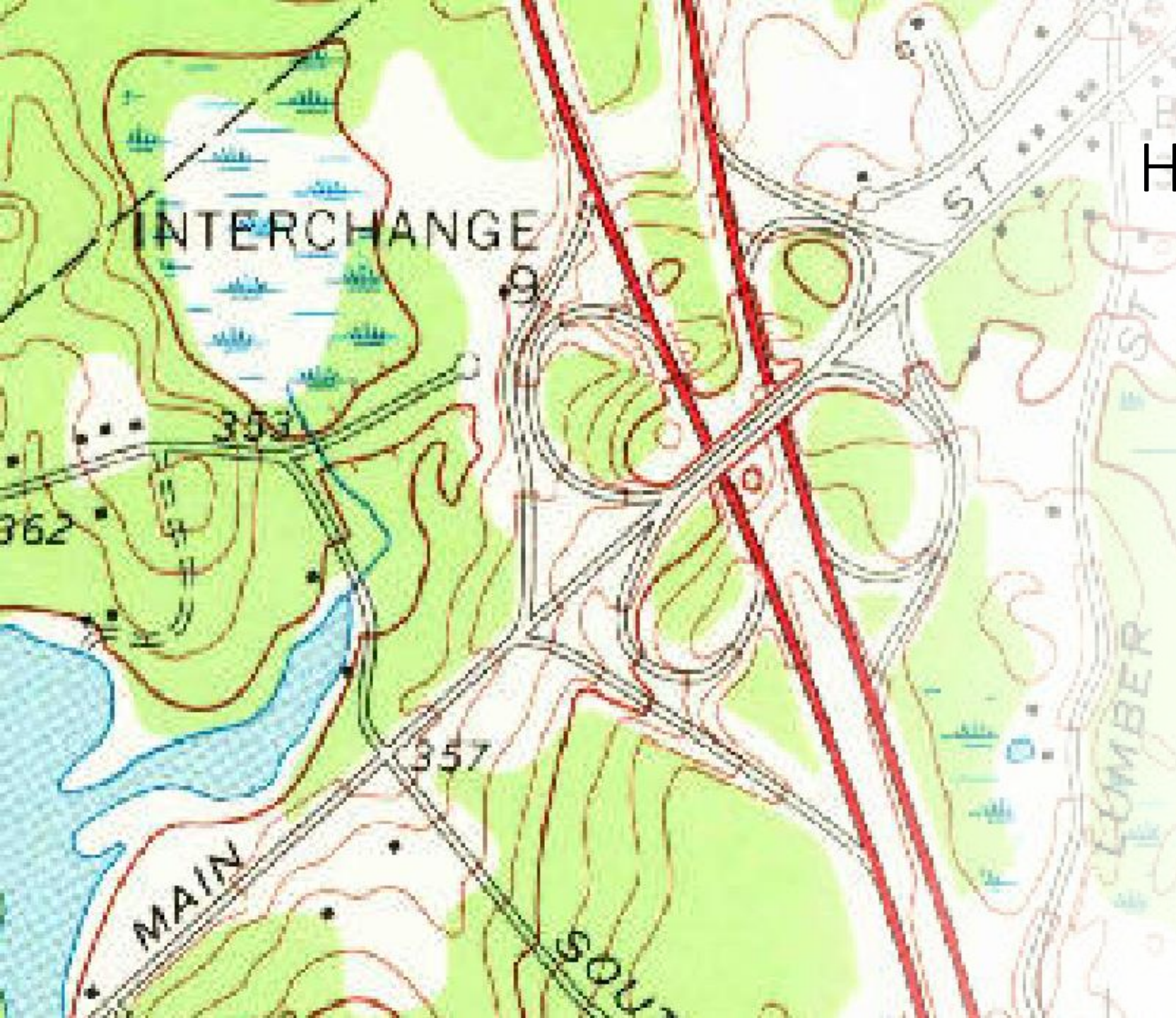


Commercial development is unlikely to:

- add increased light pollution at night because the church is already lit
- add much increased traffic - the empty parking lot is already used frequently as a turn around or stopping place

Street view towards residential areas





History: 1968 Map

- 495 is just constructed
- Church was built in 1975 and has been in single ownership
- Historic Zoning maps are not available, but it can only be assumed that the zoning was changed to allow for industrial and commercial zoning near 495
- Unlike surrounding areas, the zoning for this plot has not changed over the years as the area has become more commercial



Vasudha Dutta <vdutta@hopkintonma.gov>

Fwd: 70 South Street

1 message

Norman Khumalo <nkhumalo@hopkintonma.gov>

Thu, Apr 6, 2023 at 10:06 PM

To: Elaine Lazarus <elaine1@hopkintonma.gov>, Vasudha Dutta <vdutta@hopkintonma.gov>

Elaine and Vasudha:

We should include this email as one of the exhibits ref South Street zoning. What do you think?

Norman Khumalo
Town Manager
Town of Hopkinton
18 Main Street
Hopkinton, MA 01748
Tel. 508 497 9700
nkhumalo@hopkintonma.gov

----- Forwarded message -----

From: **Ted Merchant** <tedmerchant@yahoo.com>

Date: Sat, Mar 25, 2023 at 11:04 AM

Subject: 70 South Street

To: pbemis@edcma.com <pbemis@edcma.com>

Cc: nkhumalo@hopkintonma.gov <nkhumalo@hopkintonma.gov>

Peter, I wanted to follow up from the outreach meeting from this morning.

Unlike many of the attendees today, I am not opposed to an office building on 70 South Street however I am concerned about the traffic it may cause on Hayward Street. I understand that you are currently negotiating a Developer's Agreement with the town which should be critical to this process.

In my opinion, the Developer's Agreement should contain several key provisions:

- All land other than the office building in question that is under control of the proponent should be permanently restricted from development. The handout map doesn't show the property owners, so based on recollection, this would be Pine Grove Lane, 34 and 36 Hayward.
- Hayward Street should be widened from your proposed exit to the traffic light to allow for left and right turn lanes.
- A curb-enforced left-turn-only exit from the building to Hayward Street should be required
- Construction material storage and heavy construction trucks (ready-mix, equipment, forms, etc.) should be prohibited from the property as you presented.
- These should be perpetual requirements.

If these items were incorporated and you had the support of the Planning Board and Board of Selectmen, I would be in favor of the project.

- Edward A. Merchant, P.E. - 49 Lakeshore Drive

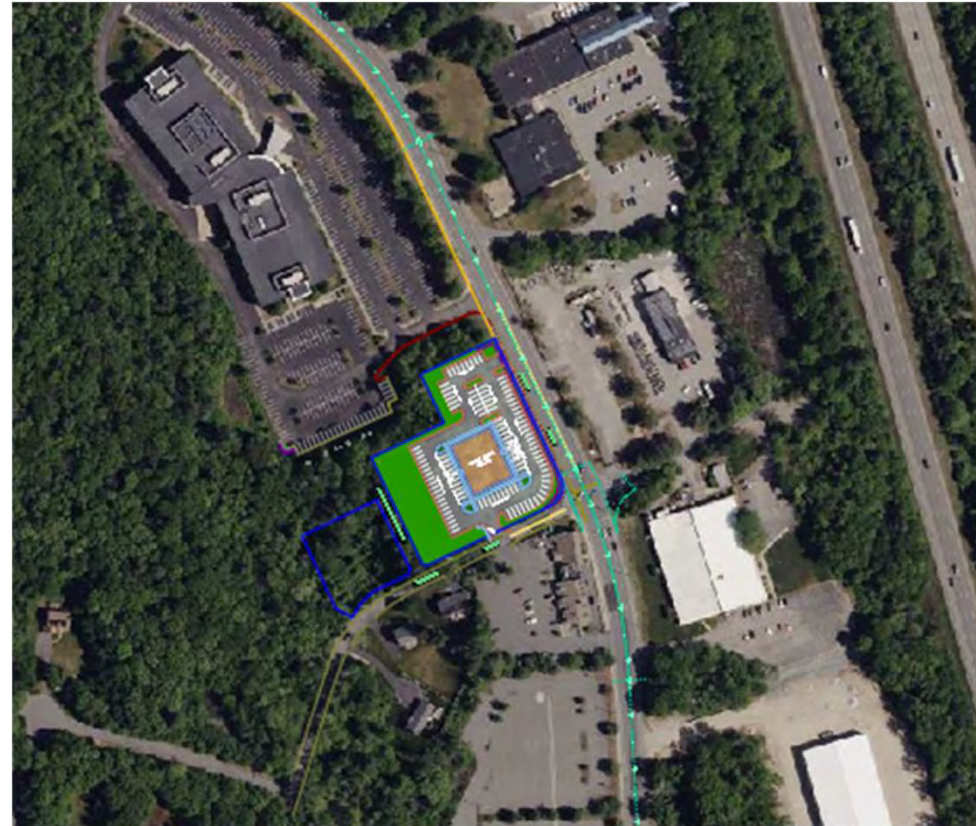
exemption under the [Massachusetts Public Records Law](#).

Visit us online at www.hopkintonma.gov.

**PROPOSAL FOR
CORPORATE
HEADQUARTERS AT
70 SOUTH STREET**



March 2023

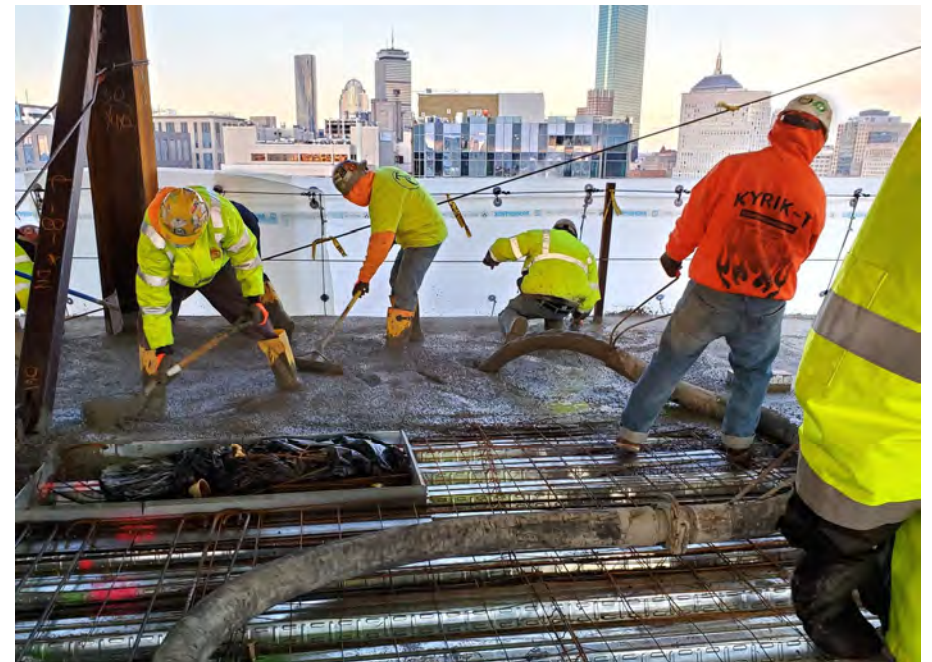


INTRODUCTION

Marguerite Concrete, Inc. is a Massachusetts-based company, providing high-quality concrete construction to construction managers, general contractors, developers and owners throughout the entire Northeast.

Founded in 1989 by Hopkinton resident Jim Marguerite, the company enjoys a reputation for delivering a full package of concrete services to all sectors of the construction trade.

In each of the New England states, Marguerite Concrete takes great pride in offering expert staff, competitive pricing, on-time performance, and a commitment to safety that is unmatched in the industry.



REGIONAL LEADER

We pride ourselves in working across multiple industries to provide excellent service in several applications.



Notable Project Partners include:

- City of Boston
- Mass General Brigham
- Boston College
- University of Massachusetts
- Fenway Park
- Logan Airport
- Eversource
- National Grid

A COMMUNITY PARTNER

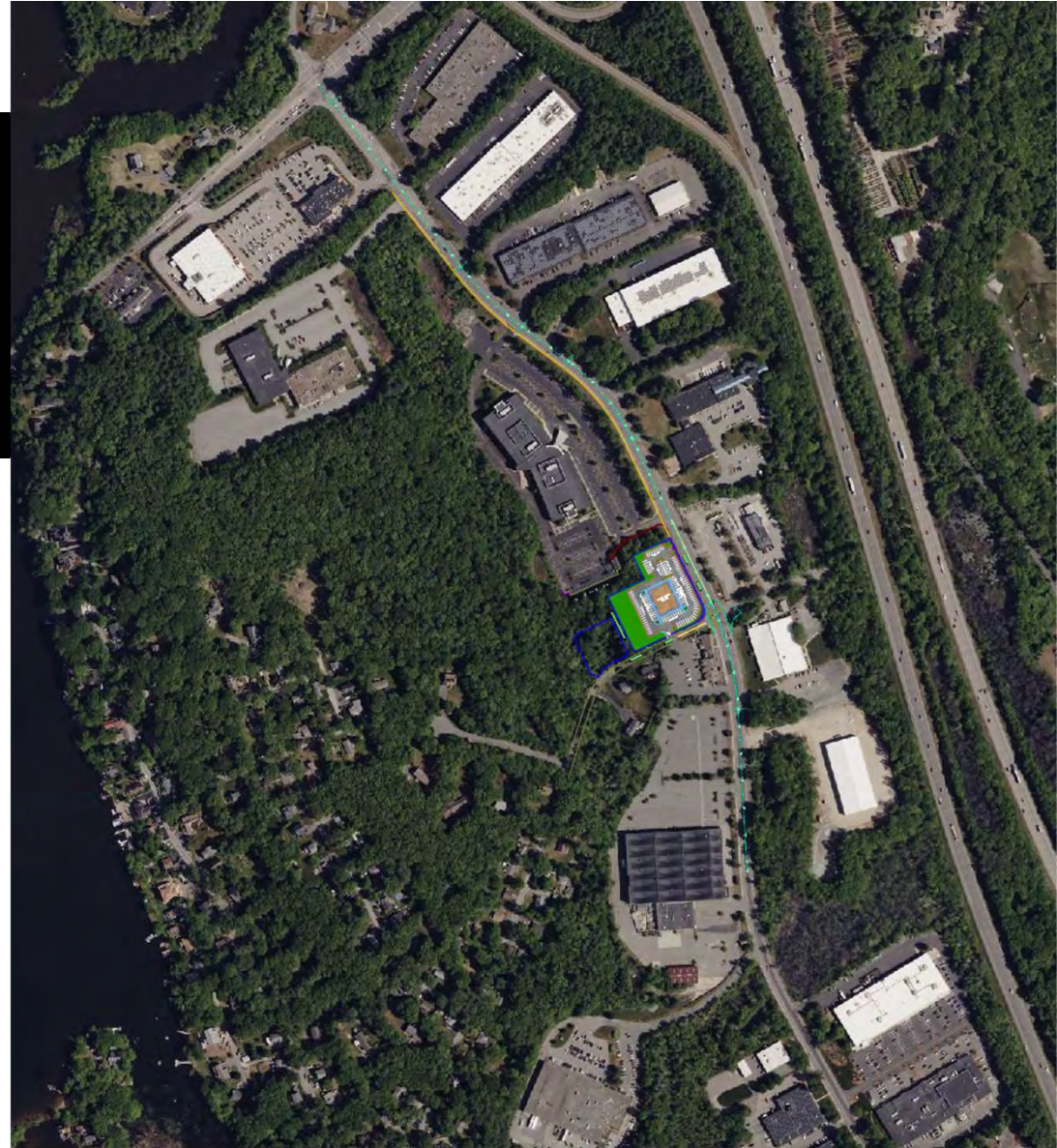
Operated by Hopkinton resident Jim Marguerite, our company is already a strong community partner.

