

**TOWN OF BEDFORD**  
**Commonwealth of Massachusetts -- Warrant for a Special Town Meeting**  
To any of the constables of the Town of Bedford, in the County of Middlesex.

**Greetings:**

In the name of the Commonwealth of Massachusetts you are hereby required to notify the legal voters of said Town of Bedford, qualified to vote at Special Town Meeting for the transaction of Town affairs, to meet in said Town in the

**High School Auditorium – Monday, November 8, 2010 at 7:30 p.m.**

Then and there to vote upon the following articles:

***Article 1 - Debate Rules***

To determine whether the Town will vote to adopt the following procedure for the current Special Town Meeting:

- A. A speaker presenting an article or amendment to an article shall be limited to ten (10) minutes;
- B. Other speakers shall be limited to five (5) minutes;
- C. No article shall be presented after 10:45 p.m.;
- D. Town Meeting by majority vote may waive A, B, or C;

pass any vote or take any action relative thereto.

*This article sets out time limitations on presentations and debate of articles before this Town Meeting.*

**Recommendations:**

Selectmen: Approval Recommended  
Finance Committee: Approval Recommended

***Article 2 - General Bylaw Amendment***

To determine whether the Town will vote to propose the following amendment to the Town of Bedford General Bylaws, Article 42 Beggars, Solicitors & Pedlars, Section 42.7 as follows:

*Current*

**42.7 Suspension or Revocation of Registration Certificate**

The Chief of Police shall notify the Board of Selectmen of the suspension or revocation of any registration certificate issued under this Bylaw.

*Proposed*

**42.7 Suspension or Revocation of Registration Certificate Notification**

The Chief of Police shall notify the ~~Board~~ of Selectmen of the suspension or revocation of any registration certificate issued under this Bylaw.

*This article proposes to correct a “housekeeping” error contained within the General Bylaws. Section 42.6 has the same title as 42.7. This will help to identify the difference between the two sections. Also, the new language changes the reference to the Selectmen to make it consistent with the current practice in the Town Charter and General Bylaws.*

**Recommendations:**

Selectmen: Approval Recommended  
Finance Committee: Approval Recommended

**Article 3 - Amend Fiscal Year 2011 Community Preservation Budget**

The Community Preservation Committee recommends the following adjustments and one addition to the Fiscal Year 2011 Community Preservation appropriations voted in Article 19 of the 2010 Annual Town Meeting, with each item considered a separate appropriation:

	<b>Previous FY11 Appropriation</b>	<b>CP Fund Balance/Transfers</b>	<b>Total FY11 Recommended</b>
<b>AMENDED APPROPRIATIONS</b>			
6. Land Acquisition	\$533,185	(\$164,814)	\$368,371
10. Sidewalk Project	\$200,000	(\$100,000)	\$100,000
12. Town Center North Wing (bond payment)	\$4,984	\$36,020	\$41,004
14. Recreation Reserves (field creation)	\$150,000	(\$100,000)	\$50,000
<b>NEW APPROPRIATION</b>			
16. 350A Concord Road (bond payment)		\$128,794	\$128,794

pass any vote or take any action relative thereto.

*This article proposes amendments to the Fiscal Year 2011 Community Preservation Budget (Article 19) adopted at the 2010 Annual Town Meeting. Due to a bookkeeping error, projected revenue was incorrectly calculated. Annual Town Meeting in March 2010 approved appropriations in excess of actual revenues. To correct this error, the Community Preservation Committee is recommending that Town Meeting reduce the appropriations to the Sidewalk Project and to Recreation Reserves. This action will not affect any current projects. Also, due to current favorable bond rates, the Town issued bonds for the Town Center North Wing project and for the land acquisition at 350A Concord Road a year earlier than planned. Therefore, the Community Preservation Committee is recommending that Town Meeting reduce the appropriation to the Land Acquisition Fund to cover the cost of the first year payments for the bonds and appropriate the money for the bond payments for FY11.*

**Recommendations:**

Selectmen: Approval Recommended  
Finance Committee: Recommendation to be given at Special Town Meeting

**Article 4 - Community Preservation Surcharge – Effective July 1, 2011**

To determine whether the Town will vote to reconfirm a property tax surcharge of three percent of the taxes assessed annually on real property which shall be dedicated to the Community Preservation Fund, such surcharge to be imposed on taxes assessed for fiscal years beginning on or after July 1, 2011; pass any vote or take any action relative thereto.

