



TOWN OF DEDHAM
FINANCE AND WARRANT COMMITTEE

**REPORT & RECOMMENDATIONS
FOR THE SPRING ANNUAL
TOWN MEETING**

MONDAY, MAY 15, 2023 AT 7:00 P.M.
DEDHAM HIGH SCHOOL AUDITORIUM
140 WHITING AVENUE, DEDHAM, MA 02026

2023 DEDHAM FINANCE AND WARRANT COMMITTEE

MEMBERS	PRECINCT	TERM ENDS
DAVE ROBERTS, CHAIR	3	2023
MICHELLE PERSSON REILLY, VICE CHAIR	7	2024
MIKE PATRIARCA	1	2024
SARAH SMEGAL	4	2024
KEVIN PRESTON	2	2025
JOHN HEFFERNAN	6	2023
LIZ O'DONNELL	5	2024
MIKE EMERY	AT-LARGE	2024
MICHAEL LEAHY, AT-LARGE	AT-LARGE (5)	2025

MODERATOR - DANIEL J. DRISCOLL (1993-PRESENT)

PAST MODERATOR - H. HOLTON WOOD (1964-1993)

PAST FINANCE AND WARRANT COMMITTEE CHAIRS

YEAR(S)	NAME
2021-PRESENT	DAVE ROBERTS
2018-2020	KEVIN PRESTON
2014-2017	JOHN HEFFERNAN
2012-2014	RUSSELL C. STAMM
2007-2012	DAVID N. MARTIN
2006-2007	MARK DRISCOLL
2002-2006	CHRISTOPHER E. MELLEN
2001-2002	WILLIAM A. PODOLSKI
2000-2001	VALERIE T. IRVING
1998-2000	CONSTANTINE P. CALLIONTZIS
1996-1998	PAUL G. JOYCE
1995-1996	FRANCIS T. KEALLY
1993-1995	RICHARD C. BREMER
1992-1993	DAVID E. KRUSZ
1991-1992	KEVIN E. YOUNG
1990-1991	JAMES A. MACDONALD
1989-1990	SANDRA A. LYNCH
1988-1989	JAMES V. HARRIGAN
1987-1988	STEPHEN P. RAHAVY
1986-1987	MARGOT C. PYLE
1985-1986	JAMES S. MCDONALD
1984-1985	FRANCIS J. SALLY
1983-1984	DAVID THIBODEAU
1981-1983	JOHN I. STANTON, JR.
1980-1981	ANTHONY THACHER

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TOWN OF DEDHAM

Town Moderator, Dan Driscoll

Town Meeting Representative,

Welcome to the 2023 Spring Annual Town Meeting. Dedham has both a Fall Annual Town Meeting and a Spring Meeting. The most significant difference between the two is that the Town's budget is debated at the Spring Meeting.

There has been much public (including social media) discussion about Dedham's tax bill and spending decisions. Based on what I read, it appears that the process for developing and approving the budget is not always well understood.

The budget that is contained in this Warrant Book is one that reflects the work of the Town Manager, the department heads, and the School Department. That Town Manager's budget is then presented to the Finance and Warrant Committee who conduct open, public hearings where every line item can be questioned. The Finance and Warrant Committee and Town officials spend several months re-working the numbers and, inevitably, reduce the spending that was originally requested. At Town Meeting, you are asked to vote on the version of the budget that has been recommended by the Finance and Warrant Committee. This will be the time for you to question and debate any of the proposed expenditures. You may offer amendments to the proposed budget lines.

There are really two budgets that will be considered at Town Meeting. The operating budget, which contains the costs of personnel, purchased services, supplies and other such costs are in Article 3. Article 4 contains the big-ticket items, the capital costs such as renovations, large equipment and other substantial projects that have a longer life. These requests have been reviewed by both the Capital Expenditures Committee and the Finance and Warrant Committee. For the first time, these two committees worked side by side this year in evaluating the requested expenditures.

Both committees are made up entirely of citizens of the Town. Town officials appear before these committees but do not have a vote in determining the projects and costs that are recommended to you. Ultimately the 273 Town Meeting Representatives make the final decision.

There is a lot to absorb in the Warrant Book. As always, feel free to contact me at djdriscoll29@gmail.com or 617-510-1797 with questions or concerns.

Dan Driscoll
Moderator



TOWN OF DEDHAM

Finance and Committee Chair, Dave Roberts

Dear Town Meeting Representatives and the Citizens of Dedham,

There are thirty-two articles on the Spring 2023 Warrant. Twenty-six are within the purview of the Finance and Warrant Committee (FWC). Articles twelve through sixteen are within the jurisdiction of the Planning Board.

The FWC conducted nine public hybrid hearings on all articles including presentations from department heads regarding their budget submissions. In addition, the FWC held hearings on proposed capital requests and heard from proponents, and any opponents, of each article.

As per established practice, the recommendations of the FWC are contained at the end of each article. I would like to take this opportunity to bring to your attention the following information and recommendations.

Article 3: Not unlike surrounding communities, Dedham continues to face challenges and uncertainty due to a number of outside factors. Supply chain issues, coupled with record inflation and increasing utility costs are budget drivers that impact municipalities including ours.

The Town Manager's initial level service budget recommendation reflected a 5.6% increase over FY'23. This included a 6.9% increase for the School Dept. Given the latest increases to the average residential taxpayer, the FWC requested information and implications, of a 1% budget reduction to the projected Average Single Family Home's tax bill. This 1% reduction equaled a \$990,000 reduction in spending, divided equally between the Town and School Department. The Town's recommendation includes a reduction in legal services, a reduction to yard waste collection and postponed vehicle replacements for the Facilities Department. To achieve their reduction, the School Department will maintain class size ratios but may have some reduction in staff. By a 9-0 vote, the FWC recommended the Town Manager's budget, with the above reductions, which represents an increase of 4.75% for FY2024.

These were difficult decisions but we recognize the challenges so many residents face in this current economic climate and we want to be responsive to their needs.

On behalf of the FWC, we would like to recognize and thank the preparation, guidance and assistance of Town Manager Leon Goodwin, Assistant Town Manager Nancy Baker, Finance Director John Arnett, Management Analyst Brady Winsten, and Assistant to Administration Doreen LaBrecque. The committee would like to acknowledge Interim School Superintendent Dr. Ian Kelly and Assistant Superintendent for Business Matt Wells for their assistance during our hearings. If you have questions regarding the FWC recommendations, please do not hesitate to contact me at bostate72@gmail.com.

Regards,

David Roberts, Chair

FY24 SOURCES AND USES OF FUNDS

General Fund Summary		FY2021	FY2022	FY2023	FY2024	FY2024
		Actual	Actual	Orig. Budget	Town Manager	FinCom
Sources						
State Aid		9,893,490	10,081,457	10,856,231	11,471,548	11,471,548
Local Receipts for Major Cap Stabil		-	-	-	-	-
Local Receipts for Operations		7,750,905	7,010,000	8,283,617	7,740,000	7,740,000
Free Cash (for All Uses)		2,867,811	1,822,500	2,180,003	2,938,349	2,938,349
Major Cap Stabil for Debt Service		5,377,113	5,377,119	4,586,682	1,849,283	1,849,283
Enterprise Funds Trsf In for Indirects		796,350	785,000	905,849	1,805,607	1,805,607
Other Available Funds		500,000	1,500,000	1,000,000	1,000,000	1,000,000
Tax Levy		93,399,229	97,098,373	101,712,664	109,375,771	108,385,771
Total Sources		120,584,897	123,674,449	129,525,046	136,180,558	135,190,558
Uses						
General Government		5,912,447	7,076,266	7,076,266	7,518,757	7,503,855
Public Safety		14,214,756	16,610,800	16,368,705	16,992,026	16,962,590
Public Works		6,433,789	8,106,478	8,106,478	8,549,398	8,296,327
Town Facilities		1,702,138	2,341,548	2,251,548	2,614,820	2,570,230
Human Services		1,174,507	1,436,858	1,436,858	1,477,076	1,477,076
Culture & Recreation		2,211,490	2,815,104	2,815,104	2,973,921	2,955,921
	Town	31,649,127	38,387,054	38,054,959	40,125,998	39,630,998
Dedham District Education		46,362,175	50,622,385	50,622,385	54,138,675	53,643,675
Regional District Education		2,021,847	2,247,994	2,247,994	2,221,656	2,221,656
	Schools	48,384,022	52,870,379	52,870,379	56,360,331	55,865,331
Employee Benefits		16,745,011	18,690,621	18,690,621	19,831,663	19,831,663
Debt Service		10,929,443	13,545,357	13,545,357	13,454,666	13,454,666
	Shared Expenses	27,674,454	32,235,978	32,235,978	33,286,329	33,286,329
	Operating Capital	-	-	332,095	580,260	445,260
State charges		3,070,340	3,690,042	3,821,961	3,654,288	3,654,288
Cherry Sheet offsets		36,888	36,888	39,956	56,851	56,851
Abatement overlay		1,212,763	750,000	750,000	750,000	750,000
Other deficits to be raised		-	-	-	-	-
	Other Charges to be Raised	4,319,991	4,476,930	4,611,917	4,461,139	4,461,139
	Operating Expenditures	112,027,593	127,970,341	128,105,328	134,814,057	133,824,057
Major (Cash) Capital		523,210	-	-	1,366,501	1,366,501
Trsf to Major Cap Stabil Fund Prior Yrs		500,000	1,250,000	500,000	-	-
Trsf to General Stabilization		-	-	500,000	-	-
Snow & Ice Deficit		400,030	103,009	-	-	-
Other Articles		1,300,452	822,500	447,500	-	-
	Other Expenditures	2,723,692	2,175,509	1,447,500	1,366,501	1,366,501
Total Uses		114,751,285	130,145,850	129,552,828	136,180,558	135,190,558

Enterprise Fund Summary

Sources						
Sewer/Stormwater Utility Enterprise		7,525,131	7,289,499	8,038,680	12,828,482	12,828,482
Total Sources		7,525,131	7,289,499	8,038,680	12,828,482	12,828,482
Uses						
Direct Operating		6,823,663	6,826,986	7,132,831	11,022,875	11,022,875
Indirect Expenditures		796,350	785,000	905,849	1,805,607	1,805,607
Total Uses		7,620,013	7,611,986	8,038,680	12,828,482	12,828,482
Surplus/(Deficit)*		-94,882	-322,487	0 -	-	-

*See ACFR statements for prior year budget-to-actual results and unbudgeted transfers (e.g. Free Cash generation).

Note: All recommendations of the Finance and Warrant Committee are by unanimous vote except where noted.

ARTICLE ONE: ELECTION OF TOWN OFFICIALS

To choose all necessary Town Officers, Saturday, April 8, 2023.

ARTICLE TWO: PERSONNEL BYLAW CHANGES AND BARGAINING AGREEMENTS

By the Select Board: To see if the Town will vote to adopt changes in Schedule A (Classification Schedule), or Schedule B (Compensation Schedule), or Schedule C (Fringe Benefits) of the Personnel Wage and Salary Administration Plan; to act upon the recommendations of the Town Manager as to actions he deems advisable and necessary in order to maintain a fair and equitable pay level and compensation policy; to implement collective bargaining agreements listed below, the funding for which is included in the appropriate departmental budgets under Article Three:

- 1. AFSCME, Local #362 (Library Staff Unit)
- 2. Dedham Police Patrolman’s Association, Massachusetts Coalition of Police, Local #448, AFL-CIO
- 3. Dedham Police Association (Lieutenants & Sergeants)
- 4. Dedham Firefighter’s Association, Local 1735
- 5. AFSCME, Local #362 (DPW- Unit A)
- 6. AFSCME, Local #362 (DPW-Unit B)
- 7. AFSCME, Local #362 (Town Hall)
- 8. AFSCME, Local #362 (Parks)
- 9. AFSCME, Local #362 (Civilian Dispatchers)

or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE:

That the Town approve changes in Schedule B (Compensation Schedule) of the Personnel Wage and Salary Administration Plan for Fiscal Year 2024, and that amounts to fund such agreements be transferred from the salary reserve account in the Town Manager’s FY2024 budget and that the Director of Finance be authorized to apportion the same among the appropriate line items for such purposes.

DESCRIPTION OF ARTICLE

Article 2 would approve changes in Schedule B (as described above) to the Personnel Wage and Salary Plan for non-union employees.

REFERENCE INFORMATION:

- Personnel Wage and Salary Plan (Schedule B) Appendix Page A-5

ARTICLE THREE: TOWN OPERATING BUDGET

To see what sum of money the Town will raise and appropriate, or transfer from available funds to defray departmental and incidental expenses of the Town for the fiscal year commencing July 1, 2023, not otherwise provided for, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE:

The Finance and Warrant Committee voted that the sum of \$129,362,918 be raised and appropriated as designated for the specific purposes hereafter designated, to be expended only for the purposes under the direction of respective boards, committees or officers of the Town.

DESCRIPTION OF ARTICLE

Article 3 provides for the salaries and benefits of all Town employees and necessary expenditures to provide Town services.

Note: Operating Budget tables begin on the next page (page 6)

Line #	Town Manager	FY2021	FY2022	FY2023	FY2024	FY2024	FY2024
		Actual	Actual	Original Budget	Lvl Serv	Town Manager	FinCom
1	Personal Services	525,195	584,811	766,012	848,889	848,889	848,889
2	Purchase of Services	105,828	119,343	49,000	49,000	49,000	49,000
3	Supplies & Materials	-	-	-	-	-	-
4	Other Charges & Expenses*	1,175,200	1,007,599	1,296,948	1,413,948	1,413,948	1,413,948
1-4	TOTAL	1,806,223	1,711,753	2,111,960	2,311,837	2,311,837	2,311,837
*Bus program stopped in FY20						9.50%	9.50%
Legal							
5	Purchase of Services	204,447	302,295	250,000	250,000	300,000	285,098
6	Litigation & Judgments	5,398	20,000	25,000	25,000	25,000	25,000
5-6	TOTAL	209,846	322,295	275,000	275,000	325,000	310,098
						18.20%	12.80%
Finance & Warrant Committee							
7	Purchase of Services	-	-	-	-	-	-
8	Supplies & Materials	-	-	-	-	-	-
9	Other Charges & Expenses	-	-	250,000	250,000	250,000	250,000
10	Reserve Fund*	-	-	-	-	-	-
7-10	TOTAL	-	-	250,000	250,000	250,000	250,000
						0.00%	0.00%
Finance Department							
11	Personal Services	780,349	984,126	841,477	836,887	836,887	836,887
12	Purchase of Services	1,222,166	856,776	152,500	167,350	172,250	172,250
13	Supplies & Materials	14,682	10,328	3,000	3,000	3,000	3,000
14	Other Charges & Expenses	4,408	11,703	9,235	10,100	12,000	12,000
11-15	TOTAL	2,021,605	1,862,933	1,006,212	1,017,337	1,024,137	1,024,137
						1.80%	1.80%
Technology Department							
15	Personal Services	-	-	379,782	396,352	396,352	396,352
16	Purchase of Services	-	-	1,000,500	1,251,878	1,123,548	1,123,548
17	Supplies & Materials	-	-	15,000	18,500	18,500	18,500
18	Other Charges & Expenses	-	-	10,000	3,500	7,000	7,000
15-18	TOTAL	-	-	1,405,282	1,670,230	1,545,400	1,545,400
						10.00%	10.00%
Central Purchasing							
19	Personal Services	10,000	6,600	10,000	10,000	10,000	10,000
20	Overtime	68,375	49,429	66,000	66,000	66,000	66,000
21	Purchase of Services	65,623	52,822	75,000	75,000	75,000	75,000
22	Supplies & Materials	44,429	55,035	90,000	90,000	90,000	90,000
23	Other Charges & Expenses	-	-	-	-	-	-
19-23	TOTAL	188,427	163,885	241,000	241,000	241,000	241,000
						0.00%	0.00%
Assessing							
24	Personal Services	401,934	349,082	388,708	406,360	406,360	406,360
25	Purchase of Services	139,574	42,800	46,750	46,750	46,750	46,750
26	Supplies & Materials	-	-	500	500	500	500
27	Other Charges & Expenses	1,661	2,303	3,500	3,500	3,500	3,500
24-27	TOTAL	543,169	394,185	439,458	457,110	457,110	457,110
						4.00%	4.00%
Human Resources							
28	Personal Services	219,904	263,057	287,164	304,572	304,572	304,572
29	Purchase of Services	15,302	39,991	97,075	97,075	97,075	97,075
30	Other Charges & Expenses	744	2,198	2,600	2,600	2,600	2,600
28-30	TOTAL	235,950	305,246	386,839	404,247	404,247	404,247
						4.50%	4.50%

	FY2021	FY2022	FY2023	FY2024	FY2024	FY2024
	Actual	Actual	Original Budget	Lvl Serv	Town Manager	FinCom
Town Clerk						
31	Personal Services*	328,642	308,014	346,978	354,780	354,780
32	Purchase of Services	55,908	45,231	58,880	52,950	62,950
33	Supplies & Materials	1,173	456	1,200	4,200	4,200
34	Other Charges & Expenses	770	1,005	1,200	1,450	1,450
31-34	TOTAL	386,492	354,707	408,258	413,380	423,380
*Includes salary for elected official (Town Clerk)						3.70%
Conservation						
35	Personal Services	88,601	113,054	129,174	129,689	135,385
36	Purchase of Services	-	5,000	3,500	4,500	4,500
37	Supplies & Materials	188	219	650	1,200	1,200
38	Other Charges & Expenses	1,682	2,793	3,900	3,900	3,900
35-38	TOTAL	90,472	121,065	137,224	139,289	144,985
						5.70%
Environmental*						
	Personal Services	42,818	-	-	-	-
	Purchase of Services	588	-	-	-	-
	Supplies & Materials	-	-	-	-	-
	Other Charges & Expenses	1,700	-	-	-	-
	TOTAL	45,106	-	-	-	-
*Environmental moved into Conservation						0.00%
Planning						
39	Personal Services	210,245	220,682	231,561	343,711	323,361
40	Purchase of Services	29,091	24,738	57,250	65,750	65,750
41	Supplies & Materials				2,550	2,550
42	Other Charges & Expenses	8,648	8,219	2,550	-	-
39-42	TOTAL	247,984	253,639	291,361	412,011	391,661
						34.40%
Economic Development						
43	Personal Services	105,649	111,448	114,172	-	-
44	Purchase of Services	8,701	9,420	9,500	-	-
45	Supplies & Materials	22,824	-	-	-	-
46	Other Charges & Expenses	-	-	-	-	-
43-46	TOTAL	137,174	120,868	123,672	-	-
*Econ Dev. Dept moved to Planning						-100.00%
BPCC						
	Purchase of Services	-	-	-	-	-
	TOTAL	-	-	-	-	-
						0.00%
TOTAL GENERAL GOVERNMENT						
		5,912,447	5,610,576	7,076,266	7,591,441	7,518,757
						6.30%
Police						
47	Personal Services	5,547,806	5,834,339	6,114,478	6,279,893	6,295,098
48	Overtime	521,495	633,028	686,381	705,829	705,830
49	Purchase of Services	377,874	187,326	280,953	267,809	267,814
50	Supplies & Materials	133,453	132,689	153,161	159,922	159,922
51	Other Charges & Expenses	16,603	18,965	26,305	23,755	23,755
52	Operating Capital	-		242,095	290,000	290,000
47-52	TOTAL	6,597,231	6,806,347	7,503,373	7,727,208	7,712,983
						3.20%
						2.80%

	FY2021	FY2022	FY2023	FY2024	FY2024	FY2024
	Actual	Actual	Original Budget	Lvl Serv	Town Manager	FinCom
Fire						
53	Personal Services	5,647,318	5,983,208	6,519,244	6,739,671	6,739,743
54	Overtime	587,257	848,503	630,284	656,193	656,193
55	Purchase of Services	108,959	107,499	219,160	253,960	254,160
56	Supplies & Materials	75,867	131,559	199,891	261,290	261,290
57	Other Charges & Expenses	6,751	8,623	14,120	14,435	14,435
58	Operating Capital					
53-58	TOTAL	6,426,152	7,079,392	7,582,699	7,925,549	7,925,821
					4.50%	4.50%
Dispatch						
59	Personal Services	551,738	604,570	739,317	766,062	766,030
60	Overtime	75,533	67,421	182,748	188,534	188,534
61	Purchase of Services	29,610	25,329	52,600	67,080	67,080
62	Supplies & Materials	2,875	-	2,000	2,000	2,000
63	Other Charges & Expenses	-	-	1,340	1,910	1,910
64	Operating Capital					
59-64	TOTAL	659,756	697,320	978,005	1,025,586	1,025,554
					4.90%	4.90%
Building Inspection						
65	Personal Services	524,942	546,459	539,978	581,487	581,487
66	Overtime	5,307	6,150	-	-	-
67	Purchase of Services	-	-	-	-	-
68	Supplies & Materials	70	675	1,500	1,500	1,500
69	Other Charges & Expenses	210	375	1,500	1,500	1,500
65-69	TOTAL	530,529	553,659	542,978	584,487	584,487
					7.60%	7.60%
Civil Preparedness						
70	Purchase of Services	60	-	1,395	1,395	1,395
71	Supplies & Materials	1,027	691	2,350	2,350	2,350
72	Other Charges & Expenses				-	-
70-72	TOTAL	1,087	691	3,745	3,745	3,745
					0.00%	0.00%
TOTAL PUBLIC SAFETY						
		14,214,756	15,137,409	16,610,800	17,266,575	17,282,026
					4.00%	3.90%
Dedham Public Schools*						
	Personal Services	36,209,976	38,065,821	39,812,171	42,735,991	42,161,517
	Purchase of Services	5,106,580	4,682,452	5,061,562	6,455,998	5,879,597
	Supplies & Materials	1,147,412	1,411,410	1,326,343	1,474,461	1,248,051
	Other Charges & Expenses	83,753	95,623	121,500	120,100	119,733
	Operating Capital	14,592			-	155,260
	FWC Recommended Cut (missing account)				-	-
73	TOTAL: DPS EDUCATION	42,562,313	44,255,307	46,321,576	50,786,550	49,564,156
					7.00%	5.90%
	School Facilities	3,799,861	4,159,820	4,300,809	4,850,609	4,729,779
	TOTAL: DPS	46,362,175	48,415,127	50,622,385	55,637,159	53,798,935
					7.30%	6.30%
Regional School Districts						
74	Norfolk Agricultural School	22,000	33,000	63,660	63,660	35,000
75	Blue Hills Regional School District	1,999,847	2,046,413	2,184,334	2,186,656	2,186,656
	TOTAL	2,021,847	2,079,413	2,247,994	2,250,316	2,221,656
					-1.20%	-1.20%
TOTAL (NET) EDUCATION*						
		44,584,160	46,334,720	48,569,570	53,036,866	51,290,812
					6.60%	5.60%