We were part of the team that built the new Marathon Elementary School in 2018. Today we are working on the expansion project of the school.



NEW HOPKINTON HEADQUARTERS

Fits into existing area of
office buildings and
commerce.

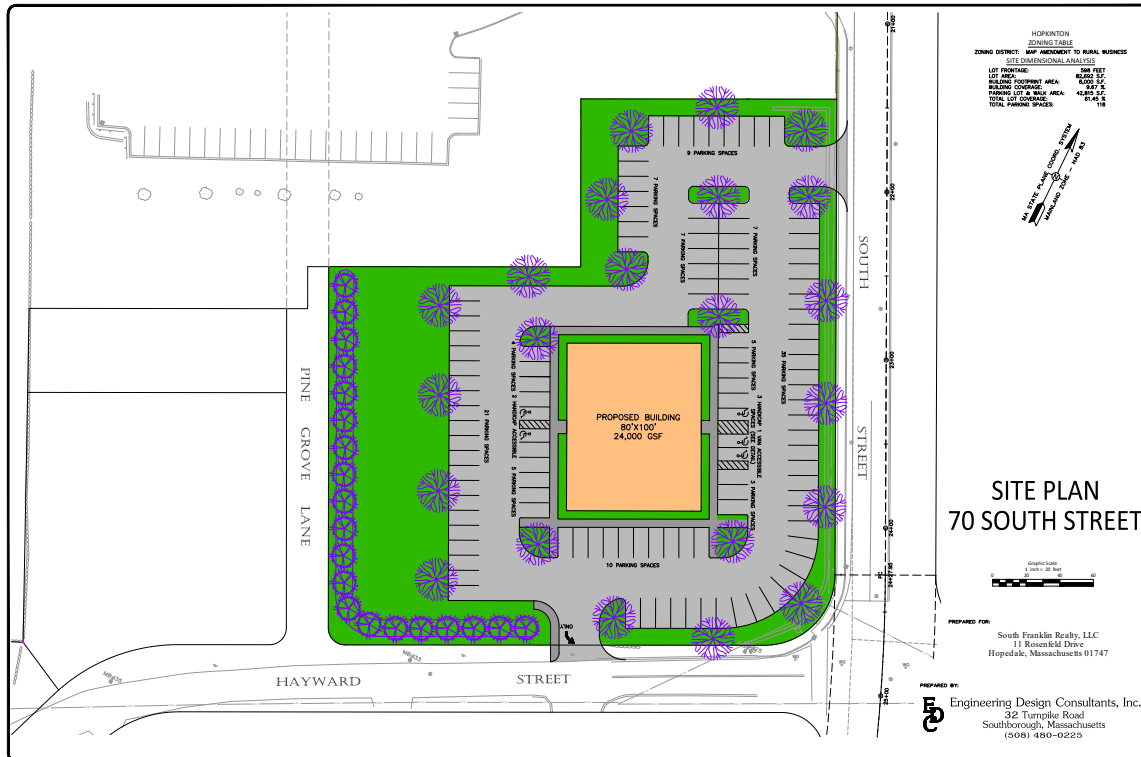


NEW HOPKINTON HEADQUARTERS

- Our plan is for new corporate campus at 70 South Street.
- New building will combine office operations from Hopedale and Hopkinton office facilities into one headquarters.
- 50 office professionals including project managers, accountants, project estimators and safety division.



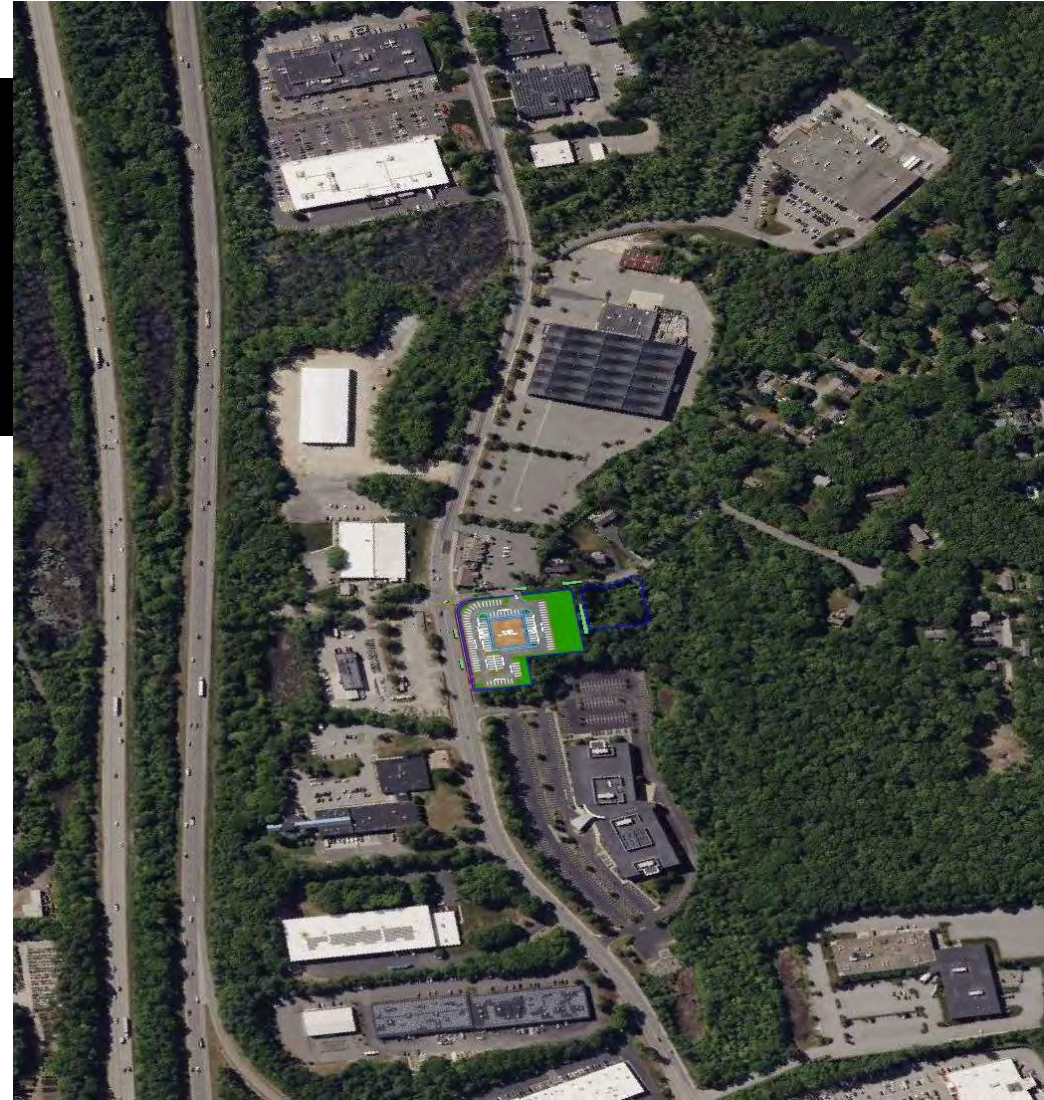
NEW HOPKINTON HEADQUARTERS

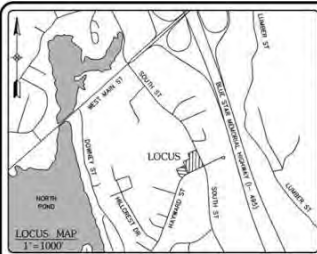


- Provides space for company to grow.
- Office building with parking for professional employees who work in the building.
- No manufacturing of concrete onsite.
- No concrete trucks or construction equipment.
- Meets all DEP stormwater management standards, including prohibition on phosphorus fertilizers.
- Dark Sky compliant.
- Tight curb cut on Hayward Street prevents right turn into residential neighborhood.

CURRENT SOUTH STREET ZONING

70 South Street is the only property not zoned for rural business zone on South Street.





PLAN NOTES

1. THE PURPOSE OF THIS EXHIBIT IS TO ILLUSTRATE THE PROPOSED ZONING MAP CHANGE TO INCORPORATE THE PARCELS IDENTIFIED IN THE ASSESSORS REFERENCE TABLE INTO THE RURAL BUSINESS DISTRICT.
 2. THE PROPERTY LINES AND EXISTING CONDITIONS SHOWN HEREON ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY LIGHTHOUSE LAND SURVEYING LLC BETWEEN NOVEMBER AND DECEMBER 2022.
 3. SURVEY TRAVERSE POINTS WERE OBSERVED WITH A CARLSON BRX7 GPS RECEIVER USING THE MASSDOT MAORS RTK NETWORK.
- HORIZONTAL DATUM**
 MASSACHUSETTS STATE PLANE - MAINLAND ZONE NAD83 (2011)
 EPOCH 2010.00 - US FEET
4. ALL ON-THE-GROUND OBSERVATIONS WERE PERFORMED USING LEICA TS12 (3") ROBOTIC TOTAL STATIONS.
 5. THE LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON, WHETHER THEY ARE PUBLIC OR PRIVATE, WAS NOT MADE PART OF THIS SURVEY.
 6. OWNERS NAMES SHOWN HEREON ARE BASED UPON ASSESSORS INFORMATION OBTAINED AS OF THE DATE OF THE SURVEY. IT DOES NOT REPRESENT A CERTIFICATION OF TITLE NOR DOES IT GUARANTEE THE OWNERSHIP OF LOCUS OR ADJUTING PROPERTIES.

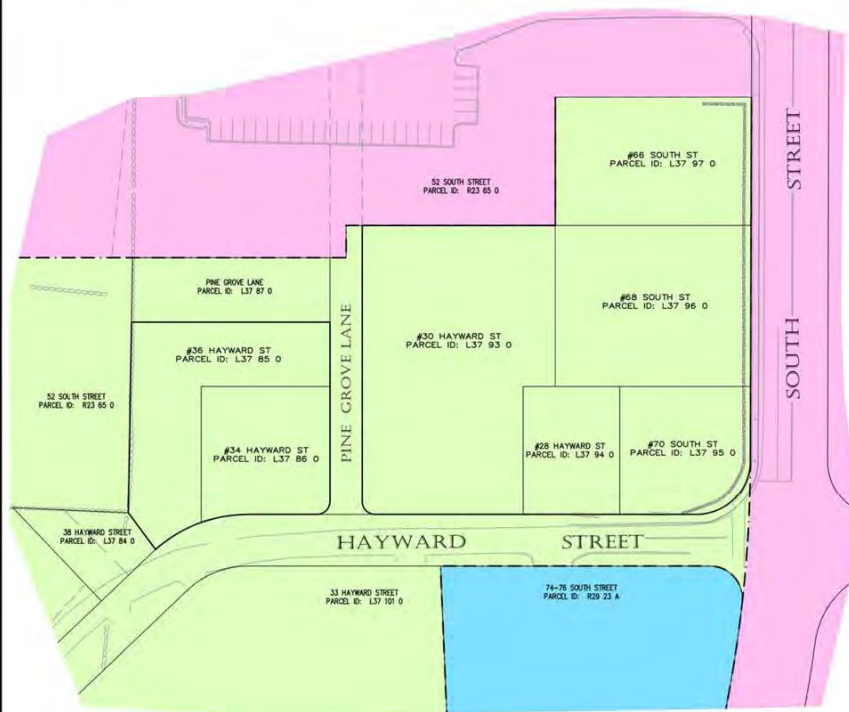


ASSESSORS REFERENCES TABLE

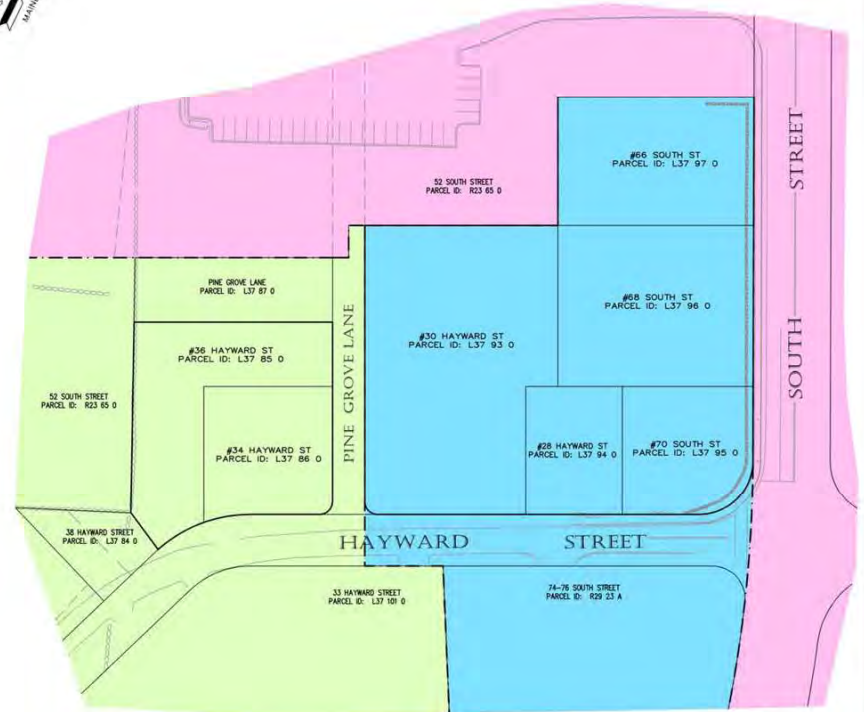
ASSESSORS PARCEL ID	STREET ADDRESS	COMPRISING LOTS (PL 426 OF 1933)
L37-85-0	36 HAYWARD ST	200-201, 816-817
L37-86-0	34 HAYWARD ST	196-199
L37-93-0	30 HAYWARD ST	191-195, 883-887
L37-94-0	28 HAYWARD ST	188-190
L37-95-0	70 SOUTH ST	184-187
L37-96-0	68 SOUTH ST	888-892
L37-97-0	66 SOUTH ST	893-896

LEGEND

- INDUSTRIAL 4 ZONING DISTRICT
- RESIDENTIAL LAKE FRONT ZONING DISTRICT
- RURAL BUSINESS ZONING DISTRICT

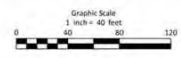


EXISTING ZONING BOUNDARIES



PROPOSED ZONING BOUNDARIES

REVISIONS	DATE	DESCRIPTION
0	3/30/23	ISSUED FOR ZONING MAP AMENDMENT EXHIBIT
1	3/30/23	ISSUED FOR ZONING MAP AMENDMENT EXHIBIT



PREPARED BY:
EDC Engineering Design Consultants, Inc.
 32 Tumpike Road
 Southborough, Massachusetts
 (508) 480-0225

PROJECT:
 ZONING MAP AMENDMENT
 66, 68, & 70 SOUTH STREET
 28, 30, 34, & 36 HAYWARD STREET
 (MIDDLESEX COUNTY - SOUTH DISTRICT)
 HOPKINTON, MASSACHUSETTS

TITLE: PROPOSED ZONING MAP AMENDMENT EXHIBIT
 PREPARED FOR:
 South Franklin Realty, LLC
 11 Rosenfield Drive
 Hopdale, Massachusetts 01747

DATE: JANUARY 30, 2023
 1 of 1
 EDC PROJECT NUMBER: 3800

ZONING MAP AMENDMENT.DWG

CHANGES TO ARTICLE

Removal of Pine Grove Lane

Warrant Article Title: Zoning Map Amendment

To see if the Town will vote to amend the Zoning Map of the Town of Hopkinton by changing the zoning district of land at

66 South Street shown on Assessors Map L37, Block 97, Lot 0

68 South Street shown on Assessors Map L37, Block 96, Lot 0

70 South Street shown on Assessors Map L37, Block 95, Lot 0

28 Hayward Street shown on Assessors Map L37, Block 94, Lot 0

30 Hayward Street shown on Assessors Map L37, Block 93, Lot 0

~~Pine Grove Lane a private 25' wide way from Hayward Street north to 52 South Street shown on Assessors Map R23, Block 65, Lot 0 and Hayward Street south to 74-76 South Street shown on Assessors Map R29, Block 23, Lot A.~~

From Residential Lake Front District to Rural Business District.

