



TOWN OF STOW

SPECIAL TOWN MEETING

MONDAY, JULY 10, 2017

7:00 P.M.

HALE MIDDLE SCHOOL AUDITORIUM
55 HARTLEY ROAD

SPECIAL TOWN ELECTION

THURSDAY, JULY 20, 2017

Noon – 8 P.M.

CENTER SCHOOL
403 GREAT ROAD

PLEASE BRING TO TOWN MEETING
THIS IS YOUR ONLY COPY

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WARRANT FOR JULY 10, 2017 SPECIAL TOWN MEETING

To either of the Constables and Town Clerk of the Town of Stow, in the County of Middlesex,
GREETINGS:

In the name of the Commonwealth of Massachusetts, you are directed to notify and warn
the inhabitants of the Town of Stow, qualified to vote in Elections and Town Affairs, to assemble
in

HUGH MILL AUDITORIUM AT THE HALE MIDDLE SCHOOL

In said Town on
MONDAY, THE TENTH DAY OF JULY 2017
AT 7:00 P.M.

Then and there to act on the following Articles, namely:

ARTICLE 1. Old Bolton Road Land Acquisition: Assessor's Maps R-3-48 and R-3-48A, 49 Old Bolton Road

To see if the Town will vote to authorize the acquisition by purchase, gift, eminent domain or
otherwise, pursuant to G.L. C. 61A and the Town's rights thereunder, for the purpose of
providing affordable housing and/or open space, or for any other lawful purposes:

- a) A parcel of land on Old Bolton Road, regarding which the Town received a Notice of
Intent to Sell from the owner of the parcel, Albert R. Scansaroli; said parcel of land
currently classified and taxed pursuant to Chapter 61A, containing 1.5 acres as shown on
ANR plan no. 16-14-ANR-1, signed and dated March 21, 2017, and is shown on said
plan as "Lot A". Being a portion of a 2.45 acre parcel shown on the Town of Stow's
Assessors' Map R-3 Parcel 48 and is more particularly described in a deed recorded with
the Middlesex South Registry of Deeds in Book 13844 Page 559 AND

- b) A parcel of land on Old Bolton Road, regarding which the Town received a Notice of Intent to Sell from the owner of the parcel, Albert R. Scansaroli; said parcel of land currently classified and taxed pursuant to Chapter 61A, containing 1.5 acres as shown on ANR plan no. 16-14-ANR-1, signed and dated March 21, 2017, and is shown on said plan as "Lot C". Being a portion of a 3.45 acre parcel shown on the Town of Stow's Assessors' Map R-3 Parcel 48A and is more particularly described in a deed recorded with the Middlesex South Registry of Deeds in Book 29155 Page 372 AND

Further, to borrow the sum of Four Hundred Twenty Thousand Dollars (\$420,000), or any other sum, for the purchase of the property described in a) and b) above, including legal, title, appraisal, engineering fees and other costs for fees incidental to such purchase; and authorized the Treasurer, with the approval of the Board of Selectmen, to issue any bonds or notes that may be necessary for that purpose pursuant to the provisions of Massachusetts General Laws C. 44 section 7, or any other enabling authority AND

Further, to authorize the Board of Selectmen to enter into all agreements, apply for and accept any gifts, and execute on behalf of the Town, any and all instruments as may be necessary or convenient in the best interests of the Town of Stow to effectuate the purpose of this Article, or do or take any other action in this matter. AND

That an affirmative vote on this article shall be null and void and of no force and effect unless the Town approves by affirmative vote a ballot question to be placed on the 2017 Special Town Election, to exempt the amount required to pay the bonds to be issued hereunder from the provisions of proposition two and one-half; or take any other action relative thereto.

(Board of Selectmen)

The Finance Committee recommends approval of this article. The land purchase will provide the Town the option to build affordable housing with the flexibility to sell the land if an acceptable project is not approved.

ARTICLE 2. Assessment and Evaluation of Lake Boon Dam

To see if the Town will vote to appropriate and transfer from Free Cash, the sum of Thirty-Five Thousand Dollars (\$35,000), or any other sum, for the purpose of providing engineering services in order to assess and evaluate the conditions of the Lake Boon dam as required to comply with the terms contained in the dam safety order received from the Massachusetts Department of Conservation and Recreation or taking any other action relative thereto.

(Highway Department)

The Finance Committee recommends approval of this article. The Town is compelled by the State of Massachusetts to hire a consultant who will evaluate the dam.

ARTICLE 3. Replacement of the Randall Library Sewage Disposal System

To see if the Town will vote to appropriate and transfer from Free Cash, the sum of Fifty Thousand Dollars (\$50,000) or any other sum, to be used by the Stow Building Department for the engineering and construction of a new sewage disposal system located on the Town Common adjacent to the Library; or take any action relative thereto.

(Building Department)

The Finance Committee recommends approval of this article.

ARTICLE 4. Opt-in for Thickly Settled District Speed Reductions

To see if the Town will vote to accept Section 193 of M.G.L c218 of the Acts of 2016 for the purpose of making amendments to the General Bylaw, allowing for the reduction of the statutory speed limit from 30 mph to 25 mph on any and all Town owned roadways within a thickly settled or business district as defined in MGL c90 §1 and in accordance with MGL c.90 §17C; or to take any other action relative thereto.

(Board of Selectmen)

The Finance Committee will make a recommendation at the Special Town Meeting.

ARTICLE 5. Amend General Bylaw: Reduction of Speed Limit in Thickly Settled Districts

To see if the Town will vote to amend Article 6 (Police Regulations), Section 6 (Public Ways) of the General Bylaw to read in its entirety as stated below; and further that non-substantive changes to the number of this bylaw be permitted in order that be in compliance with the numbering format of the General Bylaw; or to take any other action relative thereto.