*Net of employee benefits

	FY2021	FY2022	FY2023	FY2024	FY2024	FY2024
	Actual	Actual	Original Budget	Lvl Serv	Town Manager	FinCom
Engineering						
76	Personal Services	521,768	520,425	562,333	568,818	568,819
77	Purchase of Services	51,102	83,469	111,350	121,955	121,955
78	Supplies & Materials	11,907	3,859	16,950	16,950	16,950
79	Other Charges & Expenses	2,282	4,988	11,020	11,020	11,020
80	Operating Capital			-	-	-
76-80	TOTAL	587,058	612,741	701,653	718,743	718,744
					2.40%	2.40%
Public Works						
81	Personal Services	1,586,809	1,746,542	1,956,550	2,032,254	2,032,254
82	Overtime	167,927	147,014	189,000	189,000	189,000
83	Purchase of Services*	1,493,654*	1,490,955*	1,419,175	1,616,400	1,621,400
84	Supplies & Materials*	383,385	323,442	368,950	397,000	397,000
85	Other Charges & Expenses	4,206	4,522	14,000	14,000	14,000
86	Operating Capital			-	-	-
81-86	TOTAL	2,142,326	2,221,520	3,947,675	4,248,654	4,253,654
					7.80%	7.80%
Snow & Ice						
87	Snow & Ice Expenditures	1,043,393	676,985	677,000	677,000	677,000
	TOTAL	1,043,393	676,985	677,000	677,000	677,000
					0.00%	0.00%
Street Lighting						
	Street Lighting*	-	-	-	-	-
	TOTAL	-	-	-	-	-
*Moved from Street Lighting, include Cemeteries						
Rubbish & Recycling						
88	Rubbish/Recycling	2,661,012	2,816,857	2,780,150	2,780,150	2,900,000
	TOTAL	2,661,012	2,816,857	2,780,150	2,780,150	2,900,000
					4.30%	-4.80%
TOTAL PUBLIC WORKS						
		6,433,789	6,328,104	8,106,478	8,424,547	8,549,398
					5.50%	2.30%
Facilities - Town						
89	Personal Services	597,468	662,700	750,599	846,890	795,404
90	Overtime	26,799	35,661	18,824	41,520	41,520
91	Purchase of Services	518,053	553,951	605,374	588,374	632,964
92	Supplies & Materials	131,847	167,528	189,828	234,568	234,568
93	Utilities	425,986	518,823	683,997	907,438	907,438
94	Other Charges & Expenses	1,984	2,926	2,926	2,926	2,926
95	Operating Capital			90,000	135,000	135,000
89-95	TOTAL	1,702,138	1,941,589	2,341,548	2,756,716	2,749,820
					17.40%	9.80%
Facilities - School						
96	Personal Services	1,838,674	1,971,854	2,097,264	2,183,655	2,083,655
97	Overtime	141,326	201,661	190,385	194,193	194,193
98	Purchase of Services	595,268	476,082	481,043	519,843	510,593
99	Supplies	219,657	297,142	233,637	288,297	276,717
100	Utilities	1,004,932	1,213,006	1,295,980	1,662,121	1,662,121
101	Other Charges & Expenses	5	75	2,500	2,500	2,500
102	Operating Capital			-	-	-
96-102	TOTAL	3,799,861	4,159,820	4,300,809	4,850,609	4,729,779
					10.00%	10.00%
TOTAL FACILITIES						
		5,502,000	6,101,409	6,642,357	7,607,325	7,479,599
					12.60%	9.90%

	FY2021	FY2022	FY2023	FY2024	FY2024	FY2024
	Actual	Actual	Original Budget	Lvl Serv	Town Manager	FinCom
Board of Health						
103	Personal Services	320,148	409,241	421,779	456,122	456,122
104	Purchase of Services	62,623	8,704	11,600	11,895	11,895
105	Supplies & Materials	-	507	1,850	1,850	1,850
106	Other Charges & Expenses	22,332	21,248	22,700	32,700	32,700
103-106	TOTAL	405,103	439,700	457,929	502,567	502,567
					9.70%	9.70%
Council On Aging						
107	Personal Services	271,201	309,769	310,241	324,171	324,171
108	Purchase of Services	5,662	14,983	17,000	27,000	30,000
109	Supplies & Materials	10,984	18,407	27,500	32,500	36,500
110	Other Charges & Expenses	1,400	2,251	3,000	4,500	4,500
107-110	TOTAL	289,248	345,409	357,741	388,171	395,171
					10.50%	10.50%
Youth Commission						
111	Personal Services	308,213	321,350	331,270	364,878	364,878
112	Purchase of Services	2,014	-	5,000	5,000	5,000
113	Supplies & Materials	108	70	1,750	1,750	1,750
114	Other Charges & Expenses	1,350	1,875	1,900	1,900	1,900
111-114	TOTAL	311,685	323,295	339,920	373,528	373,528
					9.90%	9.90%
Veterans Services						
115	Personal Services	81,895	85,575	94,818	94,360	94,360
116	Purchase of Services	3,897	-	150	500	500
117	Supplies & Materials	-	-	300	300	300
118	Other Charges & Expenses	82,678	63,610	186,000	185,650	110,650
115-118	TOTAL	168,470	149,185	281,268	280,810	205,810
					-26.80%	-26.80%
	TOTAL HUMAN SERVICES	1,174,507	1,257,589	1,436,858	1,545,076	1,477,076
					2.80%	2.80%
Library						
119	Personal Services	933,776	1,006,555	1,192,209	1,244,360	1,244,361
120	Overtime	1,020	11,244	10,000	10,000	10,000
121	Purchase of Services	108,284	105,376	116,865	123,264	130,764
122	Supplies & Materials	209,805	228,486	256,450	265,295	267,951
123	Other Expenses	6,339	8,605	8,700	8,700	8,700
119-123	TOTAL	1,259,224	1,360,265	1,584,224	1,651,619	1,661,776
					4.90%	3.80%
Parks & Recreation						
124	Personal Services	590,661	756,417	788,470	829,649	829,649
125	Overtime	6,962	11,757	11,500	12,000	12,000
126	Purchase of Services	25,969	89,887	54,000	71,000	71,000
127	Supplies & Materials	132,703	151,313	149,000	154,000	154,000
128	Utilities	1,141	574	2,250	2,250	2,250
129	Other Charges & Expenses	-	-	600	600	600
130	Operating Capital	-	-	-	-	-
124-130	TOTAL	757,436	1,009,948	1,005,820	1,069,499	1,069,499
					6.30%	6.30%
Endicott Estate						
131	Personal Services	151,173	148,371	170,510	184,096	184,096
132	Purchase of Services	12,640	13,753	17,650	21,650	21,650
133	Supplies & Materials	981	4,378	5,000	5,000	5,000
134	Other Charges & Expenses	36	-	1,900	1,900	1,900
131-134	TOTAL	164,830	166,502	195,060	212,646	212,646
					9.00%	9.00%

	FY2021	FY2022	FY2023	FY2024	FY2024	FY2024
	Actual	Actual	Original Budget	Lvl Serv	Town Manager	FinCom
Civic & Cultural Programs						
135	Civic Pride	20,000	20,000	20,000	20,000	20,000
136	Cultural Council	10,000	10,000	10,000	10,000	10,000
135-136	TOTAL	30,000	30,000	30,000	30,000	30,000
					0.00%	0.00%
	TOTAL CULTURE & RECREATION	2,211,490	2,566,715	2,815,104	2,963,764	2,973,921
					5.60%	5.00%
Debt Service						
	Principal On Debt	7,716,825	8,463,063	9,714,128	9,060,825.00	9,060,825
	Interest	3,212,618	3,786,937	3,831,229	4,393,841.00	4,393,841
138	TOTAL DEBT SERVICE*	10,929,443	12,119,726	13,545,357	13,454,666	13,454,666
					-0.70%	-0.70%
Thereof: Excluded Debt						
	Excluded Debt Service	2,356,673	2,392,823	1,939,156	1,777,050	1,777,050
	Premium Adjustment	-26,194	-23,951	-	-	-
	TOTAL EXCLUDED DEBT SERVICE	2,330,479	2,368,872	1,939,156	1,777,050	1,777,050
	Major Capital Debt Service*	4,036,922	5,377,113	4,586,682	5,874,705	5,874,705
*Major capital debt service is paid for by transfer from RR Major Capital Stabilization fund.						
Employee Benefits						
139	Unemployment	148,451	9,210	50,000	50,000	50,000
140	Medicare Tax	879,243	965,446	910,430	990,746	993,097
141	Health Insurance	11,068,037	11,468,665	12,619,541	13,502,909	13,502,909
142	OPEB Liability Contribution*	438,937	-	500,000	750,000	750,000
143	Pensions, Contributory	4,103,261	4,306,080	4,519,650	4,933,828	4,440,657
144	Pensions, Non-Contributory	0	-	-	-	-
145	Deferred Compensation	-	-	-	-	-
146	Life Insurance	42,848	48,057	46,000	50,000	50,000
147	111F Claims	64,235	70,000	45,000	45,000	45,000
139-147	TOTAL BENEFITS	16,745,011	16,867,457	18,690,621	20,322,483	19,831,663
					6.10%	6.10%
*OPEB contribution made by transfer out						
	TOTAL OPERATING EXPENDITURE	107,707,602	112,323,706	123,493,411	132,212,743	130,352,918
					0.54%	
	Personal Services	59,998,904	63,925,939	67,881,381	71,926,866	71,201,500
	Other Expense	47,708,698	48,397,767	55,612,030	60,285,877	59,151,419
	Total Expense	107,707,602	112,323,706	123,493,411	132,212,743	130,352,918

ARTICLE FOUR: CAPITAL IMPROVEMENTS BUDGET

To see what sum of money the Town will vote to raise and appropriate, transfer from available funds or borrow to implement capital improvements and capital projects, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE:

The Finance and Warrant Committee voted 8-1 that the Town appropriate \$1,366,501 from Free Cash to pay the costs of Items 1-3, 6-9, 15-17, 24, 31-32, 39-41, 43-45 and 48-49 as shown in the table on the following page (page 13).

That the Town borrow \$5,025,000 to pay the costs of items 9-12, 20-23, 35-38, 42 and 47 as shown in the following table, and that to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow said amount under and pursuant to Chapter 44, Sections 7 and 8 of the General Laws, or any other enabling authority, and to issue bonds or notes of the Town therefor; and further, that any premium received by the Town upon the sale of any bonds or notes, may be applied to the payment of costs approved by this vote in accordance with M.G.L. c. 44 Section 20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

DESCRIPTION OF ARTICLE

Article 4 funds capital requests for FY2024.

REFERENCE INFORMATION:

- MGL Chapter 44, Section 7 – Appendix Page A-6
- MGL Chapter 44, Section 8 – Appendix Page A-8
- MGL Chapter 44, Section 20 - Appendix Page A-12

Note: Capital Improvements Budget table included on the next page (page 13)

Line #	Department	FY24 Request Project	Dept. Request	CEC Rec.	TM Rec.	FWC Rec.	Free Cash	Operating	Bonded
1	School IT	Fiber switch	15,000	15,000	15,000	15,000	15,000	-	-
2	School IT	Wireless ref	100,000	100,000	100,000	100,000	100,000	-	-
3	School IT	Middle School Projector Ref.	162,000	162,000	162,000	162,000	162,000	-	-
4	School IT	Comp Refresh	155,260	155,260	155,260	155,260	-	155,260	-
SUBTOTAL			432,260	432,260	432,260	432,260	277,000	155,260	-
5	School Facilities	Door Replacements-Riverdale/DMS Band/Oakdale/Greenlodge	60,000	60,000	60,000	60,000	60,000	-	-
6	School Facilities	DHS Exterior Repairs/Window Replacements (Cracked wall)	60,000	60,000	60,000	60,000	60,000	-	-
7	School Facilities	Electrical Upgrades/Security Cameras/Phone/PA/Radios/Sound Systems	435,000	85,000	85,000	85,000	85,000	-	-
8	School Facilities	Emergency Egress/Fire Alarm Control Panels	95,000	95,000	95,000	95,000	95,000	-	-
9	School Facilities	ADA Improvements - DHS Elevator Design	250,000	250,000	250,000	250,000	-	-	250,000
10	School Facilities	Entrance Safety Vestibules - DMS	400,000	400,000	400,000	400,000	-	-	400,000
11	School Facilities	DHS Kitchen/Cafeteria	450,000	450,000	450,000	450,000	-	-	450,000
12	School Facilities	District Wide Roof Repairs- FY23 Infrared Scan and Design RFPs/FY24 Repairs	550,000	550,000	550,000	550,000	-	-	550,000
13	School Facilities	Plumbing Renovations - bottle fill stations (13)/bathroom renovations	27,000	-	-	-	-	-	-
14	School Facilities	Modernize Spaces	160,000	-	-	-	-	-	-
SUBTOTAL			2,487,000	1,950,000	1,950,000	1,950,000	300,000	-	1,650,000
15	Parks & Rec	Bleachers and Benches	48,909	37,983	37,983	37,983	37,983	-	-
16	Parks & Rec	Self Service Kayak rental	16,000	16,000	16,000	16,000	16,000	-	-
17	Parks & Rec	Wrestling mats	13,000	13,000	13,000	13,000	13,000	-	-
SUBTOTAL			77,909	66,983	66,983	66,983	66,983	-	-
18	COA	15 Passenger Handicapped -Accessible Bus	120,000	-	-	-	-	-	-
SUBTOTAL			120,000	-	-	-	-	-	-
19	Town Facilities	Vehicle Replacement	135,000	135,000	135,000	135,000	-	135,000	-
20	Town Facilities	Town Hall Gutter Replacements	30,000	30,000	30,000	30,000	-	-	30,000
21	Town Facilities	Town Hall Cupola Remove/Reinstall	50,000	50,000	50,000	50,000	-	-	50,000
22	Town Facilities	Roof Replacements - DPW/Main Library/Endicott Library/East Dedham Fire	200,000	200,000	200,000	200,000	-	-	200,000
23	Town Facilities	Town Hall Exterior new exterior shingles/painting/terracotta refinishing	600,000	600,000	600,000	600,000	-	-	600,000
24	Town Facilities	Library Entrance Redesign/Window Repair/Gutters (CEC approval 3.20.2023)	200,000	119,240	119,240	119,240	119,240	-	-
25	Town Facilities	Town Hall Planning Dept Service Counter Design/Construction	100,000	-	-	-	-	-	-
26	Town Facilities	DPW/Cemetery Improvements - Fire Alarm/Epoxy Floor	40,000	40,000	-	-	-	-	-
27	Town Facilities	Endicott Greenhouse Exterior Improvements/Basement Waterproofing	100,000	100,000	-	-	-	-	-
28	Town Facilities	Town Hall Emergency Generator	200,000	200,000	*GRANT	*GRANT	-	-	-
29	Town Facilities	Town Hall EV Charging Stations (2) dual port	25,000	-	*GRANT	*GRANT	-	-	-
30	Town Facilities	DPW/GIS HVAC System Replacement	250,000	250,000	*GRANT	*GRANT	-	-	-
SUBTOTAL			1,930,000	1,724,240	1,134,240	1,134,240	119,240	135,000	880,000
31	Engineering	Churchill Place - Layout & Design	60,000	60,000	60,000	60,000	60,000	-	-
32	Engineering	Geographic Information System	50,000	50,000	50,000	50,000	50,000	-	-
33	Engineering	Westfield Street Culvert Design and Permitting	120,000	120,000	*GRANT	*GRANT	-	-	-
34	Engineering	Maverick Street over Mother Brook Bridge Design and Permitting	67,500	67,500	*GRANT	*GRANT	-	-	-
SUBTOTAL			297,500	297,500	110,000	110,000	110,000	-	-
35	DPW	Roads Sidewalk ADA 504 Transition Plan	1,200,000	1,200,000	1,200,000	500,000	-	-	500,000
36	DPW	Sprague St Sidewalk	500,000	500,000	500,000	500,000	-	-	500,000
37	DPW	Jet Truck	395,000	395,000	395,000	395,000	-	-	395,000
38	DPW	10-Wheel Dump Truck and Sander	390,000	390,000	390,000	390,000	-	-	390,000
39	DPW	Chipper	44,000	44,000	44,000	44,000	44,000	-	-
40	DPW	Excavator	142,000	142,000	142,000	142,000	142,000	-	-
41	DPW	Colburn St Traffic Calming Request	100,000	100,000	100,000	100,000	100,000	-	-
SUBTOTAL			2,771,000	2,771,000	2,771,000	2,071,000	286,000	-	1,785,000
42	Sewer	Sewer Repairs	500,000	500,000	500,000	500,000	-	-	500,000
SUBTOTAL			500,000	500,000	500,000	500,000	-	-	500,000
43	Fire	Rescue Equipment / Boat and Trailer	25,000	18,500	18,500	18,500	18,500	-	-
44	Fire	Truck Equipment / Fire Hose	24,000	24,000	24,000	24,000	24,000	-	-
45	Fire	Rescue Equipment / Extrication Equipment for Engine 5	50,000	44,000	44,278	44,278	44,278	-	-
46	Fire	Engine & Ladder Trucks / Ladder 2	1,475,000	1,300,000	-	-	-	-	-
47	Fire	Department Vehicles / Squad 1	210,000	210,000	210,000	210,000	-	-	210,000
SUBTOTAL			1,784,000	1,596,500	296,778	296,778	86,778	-	210,000
48	Police	Use of Force Equipment	38,500	38,500	38,500	38,500	38,500	-	-
49	Police	Radio System	82,000	82,000	82,000	82,000	82,000	-	-
50	Police	Police Vehicles	290,000	290,000	290,000	290,000	-	290,000	-
SUBTOTAL			410,500	410,500	410,500	410,500	120,500	290,000	-
FY24 Request Project			Dept. Request	CEC Rec.	TM Rec.	FWC Rec.	Free Cash	Operating	Bonded
TOTALS FY24			10,810,169	9,748,983	7,671,761	6,971,761	1,366,501	580,260	5,025,000
Change from request			-1,061,186	-3,138,408	-3,838,408	-	-	-	-

A dash mark "-" indicates the project is not recommended for FY2024

*GRANT indicates the fundings source requires no action from Town Meeting and is provided for information purposes only

ARTICLE FIVE: PRIOR YEAR BILLS

By the Director of Finance: To see what sum of money the Town will vote to raise and appropriate, or transfer from available funds for payment of outstanding bills of prior fiscal years, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE:

That the sum of \$7,588.00 be appropriated from Free Cash to pay outstanding bills of prior fiscal years for Physicians One.

DESCRIPTION OF ARTICLE

Article 5 appropriates funds which enables the Town to pay for prior year bills.

FROM				TO			
Line#	Department /Free Cash	Description	Amount	Line#	Department /Free Cash	Description	Amount
1	Human Resources	Professional Services	\$7,588.00	1	Human Resources	Professional Services	\$7,588.00

Line#	Descriptions
1	To use current fiscal year funds to pay for prior year bills to PhysiciansOne totaling \$7,588.00 for drug screenings.

ARTICLE SIX: LINE ITEM TRANSFERS FOR CURRENT FISCAL YEAR

By the Finance Committee: To see what sum of money the Town will vote to raise and appropriate, or transfer from available funds to meet additional expenses of the current fiscal year not adequately funded under Article Three of the 2022 Spring Annual Town Meeting (FY23) or any other article thereof, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE:

That the following sums of money, totaling \$530,832.00, be transferred from available funds as scheduled in the chart on the following page (page 15) to meet additional expenses for the current fiscal year.

DESCRIPTION OF ARTICLE

Article 6 transfers money from one municipal account to another for the payment of additional expenses in the current fiscal year ending June 30, 2023.