Pass any vote or take any action relative thereto.

BENEFITS TO COMMUNITY

- Well paying jobs for residents
- Opportunities for internships and apprenticeships for students learning about the building trades
- Approximately \$75,000 in new revenue to the town
- Upgrades to sidewalks on Hayward Street
- New corporate headquarters in town



NEXT STEPS

- Meeting with Lake Maspenock Association and abutters held Saturday, March 25, 2023
- Development Agreement filed with Town Manager's Office April 4, 2023, Select Board Meeting to be determined
- Planning Board Zoning Article Hearing Continued to April 24, 2023
- Annual Town Meeting May 1, 2023

Contact:

Peter Bemis
Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, MA 01772

Phone: 508-480-0225 Ext. 11
Email: pbemis@edcma.com

**SOUTH FRANKLIN REALTY
DEVELOPMENT AGREEMENT**

This Development Agreement (this “Agreement”), dated as of April ____, 2023, by South Franklin Realty, LLC, a Massachusetts limited liability corporation (“Applicant”), is made in favor of the Town of Hopkinton, a municipal corporation of the Commonwealth of Massachusetts (the “Town”), acting by and through its Select Board (the “Select Board”).

Reference is made to the following facts:

A. That Applicant owns of land at 66, 68 and 70 South Street and 28 and 30 Hayward Street, Hopkinton MA containing about 1.9 acres (the “Property”).

B. The Property, is now vacant and zoned Residential Lakefront. The Applicant proposes to use the Property for an office facility, as hereinafter described, together with related site improvements (collectively, the “Project”).

C. That to permit the Project to proceed, the Applicant has filed a warrant article with the Town for consideration at the May 2023 Annual Town Meeting (the “2023 Town Meeting”). The warrant article is to rezone the Property from Residential Lakefront to Rural Business (the “Zoning Article”) would:

- (1) Amend the Town’s Zoning Map to re-zone the Property to Rural Business.

D. The Applicant, voluntarily, has made certain commitments to the Town in furtherance of the Project, including committing to:

- (1) Limit construction to an office facility more or less in the manner as depicted on the Conceptual Site Development Plan attached as Exhibit 1;
- (2) Gift the residual lakefront piece of land to the CPC Hopkinton Open Space Committee;
- (3) Provide an easement for a welcoming sign to be located on the residential land or on the corner of the commercial land abutting the residential piece of land;
- (4) Utilize dark-sky compliant site lighting;
- (5) Explore having both entrances to the office building on South Street;
- (6) Eliminate righthand turning movements, if there is a driveway, from the Hayward Street Driveway;
- (7) Collect, process and treat stormwater in accordance with MassDEP Stormwater Management Guidelines, prohibit use of phosphorus-based fertilizers;
- (8) Enter into a Host Community Agreement to Benefit the LMPA neighborhood offering, for example, some services or contribution for playground equipment, weed control or boat house;
- (9) Construct sidewalks along the Hayward Street the length of our property; and,
- (10) Discontinue use of Pine Grove Lane as a public way.

E. That the Planning Board at its April _____, 2023 meeting voted _____ to support the proposed Zoning Article.

**SOUTH FRANKLIN REALTY
DEVELOPMENT AGREEMENT**

F. That the Select Board at its April _____, 2023 meeting voted _____ to support the proposed Zoning Amendments

NOW, THEREFORE, on the condition that the Hopkinton Town Meeting adopts the Zoning Article, with such zoning map amendment thereto as shall be agreed to by the undersigned, and provided that all subsequent steps shall be taken in order to cause such Zoning Map Amendment as it relates to the rezoning and zoning amendments to be incorporated into the Zoning By-Law (such as approval by the Attorney General), and provided the Planning Board grants Site Plan Approval for the Project, the Applicant commits to the following:

1 Development.

(a) In the Applicant's sole discretion, the Applicant may, subject to applicable law, develop the Property for Professional Offices, as defined in the Zoning Bylaw together with associated site improvements. As of the date of this Agreement, the Applicant has presented the Town Conceptual Site Development Plan Exhibit 1, which the parties hereto acknowledge are subject to design modifications by the Applicant or through modification, made through the local permitting process.

(b) The obligations undertaken in this Agreement shall not be deemed to relieve the Applicant of any obligation to satisfy other applicable Town regulatory processes.

2 Traffic. The Applicant has yet completed a comprehensive analysis of the traffic impacts of the Project and hereby agrees to do so as part of Site Plan Review, as well as, commit to the following mitigation:

- a. The Applicant will construct a reduced curb radius and post signage that no right-turns are allowed onto Hayward Street.
- b. Subject to obtaining all Town approvals, the Applicant will agree to install a sidewalk from the current terminus at South Street to the western property boundary along Hayward Street.

3 Development Areas.

- a. The Applicant will agree not to develop and or construct Pine Grove Lane (or develop approximately 0.55 acres of adjacent land also owned by the Applicant at 34 and 36 Hayward Street).
- b. Although all site work will occur outside state and local regulated wetland buffer zones, the Applicant agrees to collect, process and treat stormwater in accordance with MassDEP Stormwater Management Guidelines and prohibit use of phosphorus-based fertilizers.
- c. The Applicant has been, and will continue to, work with abutting residential property owners to provide those abutting property owners landscaping and/or fencing so as to mitigate the impact of the Project on those abutting property owners. While not yet finalized, the parties acknowledge that such mitigation may be on the Property or on abutting

**SOUTH FRANKLIN REALTY
DEVELOPMENT AGREEMENT**

properties, subject to written agreements with any such abutting property owners allowing such work on those properties.

- 4 Pedestrian Improvements. The Applicant will extend sidewalk on South Street to the western boundary of the Property.
- 5 Landscaping and Lighting Requirements.
 - a) Perimeter Buffer: The Applicant will construct an evergreen buffer as depicted on the Conceptual Site Development Plan Exhibit 1 along the south and west limits of work in order to screen the parking lot.
 - b) Lighting. A lighting plan shall be required in conjunction with the site plan review. Lighting shall be designed be “dark sky” compliant and to illuminate the subject property and shall not encroach onto abutting properties. All lighting shall be directed away from adjoining property with no light spillover and shall comply with the Town Bylaws.
- 6 Binding Effect. This Agreement shall be binding on the Town, the Applicant, and its subsidiaries, affiliates, successors and assigns, such that the obligations of the Applicant in this Agreement are intended to run with the Property, regardless of who occupies the Project or owns the Property, thereby binding successors in occupancy to the Applicant. Nevertheless, the parties agree that the Agreement may not be assigned, sold or transferred to any third-party purchaser not affiliated or is not a subsidiary of Applicant or a single purpose entity created by Applicant. The parties agree that the Agreement shall be filed with the land records of Middlesex County.
- 7 Amendments. This Agreement may only be amended by a writing signed by both parties, following a duly noticed public meeting.
- 8 No Waiver. The failure of the Town to enforce this Agreement shall not be deemed a waiver of the Town’s right to do so thereafter. If any provision of this Agreement or its applicability to any person or circumstance shall be held to be invalid, the remainder thereof, or the application to other persons or circumstances, shall not be affected.
- 9 Agreement Benefits Town. This Agreement is for the benefit of the Town and can be enforced by the Town in accordance with applicable law.
- 10 Applicable Law. This Agreement shall be governed by and according to the laws of the Commonwealth of Massachusetts, as amended from time to time. Any action brought by the Town hereunder may be brought in the Superior Court in and for the County of Middlesex, and the Applicant hereby agrees to the jurisdiction of such court.
- 11 Term of Agreement. This Agreement and the terms and conditions hereof shall be applicable in perpetuity except for those provisions herein which expire by their own terms.

IN WITNESS WHEREOF, this Agreement has been signed as an instrument under seal as of the day and year first above written.

**SOUTH FRANKLIN REALTY
DEVELOPMENT AGREEMENT**

South Franklin Realty, LLC

By: _____

COMMONWEALTH OF MASSACHUSETTS

ss.

, 2023

Then personally appeared the above-named _____ and
acknowledged the foregoing instrument to be his/her free act and deed and the free act and deed
of South Franklin Realty, LLC, before me.

Notary Public

My Commission Expires: _____

**SOUTH FRANKLIN REALTY
DEVELOPMENT AGREEMENT**

Select Board of the Town of Hopkinton

By: _____

By: _____

By: _____

By: _____

By: _____

COMMONWEALTH OF MASSACHUSETTS

ss. _____, 2023

Then personally appeared the above-named _____ and
acknowledged the foregoing instrument to be his/her free act and deed and the free act and deed
of the Town of Hopkinton before me.

Notary Public _____

My Commission Expires: _____

COMMONWEALTH OF MASSACHUSETTS

ss. _____, 2023

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Notary Public _____

My Commission Expires: _____

**SOUTH FRANKLIN REALTY
DEVELOPMENT AGREEMENT**

COMMONWEALTH OF MASSACHUSETTS

ss. _____, 2023

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of the Town of Hopkinton before me.

Notary Public _____

My Commission Expires: _____

HOPKINTON
 ZONING TABLE
 ZONING DISTRICT: MAP AMENDMENT TO RURAL BUSINESS
 SITE DIMENSIONAL ANALYSIS
 LOT FRONTAGE: 598 FEET
 LOT AREA: 82,692 S.F.
 BUILDING FOOTPRINT AREA: 8,000 S.F.
 BUILDING COVERAGE: 9.67 %
 PARKING LOT & WALK AREA: 42,815 S.F.
 TOTAL LOT COVERAGE: 61.45 %
 TOTAL PARKING SPACES: 118

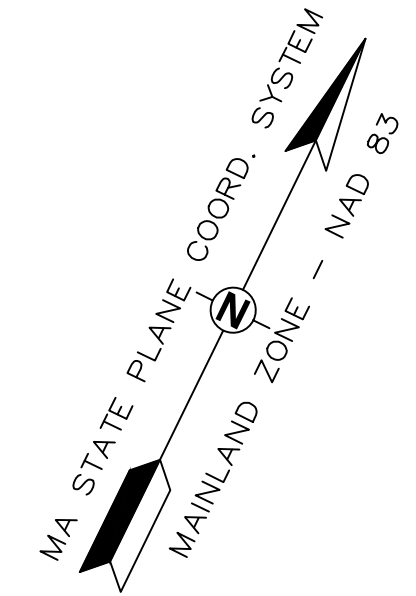
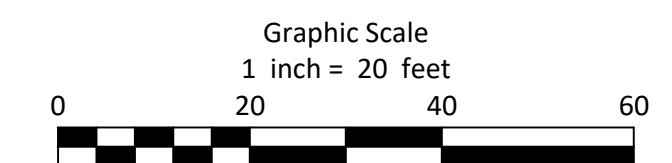


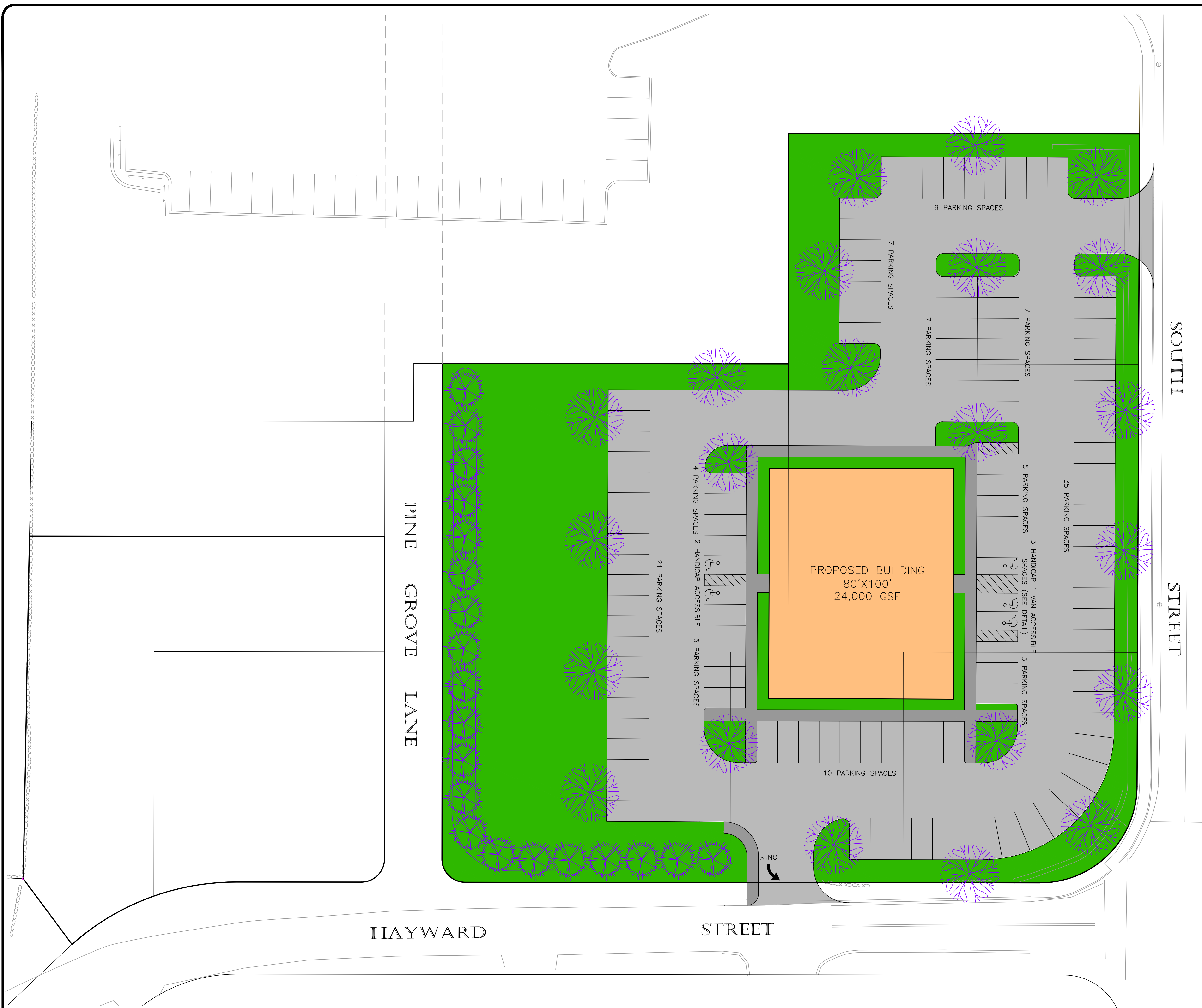
EXHIBIT 1

SITE PLAN 70 SOUTH STREET



PREPARED FOR:
 South Franklin Realty, LLC
 11 Rosenfeld Drive
 Hopedale, Massachusetts 01747

PREPARED BY:
 Engineering Design Consultants, Inc.
 32 Turnpike Road
 Southborough, Massachusetts
 (508) 480-0225



CITIZEN PETITIONS AND WARRANT ARTICLES

Primary Sponsor: Peter Bemis
3 Lakeview Path
Hopkinton, MA 01748
508-380-9922
pbemis@edcma.com

I certify that I am a registered voter in the Town of Hopkinton, MA:

Signature of Primary Sponsor: _____

Warrant Article Title: Zoning Map Amendment

To see if the Town will vote to amend the Zoning Map of the Town of Hopkinton by changing the zoning district of land at

66 South Street shown on Assessors Map L37, Block 97, Lot 0

68 South Street shown on Assessors Map L37, Block 96, Lot 0

70 South Street shown on Assessors Map L37, Block 95, Lot 0

28 Hayward Street shown on Assessors Map L37, Block 94, Lot 0

30 Hayward Street shown on Assessors Map L37, Block 93, Lot 0

~~Pine Grove Lane a private 25' wide way from Hayward Street north to 52 South Street shown on Assessors Map R23, Block 65, Lot 0~~ and Hayward Street south to 74-76 South Street shown on Assessors Map R29, Block 23, Lot A.