Amend Article 6, Section 6 (Public Ways) by adding new subsection (g) to read in its entirety as stated below:

The Board of Selectmen, upon written report of the Highway Superintendent, may, in the interests of public safety and without further authority, establish a speed limit of 25 miles per hour on any roadway inside a thickly settled or business district, as defined in MGL c.90 § 1, in the city or town on any way that is not a state highway.

Annotated Version

Additions are underlined

Deletions are ~~strike through~~

The Board of Selectmen, upon written report of the Highway Superintendent, may, in the interests of public safety and without further authority, establish a speed limit of 25 miles per hour on any roadway inside a thickly settled or business district, as defined in MGL c.90 § 1, in the city or town on any way that is not a state highway.

(Board of Selectmen)

The Finance Committee will make a recommendation at the Special Town Meeting.

ARTICLE 6. Opt-in for Creation of Safety Zones

To see if the Town will vote to accept Section 194 of M.G.L c218 of the Acts of 2016 for the purpose of making amendments to the General Bylaw, allowing the Town to establish regulatory 20 mph Safety Zones in accordance with MGL c.90 §18B.

(Board of Selectmen)

The Finance Committee will make a recommendation at the Special Town Meeting.

ARTICLE 7. Amend General Bylaw: Posting of Safety Zones

To see if the Town will vote to amend Article 6 (Police Regulations), Section 6 (Public Ways) of the General Bylaw to read in its entirety as stated below; and further that non-substantive changes to the number of this bylaw be permitted in order that be in compliance with the numbering format of the General Bylaw; or to take any other action relative thereto.

Amend Article 6, Section 6 (Public Ways) by adding new subsection (h) to read in its entirety as stated below:

The Board of Selectmen, upon written report of the Highway Superintendent, and after a duly noticed Public Hearing, may, in the interests of public safety and without further authority, establish 20 mph Safety Zones in areas where vulnerable road users are likely to be present, including but not limited to ways in the vicinity of the following land uses:

- Parks and playgrounds
- Senior housing developments and assisted living/nursing care centers
- Hospitals or other medical facilities
- Schools and higher education centers
- Daycare facilities
- Other areas where pedestrian activity in and around the Public Way is common and focused, beyond typical residential patterns of use.

The establishment of a Safety Zone that includes the installation of regulatory speed limit signs shall conform to the Manual on Uniform Traffic Control Design in accordance with M.G.L c.85 §2, including an engineering study and analysis of current vehicular speed distribution. Proposed Safety Zones shall be developed in accordance with the following minimum criteria.

- The Safety Zone shall contain one or more areas that have potential conflicts between motor vehicles and vulnerable road users that warrant a reduction in speeds, including but not limited to crosswalks, bike paths, trail heads, curb-cuts, driveways and/or side streets.
- The minimum length of the Safety Zone shall be at least .25 miles and shall not extend more than 500' feet beyond a side street unless an applicable land use continues along the adjacent block.

In an area where a legal Special Speed Regulation has been enacted, the Safety Zone shall be terminated with a Speed Limit sign that corresponds to the regulatory limit shown in the regulation. If the Safety Zone is in an area that has no Special Speed Regulation, it should be terminated with an End Speed Zone sign in accordance with the Manual on Uniform Traffic Control Devices.

Annotated Version

Additions are underlined

Deletions are ~~strike through~~

The Board of Selectmen, upon written report of the Highway Superintendent, and after a duly noticed Public Hearing, may, in the interests of public safety and without further authority, establish 20 mph Safety Zones in areas where vulnerable road users are likely to be present, including but not limited to ways in the vicinity of the following land uses:

- Parks and playgrounds
- Senior housing developments and assisted living/nursing care centers
- Hospitals or other medical facilities
- Schools and higher education centers
- Daycare facilities
- Other areas where pedestrian activity in and around the Public Way is common and focused, beyond typical residential patterns of use.

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terminated with an End Speed Zone sign in accordance with the Manual on Uniform Traffic Control Devices.

(Board of Selectmen)

The Finance Committee will make a recommendation at the Special Town Meeting.

ARTICLE 8. Town Election

To vote by ballot on July 20, 2017 at the Center School, 403 Great Road, in said Town of Stow the following ballot question. The polls are open from Noon – 8 p.m.

Question 1

Shall the Town of Stow be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bonds issued in order to fund the costs, including administrative expenses, involved in purchasing the two parcels of land on Old Bolton Road voted on at the July 10th Special Town Meeting; one parcel being a portion of a 2.45 acre parcel shown on the Town of Stow Assessors Map R-3 Parcel 48 and that is more particularly described in a deed recorded with the Middlesex South Registry of Deeds in Book 13844 Page 559; and the other parcel being a portion of a 3.45 acre parcel shown on the Town of Stow Assessors Map R-3 Parcel 48A and that is more particularly described in a deed recorded with the Middlesex South Registry of Deeds in Book 29155 Page 372, and any other incidental costs related thereto?

And you are directed to serve this warrant by posting copies attested by you calling same at the Town Building and at each of at least seven (7) other public places at least fourteen (14) days before the time of holding said meeting.

Hereof, fail not and make due return of the warrant with your doings thereon to the Town Clerk or Selectmen on or before the time of said meeting.

Given under our hands this 13th day of June in the year 2017.

BOARD OF SELECTMEN

Brian P. Burke, Chairman
Ingeborg Hegemann
Thomas E. Ryan, III
James H. Salvie