Note: Line item transfer table included on the next page (page 15)

FROM (Decrease)				TO (Increase)			
Line #	Department Name	Code Description	Amount	Line #	Department Name	Code Description	Amount
1	Police	Patrol Officers	\$ 70,000	1	Police	Overtime Public Safety	\$ 70,000
2	Police	Police Superior Officers	\$ 30,000	2	Police	Overtime Public Safety	\$ 30,000
3	Police	Positional Stipend	\$ 15,000	3	Police	Operating Capital	\$ 15,000
			\$ 115,000				\$ 115,000
4	Clerk's	Office Supplies	\$ 380	4	Clerk's	Dues/Memberships	\$ 380
			\$ 380				\$ 380
5	Town Facilities	Facilities - Other	\$ 6,712	5	Town Facilities	Overtime	\$ 6,712
6	Economic Development	Economic Director	\$ 50,000	6	Town Facilities	Electric Utility	\$ 50,000
7	Economic Development	Economic Director	\$ 10,000	7	Town Facilities	Heat Utility	\$ 10,000
			\$ 66,712				\$ 66,712
8	Town Manger	Salary Reserve	\$ 52,495	8	School Facilities	Custodial Overtime	\$ 52,495
			\$ 52,495				\$ 52,495
9	Economic Development	Tech. Services	\$ 5,000	9	Planning	Technical Services	\$ 5,000
			\$ 57,495				\$ 57,495
10	Fire Department	Positional Stipend	\$ 50,000	10	Fire Department	Overtime Public Safety	\$ 50,000
11	Fire Department	In Service Training	\$ 50,000	11	Fire Department	Overtime Public Safety	\$ 50,000
12	Fire Department	Educational Differential	\$ 47,000	12	Fire Department	Overtime Public Safety	\$ 47,000
			\$ 147,000				\$ 147,000
13	Human Resources	Professional Services Other	\$ 25,000	13	Legal	Town Counsel	\$ 25,000
14	Human Resources	Professional Services Other	\$ 500	14	Conservation	Office Supplies	\$ 500
15	Human Resources	Professional Services Other	\$ 20,000	15	Building	Overtime	\$ 20,000
16	Human Resources	Professional Services Other	\$ 5,000	16	Youth Commission	Office Supplies	\$ 5,000
			\$ 50,500				\$ 50,500
17	Free Cash	Free Cash	\$ 6,055	17	Fund 1212	Other Dept. Revenue	\$ 6,055.00
18	Free Cash	Free Cash	\$ 690	18	Fund 1212	Other Dept. Revenue	\$ 690
19	Free Cash	Free Cash	\$ 87,000	19	Schools	Schools Salary Reserve	\$ 87,000
			\$ 93,745				\$ 93,745
			\$ 530,832				\$ 530,832
			\$ -				\$ -

LIT #	Descriptions
1	Cover additional expenses related to overtime
2	Cover additional expenses related to overtime
3	Additional costs for purchase of police vehicles due to inflationary pressures of the economy
4	To pay for the additional dues for the International Town Clerks association membership
5	Town facilities OT monthly spending avg. \$2,128 with est. year end total of \$25,536 vs. annual budget of \$18,824
6	Town Electricity Supply Rate increase - avg. monthly bill \$50K for remaining March to June 23 months with only \$157K remaining YTD
7	Town Gas Supply rate increase causing \$10,0000 projected overage based on monthly bills averaging \$20K per month
8	School YTD OT spending avg \$20,240 with estimated year end total of \$242,880 vs. annual budget \$190,385
9	To cover the additional costs due to inflationary pressure of the economy
10	Additional funding to maintain minimum staffing levels on the fire apparatus for the remainder of the current fiscal year.
11	Additional funding to maintain minimum staffing levels on the fire apparatus for the remainder of the current fiscal year.
12	Additional funding to maintain minimum staffing levels on the fire apparatus for the remainder of the current fiscal year.
13	Transfer to cover additional time requested from legal counsel for FY23
14	To cover the additional costs due to inflationary pressure of the economy
15	Housekeeping: OT Charged to wrong line. Too much for central overtime
16	To cover the additional costs due to inflationary pressure of the economy
17	Housekeeping: Receipts recorded in FY22 to general receipts. Closed to free cash at year end. Transfer out to correct fund.
18	Housekeeping: Receipts recorded in FY17 to general receipts. Closed to free cash at year end. Transfer out to correct fund.
19	Housekeeping: School COVID time reimbursed to Town from State. Closed to general fund free cash. Reimbursement to School

ARTICLE SEVEN: SPECIAL PURPOSE STABILIZATION FUNDS, DEPOSIT FUNDS

By the Director of Finance. To see what sum or sums of money the Town will vote to raise and appropriate or transfer from available funds to one or more special purpose stabilization funds or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE:

That it be indefinitely postponed.

DESCRIPTION OF ARTICLE

Article 7 would, if appropriated, add to the balances of these funds.

ARTICLE EIGHT: SPECIAL PURPOSE STABILIZATION FUNDS, APPROPRIATION

By the Director of Finance. To see what sum of money the Town will vote to appropriate from any special purpose fund or from one or more special purpose stabilization funds, to one or more of the stated purposes for such funds to be expended at the direction of a specified officer or multiple member body of the Town, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE:

That the sum of \$1,849,283.00 be appropriated from the Robin Reyes Major Capital Facilities Stabilization Fund for the purpose of paying debt service for Fiscal Year 2024 and, further, that the sum of \$258,206.72 be appropriated from the Special Revenue Fund for Cable for Public, Education and Government ("PEG") programming, for the purpose of making a grant to the Dedham Visionary Access Corp. for PEG purposes.

DESCRIPTION OF ARTICLE

Article 8 authorizes an expenditure from the Robin Reyes Major Capital Facilities Stabilization Fund to pay debt service for Fiscal Year 2024, and the quarterly payment to Dedham Visionary Access Corp from cable subscriber revenues paid to the Town.

ARTICLE NINE: DEPARTMENTAL REVOLVING FUNDS

By the Town Manager. To see if the Town will vote, pursuant to M.G.L. c.44, §53E½, to amend Section 39-40(b) of the General Bylaws, Revolving Funds, to alter any of the expenditure limits set forth therein, or take any other action relative thereto. **Referred to By Law Review Committee and Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE:

That the Council on Aging revolving fund annual expenditure limit be increased from \$35,000 to \$50,000, with such amended expenditure limitations to remain applicable from fiscal year to fiscal year until such time as they are later amended.

DESCRIPTION OF ARTICLE

Article 9 allows for amendments to the appropriations and uses of departmental involving funds.

REFERENCE INFORMATION:

- MGL Chapter 44, Section 53E½: Revolving Funds – Appendix Page A-13
- General Bylaw Section 39-40(b): Expenditure Limitation – Appendix Page A-14

ARTICLE TEN: SEWER ENTERPRISE FUND

By the Director of Finance. To see what sum of money the Town will vote to raise and appropriate or transfer from available funds to operate the Sewer Enterprise Fund for the fiscal year commencing on July 1, 2023, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE:

That the following sums listed under the heading “Revenues” be raised or transferred from available funds to operate the Sewer Enterprise Fund for FY2024, and, further, to approve the FY2024 budget for the Sewer Enterprise, including amounts appropriated under Article 4 and included herein for reference only, all as set forth in the chart on the following page (page 18)

DESCRIPTION OF ARTICLE

Article 10 would authorize the budget for the operation, maintenance, and extension of the sewer system and for stormwater management, and the billing and collection of sewer and stormwater management use fees as an enterprise fund in Fiscal Year 2024.

	FY2021	FY2022	FY2023	FY2024	FY2024	FY2024
	Actual Recap	Actual Recap	Current Budget	Estimated Budget	Town Manager	FWC Rec
Sewer/Stormwater Enterprise						
Revenues						
Sewer Receipts	7,525,131	7,289,499	7,611,986	8,839,187	8,714,570	8,714,570
MS4				4,113,912	4,113,912	4,113,912
Retained Earnings	-	-	426,694	-	-	-
Total Revenues	7,525,131	7,289,499	8,038,680	12,953,099	12,828,482	12,828,482
Personal Services	169,468	96,589	169,468	256,778	256,778	256,778
MWRA Assessment	6,517,518	6,200,644	6,200,644	6,487,689	6,487,689	6,487,689
Purchased Services - MS4 Permitting	-	-	-	4,060,485	3,966,690	3,966,690
Purchase Services - Other	-	472,879	400,000	12,738	61,718	61,718
I/I Maintenance (capital outlay)	140,000	362,719		396,327	250,000	250,000
Direct Operating	6,826,986	7,132,831	6,770,112	11,214,017	11,022,875	11,022,875
Indirect Expenditures	568,752	536,966	905,849	1,357,678	1,343,124	1,343,124
Debt Service	216,248	368,883	362,719	381,404	462,483	462,483
Indirect Expenditures	785,000	905,849	1,268,568	1,739,082	1,805,607	1,805,607
Total Enterprise Expenditures	7,611,986	8,038,680	8,038,680	12,953,099	12,828,482	12,828,482

ARTICLE ELEVEN: REPORTS OF COMMITTEES

By Town Meeting Vote. To hear and act upon the reports of the various Town Committees, as required by vote of prior Town Meetings; to see what sum of money the Town will vote to raise and appropriate, transfer from available funds, or borrow to carry out the recommendations of said committees; or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE:

That it be indefinitely postponed.

DESCRIPTION OF ARTICLE

Article 11 provides for reports from various boards, committees and commissions when necessary and available.

ARTICLE TWELVE: PROPOSED AMENDMENT TO CHAPTER 280 (ELECTRIC VEHICLE CHARGING STATIONS) OF THE ZONING BYLAWS

By the Planning Board. To see if the Town will vote to amend the Dedham Zoning Bylaws, Chapter 280, to regulate and define Electric Vehicle Charging Stations as accessory uses, as follows:

A. Add new Use Category I.14. (“Electric Vehicle Charging Station – Levels 1 and 2”) with new footnote 31, and add new Use Category I.15. (“Electric Vehicle Charging Station – Level 3”) to Table 1 as follows [text to be inserted shown in bold, italicized text]:

Principal Use	Districts											
	SRA SRB	GR	PR	PC ²³	RDO	AP	LMA	LMB	HB	LB ²⁰	GB	CB
I. Table of Accessory Uses - Residential												
<i>14. Electric Vehicle Charging Station – Levels 1 and 2³¹</i>	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
<i>15. Electric Vehicle Charging Station – Level 3</i>	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

Note 31. Restricted to private use only, except as may be otherwise authorized by Special Permit for Mixed-Use.

B. Add new Use Category II.6. (“Electric Vehicle Charging Station – Levels, 1, 2, and 3”) to Table 1 as follows [text to be inserted shown in bold, italicized text]:

Principal Use	Districts											
	SRA SRB	GR	PR	PC ²³	RDO	AP	LMA	LMB	HB	LB ²⁰	GB	CB
II. Table of Accessory Uses - Nonresidential												
<i>6. Electric Vehicle Charging Station – Levels 1, 2, and 3</i>	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

C. Insert new definition in Section 10.1 following the definition of “Dwelling Unit”:

ELECTRIC VEHICLE CHARGING STATION - An electric component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles by permitting the transfer of electric energy to a battery or other storage device in an electric vehicle. There are three levels of electric vehicle charging stations:

- Level 1 charges through a 120-volt (V), alternating-current (AC) plug.
- Level 2 charges through a 240V, AC plug.
- Level 3 charges through a 480V, direct-current (DC) plug.

No additional parking spaces shall be required for electric vehicle charging stations and parking spaces associated with electric vehicle charging stations shall be counted as parking spaces for purposes of determining compliance with the minimum parking requirements under the Zoning Bylaw, or take any other action relative thereto. **Referred to Planning Board for study and report.**

**RECOMMENDATION
OF THE PLANNING
BOARD:**

That it be so voted.

**DESCRIPTION OF
ARTICLE**

The purpose of Article 12 is to regulate and define electric vehicle charging stations, known as EV charging stations in Dedham. The current zoning bylaw does not regulate EV charging stations. Due to increased demand for this infrastructure, adopting new regulations in the zoning bylaw will provide homeowners, businesses, and the Building Department with predictability and clarity regarding installing EV charging stations.

**REFERENCE
INFORMATION:**

- Planning Board Report Cover Letter - Appendix Page A-15
- Planning Board Report - Appendix Page A-16

ARTICLE THIRTEEN: PROPOSED AMENDMENT TO SECTION 10.1 OF THE ZONING BYLAWS

By the Planning Board. To see if the Town will vote to amend Section 10.1 of the Dedham Zoning Bylaws by inserting the following definition:

Human Occupancy - Use of a building by people sleeping, cooking, bathing, using sanitary facilities, and similar dwelling purposes; for carrying out trade, profession, industry, or business but not including the portion of the building with more than one-half its height measured from finished floor to finished ceiling below the grade of the adjoining building and not considered a story when used exclusively for personal or commercial storage, mechanical, equipment and utilities, or where there is no common human presence.

or take any other action relative thereto. **Referred to Planning Board for study and report.**

RECOMMENDATION OF THE PLANNING BOARD:

That it be so voted with the insertion of additional language shown in bold and deleting language shown in strikethrough, as follows:

~~Human Occupancy - Use of a building by people sleeping, cooking, bathing, using sanitary facilities, and similar dwelling purposes; for carrying out trade, profession, industry, or business but not including the portion of the building with more than one-half its height measured from finished floor to finished ceiling below the grade of the adjoining building and not considered a story when used exclusively for personal or commercial storage, mechanical, equipment and utilities, or where there is no common human presence.~~ **Such portions of a building used by people for sleeping, cooking, bathing, sanitary facilities, and similar dwelling purposes or for carrying out a trade, profession, industry, or business, provided, however, the portion of the building with more than one-half its height measured from finished floor to finished ceiling below the grade used exclusively for storage, mechanical equipment and utilities associated with allowable use of said building, or where there is no common human presence, shall not be considered areas of human occupancy and shall not be counted as a story of a building.**

DESCRIPTION OF ARTICLE

Article 13 would add a definition of “Human Occupancy” to the Definitions (Section 10) of the Dedham Zoning Bylaw. Currently, there is no definition of “Human Occupancy” in the Town of Dedham Zoning Bylaw. Adding a definition would provide consistency and clarity for developers, Town departments, and Town boards.

REFERENCE INFORMATION:

- Planning Board Report Cover Letter - Appendix Page A-15
- Planning Board Report - Appendix Page A-16

ARTICLE FOURTEEN: PROPOSED AMENDMENT TO DEDHAM ZONING MAP & CHAPTER 280 OF THE ZONING BYLAWS

By the Planning Board. To see if the Town will vote to amend the Dedham Zoning Map to add a new overlay district entitled Multi-Family Housing Overlay District (MFHOD), consisting of sub-districts MFHOD-1 (Low Density) and MFHOD-2 (High Density), as depicted on a plan on file with the Town Clerk, and further to amend the Dedham Zoning Bylaws, Chapter 280, to establish requirements for such District for the purpose of complying with the Commonwealth's Multi-Family Housing Requirement for MBTA Communities, as set forth in G.L. Chapter 40A, Section 3A, as follows:

A. Insert in Section 2.1(b) a new overlay district as follows:

8) Multi-Family Housing Overlay District (MFHOD) superimposed over the other zoning districts or part thereof so that the provisions of this Bylaw pertaining to such underlying districts remain in effect, except where the MFHOD regulations impose different or additional, greater or more restrictive requirements.

B. Insert a new Article XIV, as follows:

Article XIV Multi-Family Housing Overlay District (MFHOD)

§ 280-14.1 Purpose.

The Multi-Family Housing Overlay District (MFHOD) is established to allow for and encourage the development of multi-family housing by right, and to comply with the requirements for MBTA Communities as set forth in G.L. c.40A, §3A. The requirements set forth herein shall be applied so as to encourage the development of multi-family housing projects of a scale, density and aesthetic that are compatible with existing surrounding uses and minimize impacts to sensitive land. To the extent possible, multi-family housing shall allow for safe, accessible, and convenient access to transit stations for pedestrians and bicyclists.

§ 280-14.2 MFHOD Boundaries; Sub-Districts.

The boundaries of the MFHOD are depicted on the Zoning Map on file with the Town Clerk. The MFHOD is further divided into two subdistricts: MFHOD-1 and MFHOD-2, as depicted on the Zoning Map and described herein.

§ 280-14.3 Applicability.

The provisions of the Multi-Family Housing Overlay District (MFHOD) shall apply to all land within the MFHOD, and shall apply uniformly to subdistricts MFHOD-1 and MFHOD-2 except as expressly distinguished in this Article. Any matter not addressed herein shall be governed by the provisions of the Zoning Bylaw applicable to underlying zoning districts. In the event of any inconsistency between the provisions of the MFHOD and any other provisions of the Zoning Bylaw, the provisions of the MFHOD shall govern. The provisions of this Zoning Bylaw pertaining to those zoning districts underlying this overlay district shall remain in effect.

§ 280-14.4 Definitions.

The definitions set forth herein shall apply solely within the MFHOD, and shall control in any instance where they may be inconsistent or conflict with other definitions in the Zoning Bylaw.

Multi-Family Housing Overlay District (MFHOD) Affordable Unit

A multi-family housing unit that is subject to a restriction in its chain of title limiting the sale price or rent, or limiting occupancy to an individual or household of a specified income, or both. Affordable units may be, but are not required to be, eligible for inclusion on DHCD's Subsidized Housing Inventory.

Multi-Family Housing

Shall have the meaning set forth in G.L. c.40A, §1A, as it may be amended. As presently defined, "Multi-family housing" means a building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building.

Residential Dwelling Unit

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

§ 280-14.5 Use regulation.

A. Allowed Use. Land within the MFHOD may be used for either:

- 1) Multi-Family Housing, as of right, subject to the requirements set forth herein and such further requirements of the underlying zoning district that are not inconsistent with the requirements of this MFHOD; or
- 2) A use allowed in the underlying district by right or by special permit, to which the requirements of the underlying district shall apply.

Multi-Family Housing in the MFHOD shall be not subject to the requirements for a Planned Residential Development, Planned Commercial Development, or a Major Nonresidential Development of this Zoning Bylaw.

B. Site Plan Review. Site plan review shall apply to all uses in the MFHOD in accordance with **§ 280-9.5** Site Plan Review of the Dedham Zoning Bylaw. Where site plan review applies to Multi-Family Housing use in the MFHOD, the following further requirements shall apply in addition to those in **§ 280-9.5**.

- 1) The Planning Board may enlist a peer review architect during the site plan review process to ensure the building design of a MFHOD project is compatible with existing community characteristics and representative of building design best practices.

§ 280-14.6 Dimensional requirements.

The following dimensional requirements shall govern Multi-Family Housing within the MFHOD. These requirements shall supersede any contrary or inconsistent requirements in the Zoning Bylaw including, but not limited to, the requirements set forth in Article IV. The requirements of § 280-4.4 and § 280-4.7 shall not apply to Multi-Family Housing in the MFHOD.

Table on following page (page 24)

Table 11 - Multi-Family Housing Dimensional Requirements

Minimum Lot Area	MFHOD-1: 43,560 sq. ft. MFHOD-2: 43,560 sq. ft.
Minimum Lot Frontage	MFHOD-1: 150 ft. MFHOD-2: 150 ft.
Minimum Lot Width	MFHOD-1: 105 ft. MFHOD-2: 105 ft.
Maximum Lot Coverage	MFHOD-1: 50% MFHOD-2: 80%
Maximum Floor Area Ratio	MFHOD-1: .4 MFHOD-2: 1.0
Minimum Front, Side, and Rear Yard Requirements	MFHOD-1: 30 ft., 15 ft., 25 ft. MFHOD-2: 30 ft., 15 ft., 25 ft.
Maximum Height	MFHOD-1: 45 ft. MFHOD-2: 45 ft.
Space Between Buildings	MFHOD-1: 15 ft. MFHOD-2: 15 ft.

§ 280-14.7 Off-Street Parking Requirements. Within the MFHOD, Multi-Family Housing shall provide one off-street (1) parking space per dwelling unit.

§ 280-14.8 Parking & Loading Requirements. Within the MFHOD, Multi-Family Housing shall reasonably comply with the Parking & Loading Requirements of §280-4.1 of the Zoning Bylaw.

§ 280-14.9. Landscaping and Screening Requirements. Within the MFHOD, Multi-Family Housing shall reasonably comply with the Landscaping and Screening Requirements of § 280-5.2 of the Zoning Bylaw.

§ 280-14.11 Multi-Family Housing Overlay District (MFHOD) Inclusionary Housing. Within the MFHOD, Multi-Family Housing shall be subject to the following definitions, requirements, and preferences.

A. Definitions. The following definitions shall apply in this **§ 280-14.11:**

MULTI-FAMILY HOUSING OVERLAY DISTRICT (MFHOD) AFFORDABLE HOUSING

Shall mean housing affordable to moderate income households, as defined below.

AFFORDABLE TO PERSONS OR FAMILIES QUALIFYING AS MODERATE INCOME or MODERATE-INCOME HOUSEHOLDS

Shall mean affordable to persons in the Dedham area under the applicable guidelines of the Commonwealth's Department of Housing and Community Development not earning more than 80% of the AMI, adjusted for household size.

MULTI-FAMILY HOUSING OVERLAY DISTRICT (MFHOD) PROJECT

A Multi-Family Housing Project developed under § 280-14.

B. Requirements. The following requirements shall apply in this **§ 280-14.11:**

1) All MFHOD Projects with rental dwelling units shall provide 10% of their units as Affordable Units for Affordable Housing.