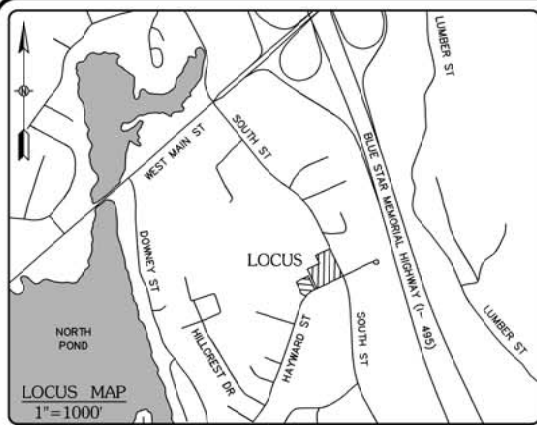
From Residential Lake Front District to Rural Business District.

Pass any vote or take any action relative thereto.

PETITIONERS:

We, the undersigned registered voters of the Town of Hopkinton, hereby petition the Select Board pursuant to MGL chapter 39 Section 10 and the Hopkinton Home Rule Charter, to include the following Article in the Warrant for the Spring Town Meeting to be held on May 1, 2023.

1			
2			
3			
4			
5			
6			
7			
8			
9			
10			



PLAN NOTES

1. THE PURPOSE OF THIS EXHIBIT IS TO ILLUSTRATE THE PROPOSED ZONING MAP CHANGE TO INCORPORATE THE PARCELS IDENTIFIED IN THE ASSESSORS REFERENCE TABLE INTO THE RURAL BUSINESS DISTRICT.
2. THE PROPERTY LINES AND EXISTING CONDITIONS SHOWN HEREON ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY LIGHTHOUSE LAND SURVEYING LLC BETWEEN NOVEMBER AND DECEMBER 2022.
3. SURVEY TRAVERSE POINTS WERE OBSERVED WITH A CARLSON BRX7 GPS RECEIVER USING THE MASSDOT MACORS RTK NETWORK.

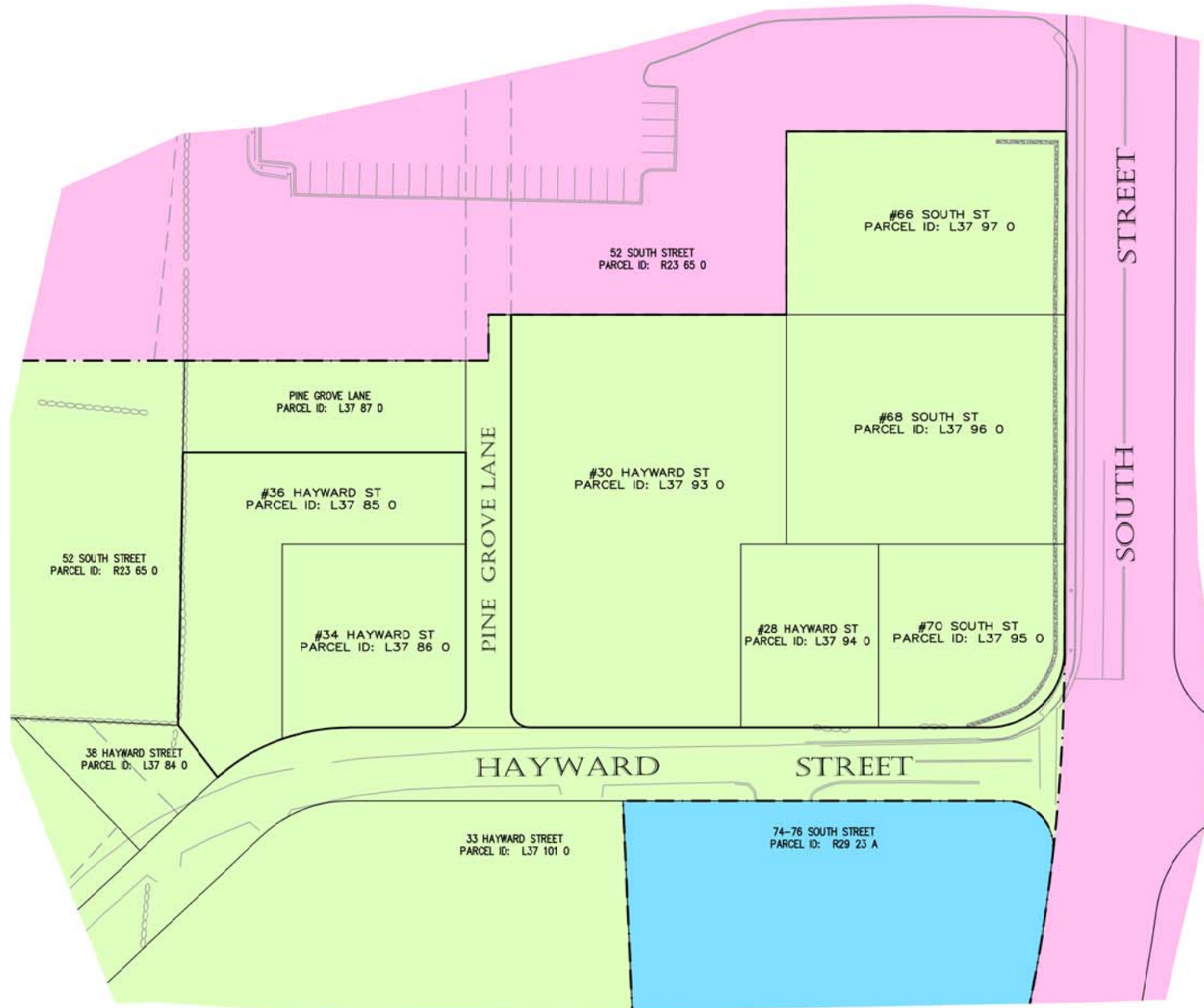
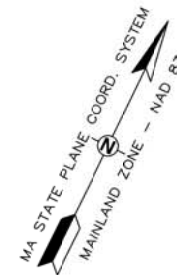
HORIZONTAL DATUM:
MASSACHUSETTS STATE PLANE - MAINLAND ZONE NAD83 (2011)
EPOCH 2010.00 - US FEET
4. ALL ON-THE-GROUND OBSERVATIONS WERE PERFORMED USING LEICA TS12 (3") ROBOTIC TOTAL STATIONS.
5. THE LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON, WHETHER THEY ARE PUBLIC OR PRIVATE, WAS NOT MADE PART OF THIS SURVEY.
6. OWNERS NAMES SHOWN HEREON ARE BASED UPON ASSESSORS INFORMATION OBTAINED AS OF THE DATE OF THE SURVEY. IT DOES NOT REPRESENT A CERTIFICATION OF TITLE NOR DOES IT GUARANTEE THE OWNERSHIP OF LOCUS OR ADJUTING PROPERTIES.

ASSESSORS REFERENCES TABLE

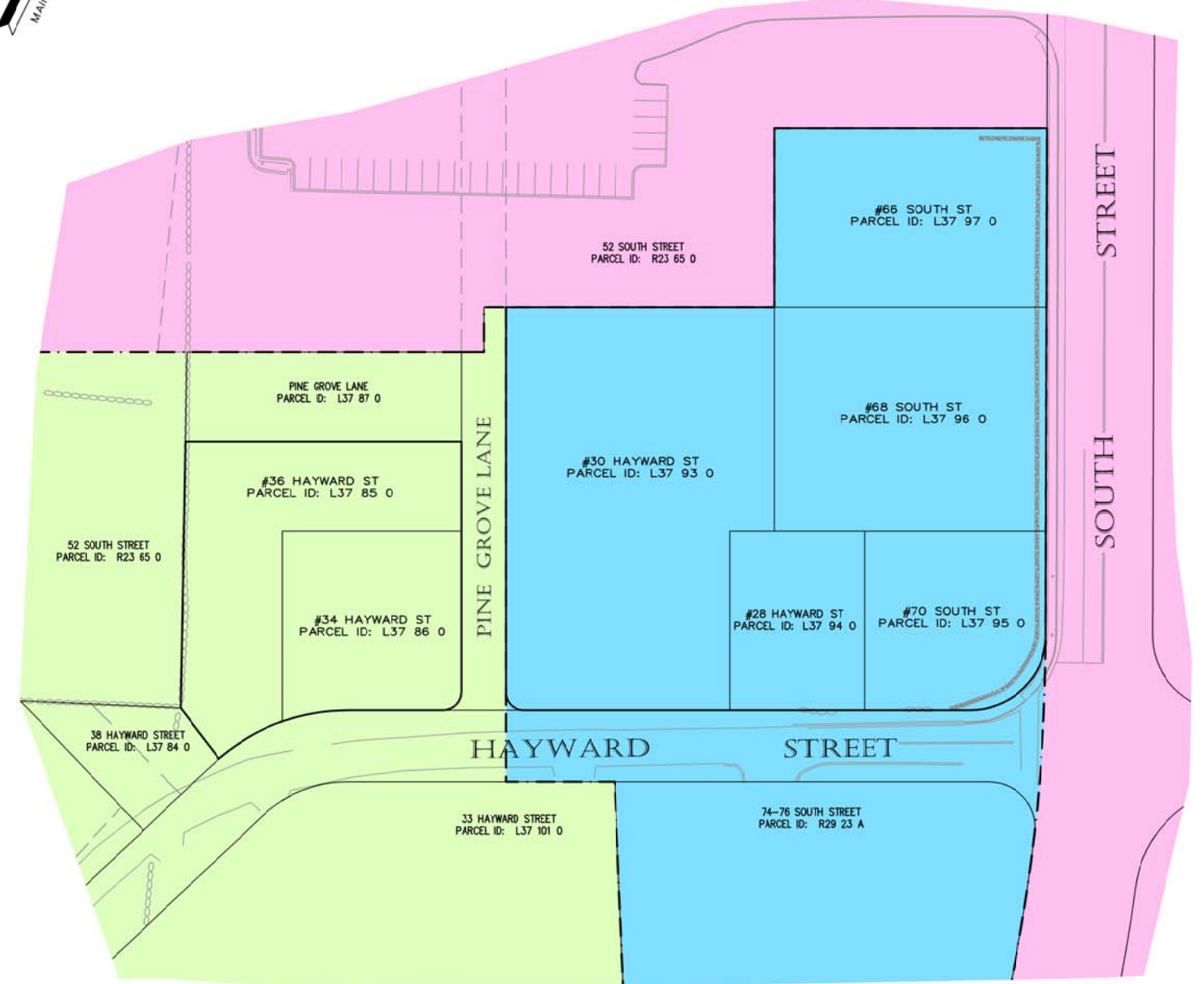
ASSESSORS PARCEL ID	STREET ADDRESS	COMPRISING LOTS (PL 426 OF 1933)
L37-85-0	36 HAYWARD ST	200-201, 816-817
L37-86-0	34 HAYWARD ST	196-199
L37-93-0	30 HAYWARD ST	191-195, 883-887
L37-94-0	28 HAYWARD ST	188-190
L37-95-0	70 SOUTH ST	184-187
L37-96-0	68 SOUTH ST	888-892
L37-97-0	66 SOUTH ST	893-896

LEGEND

- INDUSTRIAL A ZONING DISTRICT
- RESIDENTIAL LAKE FRONT ZONING DISTRICT
- RURAL BUSINESS ZONING DISTRICT

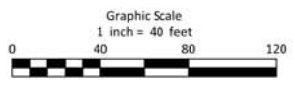


EXISTING ZONING BOUNDARIES



PROPOSED ZONING BOUNDARIES

REV #	DATE	DESCRIPTION
1	3/20/23	ISSUED FOR ZONING MAP AMENDMENT EXHIBIT
0	1/30/23	ISSUED FOR ZONING MAP AMENDMENT EXHIBIT



PREPARED BY:
EDC Engineering Design Consultants, Inc.
 32 Turnpike Road
 Southborough, Massachusetts
 (508) 480-0225

PROJECT:
ZONING MAP AMENDMENT
 66, 68, & 70 SOUTH STREET
 28, 30, 34, & 36 HAYWARD STREET
 (MIDDLESEX COUNTY - SOUTH DISTRICT)
 HOPKINTON, MASSACHUSETTS

TITLE: **PROPOSED ZONING MAP AMENDMENT EXHIBIT**
 PREPARED FOR:
 South Franklin Realty, LLC
 11 Rosenfield Drive
 Hopedale, Massachusetts 01747

DATE:
 JANUARY 30, 2023
 1 of 1
 EDC PROJECT NUMBER
 3800

ZONING MAP AMENDMENT.DWG



FY 2024 Participatory Budget
Town of Hopkinton

April 7, 2023

Prepared By: Elizabeth Rourke, Senior Accounting Manager/Town Accountant

Hopkinton's first ever cycle of Participatory Budgeting was a success!

What is Participatory Budgeting?