*This article would authorize the Town to continue to levy in Fiscal Year 2012 a surcharge of three percent on property taxes to be used for purposes authorized under the Community Preservation Act, which the Town accepted in 2001. Each year the Town will receive matching funds from the Commonwealth, as a result of having accepted this act. In October 2010, the Town was confirmed to receive a total of \$348,491 from Commonwealth distributions. This total match was 30.46%. A conservative 23% match is projected for next year because it is not known at this time how much money will be available and how many communities will be participating in the program. Both municipal and Commonwealth funds are to be used exclusively for affordable housing, open space preservation, historic properties preservation, and recreation. Under the act, towns are required to spend or reserve for future expense at least ten percent of the fund for each of the first three above purposes. The property tax*

*surcharge may be any percentage up to three percent. The Selectmen are placing this article on the Warrant of this Special Town Meeting in keeping with a commitment made at the time the Community Preservation Act was accepted. If Town Meeting were to adopt any percentage other than the current three percent in effect, this change would also need approval of Bedford's registered voters at the Annual Town Election in March 2011.*

**Recommendations:**

Selectmen: Approval Recommended  
Finance Committee: Recommendation to be given at Special Town Meeting

***Article 5 - Acceptance of Hartwell Road Rights-of-Way***

To determine whether the Town will vote to authorize the Selectmen to acquire by gift, purchase or eminent domain parcels of land, or any interest in land, to construct, expand, maintain and repair the way known as Hartwell Road as shown on a plan entitled "Plan of Land, Hartwell Road, Bedford, MA" prepared on August 19, 2010 by Marchionda & Associates, L.P., Engineering and Planning Consultants, 62 Montvale Avenue, Suite 1, Stoneham, MA 02180 and a copy on file in the office of the Town Clerk; pass any vote or take any action relative thereto.

*This article proposes to authorize the Selectmen to accept land deeds for a portion of the way known as Hartwell Road. The ownership interests from Concord Road south to the area where Instrumentation Laboratories and The Edge Sports Center are located have not been previously conveyed to the Town. In March 2006, Have a Hartwell, LLC, the owner of 182-184 Hartwell Road, entered into a development agreement with the Selectmen which provided, among other things, that the owner would be responsible for obtaining the property rights for a portion of Hartwell Road. This commitment was made by the owner in exchange for the rezoning of 182-184 Hartwell Road for a residential development. The owner is also responsible for any Town costs in the event the Selectmen must utilize eminent domain to obtain these property rights and incur costs in such a process. The Selectmen are currently in negotiations and do not anticipate the need to utilize eminent domain.*

**Recommendations:**

Selectmen: Recommendation to be given at Special Town Meeting  
Finance Committee: Recommendation to be given at Special Town Meeting

***Article 6 - Acceptance of Hartwell Farms Gift of Land***

To determine whether the Town will vote to authorize the Selectmen to acquire by gift, purchase or eminent domain, a parcel of land consisting of 5.003 acres +/- identified as Lot 2 on a plan entitled "Plan of Land, Hartwell Road, Bedford, MA" prepared on August 11, 2010 by Marchionda & Associates, L.P., Engineering and Planning Consultants, 62 Montvale Avenue, Suite 1, Stoneham, MA 02180, said plan having been endorsed by the Planning Board on September 7, 2010 as not requiring approval under Subdivision Control Law and a copy filed in the office of the Town Clerk; pass any vote or take any action relative thereto.

*This article proposes to authorize the Selectmen to accept a parcel of land consisting of 5.003 acres associated with the proposed development of Hartwell Farms residential community. In March 2006, Have a Hartwell, LLC, the owner of 182-184 Hartwell Road, entered into a development agreement with the Selectmen which provided in part that the owner would deed to the Town full title in an existing ball field on the site. This was one of several commitments made by the owner in exchange for the rezoning of 182-184 Hartwell Road for a residential development.*

**Recommendations:**

Selectmen: Approval Recommended  
Finance Committee: Recommendation to be given at Special Town Meeting

**Article 7 - Rescind Prior Bond Authorizations**

To determine whether the Town will vote to rescind the following remaining, unborrowed amounts from the following bond authorizations, for which the projects have been completed and no further borrowings are required:

Article	Purpose	Original Authorization	Amount to be Rescinded
Article 2 of the July 2, 2001 Special Town Meeting	John Glenn Middle School Supplemental Appropriation and Bond Authorization	\$3,707,000	\$229
Article 5 of the 2006 Annual Town Meeting	High School Renovations and Additions	\$48,135,330	\$827,763
Article 16 of the 1999 Annual Town Meeting	Land Acquisition Fund	\$500,000	\$4,000

pass any vote or take any action relative thereto.