2) The Affordable Units shall be constructed on the same site as market rate units and indistinguishably interspersed throughout the MFHOD Project. The Affordable Units shall be equal in quality, materials and character to the base level market rate units in a development.

3) In determining the number of moderate-income units to be provided, a fractional share of 0.4 or more shall be regarded as a whole unit and a fractional share of 0.3 or less shall require no contribution to satisfy the fractional share.

C. Preference:

1) The Affordable Units may be Local Action Units developed in compliance with and approved pursuant to the requirements for the same as specified by Commonwealth of Massachusetts Department of Housing and Community Development (DHCD), or successor agency, or (if approved by the Planning Board) affordable dwelling units developed under such additional programs adopted by the Commonwealth of Massachusetts or its agencies. All such affordable dwelling units shall count toward the Town of Dedham's requirements under Sections 20-23 of Chapter 40B of the General Laws of Massachusetts, and shall be listed on the Subsidized Housing Inventory (SHI) maintained by DHCD. The developer shall assist the Town in the preparation of any forms required.

2) To the extent permitted by applicable law, and after approval by DHCD, otherwise qualified Dedham residents shall have a first opportunity and preference for the affordable dwelling units in an Inclusionary Project. For purposes of this requirement, "Dedham residents" shall be defined as a current Town of Dedham resident (as established through certification by the Dedham Town Clerk based on census, voting registration, or other acceptable evidence), or a current employee of the Town of Dedham or business establishment located in Dedham, or households with children attending the Dedham Public Schools.

§ 280-14.12 Modification of dimensional, landscaping and parking requirements.

Where soil conditions, lot shape, topography, architectural or structural conditions make literal compliance with the dimensional, landscaping and/or parking of this Zoning Bylaw as they concern Multi-Family Housing in the MFHOD impracticable or infeasible, the Planning Board may approve a site plan showing alternative means of complying with the objectives of the Zoning Bylaw, and may allow the use of alternative land-scaping, buffers, or parking, provided it determines that such alternatives to be in the public interest and not inconsistent with the intent and purpose of the Zoning Bylaw. For any modification, the Planning Board shall make detailed written findings of:

A. Specific conditions that render literal compliance with the terms of this Bylaw impracticable or infeasible.

B. The specific alternative means of complying with the terms of this Bylaw.

C. An analysis of the manner in which the modification is in the public interest and not inconsistent with the intent and purposes of this Bylaw.

or take any other action relative thereto. **Referred to Planning Board for study and report.**

**RECOMMENDATION
OF THE PLANNING
BOARD:**

That it be so voted with the insertion of additional language shown in bold and deleting language shown in strikethrough, as follows:

280-14.11(B.): In determining the number of moderate-income units to be provided, a fractional share of 0.4 or more shall be regarded as a whole unit and a fractional share of ~~0.3~~ or less **than 0.4** shall require no contribution to satisfy the fractional share.

**DESCRIPTION OF
ARTICLE**

The purpose of Article 14 is to establish a new Multi-Family Overlay District (MFHOD) centered around the MBTA Dedham Corporate Center Station, in order to comply with the state's MBTA Communities legislation. The MBTA Communities legislation requires each municipality with MBTA subways, commuter rails, and buses to provide at least one zoning district of reasonable size in which multi-family housing is permitted as of right and meets other criteria. Dedham currently does not provide multi-family housing without a special permit from the Planning Board. Article 14 would provide the zoning changes necessary for compliance. Failure to comply will make the Town ineligible for certain State funding opportunities and render it liable to further enforcement of the statutory requirement.

**REFERENCE
INFORMATION:**

- Planning Board Report Cover Letter - Appendix Page A-15
- Planning Board Report - Appendix Page A-16
- Article 14 MFHOD Frequently Asked Questions - Appendix Page A-23
- Town of Dedham Zoning Map - Appendix Page A-25
- Article 14 Zoning Map Amendment for MFHOD- Appendix Page A-26
- MGL Chapter 40A Section 3A: Multi-family zoning as-of-right in MBTA communities - Appendix Page A-27

ARTICLE FIFTEEN: PROPOSED LANGUAGE CHANGE RE: DEDHAM PROTECTED AQUIFER BUFFER

By Citizens Petition of Richard Irving, et al. To see if the Town will vote the following language, as submitted by petitioner; the Dedham Protected Aquifer Buffer for the Bridge Street Well Field should be restored to the boundaries documented by Weston & Sampson Engineers, Inc. on page 24 Figure III-H in the 1991 Dedham Open Space and Recreation Plan, or take any other action relative thereto. **Referred to Planning Board for study and report.**

RECOMMENDATION OF THE PLANNING BOARD:

That it be indefinitely postponed.

DESCRIPTION OF ARTICLE

The Petitioners of Article 15 propose to “restore” the “Aquifer Buffer for the Bridge Street Well Field” to the boundaries shown in the 1991 Dedham Open Space Master Plan. It should be noted the Petitioner’s likely intention is to “restore” the “Aquifer Protection Overlay District” (APOD) instead of the “Aquifer Buffer”, as there is no “Aquifer Buffer” found with the Dedham Zoning Bylaws.

REFERENCE INFORMATION:

- Planning Board Report Cover Letter - Appendix Page A-15
- Planning Board Report - Appendix Page A-16

ARTICLE SIXTEEN: PROPOSED LANGUAGE CHANGE TO SECTION 280-3.1F OF THE ZONING BYLAWS

By Citizens Petition of Richard Irving, et al. To see if the Town will vote the following language, as submitted by petitioner; 280-3.1 F. Residential special permit requirement: Development projects in residential areas that meet the threshold for a Major Site Plan Review (280-9.5) shall require the applicant to present conceptual plans to Town Meeting prior to either the application for, or issuance of, a special permit, or take any other action relative thereto. **Referred to Planning Board for study and report.**

RECOMMENDATION OF THE PLANNING BOARD:

That it be indefinitely postponed.

DESCRIPTION OF ARTICLE

The Petitioners of Article 16 propose to amend Section 280-3.1 (Principal Uses) of the Dedham Zoning Bylaw by adding a new Section 280.1.(F.) that requires applicants of certain development projects to present a conceptual plan to Town Meeting prior to submitting an application for a special permit to the Planning Board. The submitted Article affects only development projects in residential areas requiring both a special permit and Major Site Plan Review.

REFERENCE INFORMATION:

- Planning Board Report Cover Letter - Appendix Page A-15
- Planning Board Report - Appendix Page A-16

ARTICLE SEVENTEEN: PROPOSED LANGUAGE CHANGE TO SECTION 280-3.1G OF THE ZONING BYLAWS

By Citizens Petition of Richard Irving, et al. To see if the Town will vote the following language, as submitted by petition; 280-3.1 G. Residential special permit requirement: Upon receipt of an application for a Special Permit that meets the threshold for a Major Site Plan Review (280-9.5), the Planning Department will immediately notify all residents within a 1 mile radius of the proposed project through both the Town Website and US Mail. All expenses related to such notifications shall be the responsibility of the Special Permit applicant, or take any other action relative thereto. **Referred to Planning Board for study and report.**

RECOMMENDATION OF THE PLANNING BOARD:

That it be indefinitely postponed.

DESCRIPTION OF ARTICLE

The Petitioners of Article 17 propose to amend Section 3.1 (Principal Uses) of the Dedham Zoning Bylaw by adding a new Section 3.1.(G.) requiring the Planning Department, upon receipt of a special permit application, to “immediately” send written notice of the application by mail to “all residents” within a 1-mile radius of certain development projects.

REFERENCE INFORMATION:

- Planning Board Report Cover Letter - Appendix Page A-15
- Planning Board Report - Appendix Page A-16

ARTICLE EIGHTEEN: PROPOSED LANGUAGE CHANGE TO SECTION 280-3.1H OF THE ZONING BYLAWS

By Citizens Petition of Richard Irving, et al. To see if the Town will vote the following language, as submitted by petition; 280-3.1 H. When Zoning Bylaw legislation is to be proposed that changes the existing Zoning Bylaws of specifically identified Zoning Districts (280-2.1) the Planning Department shall have the responsibility of proactively notifying residents/occupants of the specifically identified Zoning Districts of the proposed changes at least 1 month prior to submission of such for approval by Town Meeting, or take any other action relative thereto. **Referred to Planning Board for study and report.**

RECOMMENDATION OF THE PLANNING BOARD:

That it be indefinitely postponed.

DESCRIPTION OF ARTICLE

The Petitioners of Article 18 propose to amend Section 3.1 (Principal Uses) of the Dedham Zoning Bylaw by adding a new Section 3.1.(G.) requiring the Planning Department, upon receipt of a special permit application, to “immediately” send written notice of the application by mail to “all residents” within a 1-mile radius of certain development projects.

REFERENCE INFORMATION:

- Planning Board Report Cover Letter - Appendix Page A-15
- Planning Board Report - Appendix Page A-16

ARTICLE NINETEEN: PROPOSED AMENDMENT TO CHAPTER 280-10.1 OF THE ZONING BYLAWS

By District Three Town Meeting Representatives Jason Brogan and Nancy Knight and District Seven Town Meeting Representative Steve Gasbarro. To see if the Town will vote to amend the Dedham Zoning Bylaws, Chapter 280, modifying the definition of "MOTEL OR HOTEL", by deleting the text shown in ~~strikethrough~~ and text to be inserted showed in ***bold, italic text***, as follows:

SECTION 280-10.1 TERMS DEFINED: MOTEL OR HOTEL

A building or buildings intended and designed for transient, overnight or extended occupancy, divided into separate units within the same building with or without a public dining facility. ~~If such hotel or motel has independent cooking facilities, such a~~ **Units** shall not be occupied by any guest for more than four continuous months, nor may the guest reoccupy any unit within 30 days of a continuous four-month stay, nor may the guest stay more than six months in any calendar year. No occupant of such hotel or motel may claim residency at such location. ***Each violation of this bylaw shall be subject to a penalty of \$300 per violation, per day, and shall otherwise be enforced in accord with Section 1-6 of the General Bylaws.***

or take any other action relative thereto. **Referred to Planning Board for study and report.**

RECOMMENDATION OF THE PLANNING BOARD:

That is be so voted with the insertion of additional language shown in bold and deleting language shown in strikethrough, as follows:

Each violation of this bylaw shall be subject to a penalty of ~~\$300~~ **of not less than \$100 and not more than \$300** per violation, per day, and shall otherwise be enforced in accord with Section 1-6 of the General Bylaws.

DESCRIPTION OF ARTICLE

The Petitioners of Article 19 seek to amend the definition of "Motel or Hotel" of Section 10 (Definitions) of the Dedham Zoning Bylaw. The current definition limits the stay of a guest in hotel or motel with "independent cooking facilities" to not more than four continuous months or more than six months in a calendar year. Article 19 proposes an amendment to the definition so stay restrictions would apply equally to all hotels or motels (and not just those with independent cooking facilities). In addition, Article Nineteen provides for a specific daily penalty of \$300 for any violation. Currently, Section 280-9.1.B of the Dedham Zoning Bylaw provides for a daily fine of "not more than \$300" for violations.

REFERENCE INFORMATION:

- Planning Board Report Cover Letter - Appendix Page A-15
- Planning Board Report - Appendix Page A-16

ARTICLE TWENTY: PROPOSED MORATORIUM ON NEW DEVELOPMENT

By District One Town Meeting Representative William Shaw McDermott. To see if the Town will vote to impose a Moratorium that is limited in duration, scope and purposes as follows:

In view of the report of the Planning Board in 1980, reflected in the Town Report of 1989; the Open Space Plan of 1991; the build out study prepared by the Metropolitan Area Planning Council ("MAPC") in 2001; the analysis prepared in the 2009 Master Plan of areas of Potential Development on vacant Residential Lane (Table 3.3); the analysis of potential development on vacant land being refined by the MAPC for the "Designing Dedham 2030" Master Plan, in light of the 26 house Planned Residential Development on Lowder Street in the SRA zoning district;

In consideration of the 43 years history since 1980 of the reduction of undeveloped land from the then calculated 2000 acres and the reduction of potentially developable residential acres in 2001 from over 880 acres to under 200 acres today, with today's remaining undeveloped acreage more evenly distributed as between zoning district Single Resident A on one hand and zoning districts Single Resident B and General Resident on the other;

In light of population trends for the town for 2020 to 2050, as reflected in the foregoing town reports and studies and, the 2014 housing study entitled "The Town of Dedham: Yesterday, Today and Tomorrow" prepared by the Northeastern University School of Public Policy & Urban Affairs, and data from the United States Census Bureau;

And in further consideration of the need to study the effects of land development on the increased burden of traffic and constraints on water usage in the Town;

And in further consideration of the availability of federal and local sources of funding to study these critical issues of traffic and water;

Be it resolved that the Town imposes a limited Moratorium of one year in duration from the enactment of this Article on the issuance of special permits for new development projects on undeveloped residential land exceeding five acres in size, for the purpose of evaluating the impacts of land development in the town on traffic and water, or take any other action relative thereto.
Referred to Planning Board for study and report.

RECOMMENDATION OF THE PLANNING BOARD:

That it be indefinitely postponed.

DESCRIPTION OF ARTICLE

The Petitioner of Article 20 propose a one-year moratorium (ban) on the issuance any special permits for new development projects on undeveloped residential land of five (5) acres or more. Article 20 states that the purpose of this moratorium is to provide time to study the impacts on traffic and water in the Town.

REFERENCE INFORMATION:

- Planning Board Report Cover Letter - Appendix Page A-15
- Planning Board Report - Appendix Page A-16

ARTICLE TWENTY-ONE: CREATION OF SPECIAL PURPOSE STABILIZATION FUND FOR OPIOID SETTLEMENT(S)

By the Director of Finance. To see if the Town will vote, pursuant to G.L. c.40, §5B to create a new special purpose stabilization fund, to be known as the Opioid Settlement Stabilization Fund, which may be expended for all of the purposes allowed by law, including those outlined in applicable opioid-litigation settlement documents, a document prepared by the Substance Abuse Bureau of the state Office of Health and Human Services Department, found at

<https://www.mass.gov/doc/massachusetts-abatement-terms/download>

entitled “Abatement Strategies”, and consistent with any state guidelines or regulations further clarifying allowable uses of opioid litigation settlement funds, and, further, to adopt the last paragraph of said §5B and dedicate to such fund, without further appropriation, 100% of the opioid litigation settlement funds received by the Town, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE:

That it be so voted.

DESCRIPTION OF ARTICLE

Article 21 creates a special purpose stabilization fund for the deposit of funds related to the recent opioid litigation

REFERENCE INFORMATION:

- MGL Chapter 40 Section 5B: Stabilization Funds, Establishment - Appendix Page A-28

ARTICLE TWENTY-TWO: RESCIND PRIOR AUTHORIZED YET UNISSUED DEBT

By the Director of Finance. To see if the Town will vote to amend the funding sources for certain capital projects for which borrowing has been authorized, but not yet issued, and, in turn, to rescind such borrowing authorization, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE:

That it be so voted, as noted in the schedule on the following page (page 35)

DESCRIPTION OF ARTICLE

Article 22 seeks to amend the funding for the various projects listed by rescinding the previous authorization to borrow from the May 16, 2022 Spring Annual Town Meeting and, instead, funding the listed projects with Free Cash.

ATM	Art #	Purpose	Authorization Amount	Free Cash Use	Rescind Borrowing Authority
5.16.2022	#4	Entrance Safety Vestibules-FY23 DMS Construction/FY24 Riverdale Design	\$300,000	\$300,000	\$300,000
5.16.2022	#4	Roof Replacements - DPW Mechanics/Parks and Rec garages	\$100,000	\$100,000	\$100,000
5.16.2022	#4	Fiber Conversion for Radio System	\$84,396	\$84,396	\$84,396
5.16.2022	#4	Department Vehicles / Chiefs Car	\$65,000	\$65,000	\$65,000
5.16.2022	#4	Siemens HVAC Controls Upgrade	\$64,000	\$64,000	\$64,000
5.16.2022	#4	Parks and Rec move - Capen Renovations; wood floor, bathroom	\$60,000	\$60,000	\$60,000
5.16.2022	#4	Geographic Information Systems (GIS)	\$50,000	\$50,000	\$50,000
5.16.2022	#4	Colburn St. Traffic Calming	\$50,000	\$50,000	\$50,000
5.16.2022	#4	Library Entrance Redesign/Window Repair/Roof and Gutters	\$50,000	\$50,000	\$50,000
5.16.2022	#4	Desktop Computers (25)	\$37,100	\$37,100	\$37,100
5.16.2022	#4	4 x 4 Quad Off Road / ATV	\$30,000	\$30,000	\$30,000
5.16.2022	#4	Emergency Egress/Fire Alarm Control Panels	\$30,000	\$30,000	\$30,000
5.16.2022	#4	Security Cameras at Gonzalez field	\$21,500	\$21,500	\$21,500
5.16.2022	#4	Park Shade structures	\$15,810	\$15,810	\$15,810
5.16.2022	#4	Fencing (Dog park, others)	\$12,000	\$12,000	\$12,000
5.16.2022	#4	Parks Safety/improvements bundle	\$690	\$-	\$690
Totals			\$970,496	\$969,806	\$970,496

ARTICLE TWENTY-THREE: MWRA INFLOW/INFILTRATION LOCAL FINANCIAL ASSISTANCE PROGRAM – PHASE 14

By the Director of Engineering. To see if the Town will vote to raise and appropriate or transfer from available funds, or borrow the sum of ONE MILLION ONE HUNDRED EIGHTY THOUSAND (\$1,180,000.00) DOLLARS, for the purpose of participating in the Massachusetts Water Resources Authority (MWRA) Inflow/Infiltration Local Financial Assistance Program – Phase 14, and to meet such appropriation to authorize the Treasurer, with approval of the Select Board, to borrow said sum in accordance with Sections 7 and 8 of Chapter 44 of the General Laws, or any other enabling authority and issue bonds and notes therefor, and to authorize the Town to apply for any grants or loans available for the project, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE:

That the Town borrow \$1,180,000.00 for the purpose of participating in the Massachusetts Water Resources Authority (MWRA) Phase 14 Inflow/Infiltration Local Assistance Program; and to meet this appropriation, the Treasurer, with the Select Board, is authorized to borrow said amount under and pursuant to Chapter 44, Sections 7 and 8 of the General Laws, or any other enabling authority, and to issue bonds or notes of the Town therefor, and further that any premium received upon the sale of any such bonds or notes, less any premium applied to the payment of the costs of issuance thereof, may be applied to the payment of costs approved hereunder in accordance with G.L. c.44, Section 20, thereby reducing by a like amount authorized to be borrowed to pay such costs.

DESCRIPTION OF ARTICLE

Article 23 authorizes borrowing and an expenditure to complete Phase 14 of the MWRA’s I/I Local Financial Assistance Program.

REFERENCE INFORMATION:

- MGL Chapter 44, Section 7: Cities and towns; purposes for borrowing money within debt limit – Appendix Page A-6
- MGL Chapter 44, Section 8: Cities and towns; purposes for borrowing money outside debt limit – Appendix Page A-8

ARTICLE TWENTY-FOUR: APPROPRIATION FOR PRESERVATION CONSULTANT

By the Historic District Commission. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of \$30,000.00 for the purpose of funding and hiring a Preservation Consultant to perform a survey of the historical buildings, residences, sites, churches and historical markers in the existing historic districts and completing or updating the Massachusetts Historical Commission Cultural Resources inventory forms for, including other incidental and related costs, and provided further that any unexpended funds appropriated by the Town Meeting under this vote shall be reduced by any grants or funds received by the Town from any source that may be applied to the payment of costs approved by this vote, thereby reducing by a like amount the amount to be authorized to pay such costs, and to authorize the Select Board to apply for, accept, and expend any monies, grants or loans in connection herewith, to enter into all agreements, execute any and all documents including contracts for more than three years, and to take all action necessary to carry out this project, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE:

The Finance and Warrant Committee voted 8-1 that it be indefinitely postponed.

DESCRIPTION OF ARTICLE

Article 24 would provide funding for the hiring of a Preservation Consultant to survey historical buildings, residences, sites, churches and historical markers in existing historic districts, as well as assist in completing/updating the Mass Historical Commission Cultural Resources inventory forms.

ARTICLE TWENTY-FIVE: LEGISLATION RELATIVE TO MAXIMUM AGE REQUIREMENT FOR ORIGINAL APPOINTMENT OF A POLICE OFFICER FOR THE TOWN OF DEDHAM

By the Chief of Police. To see if the Town will vote to authorize the Select Board to file with the General Court a petition for special legislation as set forth below to make persons who have not reached the age of 40 by the date of the entrance exam under G.L. c.31 eligible for original appointment as police officers; provided, however, that the General Court may make changes of form only to such bill without approval of the Select Board, and, further, to authorize the Select Board to approve such revisions requested by the General Court as are consistent with the public purposes of the petition, or take any other action relative thereto.

AN ACT RELATIVE TO THE MAXIMUM AGE REQUIREMENT FOR ORIGINAL APPOINTMENT AS A POLICE OFFICER FOR THE TOWN OF DEDHAM.

SECTION 1. Notwithstanding sections 58 and 58A of the General Laws, or any other general or special law to the contrary, no person shall be eligible to have their name certified for original appointment to the position of police officer in the town of Dedham if such person has reached their fortieth birthday on the date of the entrance examination under chapter 31 of the General Laws. Any veteran shall be allowed to exceed the maximum age provision set forth herein by the number of years served on active military duty, but in no case shall said candidate for appointment be credited more than four years of active military duty.