A Participatory Budget is a budget in which the residents/community organizations can submit projects that cost less than \$25,000.00. This is a great way to hear/share ideas, develop proposals, and discuss community projects. We are asking residents how to spend \$100,000.00 in Project Funds for projects that cost less than \$25,000.00 each that will benefit the community for 5 years or more. Participatory Budgeting guarantees accountability in spending decisions, can increase equity and access, foster civic engagement and community spirit, and ensure that public money targets real community needs.

An evaluation committee conducted a blind review and ranked all the submissions that were received. All the projects were then averaged and put in order by those averages. The projects that ranked the highest and totaled to our available project funding of \$100,000.00 will move forward to Town Meeting for approval. Below are all the projects that were submitted, the ones in yellow are the projects that ranked the highest and will be moving forward to Town Meeting. Here [Participatory Budget](#) you will find the link to the folder with the Participatory Budget requests and rankings.

Flashing Traffic Beacon for the Crosswalk at the corner of Grove and Pleasant Streets	\$ 22,250.00
Installation of Electric Vehicle Charging Stations	\$ 25,000.00
Fitness Station along Center Trail	\$ 9,000.00
Free CPR and First Aid Classes	\$ 23,750.00
Hughes Farm Plant about 9 apple trees Stone Wall Work Turf Work-Front Grass Area	\$ 20,000.00
Pratt Farm- Regrade Parking Lot	\$ 10,000.00



2 Manual Lift Gates for Sandy Beach Parking Lot Entrance and Exit	\$ 8,000.00
Pratt Farm- Continue to work on invasives	\$ 5,000.00
58 Fruit Street Loam and Seed Gravel and Grass	\$ 10,000.00
War on Japanese knot weed	\$ 25,000.00
Center School- Paint Cupla and Trim	\$ 24,000.00
Shakespeare Garden at HCA	\$ 23,164.00
Center School- Prune trees and Refurbish Landscaping	\$ 17,000.00
Town Wide Stump Grinding	\$ 25,000.00
	\$ 247,164.00

2023 Annual Town Meeting - Select Board Required Recommendations

Article No.	Article Title	Recommendation
1	Acceptance of Town Reports	
2	FY 2023 Supplemental Appropriations and Transfers	
3	Unpaid Bills from Prior Fiscal Years	
4	Set the Salary of Elected Officials (Town Clerk)	
5	Fiscal Year 2024 Operating Budget	
6	FY 2024 Revolving Funds Spending Limits	
7	PEG Access and Cable Related Fund Revolving Account Funding	
8	Chapter 90 Highway Funds	
9	Transfer to Other Post-Employment Benefits Liability Trust Fund	
10	Transfer to the General Stabilization Fund	
11	Transfer to the School Special Education Reserve Fund	
12	Establish Capital Stabilization Account for South Middlesex Regional Vocational Technical School District	
13	PILOT Agreement, Wilson St. Solar Farm	
14	Pay-As-You-Go Capital Expenses	
15	Chestnut Street Sidewalk	
16	Sidewalk from EMC Park to Blueberry Lane	
17	Fire Station 2 Architectural and Engineering Design	
18	Hopkinton Public School HVAC Renewal Work	
19	Hopkins School Addition	

20	Roadway Paving - Pratt Way & Cemeteries	
21	Water Department Vehicle Replacement	
23	Community Preservation Funds	
24	Community Preservation Recommendations	
35	Street Acceptance - Foxhollow Rd.	
36	Street Acceptance - Box Mill Rd.	
37	Accept Gift of Land - Turkey Ridge Subdivision	
38	Solar Canopy Leases, Middle School & High School	
39	Fruit Street Lease	
40	Drainage Easement, 14 Hazel Rd.	Yes (3/14/23)
41	Drainage Easement, 77 South St.	Yes (3/14/23)
42	Drainage Easement, 20 Downey Pl.	Yes (3/14/23)
43	Home Rule Petition for Special State Legislation to Authorize Taking of Easements in Milfor for Lake Maspenock Dam Repairs	
44	Easements for Lake Maspenock Dam Repairs	Yes (3/14/23)
45	Temporary Easement for Lake Maspenock Dam Repair	Yes (3/14/23)

Hopkinton Board & Committee Statistics

FY23

How to Apply

On the Town Website <https://www.hopkintonma.gov/>

- Click “Boards & Committees”
- Follow the links to View Vacancies or Apply Online
- Fill out the form and have a chance to upload a resume.
- Tip: Apply for more than one committee!
- Once you apply for a Board or Committee, you will receive an automatic system generated email with a confirmation of your application

HOPKINTON
Massachusetts

Home Departments **Boards & Committees** Services & EGov How Do I Feedback

Home > Boards & Committees

Boards & Committees

SHARE

Boards & Committees

A - D
E - P
R - Z

HELP US GOVERN!

Hopkinton has partnered with Granicus to provide Hopkinton residents a streamlined database for Boards & Committee member tracking and applications.

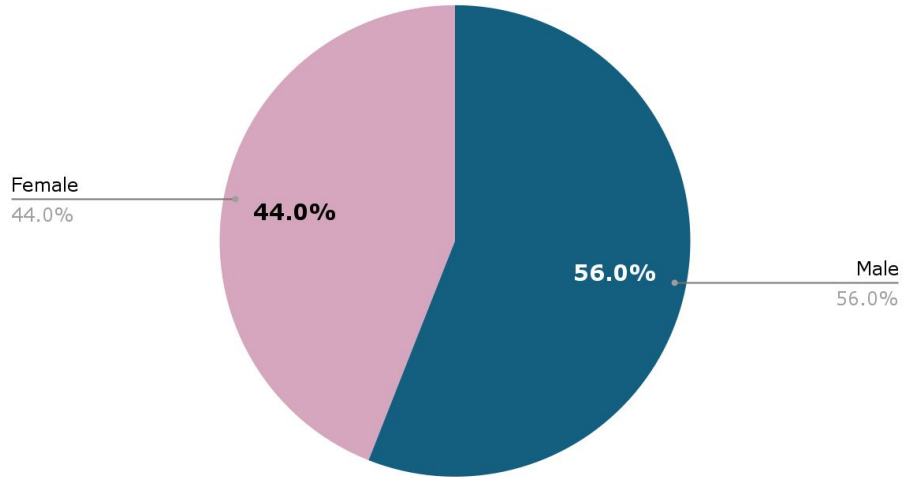
[Click here to be taken to the Boards and Committee database homepage](#) - you can check vacancies by clicking on the name of a Board or Committee

[Click here to apply for a Board or Committee](#) - after applying you will receive an automatic system generated email with a confirmation of your application. If you do not receive a confirmation email, or have any questions, please email

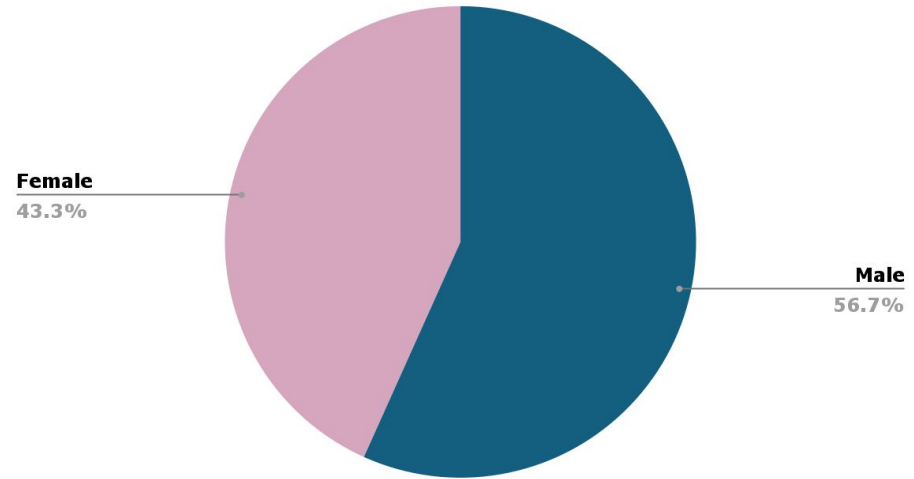
Participation on Boards/Committees by Gender - Hopkinton

No Change in Proportion from 2021 to 2023

Hopkinton MA - November 2021



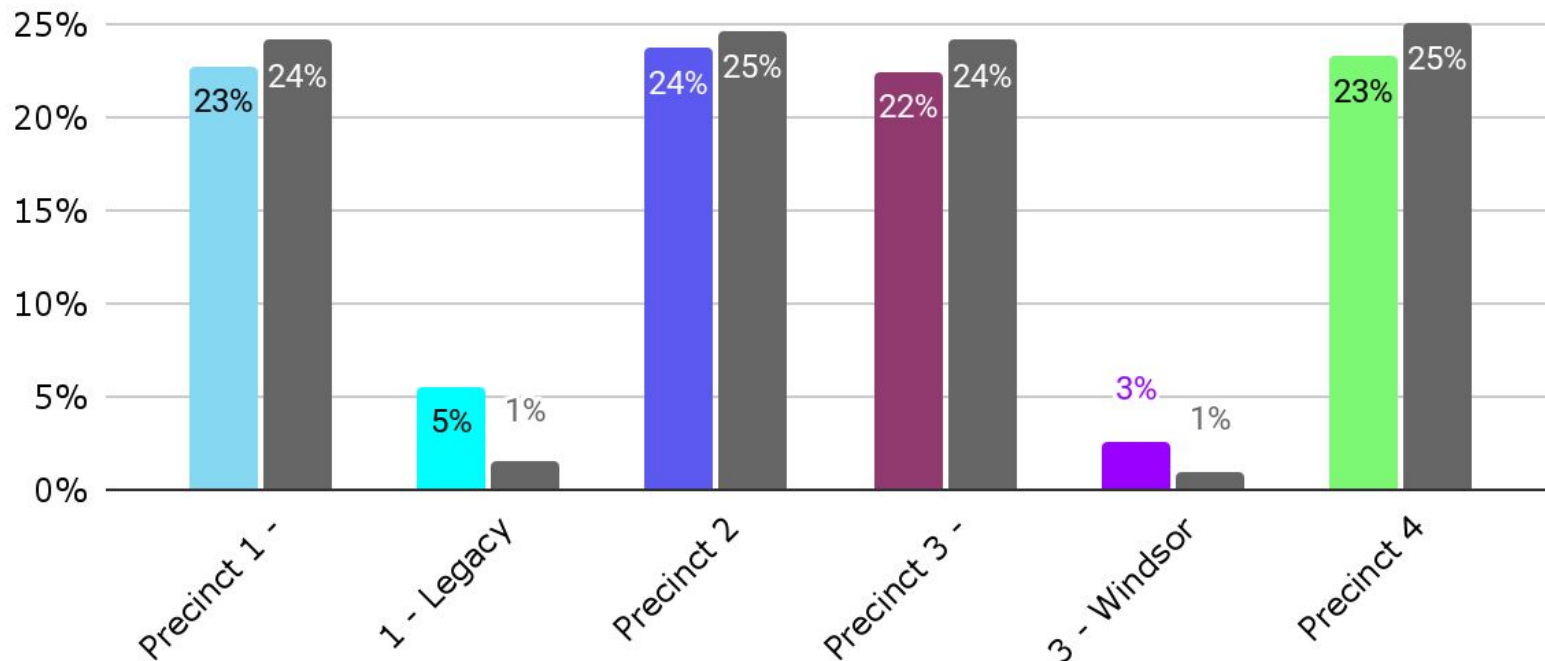
Hopkinton MA - April 2023



2021 - % Registered Voters Compared to % on Boards

By Area of Town

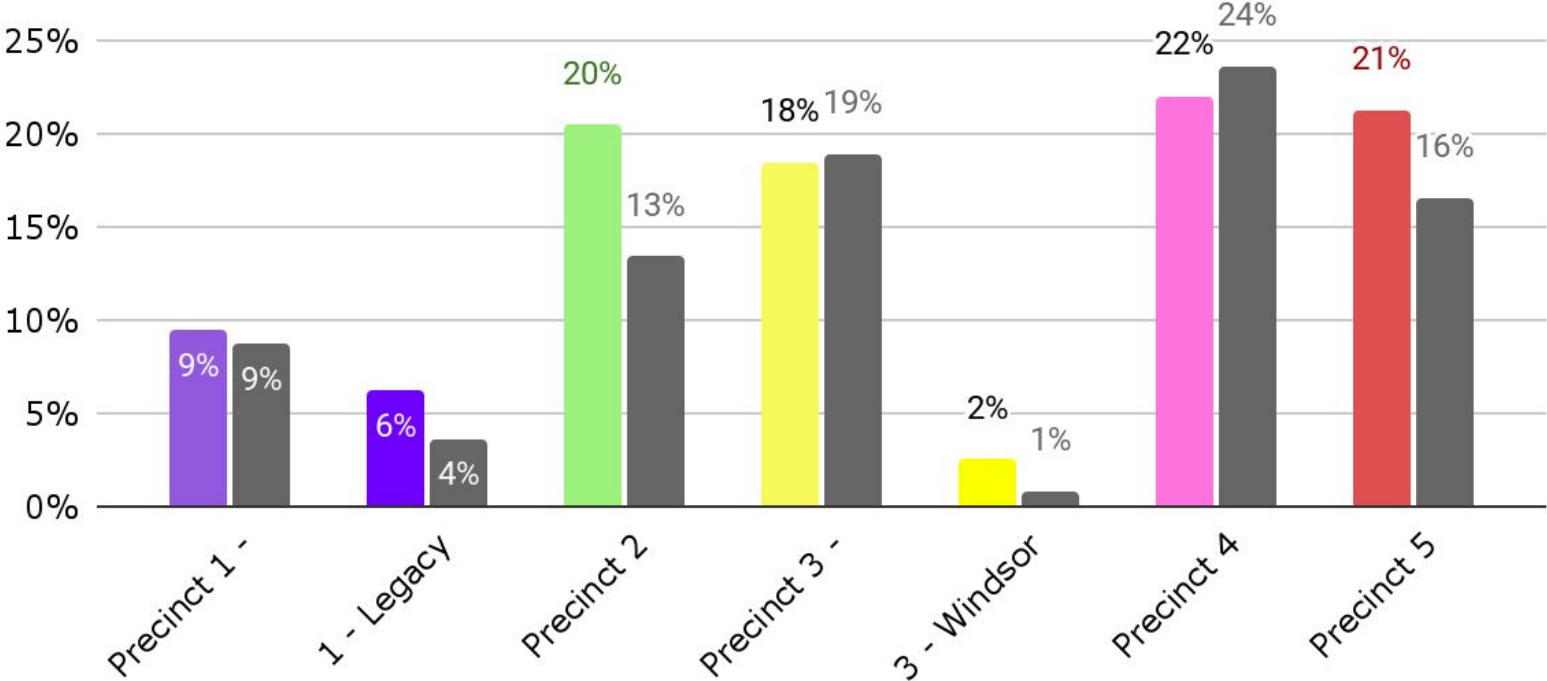
■ % Registered Voters ■ % of Board/Committee Members