*This article proposes to rescind portions of prior bond authorizations approve by Town Meeting. The projects related to these bond authorizations are complete. There is no need to issue bonds for these remaining sums of money.*

**Recommendations:**

Selectmen: Approval Recommended  
Finance Committee: Approval Recommended

**Article 8 - Bond Premium Stabilization Fund Appropriation**

To determine whether the Town will vote to appropriate \$518,720 to the Bond Premium Stabilization Fund created under Article 11 of the November 9, 2009 Special Town Meeting, such amount representing the balance of the premium after payment of an allocable portion of underwriter’s discount and costs of issuance, received from the sale of the \$11,177,000 portion of the Town’s General Obligation Municipal Purpose Loan of 2010 Bonds dated July 15, 2010 (the “Bonds”) issued for the financing of the high school project authorized pursuant to a vote of the Town passed March 27, 2006 (Article 5), the debt service of which was excluded from the limitations of Proposition 2½ on April 8, 2006; such amount in the Stabilization Fund to be used for the annual payment of a portion of the interest on the bonds in order to offset the reduction in interest excluded from Proposition 2½ pursuant to M.G.L. Ch. 44, § 20; pass any vote or take any action relative thereto.

*This article requests an appropriation to be added to the Bond Premium Stabilization Fund which was established by the November 9, 2009 Special Town Meeting. This fund is being used to reduce the annual debt service cost resulting from the Bedford High School project over the life of the bonds.*

**Recommendations:**

Selectmen: Approval Recommended  
Finance Committee: Approval Recommended

**Article 9 - FY11 Operating Budget Amendments**

To determine whether the Town will vote to amend the sums appropriated under Article 21 of the 2010 Annual Town Meeting, Operating Budgets — Fiscal Year 2011, for expenditures by officers, boards, committees, and for the Reserve Fund in the fiscal year beginning July 1, 2010, by either increasing or decreasing said sums, and to determine whether such appropriation shall be raised in the tax levy, transferred from available funds, transferred from the Stabilization Fund, borrowed, or by any combination of these methods; pass any vote or take any action relative thereto.

*This article would allow amendments to the Fiscal Year 2011 Operating Budget which was adopted at the Annual Town Meeting this past spring. At the time that this Warrant went to print, it was planned that amendments will be proposed related to the FY11 Principal and Interest budget.*

**Recommendations:**

Selectmen: Recommendation to be given at Special Town Meeting  
Finance Committee: Recommendation to be given at Special Town Meeting

and you are directed to serve this Warrant by posting attested copies thereof at the Town Hall and in at least three other public places in the Town at least fourteen days before the time of said meeting.

Hereof fail not and make return of this Warrant with your doings thereof at the time and place of said meeting. Given under our hands on this 12<sup>th</sup> day of October in the year Two Thousand and Ten.

**Selectmen of Bedford**

Michael A. Rosenberg, Chair

Catherine B. Cordes

William S. Moonan

Mark Siegenthaler

Walter J. St. Onge III

**Guidelines for Civil Discourse**

The Town of Bedford respects and recognizes each citizen's right to free speech. In order to guarantee all people's right to free speech and to ensure productive civil discourse, we request that all citizens respect the following guidelines.

**Show respect for others.**

- Discuss policies and ideas, not people
- Only one person should be speaking at any given time
- Use helpful, not hurtful language

**Speak as you would like to be spoken to.**

- Use courtesy titles (Mr., Ms., Sir, etc.) and ask if unsure
- Restate ideas when asked
- Use a civil tone of voice

**Agree to listen.**

- Respectfully hear and listen to differing points of view
- When unsure, clarify what you heard
- Realize that what you say and what people understand you to have said may be different
- Recognize that people can agree to disagree

**Speak for yourself, not others.**

- Speak from your own experience
  - Use "I" statements ("I think that the ideas presented...")
- Follow agreed upon guidelines regarding who speaks when and for how long.

**CONGRATULATIONS BEDFORD!!**

BEDFORD was named one of the **100 Best Communities for Young People** in 2010 by America's Promise Alliance for Youth for the third successive time.

America's Promise is coming to Bedford to present the award and help Bedford celebrate its achievement.

Please join us for a Community Dinner Celebration before the Special Town Meeting. All Bedford residents of all ages are invited to attend. For more information, call Youth & Family Services at 781-275-7727.

Bedford High School Cafeteria  
Monday, November 8, 2010  
5:30 – 7:30 p.m.

**Town of Bedford  
Massachusetts 01730**

**Presorted Standard Mail  
Postage Paid  
Permit No. 42  
Bedford, MA 01730**

**Residential Postal Customer  
Bedford, MA 01730**

**Special Town Meeting  
Monday, November 8, 2010  
Bedford High School  
7:30 P.M.  
Open To All Registered Voters**