SECTION 2. This act shall take effect upon its passage.

or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE:

That it be so voted.

DESCRIPTION OF ARTICLE

Article 25 would authorize the filing of legislation to repeal the acceptance of Chapter 31 regarding the maximum age provision for a Police Officer in the Town of Dedham.

REFERENCE INFORMATION:

- MGL Ch. 31, Section 58: Municipal police officers and firefighters; qualification - Appendix Page A-29
- MGL Ch. 31, Section 58A: Municipal police officers and firefighters; maximum age restrictions - Appendix Page A-30

ARTICLE TWENTY-SIX: AGREEMENTS TO PURCHASE ELECTRICITY AND/OR SOLAR ENERGY CREDITS

By the Town Manager. To see if the Town will vote to authorize the Select Board, or the Town Manager as its designee, to enter into agreements for the purchase of electricity and/or solar credits generated by solar energy facilities for terms of years up to or in excess of three years, and on such terms and conditions as the Select Board deems to be in the best interests of the Town, and to take such actions as may be necessary to implement such agreements, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE:

That it be so voted.

DESCRIPTION OF ARTICLE

Article 26 would allow the Town to enter into a 20-year agreement for the purchase of solar energy and/or solar energy credits.

ARTICLE TWENTY-SEVEN: RESCIND AUTHORIZATION TO FUND THE TOWN GREEN

By District Three Town Meeting Representatives Jason Brogan and Nancy Knight and District Seven Town Meeting Representatives David Corsi and Steve Gasbarro.

To see if the Town will vote to rescind the vote taken under Article 13 of the May 13, 2022 Annual Town Meeting approving a borrowing of \$2,550,000 and authorizing the use of such funds for the design, engineering, construction and outfitting of a Town Green on or about 600 High Street, the property on which the Police Station sits, also shown as Assessors Map 92, Parcel 78, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE:

That it be indefinitely postponed.

DESCRIPTION OF ARTICLE

Article 27 would rescind the authorization to borrow \$2,550,000 previously approved at the May 13, 2022 Annual Town Meeting.

ARTICLE TWENTY-EIGHT: AMENDMENT TO GENERAL BYLAWS BY ADDING A NEW SECTION, CHAPTER 55 LEAF BLOWER REGULATIONS

By District Six Town Meeting Representatives Roberta Lawlor, Andrew Lawlor, Nancy Carroll, Jean Zeiler, and Paul Reynolds. To see if the Town will vote to amend the General Bylaws by adding a new section, Chapter 55 Leaf Blower Regulations.

§55-1 Purpose

The reduction of noise and emissions of particulate matter resulting from the use of leaf blowers, as well as reducing the use of gasoline and oil fuels and reducing carbon emissions into the environment, are public purposes of the Town. This Bylaw limits and regulates the use of leaf blowers to protect the health, welfare and environment of the Town, phasing out the use of gas-powered leaf blowers over several years.

§55-2 Definition

“Leaf blower” means any motorized device whose primary function is to use blowing air to move leaves, dirt, dust, sand, grass clippings, or any other type of litter or debris.

§55-3. Usage Based on Time of Year

1. Electric and battery-powered leaf blowers may be used all year, subject to the use limitations specified in §55-4.
2. Gas-powered leaf blowers may be used only from October 1 through December 20 and from March 20 through May 31, subject to the use limitations specified in §55-4, and except as otherwise provided in §55-6.

§55-4 Usage Based on Time of Day

During the times of year leaf blowers may be used in accordance with §55-3, use of leaf blowers shall be restricted to the following hours:

1. Mondays through Fridays from 7AM to 6PM;
2. Saturdays from 8AM to 5PM; and
3. Sundays and legal holidays from 9AM to 5PM.

§55-5 Number of Leaf Blowers Permitted

During the times of year leaf blowers may be used in accordance with §55-3, the number of leaf blowers allowed to be used simultaneously on a single parcel are as follows:

1. Properties up to ¼ acre, or 10,890 square feet, only 1 leaf blower may be used;
2. Properties of ¼ acre and up to ½ acre, or 21,780 square feet, up to 2 leaf blowers;
3. Properties of ½ acre and up to 1 acre, or 43,560 square feet, up to 4 leaf blowers; and
4. Properties exceeding 1 acre, the number of leaf blowers shall be at the discretion of the user.

§55-6 Phase Out of Gas-Powered Leaf Blowers

Below sets forth the process for a phase out of gas-powered leaf blowers; provided, however, that §§55-4 and 55-5 shall continue to be applicable to the use of electric and battery powered leaf blowers.

1. Effective March 15, 2026, the use of all gas-powered leaf blowers by commercial landscapers in the Town of Dedham shall be prohibited;
2. Effective March 15, 2027, the use of all gas-powered leaf blowers by residents on their own property in the Town of Dedham shall be prohibited;
3. Notwithstanding paragraphs 1) and 2) of this section, the use of wheeled leaf blowers powered by four-stroke engines on properties larger than one acre shall be permitted.

§55-7 Exclusions and Exemptions

- 1. Gas-powered leaf blowers may be used in any season and at any time for public safety and emergency situations.
- 2. The Building Commissioner, upon application, may grant one-day exemptions from this Bylaw for the use of gas-powered leaf blowers for special situations, but not for ongoing routine maintenance.

§55-8 Enforcement and Fines

- 1. The Building Commissioner is authorized to promulgate regulations to implement the provisions of this Bylaw, and to issue regulations as may be necessary and appropriate, subject to the provisions of sections 1-6 and 150 of the General Bylaws.
- 2. Violations of this Bylaw shall be enforced through the provisions of section 1-6 of the General Bylaws.

§55-9 Effective Date

This Bylaw shall be effective starting on the date it is approved by the Attorney General or October 1, 2023, whichever is later, provided however that §55-6(1) and (2) shall take effect at the times so indicated.

or take any other action relative thereto. **Referred to Bylaw Review Committee and Finance and Warrant Committee for study and report.**

**RECOMMENDATION
OF THE FINANCE
AND WARRANT
COMMITTEE:**

That it be indefinitely postponed.

**DESCRIPTION OF
ARTICLE**

Article 28 would add a new Chapter 55 to the General Bylaws of the Town regulating/eliminating the use of gas-powered leaf blowers.

ARTICLE TWENTY-NINE: GENERAL BYLAW AMENDMENT TO CHAPTER 12, ARTICLE III (COUNCIL ON AGING)

By the Town Manager. To see if the Town will vote to amend the General Bylaws, Chapter 12 (Boards, Commissions and Committees), Article III (Council on Aging), by inserting the text shown below in **bold** and deleting the text shown in ~~strikethrough~~:

Article III. Council on Aging **Board**

§ 12-7 Council on Aging **Board** established; terms set.

There shall be a Council on Aging **Board** as established under G.L. c.40, § 8B. The ~~Council Board~~ shall consist of the ~~chairman~~ of the Recreation Commission, the ~~chairman~~ of the Board of Health, the superintendent of schools, or their respective representatives and not less than four nor more than eight additional members who must be residents of the Town and who will be appointed by the Town Manager for terms of ~~one three (3) years~~. The ~~council Board~~ shall annually choose from among its members a chair, a vice-chair and such other officers as it deems necessary or expedient. Appointees shall hold office until successors are designated.

§ 12-8 Duties of Council **on Aging Board**.

A. Except as may otherwise be provided by charter, by bylaw or by vote of Town meeting, the ~~Council on Aging Board~~ shall have the powers and duties conferred upon councils on aging **boards** by state statute and shall be responsible to the Town Manager for coordinating or carrying out programs designated to meet concerns of the aging in coordination with programs of ~~at the Council on Aging Senior Center~~.

B. The ~~Council Board~~ shall keep accurate records of its meetings and actions and shall file an annual report as required under § 78-3 of these Bylaws.

C. The ~~Council Board~~ may receive gifts of property, both real and personal, in the name of the Town of Dedham. Gifts of personal property shall be managed and controlled by the Council for the purposes of this chapter. Gifts of real property shall be used for the purposes of this chapter or as directed by the terms of the gift and shall be under the care, custody and superintendence of the Town Manager as provided in Chapters 5 and 88 of these Bylaws. [Amended 11-17-2014 ATM by Art. 18]

§ 12-9 Appointment of staff.

The Town Manager shall appoint a Director, and the Director, with the approval of the Town Manager, shall appoint all clerks and other employees as the ~~Council~~ **Department** may from time to time require.

§ 12-10 Administration.

A. The ~~Council on Aging Board~~ shall, with the approval of the Town Manager, establish policy and overall operating guidelines and for that purpose shall, with or through the Council on Aging Director, regularly meet with the Town Manager to submit reports, to consult on budgetary and administrative issues, and generally to coordinate activities to best carry out the purposes of this chapter. [Amended 11-17-2014 ATM by Art. 18]

B. The Council on Aging Director shall be responsible to the ~~Council~~ **Board** for implementing such policy as well as for the daily direction of staff and operations.

§ 12-11 Confidentiality of records.

The names, addresses, telephone numbers, or other identifying information about elderly persons in the possession of the council shall not be public records, but the use of these records shall comply with G.L. c.19A, §§ 14 to 24, as a condition of receiving a government contract, program grant or other benefit, or as otherwise required by law.

or take any other action relative thereto. **Referred to Bylaw Review Committee and Finance and Warrant Committee for study and report.**

**RECOMMENDATION
OF THE FINANCE
AND WARRANT
COMMITTEE:**

That it be so voted with the following language changes:

§ 12-8 Duties of Council on Aging Board.

C. The ~~Council~~ **Board** may receive gifts of property, both real and personal, in the name of the Town of Dedham. Gifts of personal property shall be managed and controlled by the Council for the purposes of this chapter. Gifts of real property shall be used for the purposes of this chapter or as directed by the terms of the gift and shall be under the care, custody and superintendence of the Town Manager as provided in Chapters 5 and 88 of these Bylaws. [Amended 11-17-2014 ATM by Art. 18]

§ 12-9 Appointment of staff.

The Town Manager shall appoint a Director, and the Director, with the approval of the Town Manager, shall appoint all clerks and other employees as ~~the Council~~ **Department may be required, from time to time**

§ 12-11 Confidentiality of records.

The names, addresses, telephone numbers, or other identifying information about ~~elderly~~ **senior** persons in the possession of the council shall not be public records, but the use of these records shall comply with G.L. c.19A, §§ 14 to 24, as a condition of receiving a government contract, program grant or other benefit, or as otherwise required by law.

**DESCRIPTION OF
ARTICLE**

Article 29 amends Article III (Council on Aging) of Chapter 12 to further distinguish the Council on Aging (department) from the Council on Aging (board).

ARTICLE THIRTY: AMENDMENT TO GENERAL BYLAWS, CHAPTER 73 (PURCHASING)

By the Town Manager. To see if the Town will vote to amend the General Bylaws, Chapter 73 (Purchasing), by deleting the ~~striketrough text~~ and inserting the ***bold, italic text***, as follows:

Section 73-5. Contracts not to extend more than ~~three~~ **five** years unless authorized.

No board or officer shall make any contract on behalf of the Town, including any renewal, extension or option, the execution of which shall necessarily extend beyond ~~three~~ **five** years from the date of execution, unless specific authority to do so has been given by a vote of the Town or as otherwise provided by law, or take any other action relative thereto. **Referred to Bylaw Review Committee and Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE:

That it be so voted.

DESCRIPTION OF ARTICLE

Article 30 would authorize the Town to enter into contract agreements for a term of not more than 5 years as opposed to the current language "for a term of not more than 3 years."

ARTICLE THIRTY-ONE: INCREASES TO SENIOR AND VETERAN TAX WORK OFF PROGRAMS

By the Council on Aging Director and Director of Assessing. To see if the Town will vote to increase the hourly rate for the Senior Tax Work Off Program from \$10/hour to \$15/hour, and, further, to increase eligible income limits for a qualified individual from \$45,000 to \$55,000 and a qualifying couple from \$55,000 to \$70,000, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE:

That it be so voted, and also that the hourly rate for the Veteran Tax Work Off Program be increased from \$10/hour to \$15/hour.

DESCRIPTION OF ARTICLE

Article 31 would provide an increase in the hourly rate from \$10 to \$15 per hour for both the Senior and Veteran Tax Work Off Programs, and would increase the qualifying limits for the Senior Tax Work Off Program from \$45,000 to \$55,000 for an individual and \$55,000 to \$70,000 for a couple.

ARTICLE THIRTY-TWO: PROPOSAL THAT REQUIRES TOWN MEETING REPRESENTATIVES TO PROVIDE CONTACT INFORMATION TO TOWN MODERATOR AND TOWN MANAGER

By District One Town Meeting Representative William Shaw McDermott. To see if the Town will vote to require elected Town Meeting Representatives to transmit to the Town Moderator and the Town Manager an e-mail address, or cell phone number, of choice, in order for Town Boards and Committees to transmit notices of meetings, agendas, minutes and votes, as they respectively may choose by Board or Committee policy to do, thereby enabling Town Meeting Representatives to be more fully informed, on a current and timely basis, of important Board and Committee events, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

**RECOMMENDATION
OF THE FINANCE
AND WARRANT
COMMITTEE:**

The Finance and Warrant Committee voted 7-2 that it be indefinitely postponed.

**DESCRIPTION OF
ARTICLE**

Article 32 would require Town Meeting Representatives to provide the Town Moderator and the Town Manager an email address or cellphone number for the transmittal of meeting notices/agendas, minutes and votes.

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FULL-TIME EQUIVALENT POSITIONS

Note: FTE stands for Full-time equivalent. A full-time employee for the Town of Dedham as listed above works 37.5 hours per week and is equal to 1.0 FTE.

DEDHAM FTE's	FY2020 Actual	FY2021 Request	FY2022* Request	FY2023 Request	FY2024 Request
Administration	33.2	34.0	37.0	36.6	37.6
Public Safety	142.0	143.0	143.0	143.0	143.0
Public Works	28.4	29.4	28.4	28.4	29.4
Combined Facilities	40.9	39.9	41.5	41.5	41.5
Health & Human Services	14.4	14.9	15.1	16.1	16.1
Culture & Recreation	28.9	27.9	29.1	29.7	29.7
Town	287.9	289.2	294.2	295.4	297.4
Change			5.0	1.2	2.0
Education (non-grant)	493.3	505.8	502.3	507.3	510.7
Enterprise	1.6	1.6	1.6	1.6	1.6
	782.7	796.6	798.1	804.3	809.6
Changes in FTE's	(2.9)	13.9	1.5	6.2	5.4

*Internal review of total town employees by FTE non-grant funded

MUNICIPAL FINANCE TERMINOLOGY

The following terms are frequently used in the Annual Town Report and at Town Meeting. Definitions are provided in order to provide an understanding of their meaning:

CAPITAL OUTLAY EXPENDITURE EXCLUSION: A type of tax override that allows towns to raise funds for capital projects. Its rules are similar to those for debt exclusions, except the cost is only added to the levy for the year in which the project is undertaken.

CHERRY SHEET: Named for the cherry colored paper on which the Massachusetts Department of Revenue traditionally has printed it, listing the amounts of state and county assessments, as well as the estimated state distribution (State Aid).

DEBT EXCLUSION: A debt exclusion allows towns to raise funds to pay for debt incurred by the town. The amount of the payment is added to the levy for the life of the debt, and is not included in calculations of the new levy limit for future years. A debt exclusion requires a two-thirds majority vote to borrow at town meeting and requires a majority vote at a special town election.

EXCESS LEVY CAPACITY: If a community sets its levy below its levy limit, the difference between them is called excess levy capacity. The levy limit is not affected by excess capacity, however, meaning that in future years a town can tax up to that limit regardless of the previous levy. For example, a one percent levy increase one year allows the town to raise the levy by 4 percent the next year - the normal 2 ½ percent, plus the 1 ½ percent not taxed the year before.

FREE CASH: The amount certified annually by the State Bureau of Accounts by deducting from Surplus Revenue (formally the "Unreserved Fund Balance" or "Excess and Deficiency") all uncollected taxes of prior years. Surplus Revenue is the amount by which the cash accounts receivable and other assets of the Town exceed the liabilities and reserves. Surplus revenues build up mainly from unexpended balances of general appropriations and from excess receipts from non-tax sources (Local Receipts) over estimated receipts. Free Cash may be appropriated by vote of the Town Meeting.

GENERAL OVERRIDE: Residents can vote to increase tax levies beyond the levy limit, as long as the community is below the levy ceiling. The increase is included in the levy for that year and added to the base used to calculate future levy limits. An override requires a majority vote of the town at a special town election.

GENERAL STABILIZATION FUND: This fund serves as a general financial reserve for the Town. Money may be appropriated to the Fund up to ten percent of the preceding year's tax levy, but the Fund may not exceed ten percent of the total tax valuation of the Town. The Fund may be used for any legal purpose by a two-thirds vote of the Town Meeting. Interest earned remains in the Fund.

LEVY CEILING: The maximum amount a community may levy under all conditions. A community's levy ceiling is 2 ½ percent of the aggregated valuation of all taxable properties.

LEVY LIMIT: The maximum amount a community may levy in a year. The levy limit can increase only by 2 ½ percent each year, plus adjustment for new growth and the addition of the debt service for previously voted tax overrides, such as debt exclusions.

MAJOR CAPITAL FACILITIES STABILIZATION: This is another special purpose reserve created by vote of Town Meeting. Expenditures may be made from the fund only on a two-thirds vote of Town Meeting. It is a management policy of the Town that this fund be used for major construction or renovation of buildings estimated to cost \$4 million or more.

Municipal Finance Terminology continued on next page →

MITIGATION STABILIZATION: These are special purpose reserves created by vote of Town Meeting. Like the General Stabilization Fund, expenditures from these funds require a two-thirds vote of Town Meeting.

MWRA: The Massachusetts Water Resources Authority was established in 1985 to provide water supply services and sewer collection, treatment and disposal services to the region. To fund its operations and debt the MWRA sets user rates and assesses each town in the area according to the metered flow of water through the sewers. Dedham funds its sewer assessment from billings based upon a metered water use rate set by the Selectmen. The Town is not assessed water use charges.

NEW GROWTH: A community can increase its levy limit annually based on new development and other growth in the tax base. Property that has increased in value because of new construction, new subdivision parcels and condominium conversions, and new properties are all considered new growth. An increase in property value assessed during triennial reevaluation (appreciation) is not considered new growth.

OTHER AVAILABLE FUNDS: Certain receipts, when received by the Town, must be set aside and reserved for particular appropriation. These include the Endicott Estate Receipts, Sale of Cemetery Lots and Graves, and Parking Meter Receipts. In addition, funds from the Overlay Surplus (the accumulated amount of the overlay for various years not used or required to be held in the overlay account) may be used by a town to offset budget requests for the next year. Also, all unused balances from prior years' Special Article Appropriations may be transferred to meet a new appropriation.

OVERLAY SURPLUS: The Overlay is the amount from the property tax levy in excess of appropriations and other charges. It is used to cover abatements and exemptions granted locally or on appeal. The Overlay Surplus is the unused portion of previous years' overlays.

PROPERTY TAX LEVY: The total revenue a community raises through property taxes. Often just called the "levy," it is the largest source of revenue for most Massachusetts cities and towns. This is different from the tax rate, which is the tax amount charged individual properties per \$1,000 of property valuation. The tax rate is set each year by the town.

RESERVE FUND: This fund is established by the Town Meeting and may be composed of (a) an appropriation (not exceeding 5% of last year's levy), (b) money transferred from existing accounts or funds, or (c) both. The Reserve Fund amounts to an omnibus appropriation, to be transferred by vote of the Finance Committee for extraordinary or unforeseen expenditures where the Committee decides such expenditures would be approved by Town Meeting. "Extraordinary" covers items, which are not in the usual line, or are great or exceptional. "Unforeseen" includes items which were unforeseen at the time of the Town Meeting, when appropriations were voted.