2023 - % Registered Voters Compared to % on Boards

By Area of Town

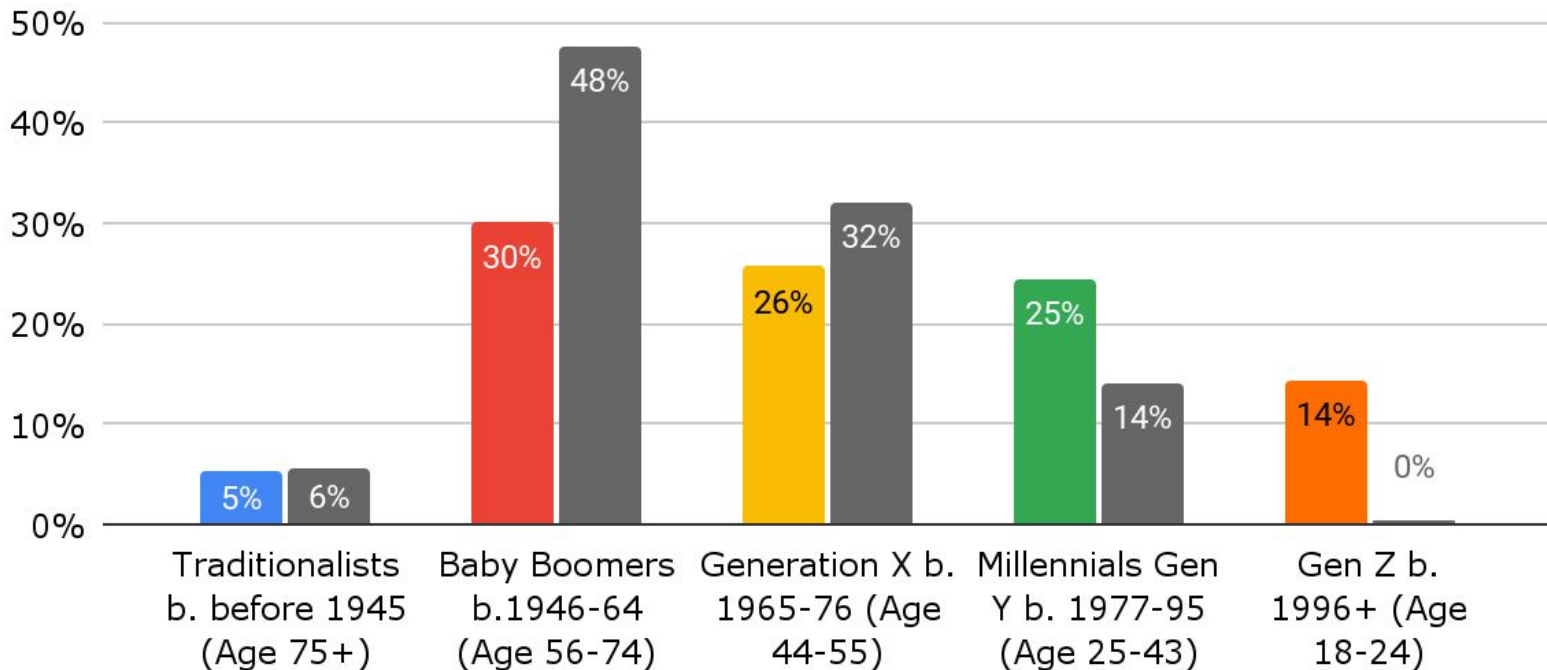
■ % Registered Voters ■ % of Board Members



2021 - % Registered Voters Compared to % on Boards

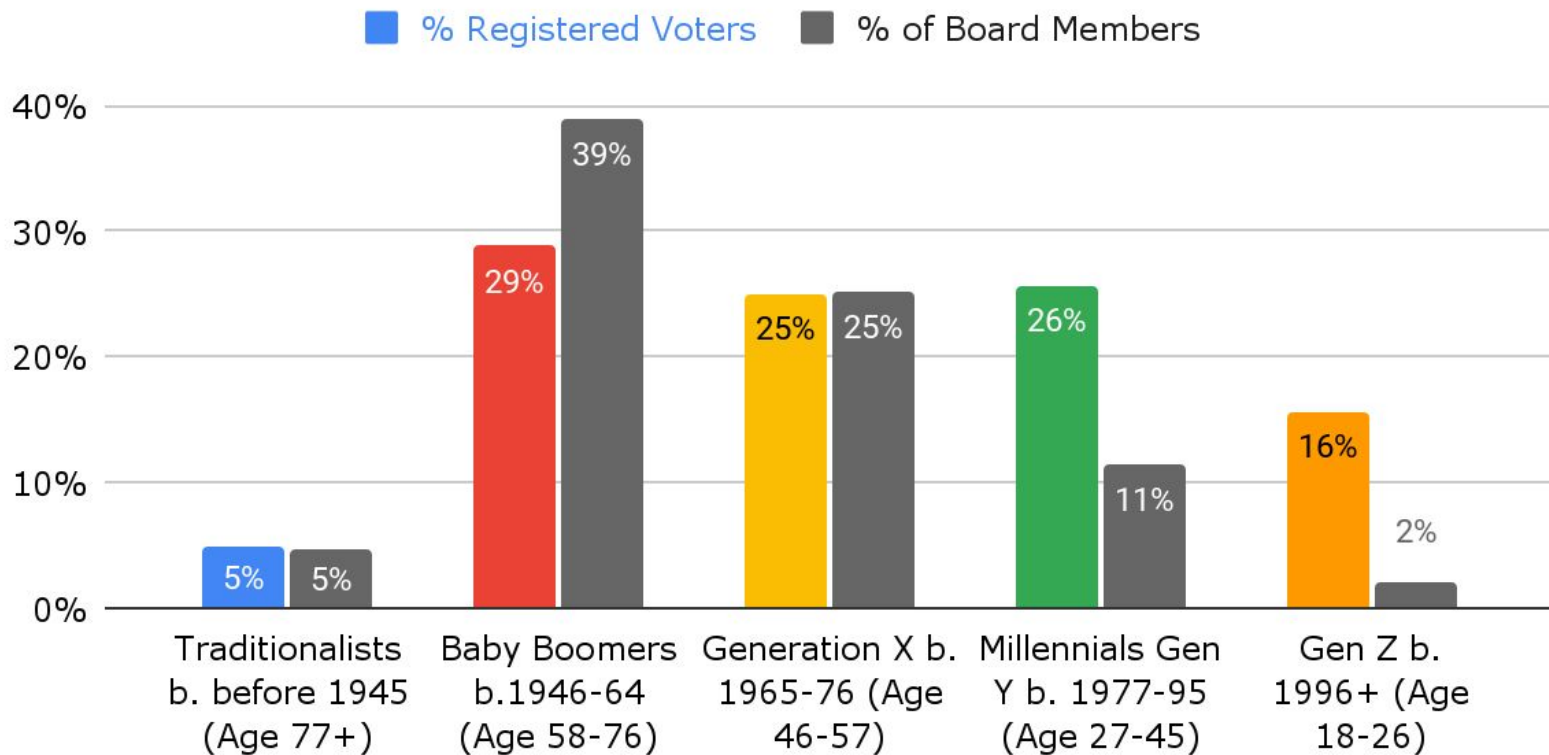
By Generation / Age

■ % Registered Voters ■ % of Board/Committee Members



2023 - % Registered Voters Compared to % on Boards

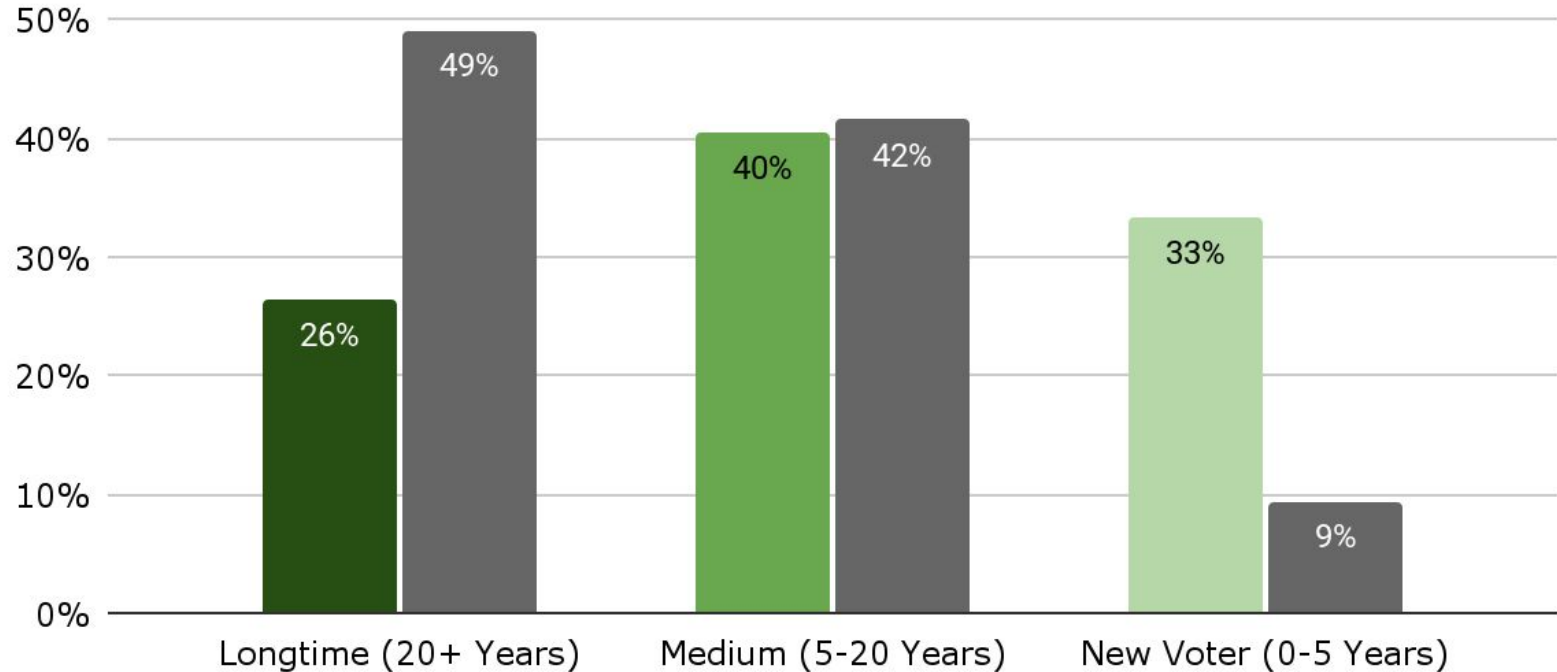
By Generation / Age



2021 - % Registered Voters Compared to % on Boards

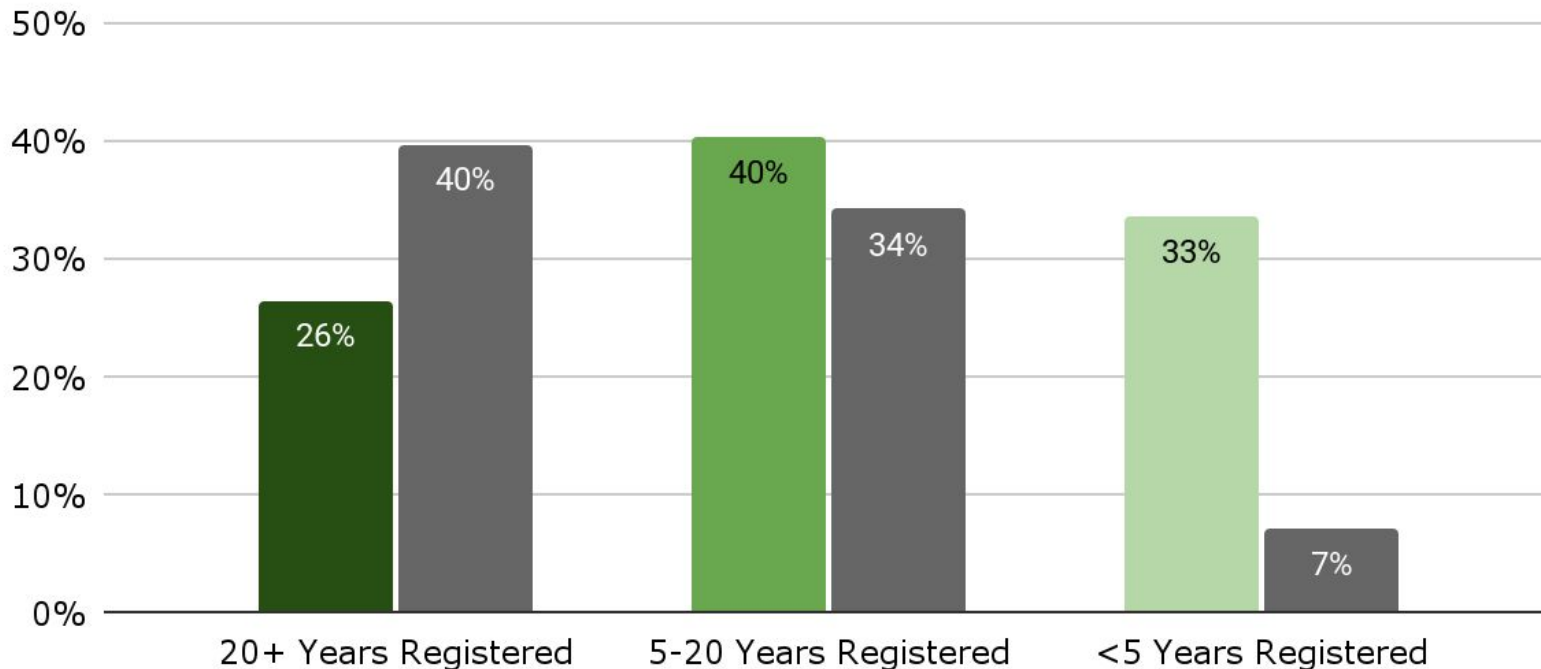
By Length of Time Registered to Vote in Town

