

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 7, 2011 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 – Limited Appropriation to Assist with Drafting of Comprehensive Plan

To determine whether the Town will vote to authorize a sum of \$24,900 to obtain limited consulting services to assist in the drafting of the text for an updated Bedford Comprehensive Plan, which the Planning Board is currently undertaking principally on an in-house basis, using existing staff and Planning Board capacity, and to determine whether these appropriations shall be raised in the tax levy, transferred from available funds, or any combination of these methods; pass any vote or take any action relative thereto.

This article would provide funds to complete the Comprehensive Plan update process now underway. The funds will be used to hire a consultant to draft a significant portion of the actual Plan document. The Planning Board and Planning Department have committed to producing or managing most of the data collection/analysis, land use mapping, public participation and public information, and drafting a portion of the chapters or plan elements, but will benefit from this appropriation by hiring a professional planning consultant with special expertise in such work to help write the Plan. The value of the full project, were it to be entirely delegated to a consultant, would be well in excess of \$100,000. The current version of the Comprehensive Plan dates to December 2002. It is a widely accepted practice to update the Plan after ten years.

Recommendations:

Selectmen: Approval recommended
Finance Committee: Approval recommended
Residential Tax Impact: .47

Article 3 – Community Preservation Surcharge – Effective July 1, 2012

To determine whether the Town will vote to reconfirm a property tax surcharge of three percent (3%) 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, 2012; pass any vote or take any action relative thereto.

This article would authorize the Town to continue to levy in Fiscal Year 2013 a surcharge of three percent (3%) 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 2011, the Town was confirmed to receive a total of \$356,822 from Commonwealth distributions. This total match was 29.78%. A conservative 21% 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 2012.

Recommendations:

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

Article 4 – Amend Fiscal Year 2012 Community Preservation Budget

The Community Preservation Committee recommends the following adjustment and five additions as amendments to the Fiscal Year 2012 Community Preservation appropriations voted in Article 15 of the 2011 Annual Town Meeting, with each item considered a separate appropriation:

Appropriations	Previous FY12 Appropriation	CP Fund Balance/Transfers	Total FY12 Recommended
6. Affordable Housing Consultant	\$10,000	\$ 20,000	\$ 30,000
9. Affordable Housing Reserves	\$0	\$145,000	\$145,000
10. New Sidewalks	\$0	\$200,000	\$200,000
11. Recreation Reserves	\$0	\$100,000	\$100,000
12. Interest for Land Acquisition Fund (FY10 & FY11)	\$0	\$2,445	\$2,445
13. Interest for Historic Properties Preservation Fund (FY10 & FY11)	\$0	\$4,650	\$4,650

pass any vote or take any action relative thereto.

This article proposes amendments to the Fiscal Year 2012 Community Preservation Budget adopted at the 2011 Annual Town Meeting. The Community Preservation Committee is recommending that additional appropriations be made for certain items. Funding for these appropriations is available as a

result of Bedford having accepted the Community Preservation Act (CPA) in March 2001. The descriptions of the proposed projects are contained below:

6. **Affordable Housing Consultant** – Funding would be used for affordable housing consultant services made available through an inter-municipal agreement made with the Town of Sudbury and other communities or through other procurement contracts for such services.
9. **Affordable Housing Reserves** – These funds would be placed in reserve for affordable housing in order to meet the required minimum allocation of 10%.
10. **New Sidewalks** – Funding would provide for new sidewalks as recreational opportunities.
11. **Recreation Reserves** – These funds would be placed in reserve for future recreation programs.
12. **Interest for Land Acquisition Fund** – Interest earned on current Land Acquisition Fund. This earned interest will be set aside for future land purchases.
13. **Interest for Historic Properties Preservation Fund** – Interest earned on current Historic Properties Preservation Fund. This earned interest will be set aside for future Historic Properties Preservation Fund projects.

Recommendations:

Selectmen: Approval recommended
Finance Committee: Approval recommended

Article 5 – Operating Budgets – Fiscal Year 2012 Amendments

To determine whether the Town will vote to amend the sums appropriated under Article 19 of the 2011 Annual Town Meeting, Operating Budgets — Fiscal Year 2012, for expenditures by officers, boards, committees, and for the Reserve Fund in the fiscal year beginning July 1, 2011, 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 2012 Operating Budgets which were adopted at the Annual Town Meeting this past spring.

Recommendations:

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

Article 6 – Amend Capital Projects Plan – Fiscal Year 2012, Project 12-16

To determine whether the Town will vote to amend the vote taken under Article 14 of the 2011 Annual Town Meeting relating to Project 12-16 – Water Main Improvements, by amending the purpose thereof; pass any vote or take any other action relative thereto.

This article would amend Project 12-16 of the Capital Projects Plan as voted at the 2011 Annual Town Meeting last March. The amendment would expand the original purpose of the project from water main improvements to a broader purpose of water system improvements. Such an amendment would allow funding from the original appropriation of \$450,000 for water main improvements on Concord Road to also be utilized for the replacement of Shawsheen Well #2. Concord Road water main improvements are now underway at a cost of approximately \$425,000 leaving excess funding of \$25,000. A low bid of \$122,875 was recently received for the Shawsheen Well #2 replacement. Available funds from prior appropriations for the Shawsheen Well #2 project total \$99,801, yielding a shortfall of \$23,074.

Recommendations:

Selectmen: Approval recommended
Finance Committee: Approval recommended

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 11th day of October in the year Two Thousand and Eleven.

Selectmen of Bedford

Walter J. St. Onge III, Chair

Catherine B. Cordes

William S. Moonan

Michael Rosenberg

Mark Siegenthaler

**Town of Bedford
Massachusetts 01730**

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**Special Town Meeting
Monday, November 7, 2011
Bedford High School
7:30 P.M.
Open To All Registered Voters**