PERSONNEL WAGE AND SALARY ADMINISTRATION PLAN (SCHEDULE B)

Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10
1	\$42,494.77	\$43,769.62	\$45,082.70	\$46,435.18	\$47,828.24	\$49,263.09	\$50,740.98	\$52,263.21	\$53,831.11	\$55,446.04
2	\$50,993.73	\$52,523.54	\$54,099.25	\$55,722.22	\$57,393.89	\$59,115.71	\$60,889.18	\$62,715.85	\$64,597.33	\$66,535.25
3	\$61,192.47	\$63,028.25	\$64,919.09	\$66,866.67	\$68,872.66	\$70,938.85	\$73,067.02	\$75,259.03	\$77,513.74	\$79,842.30
4	\$66,507.08	\$68,502.29	\$70,557.36	\$72,674.08	\$74,854.30	\$77,099.93	\$79,412.94	\$81,795.32	\$84,249.18	\$86,776.65
5	\$72,160.19	\$74,324.99	\$76,554.73	\$78,851.38	\$81,216.92	\$83,653.43	\$86,163.03	\$88,747.93	\$91,410.36	\$94,152.67
6	\$78,293.80	\$80,642.61	\$83,061.89	\$85,553.74	\$88,120.36	\$90,763.97	\$93,486.89	\$96,291.50	\$99,180.24	\$102,155.65
7	\$84,948.77	\$87,497.23	\$90,122.15	\$92,825.81	\$95,610.59	\$98,478.91	\$101,433.28	\$104,476.27	\$107,610.56	\$110,838.88
8	\$92,169.41	\$94,934.50	\$97,782.53	\$100,716.01	\$103,737.49	\$106,849.61	\$110,055.10	\$113,356.75	\$116,757.46	\$120,260.18
9	\$100,003.82	\$103,003.94	\$106,094.05	\$109,276.87	\$112,555.17	\$115,931.83	\$119,409.79	\$122,992.08	\$126,681.85	\$130,482.30
10	\$108,504.14	\$111,759.27	\$115,112.04	\$118,565.40	\$122,122.37	\$125,786.03	\$129,559.61	\$133,446.41	\$137,449.80	\$141,573.30
11	\$117,726.99	\$121,258.80	\$124,896.56	\$128,643.46	\$132,502.76	\$136,477.85	\$140,572.19	\$144,789.35	\$149,133.04	\$153,607.02
12	\$127,733.78	\$131,565.80	\$135,512.77	\$139,578.16	\$143,765.50	\$148,078.47	\$152,520.82	\$157,096.44	\$161,809.34	\$166,663.62

SELECTED STATUTES AND BYLAWS REFERENCED

Below are a list of statutes and bylaws referenced in the warrant articles, in the order they are referenced:

MGL Ch. 44, Section 7 - Cities and Towns, Purposes for Borrowing Money Within Debt Limit

Section 7. Cities and towns may incur debt, by a two-thirds vote, within the limit of indebtedness prescribed in section 10, for the following purposes and payable within the periods hereinafter specified not to exceed 30 years or, except for clauses (2), (3), (6) and (7), within the period determined by the director to be the maximum useful life of the public work, improvement or asset being financed under any guideline issued under section 38:

(1) For the acquisition of interests in land or the acquisition of assets, or for the following projects: the landscaping, alteration, remediation, rehabilitation or improvement of public land, the dredging, improvement, restoration, preservation or remediation of public waterways, lakes or ponds, the construction, reconstruction, rehabilitation, improvement, alteration, remodeling, enlargement, demolition, removal or extraordinary repair of public buildings, facilities, assets, works or infrastructure, including: (i) the cost of original equipment and furnishings of the buildings, facilities, assets, works or infrastructure; (ii) damages under chapter 79 resulting from any such acquisition or project; and (iii) the cost of engineering, architectural or other services for feasibility studies, plans or specifications as part of any acquisition or project; provided that the interest in land, asset acquired or project shall have a useful life of at least 5 years; and provided further, that the period of such borrowing shall not exceed the useful life of the interest in land, asset acquired or project.

(2) For a revolving loan fund established under section 53E.75; to assist in the development of renewable energy and energy conservation projects on privately-held buildings, property or facilities within the city or town, 20 years.

(3) For the payment of final judgments, 1 year or for a longer period of time approved by a majority of the members of the municipal finance oversight board after taking into consideration the ability of the city, town or district to provide other essential public services and pay, when due, the principal and interest on its debts and such other factors as the board may deem necessary or advisable.

(4) In Boston, for the original construction, or the extension or widening, with permanent pavement of lasting character conforming to specifications approved by the Massachusetts Department of Transportation established under chapter 6C and under the direction of the board of park commissioners of the city of Boston, of ways, other than public ways, within or bounding on or connecting with any public park in said city, including land damages and the cost of pavement and sidewalks laid at the time of said construction, or for the construction of such ways with stone, block, brick, cement concrete, bituminous concrete, bituminous macadam or other permanent pavement of similar lasting character under specifications approved by said department of highways, 10 years.

(5) For the cost of repairs to private ways open to the public under section 6N of chapter 40, 5 years.

(6) For the payment of charges incurred under contracts authorized by section 4D of chapter 40, but only for those contracts for purposes comparable to the purposes for which loans may be authorized under this section. Each authorized issue shall constitute a separate loan, and the loans shall be subject to the conditions of the applicable clauses of this section.

(7) For the cost of feasibility studies or engineering or architectural services for plans and specifications for any proposed project for which a city, town or district is authorized to borrow, 5 years if issued before any other debt relating to the project is authorized, otherwise the period for the debt relating to the project.

(8) For energy audits as defined in section 3 of chapter 25A, if authorized separately from debt for energy conservation or alternative energy projects; 5 years.

(9) For the development, design, purchase and installation of computer hardware or software and computer-assisted integrated financial management and accounting systems; 10 years.

(10) For the cost of cleaning up or preventing pollution caused by existing or closed municipal facilities not referenced in clause (20) of section 8, including cleanup or prevention activities taken pursuant to chapter 21E or chapter 21H, 10 years; provided, however, that no indebtedness shall be incurred hereunder until plans relating to the project shall have been submitted to and approved by the department of environmental protection.

(11) For any other public work, improvement or asset with a maximum useful life of at least 5 years and not otherwise specified in this section, 5 years.

MGL Ch. 44, Section 8 - Cities and Towns, Purposes for Borrowing Money Outside Debt Limit

Section 8. Cities and towns may incur debt, by a two-thirds vote, outside the limit of indebtedness prescribed in section 10, for the following purposes and payable within the periods hereinafter specified or, except with respect to clauses (1), (2), (3A), (9) and (18), within such longer period not to exceed 30 years determined by the director to be the maximum useful life of the public work, improvement or asset being financed under any guidelines issued under section 38:

- (1) For temporary loans under sections 4, 6, 6A and 17, the periods authorized by those sections.
- (2) For maintaining, distributing and providing food, other common necessities of life and temporary shelter for their inhabitants upon the occasions and in the manner set forth in section 19 of chapter 40, 2 years.
- (3) For establishing or purchasing a system for supplying a city, town, or district and its inhabitants with water, for taking or purchasing water sources, either from public land or private sources, or water or flowage rights, for the purpose of a public water supply, or for taking or purchasing land for the protection of a water system, 30 years.
- (3A) For conducting groundwater inventory and analysis of the community water supply, including pump tests and quality tests relating to the development of using said groundwater as an additional source or a new source of water supply for any city, town or district, 10 years.
- (4) For the construction or enlargement of reservoirs, the construction of filter beds, the construction or reconstruction or making extraordinary repairs to standpipes, buildings for pumping stations including original pumping station equipment, and buildings for water treatment, including original equipment therefor, and the acquisition of land or any interest in land necessary in connection with any of the foregoing, 30 years.
- (4A) For remodeling, reconstructing or making extraordinary repairs to reservoirs and filter beds, 30 years; provided, however, that no indebtedness shall be incurred hereunder until plans relating to the project shall have been submitted to the department of environmental protection, and the approval of said department has been granted therefor.
- (5) For constructing or reconstructing, laying or relaying aqueducts or water mains or for the extension of water mains, or for lining or relining such mains, and for the development or construction of additional well fields and for wells, 40 years.
- (6) For the purchase and installation of water meters, 10 years.
- (7) For the payment of the city, town or district share of the cost to increase the storage capacity of any reservoir, including land acquisition, constructed by the water resources commission for flood prevention or water resources utilization, 20 years.
- (7A) For the purchase, replacement or rehabilitation of water departmental equipment, 10 years.
- (8) For establishing, purchasing, extending, or enlarging a municipally owned gas or electric lighting plant, community antenna television system, or telecommunications system, 20 years.

(8A) For remodeling, reconstructing, or making extraordinary repairs to a municipally owned gas or electric lighting plant, community antenna television system, or telecommunications system, when approved by a majority of the members of the municipal finance oversight board, for the number of years not exceeding 10, as said board shall fix. Each city or town seeking approval by the board of a loan under this clause shall submit to said board all plans and other information considered by the board to be necessary for a determination of the probable extended use of such plant, community television antenna system or telecommunications system likely to result from the remodeling, reconstruction, or repair, and in considering approval under this clause of a requested loan and the terms thereof, special consideration shall be given to that determination.

(9) For emergency appropriations that are approved by the director, not more than 2 years or such longer period not to exceed 10 years as determined by the director after taking into consideration the ability of the city, town or district to provide other essential public services and pay, when due, the principal and interest on its debts, the amount of federal and state payments likely to be received for the purpose of the appropriations and such other factors as the director may deem necessary or advisable; provided, however, that for the purposes of this clause, "emergency" shall mean a sudden, unavoidable event or series of events which could not reasonably have been foreseen or anticipated at the time of submission of the annual budget for approval; provided, further, that emergency shall not include the funding of collective bargaining agreements or items that were previously disapproved by the appropriating authority for the fiscal year in which the borrowing is sought; and provided, further, that for the purposes of this clause, debt may be authorized by the treasurer of the city, town or district, with the approval of the chief executive officer in a city or town, or the prudential committee, if any, or by the commissioners in a district.

(9A) For emergency appropriations approved by a majority of the members of the municipal finance oversight board, up to the period fixed by law for the debt as determined by the board; provided, however, that this clause shall apply only to appropriations for capital purposes including, but not limited to, the acquisition, construction, reconstruction or repair of any public building, work, improvement or asset, and upon a demonstration by the city, town or district that the process for authorizing debt in the manner otherwise provided by law imposes an undue hardship in its ability to respond to the emergency; provided further, that for purposes of this clause, "emergency" shall mean a sudden, unavoidable event or series of events which could not reasonably have been foreseen or anticipated at the time of submission of the annual budget for approval; and provided, further, that for the purposes of this clause, debt may be authorized by the treasurer of the city, town or district, with the approval of the chief executive officer in a city or town, or the prudential committee, if any, or by the commissioners in a district.

(10) For acquiring land or constructing buildings or other structures, including the cost of original equipment, as memorials to members of the army, navy, marine corps, coast guard, or air force, 20 years.

The designation of any such memorial shall not be changed except after a public hearing by the board of selectmen or by the city council of the municipality wherein said memorial is located, notice of the time and place of which shall be given, at the expense of the proponents, by the town or city clerk as the case may be, by publication not less than 30 days prior thereto in a newspaper, if any, published in such town or city; otherwise, in the county in which such town or city lies; and notice of which shall also have been given by the proponents, by registered mail, not less than 30 days prior to such hearing, to all veterans' organizations of such town or city.

(11) For acquiring street railway or other transportation property under sections 143 to 158, inclusive, of chapter 161, operating the same, or contributing toward the sums expended or to be expended by a transportation area for capital purposes, 10 years.

(12) For the acquisition, construction, establishment, enlargement, improvement or protection of public airports, including the acquisition of land, 10 years. The proceeds of indebtedness incurred hereunder may be expended for the acquisition, construction, establishment, enlargement, improvement or protection of such an airport, including the acquisition of land, jointly by 2 or more municipalities.

(13) For the financing of a program of eradication of Dutch elm disease, including all disbursements on account of which reimbursement is authorized or may be authorized by the commonwealth, county, any city or town, or by any manner of assessment or charges, pursuant to and consistent with chapter 132, 5 years.

(14) For the construction of sewers, sewerage systems and sewage treatment and disposal facilities, or for the lump sum payment of the cost of tie-in to such services in a contiguous city or town, for a period not exceeding 30 years; provided, however, that either: (i) the city or town has an enterprise or special revenue fund for sewer services, and that the accountant, auditor or other officer having similar duties in the city or town shall have certified to the treasurer that rates and charges have been set at a sufficient level to cover the estimated operating expenses and debt service related to the fund; or (ii) the issuance of the debt is approved by a majority of the members of the municipal finance oversight board.

(15) For the construction and rehabilitation of municipal golf courses, including the acquisition and reconstruction of land, installation and replacement of irrigation systems, the construction and rehabilitation of buildings, and the cost of equipment and furnishings, 20 years.

(16) For the payment of charges incurred under contracts authorized by section 4D of chapter 40, but only for those contracts for purposes comparable to the purposes for which loans may be authorized under this section. Each authorized issue shall constitute a separate loan, and the loans shall be subject to the conditions of the applicable clauses of this section.

(17) For the construction of a regional incinerator for the purpose of disposing solid waste, refuse and garbage by 2 or more communities, 20 years.

(18) For the lending or granting of money to industrial development financing authorities and economic development and industrial corporations, with the approval of the Massachusetts office of business development and the director of housing and community development, 20 years.

(19) For the purposes of implementing a project financed in whole or in part by the Farmers Home Administration of the United States Department of Agriculture, pursuant to Chapter 50 of Title 7 of the United States Code, up to 40 years. Regional school districts established under any general or special law shall be authorized to incur debt for the purposes and within the limitations described in this clause.

(20) For the cost of cleaning up or preventing pollution caused by existing or closed landfills or other solid waste disposal facilities, including clean up or prevention activities taken pursuant to chapter 21E or chapter 21H, 30 years; provided, however, that no indebtedness shall be incurred hereunder until plans relating to the project shall have been submitted to the department of environmental protection and the approval of said department has been granted therefor.

(21) For the construction of incinerators, refuse transfer facilities, recycling facilities, composting facilities, resource recovery facilities or other solid waste disposal facilities, other than landfills, for the purpose of disposing of waste, refuse and garbage, 25 years; provided, however, that no indebtedness shall be incurred hereunder until plans relating to the project shall have been submitted to the department of environmental protection and the approval of said department has been granted therefor.

(22) For remodeling, reconstructing or making extraordinary repairs to incinerators, refuse transfer facilities, recycling facilities, resource recovery facilities or other solid waste disposal facilities, other than landfills, owned by the city, town or district, and used for the purpose of disposing of waste, refuse and garbage, 10 years; provided, however, that no indebtedness shall be incurred hereunder until plans relating to the project shall have been submitted to the department of environmental protection and the approval of said department has been granted therefor.

(23) For the purpose of closing out a landfill area, opening a new landfill area, or making improvements to an existing landfill area, 25 years; provided, however, that no indebtedness shall be incurred hereunder until plans relating to the project shall have been submitted to the department of environmental protection and the approval of said department has been granted therefor.

(24) For the acquisition of a dam or the removal, repair, reconstruction and improvements to a dam owned by a municipality, as may be necessary to maintain, repair or improve such dam, 40 years; provided, however, that this clause shall include dams as defined in section 44 of chapter 253 acquired by gift, purchase, eminent domain under chapter 79 or otherwise and located within a municipality, including any real property appurtenant thereto, if the dam and any appurtenant real property is not at the time of such acquisition owned or held in trust by the commonwealth.

MGL Ch. 44, Section 20 - Proceeds from sale of bonds; restrictions on use; disposition of premiums

Section 20. The proceeds of any sale of bonds or notes shall be used only for the purposes specified in the authorization of the loan; provided, however, that such proceeds may also be used for costs of preparing, issuing and marketing the bonds or notes, except as otherwise authorized by this section. If a balance remains after the completion of the project for which the loan was authorized, the balance may at any time be appropriated by a city, town or district for any purposes for which a loan may be incurred for an equal or longer period of time than that for which the original loan, including temporary debt, was issued. Any balance not in excess of \$50,000 may be applied, with the approval of the chief executive officer, for the payment of indebtedness. If a loan has been issued for a specified purpose but the project for which the loan was authorized has not been completed and no liability remains outstanding and unpaid on account thereof, a city, by a two-thirds vote of all of the members of the city council, or a town or district, by a two-thirds vote of the voters present and voting thereon at an annual town or district meeting, may vote to abandon or discontinue the project and the unexpended proceeds of the loan may be appropriated for any purpose for which a loan may be authorized for an equal or longer period of time than that for which the original loan, including temporary debt, was issued. Any premium received upon the sale of notes, less the cost of preparing, issuing and marketing the notes, and any accrued interest received upon the delivery of the notes, shall be applied to the first payment of interest on the note. Any premium received upon the sale of bonds, less the cost of preparing, issuing and marketing the bonds, and any accrued interest received upon the delivery of bonds shall be: (i) in the case of bonds sold by a city or town that have been excluded under section 21C of chapter 59, or bonds sold by a regional school district for which 1 or more member cities or towns have so excluded their share of the bond, applied by the treasurer to pay costs of the project being financed by the bonds and to reduce the amount authorized to be borrowed for the project by like amount; or (ii) in the case of any other bonds, applied by the treasurer to pay costs of the project being financed by the bonds and to reduce the amount authorized to be borrowed for the project by like amount; provided, however, that in the case of a bond under clause (ii), if any such premium or accrued interest is not so applied, any such premium or accrued interest shall be appropriated to pay costs of a project for which the city, town or district has authorized a borrowing or may authorize a borrowing. Notwithstanding this section, any premium and accrued interest received on account of an issue of bonds, less the cost of preparing, issuing and marketing the bonds, not in excess of \$50,000 may be applied, with the approval of the chief executive officer in a city or town, for the payment of indebtedness. Notwithstanding this section, no appropriation from a loan or balance thereof shall be made that would increase the amount available from borrowed money for any purpose to an amount in excess of any limit imposed by general law or special act for that purpose. Additions to the levy limit for a debt exclusion are restricted to the true interest cost incurred to finance the excluded project.

MGL Ch. 44, Section 53E1/2 - Revolving Funds

Section 53E1/2. Notwithstanding section 53, a city or town may authorize by by-law or ordinance the use of 1 or more revolving funds by 1 or more municipal agencies, boards, departments or offices, which shall be accounted for separately from all other monies in the city or town and to which shall be credited any fees, charges or other receipts from the departmental programs or activities supported by the revolving fund. Expenditures may be made from such revolving fund without further appropriation, subject to the provisions of this section; provided, however, that expenditures shall not be made or liabilities incurred from any such revolving fund in excess of the balance of the fund or in excess of the total authorized expenditures from such fund, and no expenditures shall be made unless approved in accordance with sections 41, 42, 52 and 56 of chapter 41.

Interest earned on any revolving fund balance shall be treated as general fund revenue of the city or town. No revolving fund may be established under this section for receipts of a municipal water or sewer department, a municipal hospital, a cable television access service or facility or for receipts reserved by law or as authorized by law for expenditure for a particular purpose. Revolving fund expenditures shall not be made to pay wages or salaries for full-time employees unless the revolving fund is also charged for the costs of fringe benefits associated with the wages or salaries so paid; provided, however, that such prohibition shall not apply to wages or salaries paid to full-time or part-time employees who are employed as drivers providing transportation for public school students; provided further, that only that portion of a revolving fund which is attributable to transportation fees may be used to pay the wages or salaries of those employees who are employed as drivers providing transportation for public school students; and provided further, that any such wages or salaries so paid shall be reported in the budget submitted for the next fiscal year.

A revolving fund shall be established pursuant to this section by by-law or ordinance. The by-law or ordinance shall specify for each fund: (1) the programs or activities for which the revolving fund may be expended; (2) the departmental receipts in connection with those programs or activities that shall be credited to the revolving fund; (3) the board, department or officer authorized to expend from such fund; and (4) any reporting or other requirements the city or town may impose. The establishment of any fund shall be made not later than the beginning of the fiscal year in which the fund shall begin. Notwithstanding this section, whenever, during the course of any fiscal year, any new revenue source becomes available for the establishment of a revolving fund under this section, such a fund may be established in accordance with this section upon certification by the city auditor, town accountant, or other officer having similar duties that the revenue source was not used in computing the most recent tax levy.

The city or town shall, on or before July 1 of each year, vote on the limit on the total amount that may be expended from each revolving fund established under this section. In any fiscal year, the limit on the amount that may be spent from a revolving fund may be increased with the approval of the city council and mayor in a city or with the approval of the board of selectmen and finance committee in a town.

Upon termination of a revolving fund, the balance in the fund at the end of that fiscal year shall revert to surplus revenue at the close of the fiscal year.

The director of accounts may issue guidelines further regulating revolving funds established pursuant to this section.

General Bylaw Section 39-40 – Expenditure Limitation

A. Expenditures from each revolving fund set forth herein shall be subject to the limitation established by Town Meeting, or any increase therein, all as may be authorized in accordance with G.L. c. 44, § 53E1/2.

B. Fiscal year spending limits for such revolving funds shall be set as follows:

[Amended 11-21-2018 ATM by Art. 15; 5-20-2019 by Art. No. 12]

Program or Purpose	FY Spending Limit
Pool Fund (Operation and maintenance of Dedham Pool)	\$225,000
Firearms Fee Fund (Pay share of State fees/Balance to be expended for needs of Police Department)	\$5,000
Police Cruiser Fee Fund (Police cruiser maintenance, repairs and fuel)	\$20,000
Board of Health Programs (Paying costs and expenses associated with health clinics, educational programs, and Tobacco enforcement)	\$15,000
Council on Aging Programs (Paying costs and expenses related to said programs)	\$15,000
Recreation (Paying costs and expenses related to said programs)	\$190,000
Veterans' Fund (Paying costs and expenses related to said programs)	\$5,000
Avery School (MBACC) (Paying costs and expenses related to building maintenance)	\$2,500

PLANNING BOARD

John R. Bethoney, Chair
Michael A. Podolski, Esq., Vice-Chair
James E. O'Brien IV, Clerk
Jessica L. Porter
James F. McGrail, Esq.
Andrew Pepoli, Associate

Planning Director

Jeremy Rosenberger



Dedham Town Hall
450 Washington Street
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Senior Planner

Michelle Tinger

Economic Development Planner

Jayson Schultz

Office Manager

Kelli Leahy

**TOWN OF DEDHAM
PLANNING BOARD**

April 13, 2023

**Re: Planning Board Report to Town Meeting
Zoning Articles 12-20
2023 Spring Town Meeting**

Dear Town Meeting Representative:

The Planning Board is charged with the duty of holding public hearings and evaluating proposed amendments to the Dedham Zoning By-Law and the Zoning Map. The Board then votes to determine its Recommendations for Town Meeting, which become the original motions in the Town Meeting Warrant.