■ % Registered Voters ■ % of Board/Committee Members

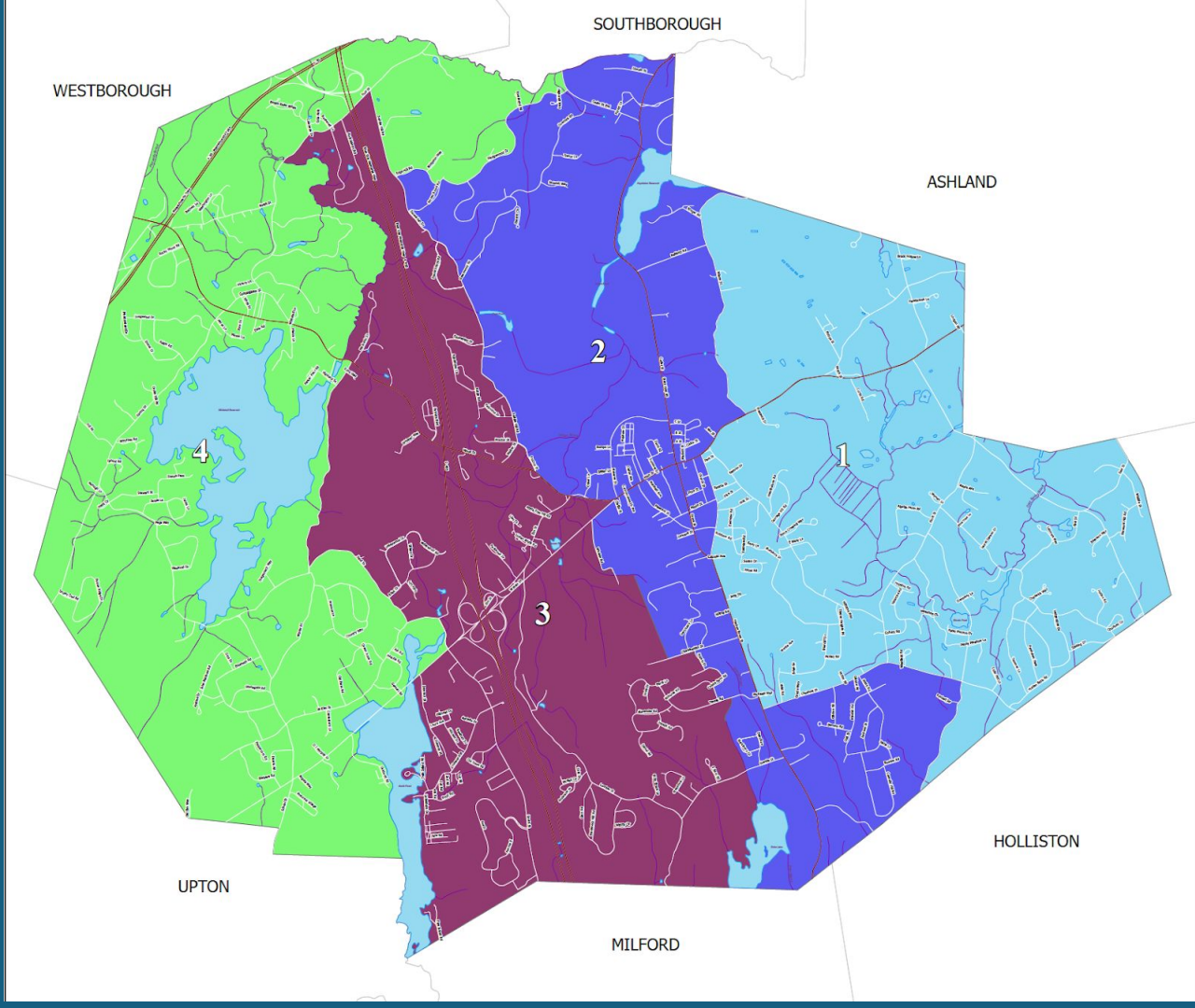


2023 - % Registered Voters Compared to % on Boards By Length of Time Registered to Vote in Town

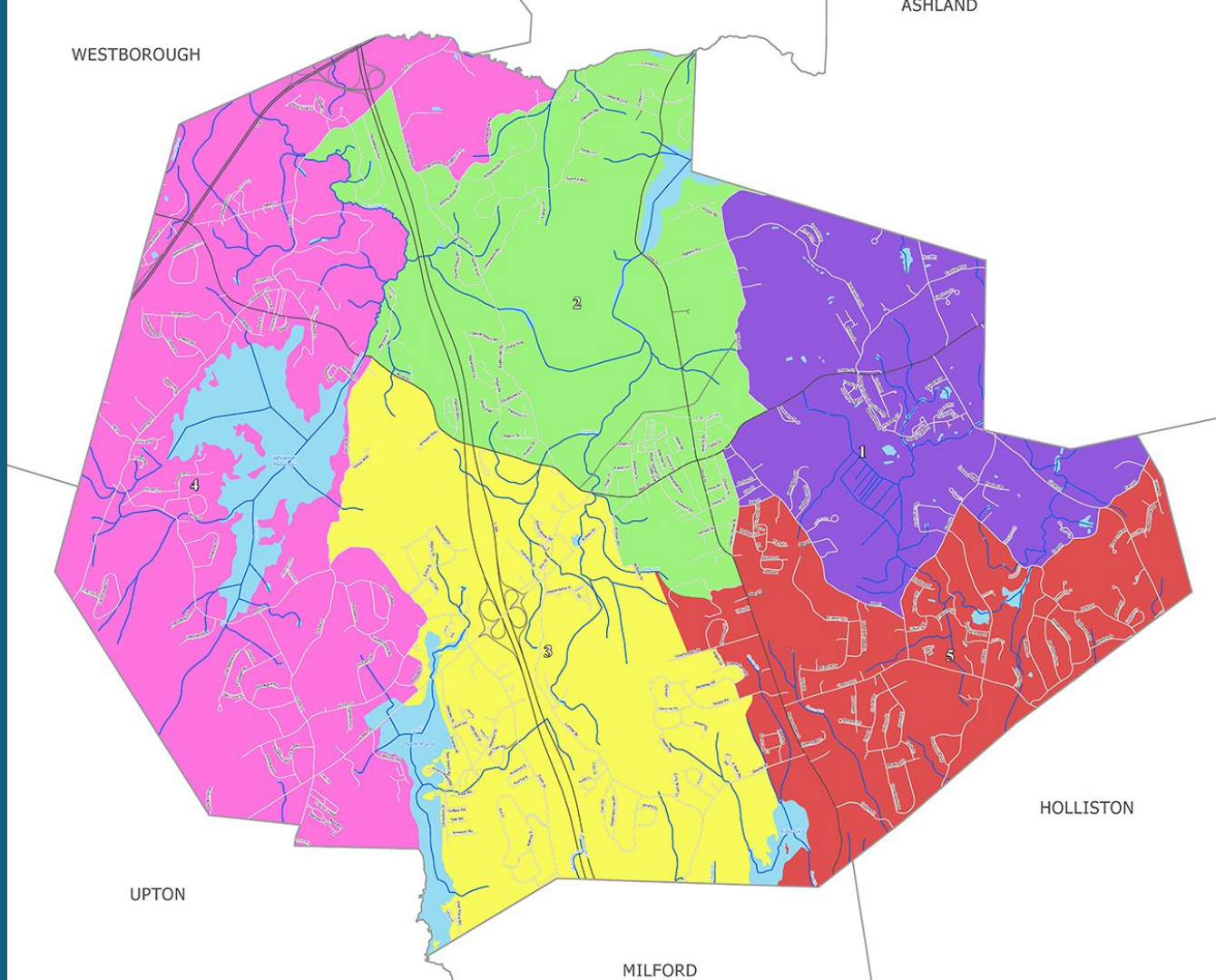
■ % Registered Voters ■ % of Board Members



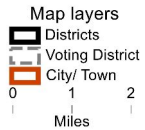
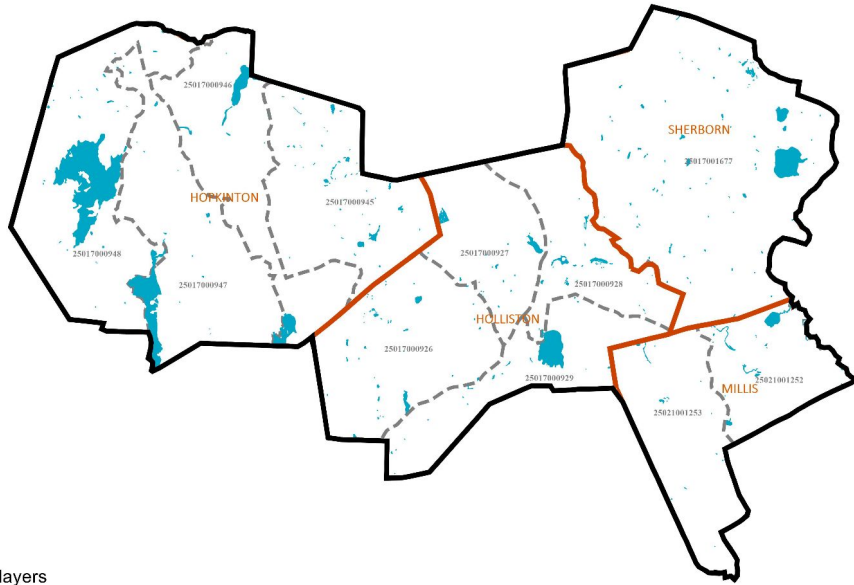
Hopkinton Precinct Map (2010)



Hopkinton Precinct Map (2020)



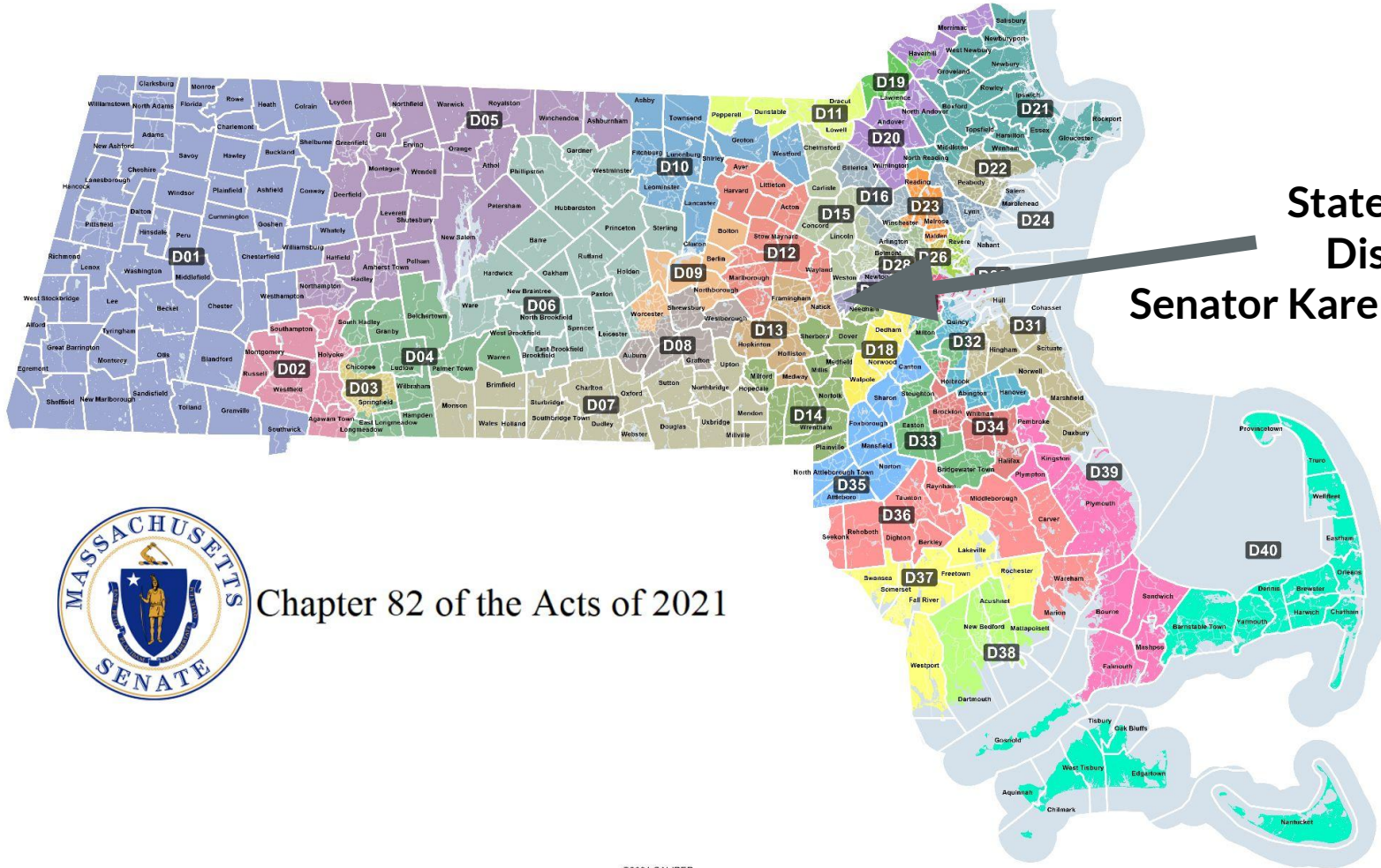
District: MIDDLE08



©2021 CALIPER

Field	Value
District	MIDDLE08
Population	43813
Deviation	-124
% Deviation	-0.28%
White	35313
% White	80.6%
Black	468
% Black	1.07%
Hispanic Origin	1591
% Hispanic Origin	3.63%
AmIndian	53
% AmIndian	0.12%
Asian	4753
% Asian	10.85%
Hawaiian	8
% Hawaiian	0.02%
Other	668
% Other	1.52%
NH_Wht	34944
% NH_Wht	79.76%

**State Representative
8th Middlesex District
James Arena-Darosa**



**State Senate
District 13
Senator Karen Spilka**



Chapter 82 of the Acts of 2021

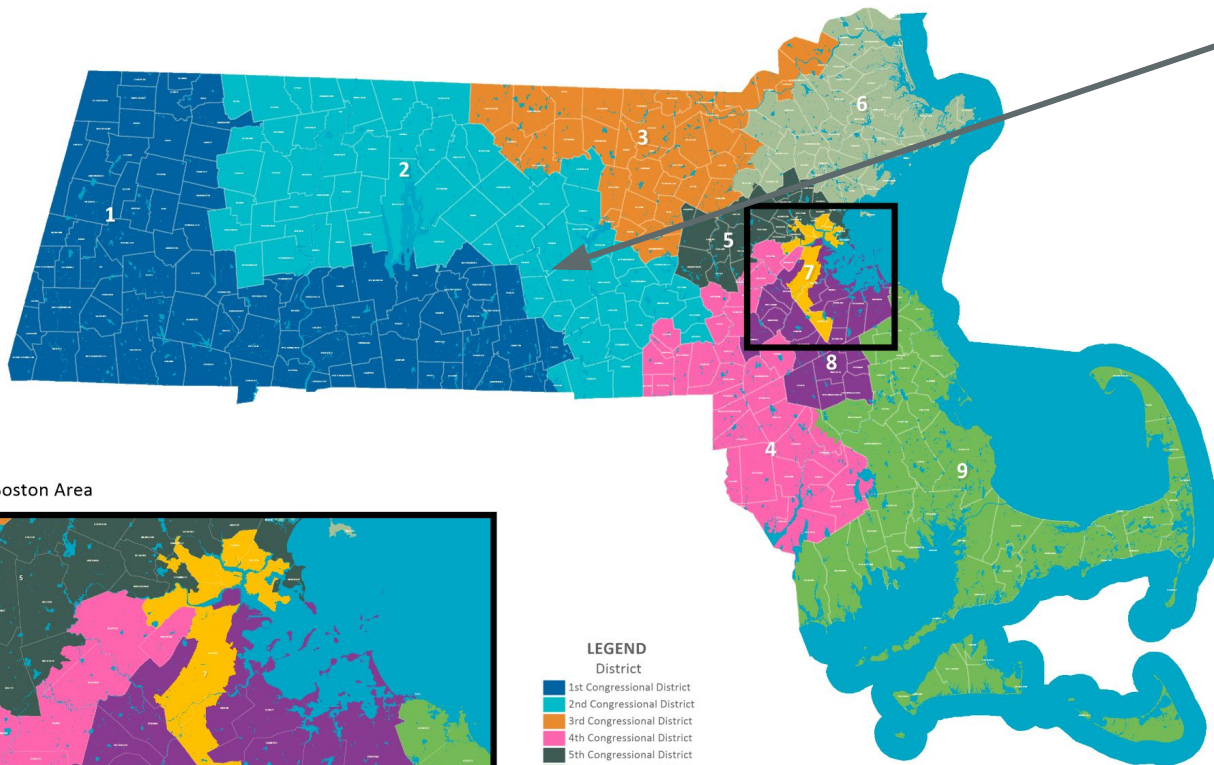


2021 Congressional Districts

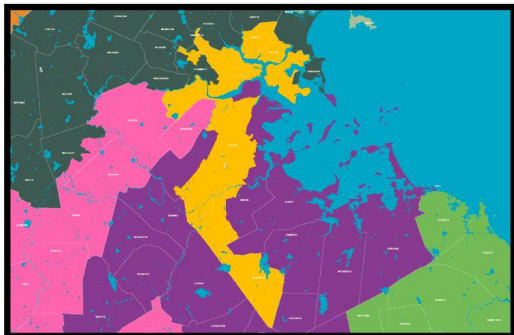
Special Joint Committee on Redistricting