It is the Board's tradition to create a Report for Town Meeting Members to summarize and explain zoning articles. There are three (3) Planning Board-sponsored zoning articles (12, 13, and 14) and six (6) citizen petitioned zoning articles (15-20) in the 2023 Spring Town Meeting Warrant. You'll find a summary and the Planning Board's Recommendations in the enclosed Report. This full report will be printed in your warrant book along with an FAQ about Article 14 and a zoning map to help you understand the charts in Article 12. To access those documents online you can the Town Meeting Spring 2023 resources general page at: <https://www.dedham-ma.gov/government/town-meeting>

Planning Board members will also be available at the "mini" Town Meeting on May 8, 2023 and Town Meeting on May 15, 2023 to answer any questions you may have.

If you have specific questions or concerns prior to Town Meeting, please contact Jeremy Rosenberger, Planning Director at (781) 751-9241.

Sincerely,

John R. Bethoney
Chairman
On behalf of the Planning Board

PLANNING BOARD

John R. Bethoney, Chair
Michael A. Podolski, Esq., Vice-Chair
James E. O'Brien IV, Clerk
Jessica L. Porter
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**TOWN OF DEDHAM
PLANNING BOARD**

April 13, 2023

Planning Board Report to Town Meeting - May 2023

This report summarizes the proposed three (3) Planning Board-sponsored zoning amendments (Articles 12, 13, and 14) and six (6) citizen petitioned zoning amendments (Articles 15-20) that appear on the 2023 Spring Town Meeting Warrant and the Planning Board's Recommendations to Town Meeting. Please note at the end of this report is a Zoning Map to help you understand the zoning tables for Article 12 and an "FAQ" for Article 14.

Article 12 Purpose

The purpose of Article 12 is to regulate and define electric vehicle charging stations, known as EV charging stations in Dedham. The current zoning bylaw does not regulate EV charging stations. Due to increased demand for this infrastructure, adopting new regulations in the zoning bylaw will provide homeowners, businesses, and the Building Department with predictability and clarity regarding installing EV charging stations.

Background Summary

The current zoning bylaw does not regulate EV charging stations. The Planning Board seeks to update the Dedham Zoning Bylaw to regulate EV charging stations due to continued and growing demand for electric vehicles. By 2030, it is anticipated that 25-30 percent of new car sales will be electric vehicles. Dedham has seen demand for different types of charging stations, including at residential homes and in commercial and multi-family developments.

Planning and Zoning Department staff researched best practices of other communities that already regulate EV charging stations to create a bylaw that makes sense for Dedham.

Article 12 would add EV charging stations to the accessory use table (Table 1) of the Dedham Zoning Bylaw. There are three levels of EV charging. Levels 1 and 2 are 240 volts and under, either a regular outlet or the type of outlet that powers an electric clothes dryer. Level 1 and 2 chargers would be allowed by-right as an accessory residential use in all zoning districts.

Level 3 EV chargers use 480 volts, such as those seen in the parking lot at Town Hall, would be allowed as an accessory residential use by Special Permit in all zoning districts. This means if someone wanted to install a supercharger in their residence, they would need to apply for approval for a "Special Permit" from the Zoning Board of Appeals to do so. For nonresidential uses, charging Levels 1, 2, and 3 would be allowed by-right in all zoning districts. Parking spaces with EV chargers would count toward the parking requirement of a given development.

Additionally, Article 12 would add a definition of “Electric Vehicle Charging Station” to the Definitions (Section 10) of the Dedham Zoning Bylaw.

Planning Board Recommendation

The Planning Board held the required public hearing regarding Article 12 on March 22, 2023 and April 12, 2023. On April 12, 2023, the Planning Board voted unanimously (5-0) to recommend to Town Meeting that Article 12 be so voted.

Article 13 Purpose

Article 13 would add a definition of “Human Occupancy” to the Definitions (Section 10) of the Dedham Zoning Bylaw. Currently, there is no definition of “Human Occupancy” in the Town of Dedham Zoning Bylaw. Adding a definition would provide consistency and clarity for developers, Town departments, and Town boards.

Background Summary

This issue came up during a hearing about a mixed-use proposal, in which the applicant wanted to have storage in the basement. Dedham’s Building Commissioner alerted the Planning Board that our current zoning bylaws do not specify whether a basement used for storage would be considered human occupancy, which would impact how many additional stories the building could contain.

Recognizing this gap in our existing bylaws, the Planning Board seeks to improve the bylaws for future projects. Article 13 defines “human occupancy” to clarify what counts as a building story. This is applicable in Zoning Bylaw Section 4.2(B.) which regulates the height of buildings in nonresidential zoning districts.

Article 13 defines human occupancy and provides clarity that basements used only for storage, mechanical equipment, and utilities would not be counted as a story.

At the public hearing for Article 13, the Planning Board recommended that the definition of Human Occupancy be amended to the following language:

“Such portions of a building used by people for sleeping, cooking, bathing, sanitary facilities, and similar dwelling purposes or for carrying out a trade, profession, industry, or business, provided, however, the portion of the building with more than one-half its height measured from finished floor to finished ceiling below the grade used exclusively for storage, mechanical equipment and utilities associated with allowable use of said building, or where there is no common human presence, shall not be considered areas of human occupancy and shall not be counted as a story of a building.”

Planning Board Recommendation

The Planning Board held the required public hearing regarding Article 13 on March 22, 2023 and April 12, 2023. On April 12, 2023, the Planning Board voted unanimously (5-0) to recommend to Town Meeting that Article 13 be so voted as amended.

Article 14 Purpose

The purpose of Article 14 is to establish a new Multi-Family Overlay District (MFHOD) centered around the MBTA Dedham Corporate Center Station, in order to comply with the state’s MBTA Communities legislation. The MBTA Communities legislation requires each municipality with MBTA subways, commuter rails, and buses to provide at least one zoning district of reasonable size in which multi-family housing is permitted as of right and meets other criteria. Dedham currently does not

provide multi-family housing without a special permit from the Planning Board. Article 14 would provide the zoning changes necessary for compliance. Failure to comply will make the Town ineligible for certain State funding opportunities and render it liable to further enforcement of the statutory requirement.

Background Summary

In 2020, then Governor Baker enacted Chapter 358 of Acts of 2020 which established the MBTA Communities zoning law, requiring cities and towns like Dedham to zone a district “of reasonable size” for multi-family housing near a MBTA commuter rail station. The law was created because eastern Massachusetts has a housing shortage and traffic problems which put local economies at risk and have raised housing prices out of reach of many working- and middle-class families.

The law requires towns and cities to support transit-oriented development (TOD), which is a strategy to create a mixture of housing, office, and retail in a walkable neighborhood within close range of public transportation. Dedham is no stranger to the idea of TOD— in 2015 the Planning Board sponsored a study to understand how TOD might help further the goals of the 2009 Master Plan. Several suggestions from that study, such as adding sidewalks to Rustcraft Road and joining the Complete Streets Program, have already been implemented.

The MBTA Communities legislation aims to encourage more TOD projects by eliminating some of the traditional zoning barriers to developing housing, such as a “special permit.” Some types of development in Dedham, such as Mixed-use (residential and non-residential/commercial) require a special permit from the Planning Board in order to be built. The MBTA Communities legislation requires that Dedham create a zone that allows housing to be built “by right.” This means projects would not need a special permit, though the development would still need to comply with all of the requirements in our zoning bylaws including things like building height, massing, landscaping, parking, etc.

The Zoning change proposed in Article 14 reflects two years of research and discussion. This includes two joint meetings of the Planning Board and Select Board, meetings with Town Counsel, an in-depth analysis and report by outside consultants, and several Planning Board meetings to discuss Dedham’s options. Throughout, the number one priority was to determine if there was a way to comply with the legislation that would not change the character of Dedham’s neighborhoods.

The legislation requires that the multi-family housing zone be primarily located within half a mile of a MBTA commuter rail station, and that, based on Dedham’s population, the zone has the capacity to contain 1,569 residential units (apartments, condominiums, or townhouses.) The Planning Board guided the consultants to focus on the area surrounding the MBTA Dedham Corporate Center Station for several reasons. That area is not only close to public transit but also close to I-95, it has shopping nearby to maximize the benefits of transit-oriented development and minimize traffic impacts, and there are already 1,147 residential units built or permitted (slated to be built) in that area.

Proposed Zoning Change

Article 14 would establish a new Multi-Family Overlay District (MFHOD) around Legacy Place and the Dedham Corporate Center train station. The MFHOD encourages the development of multi-family housing that is compatible with the surrounding uses in terms of scale, density, and aesthetic, while minimizing impacts on environmentally sensitive areas such as wetlands, water bodies, and wildlife. It also promotes safe, accessible, and convenient access to transit stations for pedestrians and bicyclists.

The proposed MFHOD zoning map amendment is included at the end of the Planning Board report.

The Planning Board has been studying whether and how to achieve compliance with MBTA Communities Act for 2 years, including:

- Preliminary Select Board & Planning Board Discussion (March 2021)
- Follow-up Select Board & Planning Board Discussion (March 2022)
- Issued “MBTA Communities Impact Analysis” RFQ (April 2022)
- Hired consultant Stantec (June 2022)
- Presentations by Stantec to Planning Board (November 2022 and January 2023)
- Town submitted “Action Plan” for proposed compliance (January 2023)
- Planning Board submitted Spring 2023 Town Meeting zoning articles to establish a “Multi-Family Housing Overlay District”
- Stantec submitted final report in (March 2023)

On March 2, 2023, Planning Board Chair John Bethoney and Planning Director Jeremy Rosenberger gave a detailed report about the proposed MFHOD to the Select Board. At that same meeting, the Select Board voted to endorse the Multi-Family Overlay District (MFHOD) as proposed.

The State deadline for MBTA Communities zoning adoption and submission of materials is December 31, 2024 in order to avoid penalties.

At the public hearing for Article 14, the Planning Board recommended inserting the language shown in bold and deleting the language shown in strikethrough, as follows:

“280-14.11(B.): In determining the number of moderate-income units to be provided, a fractional share of 0.4 or more shall be regarded as a whole unit and a fractional share of ~~0.3 or less~~ **than 0.4** shall require no contribution to satisfy the fractional share.”

Planning Board Recommendation

The Planning Board held the required public hearing regarding Article 14 on March 22, 2023 and April 12, 2023. On April 12, 2023, the Planning Board voted unanimously (5-0) to recommend to Town Meeting that Article 14 be so voted as amended.

Article 15 Purpose

The Petitioners of Article 15 propose to “restore” the “Aquifer Buffer for the Bridge Street Well Field” to the boundaries shown in the 1991 Dedham Open Space Master Plan. It should be noted the Petitioner’s likely intention is to “restore” the “Aquifer Protection Overlay District” (APOD) instead of the “Aquifer Buffer”, as there is no “Aquifer Buffer” found with the Dedham Zoning Bylaws.

Background Summary

The APOD is an overlay district shown on the Town of Dedham Zoning Map. The goal of the APOD is to provide an extra layer of protection for Zone II well-head protection areas, which are determined by hydro-geologic modeling and regulated under the Mass Department of Environmental Protection (DEP.) As set forth in the Dedham Zoning By-Law (Section 280-8.2), the purpose of the APOD “is to protect the town’s water resources by preserving and maintaining the quality and volume of existing and potential groundwater supply and groundwater recharge areas within the town.” The Dedham Zoning By-Law goes on to regulate various uses allowed as of right, allowed by special permit, or prohibited in the APOD.

The first APOD was established in Dedham by adoption of Article 35 of the 1990 Dedham Annual Town Meeting. Article 35 was submitted by the Dedham Westwood Water District (DWWD). 1990’s

Article 35 described the APOD as being shown on a plan entitled “Aquifer Protection District Bridge Street Well Field in the Town of Dedham, MA”, prepared by Weston and Sampson Engineers, Inc. dated December 18, 1989. In 1997, Town Meeting approved two changes to the APOD boundaries: 1) a reduction of the 1990 Bridge Street Well Field APOD to match the boundaries as recommended by the Conservation Commission and DWWD and 2) adding an additional area to the APOD called the “Fowl Meadow Well Field.” No changes have been made to the APOD since 1997.

The Planning Board and Planning Director studied the history of the APOD extensively in preparation for the public hearing on this article, including multiple meetings with Town Counsel, the Executive Director of the DWWD, and the Town Manager. Board members were provided transcripts of the 1997 Town Meeting discussion of that article as well as documentation from the Attorney General approving the 1997 changes to the APOD.

At the public hearing for Article 15, Planning Board members expressed an interest in ensuring the APOD matched the *current* needs for Zone II well-head protection areas, as determined by hydro-geologic modeling, rather than reverting to a boundary that appears outdated. Planning Board members expressed an interest in researching this matter in consultation with the Conservation Commission with the goal of revising the APOD to meet current modeling results at a future Town Meeting. **At the conclusion of the public hearing, the proponent requested that the Planning Board vote to indefinitely postpone Article 15.**

Planning Board Recommendation

The Planning Board held the required public hearing regarding Article 15 on March 22, 2023 and continued to April 12, 2023. At that meeting, the Planning Board voted unanimously (5-0) to recommend that Town Meeting indefinitely postpone Article 15.

Article 16 Purpose

The Petitioners of Article 16 propose to amend Section 280-3.1 (Principal Uses) of the Dedham Zoning By-Law by adding a new Section 280.1.(F.) that requires applicants of certain development projects to present a conceptual plan to Town Meeting prior to submitting an application for a special permit to the Planning Board. The submitted Article affects only development projects in residential areas requiring both a special permit and Major Site Plan Review.

In discussion at the public hearing for Article 16, Planning Board members expressed concern that this would create an unnecessary level of bureaucracy in practice and would be unlikely to pass review by the Attorney General. Members suggested that if the goal was to ensure Town Meeting members knew about development projects, there were better ways to accomplish that goal. **At the conclusion of the public hearing, the proponent requested that the Planning Board vote to indefinitely postpone Article 16.**

Planning Board Recommendation

The Planning Board held the required public hearing regarding Article 16 on March 22, 2023 and continued to April 12, 2023. At that meeting, the Planning Board voted unanimously (5-0) to recommend that Town Meeting indefinitely postpone Article 16.

Article 17 Purpose

The Petitioners of Article 17 propose to amend Section 3.1 (Principal Uses) of the Dedham Zoning By-Law by adding a new Section 3.1.(G.) requiring the Planning Department, upon receipt of a

special permit application, to “immediately” send written notice of the application by mail to “all residents” within a 1-mile radius of certain development projects.

In researching Article 17 and in consultation with Town Counsel, Planning Board members learned most Massachusetts towns and cities abide by the Commonwealth’s requirement of noticing abutters within a 300 feet radius, rather than expanding it, to avoid legal liability.

At the conclusion of the public hearing, the proponent requested that the Planning Board vote to indefinitely postpone Article 17.

Planning Board Recommendation

The Planning Board held the required public hearing regarding Article 17 on March 22, 2023 and continued to April 12, 2023. At that meeting, the Planning Board voted unanimously (5-0) to recommend that Town Meeting indefinitely postpone Article 17.

Article 18 Purpose

The Petitioners of Article 18 propose to amend the Dedham Zoning By-Law by adding a new Section 280-3.1.(H.) relative to notification of proposed “Zoning Bylaw legislation”. If adopted, Article 18 would require the Planning Department to “proactively” provide such notice at least a month prior to the “submission of such for approval by Town Meeting” to all “residents/occupants” of the zoning district affected by the proposed amendment.

At the conclusion of the public hearing, the proponent requested that the Planning Board vote to indefinitely postpone Article 18.

Planning Board Recommendation

The Planning Board held the required public hearing regarding Article 18 on March 22, 2023 and continued to April 12, 2023. At that meeting, the Planning Board voted unanimously (5-0) to recommend that Town Meeting indefinitely postpone Article 18.

Article 19 Purpose

The Petitioners of Article 19 seek to amend the definition of “Motel or Hotel” of Section 10 (Definitions) of the Dedham Zoning By-Law. The current definition limits the stay of a guest in hotel or motel with “independent cooking facilities” to not more than four continuous months or more than six months in a calendar year. Article 19 proposes an amendment to the definition so stay restrictions would apply equally to all hotels or motels (and not just those with independent cooking facilities). In addition, Article Nineteen provides for a specific daily penalty of \$300 for any violation. Currently, Section 280-9.1.B of the Dedham Zoning By-Law provides for a daily fine of “not more than \$300” for violations.

In discussion at the public hearing, Planning Board members confirmed that the fine would be levied to the hotel/motel and not the resident. The Planning Board recommended that the language be amended to strike “..of \$300..” and insert in its place “..of not less than \$100 and up to \$300..”

Planning Board Recommendation

The Planning Board held the required public hearing regarding Article 19 on March 22, 2023 and April 12, 2023. On April 12, 2023, the Planning Board voted unanimously (5-0) to recommend to Town Meeting that Article 12 be so voted as amended.

Article 20 Purpose

The Petitioner of Article 20 proposes a one-year moratorium (ban) on the issuance any special permits for new development projects on undeveloped residential land of five (5) acres or more. Article 20 states that the purpose of this moratorium is to provide time to study the impacts on traffic and water in the Town.

At the public hearing and in discussion, Planning Board members raised several questions and concerns about Article 20. Members noted the Board was in the midst of reviewing the proposed 2030 Master Plan, which had not recommended a moratorium among tools to deal with traffic concerns or planning for future droughts and pollution as part of the Town's climate mitigation efforts. Members also expressed concerns including but not limited to the large expense of a town-wide traffic study given current budget shortfalls and a lack of identified funding; setting unrealistic expectations that the town could secure funding for and complete comprehensive traffic and water studies in a one year period; and sending an unintended message to residents and developers that they should be worried about Dedham's water supply.

Every member stated they were committed to continuing and ongoing study of traffic congestion, speed and safety and expressed a commitment to continue planning at a local and regional level for how local water suppliers can prepare for extreme droughts and floodings as well as increased contamination from PFAS and other toxins. Members expressed the opinion that a moratorium was not required to address those concerns, and voted to indefinitely postpone Article 20.

Planning Board Recommendation

The Planning Board held the required public hearing regarding Article 20 on March 22, 2023 and continued to April 12, 2023. At that meeting, the Planning Board voted unanimously (5-0) to recommend that Town Meeting indefinitely postpone Article 20.

PLANNING BOARD

John R. Bethoney, Chair
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Jessica L. Porter
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Planning Director
Jeremy Rosenberger

**TOWN OF DEDHAM
PLANNING BOARD**

**Spring Town Meeting 2023
Article 14 FAQ**

Does passing Article 14 require Dedham to build 1,569 new units of housing?

No, it does not. The MBTA Communities legislation requires Dedham to establish a zoning district where 1,569 units *could* be built. The proposed Multi-Family Housing Overlay District (MFHOD) already contains 1,147 dwelling units that have been built, permitted, or proposed. The MFHOD contains the Legacy Place properties, 124 Quabish Road property, MBTA Dedham Corporate Center Station parking lot, the Jefferson Station property, the Avens (formerly Avalon) property, Extra Space Storage property and the Fairfield Marriott property.

What is an “overlay district”?

An overlay district is a zoning technique that keeps the underlying zoning district requirements but allows for additional regulations; multi-family housing would not be the only use that could be built in the new zone, the overlay district just adds the potential to build multi-family housing.

Does “by right” mean developers could build whatever they want?

No, it does not. Any new developments using the Multi-Family Housing Overlay District would still be required to meet standards set by the Planning Board, such as height, setbacks, landscaping, and parking. New projects would also need to go through site plan review with the Planning Board. Site plan review is a process to ensure safe pedestrian, traffic, and public safety circulation; quality of building design and materials; sufficient thought to snow storage; trash management; and landscaping. Article 14 also allows the Planning Board to require new projects to undergo additional review from engineering and architectural consultants, at the developer's expense.

How would passing Article 14 impact the neighborhood surrounding Endicott Station?

Article 14 does not change zoning in any part of town other than adjacent to the MBTA Dedham Corporate Center Station and Legacy Place.

What happens if Dedham does not pass Article 14?

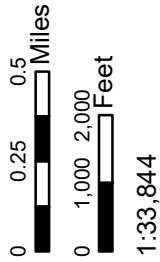
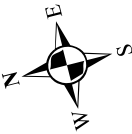
Failure to comply with the MBTA Communities requirement would mean Dedham could no longer receive funds from state grant programs, including the Housing Choice Initiative, Local Capital Projects Funds, and MassWorks. In addition, the Attorney General recently stated that in addition to losing grant opportunities, towns and cities that don't comply may be subject to civil enforcement action and risk liability under federal and state fair housing laws.

The map shows the zone has sections for “low density” and “high density.” What does that mean?

The legislation requires that new zoning allow for at least 15 units to be built per acre, which is considered low density for these purposes. Fifteen units/acre is similar density to some of the townhouse developments we already have in Dedham, such as in the Manor and Riverdale. Some areas of the MFHOD that would be established by Article 14 are designated as low density, such as the area closest to Robinwood Lane. The Planning Board felt it was important to ensure anything built next to that neighborhood would have a similar low-rise, open-air character. Other parts of the district are zoned to allow 30 acres/unit, which is similar to the density of the Avens apartments, formerly called Avalon.

Where can I learn more?

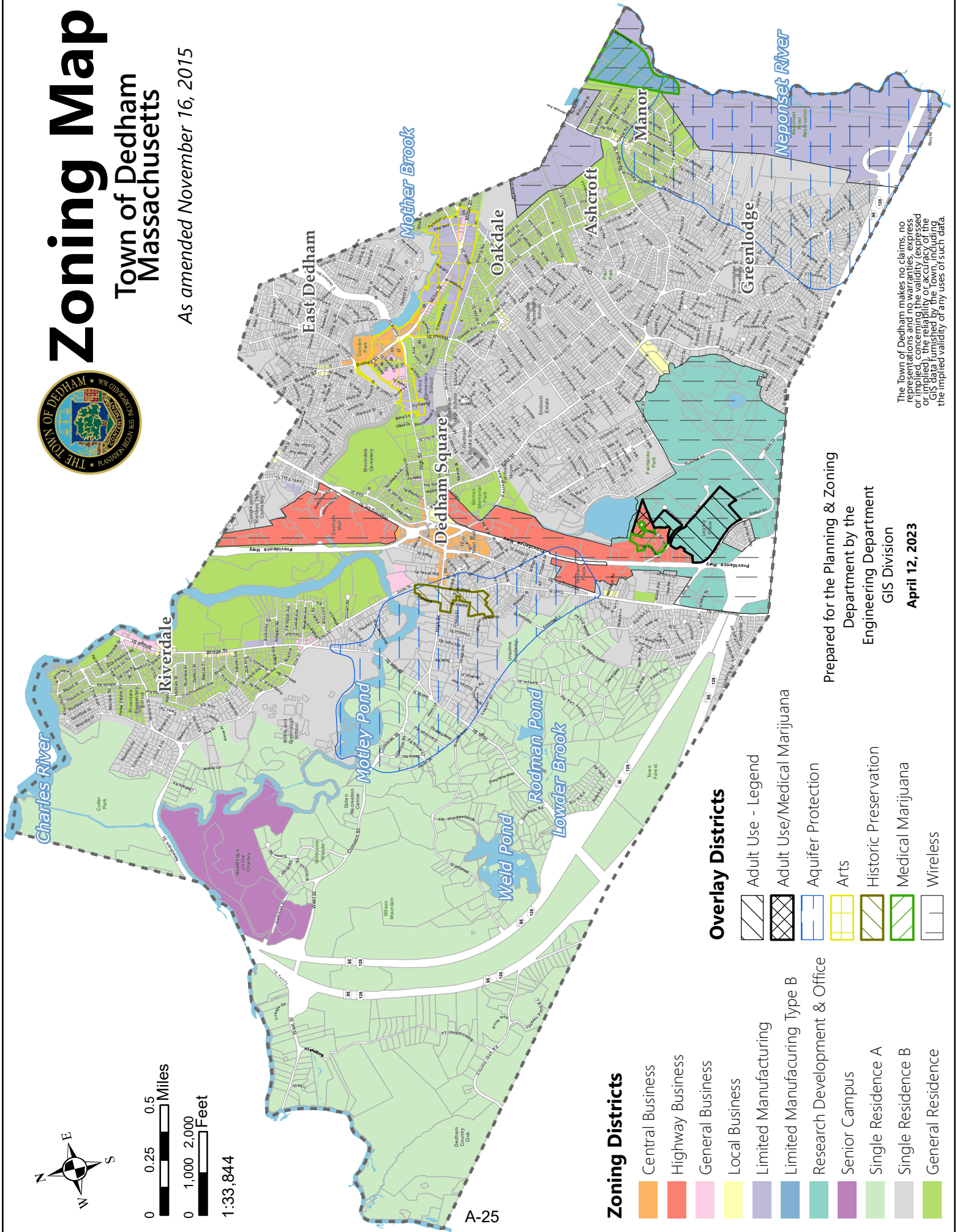
- The Town of Dedham Planning & Zoning Department has set up a webpage for the study of the MBTA Communities legislation:
<https://www.dedham-ma.gov/departments/planning-zoning/studies-reports/mbta-communities>
- Commonwealth of Massachusetts webpage:
<https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities>



Zoning Map

Town of Dedham
Massachusetts

As amended November 16, 2015



A-25

Zoning Districts

- Central Business
- Highway Business
- General Business
- Local Business
- Limited Manufacturing
- Limited Manufacturing Type B
- Research Development & Office
- Senior Campus
- Single Residence A
- Single Residence B
- General Residence

Overlay Districts

- Adult Use - Legend
- Adult Use/Medical Marijuana
- Aquifer Protection
- Arts
- Historic Preservation
- Medical Marijuana
- Wireless

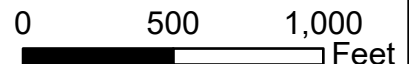
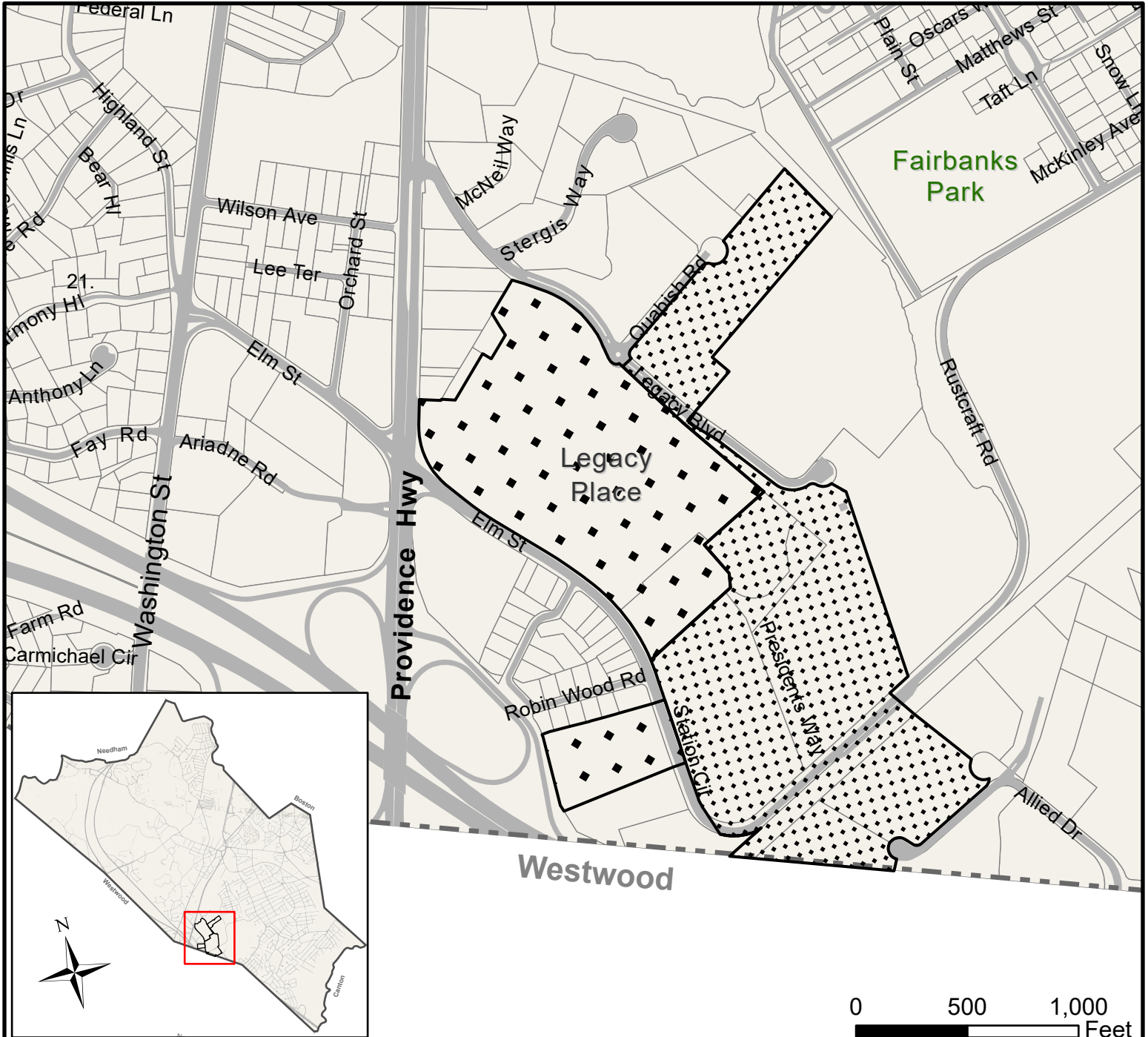
Prepared for the Planning & Zoning
Department by the
Engineering Department
GIS Division

April 12, 2023

The Town of Dedham makes no claims, no
warranty, or representation concerning the validity, expressed
or implied, the reliability or accuracy of the
GIS data furnished by the Town, including
the implied validity of any uses of such data.



Proposed Zoning Map Amendment: Multi-Family Housing Overlay District (MFHOD)



Proposed Multi-Family Housing Overlay District

- MFHOD-1 (Low Density)
- MFHOD-2 (High Density)

Prepared for the Planning & Zoning
Department by the
Engineering Department
GIS Division
March 8, 2023

The Town of Dedham makes no claims, no representations and no warranties, express or implied, concerning the validity (expressed or implied), the reliability or accuracy of the GIS data furnished by the Town, including the implied validity of any uses of such data.

MGL Chapter 40A, Section 3A - Multi-family zoning as-of-right in MBTA communities

Section 3A. (a)(1) An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children. For the purposes of this section, a district of reasonable size shall: (i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.

(b) An MBTA community that fails to comply with this section shall not be eligible for funds from: (i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017; (ii) the Local Capital Projects Fund established in section 2EEEE of chapter 29; or (iii) the MassWorks infrastructure program established in section 63 of chapter 23A.

[Subsection (c) effective until July 29, 2021. For text effective July 29, 2021, see below.]

(c) The department, in consultation with the Massachusetts Bay Transportation Authority and the Massachusetts Department of Transportation, shall promulgate guidelines to determine if an MBTA community is in compliance with this section.

[Subsection (c) as amended by 2021, 29, Sec. 10 effective July 29, 2021. For text effective until July 29, 2021, see above.]

(c) The department of housing and community development, in consultation with the Massachusetts Bay Transportation Authority and the Massachusetts Department of Transportation, shall promulgate guidelines to determine if an MBTA community is in compliance with this section.

MGL Chapter 40, Section 5B - Stabilization Funds; Establishment

Section 5B. Cities, towns and districts may create 1 or more stabilization funds and appropriate any amount into the funds. Any interest shall be added to and become part of the fund.

The treasurer shall be the custodian of all stabilization funds and may deposit the proceeds in a trust company, co-operative bank or savings bank, if the trust company or bank is organized or exists pursuant to the laws of the commonwealth or any other state or may transact business in the commonwealth and has its main office or a branch office in the commonwealth; a national bank, federal savings bank or federal savings and loan association, if the bank or association may transact business and has its main office or a branch office in the commonwealth; provided, however, that a state-chartered or federally-chartered bank shall be insured by the Federal Deposit Insurance Corporation or its successor; or may invest the funds in participation units in a combined investment fund pursuant to section 38A of chapter 29 or in securities that are legal investments for savings banks.

At the time of creating any stabilization fund the city, town or district shall specify, and at any later time may alter, the purpose of the fund, which may be for any lawful purpose, including without limitation, an approved school project pursuant to chapter 70B or any other purpose for which the city, town or district may lawfully borrow money. The specification and any alteration of purpose, and any appropriation of funds from any such fund, shall be approved by a two-thirds vote, except as provided in paragraph (g) of section 21C of chapter 59 for a majority referendum vote. Subject to said section 21C of said chapter 59, any such vote shall be of the legislative body of the city, town or district, subject to charter.

Notwithstanding section 53 of chapter 44 or any other general or special law to the contrary, a city, town or district that accepts this paragraph may dedicate, without further appropriation, all, or a percentage not less than 25 per cent, of a particular fee, charge or other receipt to any stabilization fund established pursuant to this section; provided, however, that the receipt is not reserved by law for expenditure for a particular purpose. For purposes of this paragraph, a receipt shall not include taxes or excises assessed pursuant to chapter 59, 60A, 60B, 61, 61A or 61B or surcharges assessed pursuant to section 39M or chapter 44B. A dedication shall be approved by a two-thirds vote of the legislative body of the city, town or district, subject to charter, and may be terminated in the same manner. A vote to dedicate or terminate a dedication shall be made before the fiscal year in which the dedication or termination is to commence and shall be effective at least for 3 fiscal years.

MGL Ch. 31, Section 58 – Municipal police officers and firefighters; qualification

Section 58. No person shall be ineligible for appointment and no person shall be denied employment as a firefighter or as a police officer in a city or town because of failure to attain a minimum height unless the administrator, in response to the written request of the appointing authority that no person under a specified height be certified for appointment to such position in said city or town, has established a minimum height requirement for the position. Such request shall include the findings of a validation study demonstrating the necessity for a minimum height for said position in said city or town, and such other evidence as the administrator may require.

No person shall be certified for original appointment to the position of firefighter or police officer in a city or town which has not accepted sections 61A and 61B if that person has reached 32 years of age on or before the final date for the filing of applications, as stated in the examination notice, for the examination used to establish the eligible list from which the certification is to be made. No person shall be eligible to take an examination for original appointment to the position of firefighter or police officer in a city or town if the applicant will not have reached 19 years of age on or before the final date for the filing of applications for the examination, as so stated; provided, however, that an applicant who reached 19 years of age while serving on active military duty, who was not 19 on or before the date of an original examination, shall be eligible for any subsequent make up examination that is offered. No person shall be eligible for original appointment to the position of police officer in a city or town until that person has reached the age of 21.

No applicant for examination for original appointment to the police force or fire force of a city or town shall be required by rule or otherwise to be a resident of such city or town at the time of filing application for such examination; provided, however, that notwithstanding the provisions of any general or special law to the contrary, any person who receives an appointment to the police force or fire force of a city or town shall within nine months after his appointment establish his residence within such city or town or at any other place in the commonwealth that is within ten miles of the perimeter of such city or town; provided, however, that a city or town may increase the 10 mile residency limit under a collective bargaining agreement negotiated under chapter 150E. If any person who has resided in a city or town for one year immediately prior to the date of examination for original appointment to the police force or fire force of said city or town has the same standing on the eligible list established as the result of such examination as another person who has not so resided in said city or town, the administrator, when certifying names to the appointing authority for the police force or the fire force of said city or town, shall place the name of the person who has so resided ahead of the name of the person who has not so resided; provided, that upon written request of the appointing authority to the administrator, the administrator shall, when certifying names from said eligible list for original appointment to the police force or fire force of a city or town, place the names of all persons who have resided in said city or town for one year immediately prior to the date of examination ahead of the name of any person who has not so resided.

As a prerequisite to appointment to the position of regular police officer in a city, or in a town where the civil service law and rules are applicable to such position, a person shall have graduated from high school, or received a high school graduation equivalency certificate from the department of education, or served for three years or more in the armed forces of the United States, having last left such armed forces under honorable conditions.

Upon the written request of an appointing authority that educational requirements be established as prerequisites for appointment to its fire force, the administrator may establish such requirements.

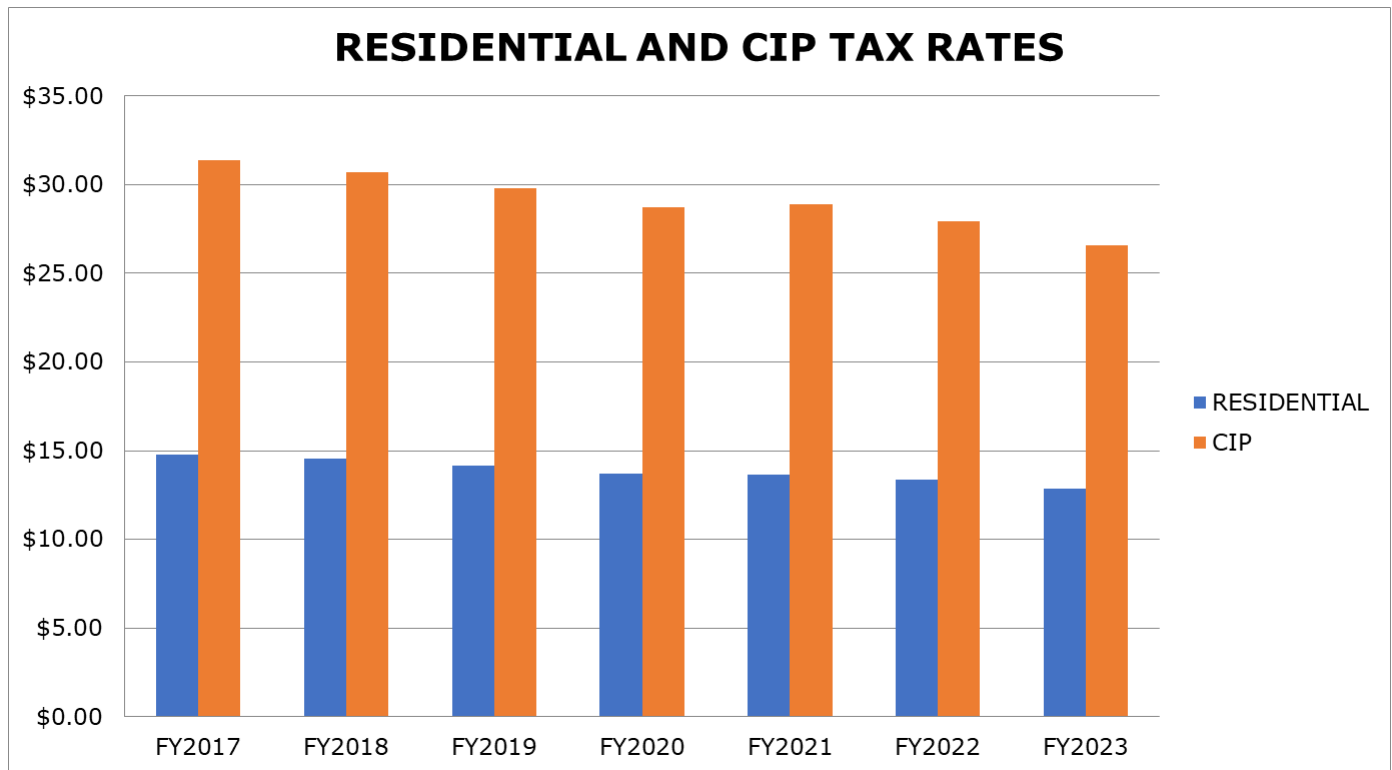
MGL Ch. 31, Section 58A – Municipal police officers and firefighters; maximum age restrictions

Section 58A. Notwithstanding the provisions of any general or special law to the contrary, in any city, town or district that accepts this section, no person shall be eligible to have his name certified for original appointment to the position of firefighter or police officer if such person has reached his thirty-second birthday on the date of the entrance examination. Any veteran shall be allowed to exceed the maximum age provision of this section by the number of years served on active military duty, but in no case shall said candidate for appointment be credited more than four years of active military duty.

HISTORICAL INFORMATION: TAX RATES, SINGLE FAMILY HOME TAX BILLS, AND LEVY RAISED IN DEDHAM

The following charts have been included in the 2023 Spring Annual Town Meeting Warrant Book to provide additional context and historical information as it pertains to tax rates, single family home tax bills, and levy raised in Dedham.

HISTORIC RESIDENTIAL AND CIP TAX RATES IN DEDHAM



Property Type	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
RESIDENTIAL	\$14.76	\$14.55	\$14.15	\$13.72	\$13.67	\$13.35	\$12.84
CIP	\$31.36	\$30.68	\$29.79	\$28.70	\$28.86	\$27.93	\$26.55

Note: CIP stands for Commercial, Industrial, Personal Property

HISTORICAL TAX BILL FOR SINGLE FAMILY HOME IN DEDHAM

Fiscal Year	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Average SFH	\$448,603	\$473,826	\$499,901	\$540,688	\$550,083	\$597,742	\$668,273
Tax Rate	\$14.76	\$14.55	\$14.15	\$13.72	\$13.67	\$13.35	\$12.84
Average Tax Bill	\$6,621.38	\$6,894.17	\$7,073.60	\$7,418.24	\$7,519.63	\$7,979.86	\$8,580.63
Average Increase (\$)	\$112.24	\$272.79	\$179.43	\$344.64	\$101.39	\$460.23	\$600.77
Average Increase (%)	1.72%	4.12%	2.60%	4.87%	1.37%	6.12%	7.53%

Note: SFH stands for single family home

HISTORIC LEVY RAISED FOR THE TOWN OF DEDHAM

Fiscal Year	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Total Levy	\$82,110,384	\$84,516,081	\$86,602,476	\$89,836,926	\$93,340,826	\$97,098,375	\$101,740,444
Debt Exclusion	\$2,866,803	\$2,791,493	\$2,720,355	\$2,525,746	\$2,447,975	\$3,744,787	\$4,642,069
Total Tax Raise	\$84,977,187	\$87,307,574	\$89,322,861	\$92,362,672	\$95,788,801	\$100,843,162	\$106,382,513
Increase (\$)	\$537,495	\$2,330,387	\$2,015,287	\$3,039,811	\$3,426,129	\$5,054,361	\$5,539,351
Increase (%)	0.06%	2.74%	2.31%	3.40%	3.71%	4.01%	4.78%