**US Congressional
District 2**
US Rep Jim McGovern



Boston Area



To: Select Board

From: Norman Khumalo 

Date: April 6, 2023

Ref: Staff Report - Select Board April 11, 2023 Meeting

1. *Main Street Corridor Project:* Dave Daltorio (Town Engineer/Facilities Director) and Mitchell Murdock (Project Specialist) have provided the attached update (See Attachment 1).
2. *Per- and Polyfluoroalkyl Substances (PFAS) treatment project:* *Per- and Polyfluoroalkyl Substances (PFAS) treatment project:* Following up on questions regarding private wells, I have contacted the Board of Health Chair. Could staff schedule a joint Select Board and Board of Health meeting **on April 24 or 25th**? The Town is investigating soil testing methodologies and laboratories for PFAS detection. The Town is in receipt of Weston & Sampson's proposal for construction inspection and DEP compliance. This will be endorsed so that the project may move forward. Again, PFAS information for owners of private wells is available [here](#). If residents have questions or concerns regarding PFAS in private wells, they may contact the Health Services Department at 508-497-9725.
3. *Massachusetts Water Resources Authority (MWRA) Southborough Interconnection Project:* Southborough and Hopkinton representatives are finalizing the Intermunicipal Agreement. Pare Corporation, the town consulting engineer, is now developing a scope of work for the project design, including survey, design and permitting at DEP and Water Resources Commission.

Attachment 1

TO: Select Board

FROM: Michelle Murdock, Dave Daltorio *Michelle Murdock*
VIA: Norman Khumalo, Town Manager *NK*
DATE: April 5, 2023
SUBJ: Select Board Update: Main Street Corridor Project Date: April 11, 2023

MassDOT's Original Completion Date for the Project is October 22, 2023. That date was set at the award of the contract. As of the most recent schedule, submitted by A.F. Amorello on November 8, 2022, the project is still on schedule for completion by that date.

Phase 1 and 2 of Main Street Reconstruction has been completed. This work focused on the area from West Main Street to the Fire Station and the 135/85 intersection. This work included the full-depth excavation of these sections of Main Street and the installation of two of the three final paving courses. The final course of pavement will be installed at the end of the project.

Eversource is onsite and is continuing underground infrastructure. Amorello may be onsite coordinating with Eversource on the underground infrastructure. Expect possible delays and detours if requested and approved by public safety.

Installation of poles for traffic and speed limit signs have been placed and signs are being added. MassDOT accepted the Town's request to use single posts for street signs.

Anticipated Work for Spring 2023 includes the following:

- No work is planned for the two weeks prior to the Boston Marathon.
- The contractor will commence with full operations after the marathon.
- Initial work is anticipated to be the installation of underground conduit for street lighting and traffic signals.
- Sidewalk work on the west side of the project is scheduled for the end of April.
- Full depth excavation/reconstruction from the Muffin House to the east end of the project (approximately Ray Street) is tentatively scheduled to start sometime after the marathon.
- Resetting curb/bike lane/sidewalk work on the east side of the project will follow the full-depth reconstruction.

To Date Construction Cost and Quantities through 9/24/22

Paid By	Contract Bid Total (incl. contingencies)	As of Sept, 24, 2022	Percent Completed
MassDOT/TIP	\$9,919,513.90	\$5,535,689	56%
Paid By Town	\$10,014,173.48	\$6,578,583	66%
Total Cost	\$19,933,687.38	\$12,114,272.90	61%

Work Completed - rounded (does not include every bid item)

	As of 12/18/2021	As of 9/24/2022	Percent Complete
Catch Basins	80	82	100%
Drain Manholes	40	40	100%
Reinforced Concrete Pipe	5,100 ft	5,100 ft	100%
Ductile Iron Pipe	727 ft	727 ft	100%
Hot Mix Asphalt (all types)	2,750 tons	10,268 tons	71%
Gravel (all types)	2,456 cy	9,873 cy	51%
Rock Excavation	1,037 cy	1,037 cy	Est. 100%
Grading and Compaction	n/a	18,000 sy	47%
Granite Curbing	n/a	3,0147 lf	30%
Underground Conduit	2,012 ft	11,459 ft	42%
Utility Vaults Installed	12	18	1. 100%
Excavation (all types)	968 cy	13,326 cy	56%
Concrete Sidewalk	n/a	565 sy	6%

Community Contact (3-30-23 thru 4-5-23)

- Press Release from JPGR - "Town of Hopkinton Nears Completion of Main Street Corridor Project Construction Ongoing Since March 2021" was distributed via email on 4/5/23 to project abutters who have provided email contact information.
- A total of 5 issues/concerns from the general public and project abutters were received, reviewed and researched, and an email response was sent to the individual(s) who reported an issue or asked a question. Issues reported/questions asked included:
 1. Assisted property owner/project abutter with filing a claim for property damage due to flooding and directed to Eversource to file a claim.
 2. Email to project abutter to confirm requested repairs/cleanup on his property.
 3. Email from project abutter to report that his driveway is too steep; MassDOT was contacted and asked to survey the property to confirm the grading is correct.
 4. Email from project abutter to ask about widening of the entrance to Mayhew Street; reports that cars and trucks hit the curb to make the turn; ask that issue be addressed.
 5. Email from HHS student writing about downtown traffic patterns - has questions. Directed to submit questions and will determine who would be the appropriate person to respond; have not yet heard back from him.

Miscellaneous

- The Project website will continue to be updated throughout the Project. Visit the website to sign up for Project Updates. A QR Code has been developed for quick access.
- Project photos and drone coverage of the 135/85 reconstruction have been added to the website <https://hopkintonmainstreet.com/construction-photos.htm>

SELECT BOARD LIAISON LIST FY 2023	Select Board Members					Norman	Elaine
	Amy	Mary Jo	Irfan	Muriel	Shahidul		
FINANCE							
Appropriation Committee					X	X	
Board of Assessors		X					
Town Manager's Budget Advisory Team					X		
Capital Improvement Committee						X	
Cable Advisory Committee						X	
PUBLIC SAFETY							
Animal Control							X
Fire Department	X						
Police Department	X						
PERMITTING							
Board of Appeals				X			
Conservation Commission			X				
Planning Board				X			
Board of Health					X		
Permanent Building Committee			X				
EDUCATION							
School Committee					X		
Regional Voc. Tech School Committee				X			
PUBLIC SERVICES							
Cemetery Commission		X					
Commission on Disability	X						
HUMAN SERVICES							
Town Clerk's Office						X	
Personnel Committee						X	
Council on Aging				X			
MetroWest Veterans Service District					X	X	
ADA Oversight Committee	X						
Veterans Celebration Committee				X			
Tax Relief Committee		X					

SELECT BOARD LIAISON LIST FY 2023	Select Board Members					Norman	Elaine
	Amy	Mary Jo	Irfan	Muriel	Shahidul		
CULTURAL/RECREATIONAL							
Hopkinton Cultural Council			X				
Marathon Committee		X					
Marathon Fund Committee					X		
Public Library					X		
Parks & Recreation Commission					X		
Youth Commission				X			
Community Preservation Committee				X			
HISTORIC PRESERVATION							
Woodville Historic District Commission	X						
Hopkinton Historic District Commission	X						
Historical Commission		X					
OTHER							
Sustainable Green Committee		X					
Trail Coordination and Management Committee				X			
Commissioners of Trust Funds						X	
Lake Maspenock Dam Advisory Group						X	
Fruit Street						X	
Hopkinton Schools Athletic Field Subcommittee			X				
Boston Athletic Association			X				
APPOINTED BOARD/COMMITTEE MEMBERSHIPS							
Elementary School Building Committee (Life of the Project)					X		
Irvine-Todaro Properties Advisory Group (Life of the Project)			X				
Pratt Farm Master Plan Team (Life of the Project)		X					
Upper Charles Trail Committee (3-year term expiring 6/30/25)			X				
Open Space Preservation Commission (5-year term expiring 6/30/26)			X				
Affordable Housing Trust Fund Board (2-year term expiring 6/30/24)			X				
Metropolitan Area Planning Council Representative, Select Board member (Town Manager Appointment)	X						X
MetroWest Regional Transit Authority (1-year term)		X					

	Select Board Members							
SELECT BOARD LIAISON LIST FY 2023	Amy	Mary Jo	Irfan	Muriel	Shahidul	Norman	Elaine	
Number of X's:	7	8	9	8	9	9	2	

Pending Select Board Member Future Agenda Items

February 15, 2023

Items are listed in the order they were identified. Items identified and already discussed at meetings are not included on this list.

1. Social Justice issues - Nasrullah (8/4/20)
2. Master Plan action plan/implementation plan items for Select Board - Ritterbusch (12/1/20) (12/15/20)
3. Examination into municipal cable - Nasrullah (9/7/21)
4. The role of the Select Board in the trails/Upper Charles Trail process and what are the next steps for the Board - Kramer (1/25/22)
5. Consider support for Senate and House bills regarding a temporary moratorium on construction of new jails and prisons in Massachusetts - Kramer (1/25/22)
6. Affordable housing updates - Mannan (5/17/22)
7. Economic Development position - Mannan (5/17/22)
8. West Main St. left turns, Cumberland Farms area - Kramer (5/17/22, 10/18/22)
9. Cemetery Commission Rate Changes - Ritterbusch (6/21/22)
10. Parks & Rec. future plans - Mannan (7/12/22)
11. Status and plans for roads & sidewalks; pavement management plan - Mannan (8/2/22)
12. Board & Committee appointments - fostering volunteerism, outreach, and appreciation - Kramer (9/13/22)
13. Discuss ways to keep seniors in their homes - LaFreniere (10/18/22)
14. Policy on redaction of public survey comments - Ritterbusch (11/1/22)
15. Communications plan for the MWRA connection project - Kramer (11/15/22)
16. Ways to support boards/committees & their Chairs, including reviewing committee Charge, and asking how things are going - Kramer (12/6/22)
17. Discuss volunteer appreciation - Kramer (12/20/22); Mannan (2/14/22)
18. Boston Marathon Ashland Recognition - Ritterbusch (2/14/22)
19. Center School and Elmwood School - 2/14/22



TOWN OF HOPKINTON
BOARD OF APPEALS

Select Board

HOPKINTON TOWN CLERK
2023 APR 4 AM 11:21

Town Hall
18 Main Street - 3rd Floor
Hopkinton, MA 01748
508-497-9745
www.hopkintonma.gov

John Coutinho, Chair & Clerk
Michael Riley, Vice Chair

zba@hopkintonma.gov

#23-016

April 4, 2023

NOTICE OF DECISION

Notice is hereby given that the Board of Appeals of the Town of Hopkinton, MA, on April 4, 2023, filed the following Decision in the Office of the Town Clerk:

- A Decision granting a Special Permit to Erika Perone-Bailey, 3 Lorigan Road, Hopkinton, MA, pursuant to Sections 210-128A and 210-126 of the Zoning Bylaw to construct an accessory dwelling unit at **3 Lorigan Road, Hopkinton, MA**, that does not meet the minimum setback requirements.

A copy of the Decision may be obtained at the Office of the Town Clerk or the Department of Land Use, Planning & Permitting at the Town Hall, 18 Main Street, Hopkinton, MA. Appeals of the Decision, if any, shall be made pursuant to M.G.L. Chapter 40A, Section 17, and shall be filed within twenty (20) days after the date of filing of the Decision with the Office of the Town Clerk.

HOPKINTON BOARD OF APPEALS
John Coutinho, Clerk



Vasudha Dutta <vdutta@hopkintonma.gov>

DA Ryan Program on PFAS/Forever Chemicals - info

3 messages

Gearan, Madeleine H (NOR) <madeleine.h.gearan@state.ma.us>
To: "selectboard@hopkintonma.gov" <selectboard@hopkintonma.gov>

Thu, Apr 6, 2023 at 9:20 AM

Dear Hopkinton Select Board,

I am reaching out on behalf of District Attorney Marian Ryan's Office as the DA hosted a summit on the issue of PFAS contamination in the fall, convening experts on the topic and discussing existing and additional needed resources.

We recorded the program and I've linked it [here](#) as well as a page on our [website](#) with information and resources that we shared during the program. The DA also filed legislation (H.853) this year that would establish a voucher program for home water filtration equipment: <https://malegislature.gov/Bills/193/H853>

We wanted to send your way in the hopes that the recording could be a helpful resource to the community -- for your town's website or in future communications about the work you are doing on this issue.

Thanks so much,
Madeleine

Madeleine H. Gearan
Assistant District Attorney, Community Partnerships
Middlesex District Attorney's Office
[15 Commonwealth Avenue, Woburn, MA 01801](#)
(781) 897-8341: telephone | (315) 521-8638: cell

Amy Ritterbusch <aritterbusch@hopkintonma.gov>
To: "Gearan, Madeleine H (NOR)" <madeleine.h.gearan@state.ma.us>
Cc: Elaine Lazarus <elaine1@hopkintonma.gov>, Norman Khumalo <nkhumalo@hopkintonma.gov>, Vasudha Dutta <vdutta@hopkintonma.gov>, "selectboard@hopkintonma.gov" <selectboard@hopkintonma.gov>

Thu, Apr 6, 2023 at 9:27 AM

Thank you! This is very helpful!

[Quoted text hidden]

--

Amy Ritterbusch, Select Board Chair

Pronouns: she, her, hers

[Select Board Website](#) • [Meeting Calendar & Agendas](#) • [Minutes](#) • [Meeting Videos](#)

All email messages and attached content sent from and to this email account are public records unless qualified as an exemption under the [Massachusetts Public Records Law](#).

Visit us online at www.hopkintonma.gov.

Muriel Kramer <mkramer@hopkintonma.gov>
To: "Gearan, Madeleine H (NOR)" <madeleine.h.gearan@state.ma.us>
Cc: "selectboard@hopkintonma.gov" <selectboard@hopkintonma.gov>

Fri, Apr 7, 2023 at 8:06 AM

Thank you - very appreciated! Muriel

On Thu, Apr 6, 2023 at 9:21 AM Gearan, Madeleine H (NOR) <madeleine.h.gearan@state.ma.us> wrote:
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