

2019 Special Town Meeting

ZONING BYLAW AMENDMENTS
PRESENTATION



Boxborough Planning Board

Special Town Meeting - May 2019

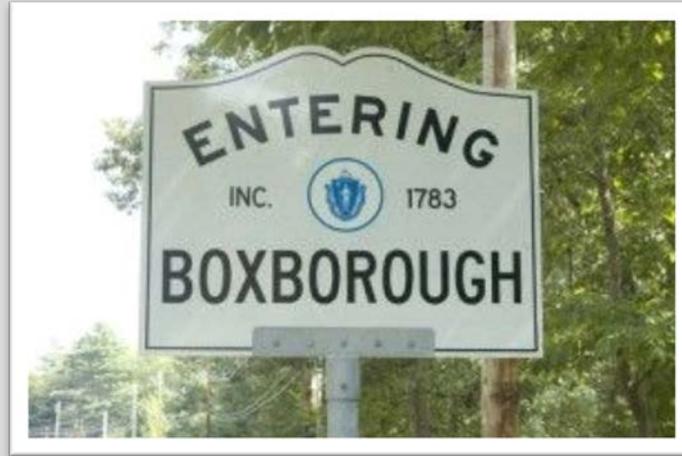
Recreational Marijuana Zoning Bylaw

It's legal

- In November of 2016, Massachusetts voters approved ballot “Question 4” legalizing the **recreational use and cultivation of marijuana** in the state.
- It is up to each city and town in the Commonwealth to regulate **recreational marijuana** in their jurisdictions.
- We are not debating marijuana as a moral issue or health issue.



Why propose a zoning bylaw ?



The Attorney General has recommended that prohibition of marijuana establishments is best done by zoning bylaw as opposed to general bylaw.

TOWN MEETING PROCESS

Define
(Article 1)

**Vote on
each RME**
(Articles
2-8)

**Accept
Local tax**
(Article 9)

**Location
of RME's**
(Article 10)

**Summary
Vote**
(Article
11)

**Ballot
Vote**
May 21st

Article 1 – Definitions

What are Recreational Marijuana Establishments?

State defines seven (7) types of establishments

- Craft Cultivator Cooperatives
- Independent Testing Laboratories
- Cultivators
- Microbusinesses
- Product Manufacturers
- Research Facilities
- Retailers

TWO THIRDS

**VOTE REQUIRED TO ADD THESE
DEFINITIONS TO THE ZONING
BYLAW**

Articles 2 - 8

**Which Recreational Marijuana Establishments
should be allowed in Boxborough?**

ARTICLE 2: Craft Marijuana Cultivator Cooperatives

ARTICLE 3: Marijuana Cultivators

ARTICLE 4: Marijuana Microbusinesses

ARTICLE 5: Marijuana Product Manufacturers

ARTICLE 6: Marijuana Research Facilities

ARTICLE 7: Marijuana Retailers

ARTICLE 8: Independent Testing Laboratories

**TWO THIRDS
VOTE REQUIRED TO
ALLOW ANY OF
THESE ESTABLISHMENTS**

Article 9

Vote to accept MGL Chapter 64N, § 3, Local Tax Option

Allows the Town to impose a local tax (up to 3%) on recreational marijuana retailers in the event that Boxborough allows marijuana retailers

**MAJORITY
VOTE REQUIRED TO
ACCEPT LOCAL TAX**

Article 10

LOCATION of Permitted Recreational Marijuana Establishments

- Add Recreational Marijuana Overlay District to Zoning Bylaw
- Map (Appendix D)

The amendments in this article would create an overlay district for all RME's allowed in the Town.

**TWO THIRDS
VOTE REQUIRED**

Article 10 - Recreational Marijuana Overlay District

APPENDIX D

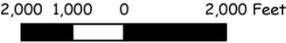


Town of Boxborough, Massachusetts



Legend

-  Recreational Marijuana Establishment Overlay District



Article 11

Express Prohibition of RME's

- Adoption of Section 7703 is necessary to establish which RME's are expressly prohibited in the Town under its Zoning Bylaws.
- If no RME's are listed as allowed in Section 7701, then Section 7703, if adopted, will prohibit all RME's in the Town.

*Prohibitions must be validated with a simple majority ballot vote

**TWO THIRDS
VOTE REQUIRED
AT TOWN
MEETING**

HOW DOES THIS WORK?

A 2/3 vote of Town Meeting is required to ALLOW each type of Recreational Marijuana Establishment in the Town.

A 2/3 vote at Town Meeting AND a majority vote of the voters at an election required to prohibit any type of RME in the Town by zoning bylaw.*

***The Attorney General has determined that towns favorable to legalization in the November 2016 state election must take this two-step process to "overturn" the will of the voters.**

SCENARIOS

What happens if any or all of the RME's obtain the necessary two thirds vote to allow?

Those RME's are allowed in the Town wherever the Zoning Bylaws provide.

If the Overlay District is established, they would be restricted to that district.

If the Overlay District is not established they will be allowed wherever the current Zoning Bylaws allow those general types of businesses.

What steps are necessary for a permitted RME to locate in Boxborough?

RME seeks to locate in RMEOD



Host Community Agreement with Town

- Public hearing
- Select Board finalizes agreement
- Cannabis Control Commission must approve



RME must apply for site plan approval

SCENARIOS

What happens if any or all of the RME's DO NOT obtain the necessary two thirds vote to allow?

They will be expressly prohibited under the Zoning Bylaws only if the Town adopts Section 7703 expressly setting forth what RME's are prohibited, AND the voters approve this prohibition at the election on May 21st.

SCENARIOS

What happens if one or more types of RME's are allowed by a zoning bylaw adopted by Town Meeting, and the general bylaw banning all RME's is approved at the election on May 21st?

While the general bylaw remains in effect, it will prohibit all RME's in the Town.

If the general bylaw is challenged and invalidated by a court, the zoning bylaws then in effect will govern the location of RME's in the Town.

SUMMARY

Article 1: Definitions - Vote YES

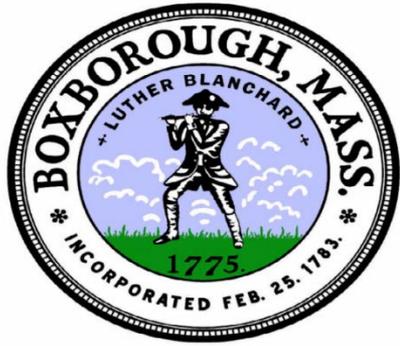
Articles 2 – 8: Vote whether to allow or ban any of the 7 RMEs – You Decide

Article 9: Local Tax Option – Vote YES

Article 10: RME Overlay District – Vote YES

**Article 11: Amending Zoning Bylaw – Vote YES
Prohibitions**

VOTE
Tuesday, May 21st



2019 Annual Town Meeting

PRESENTATIONS

Article 2

RECEIVE REPORTS

School Committee Members

Acton-Boxborough Regional School Committee



- Diane Baum
- Michael Bo
- Mary Brolin
- Adam Klein
- Ginny Kremer
- Amy Krishnamurthy
- Tessa McKinley
- Maya Minkin
- Paul Murphy
- Angie Tso
- Eileen Yi Zhang



Highlights 2018-19: ABRHS



Highlights 2018-19: R.J. Grey JH



Highlights 2018-19: Elem. Schools



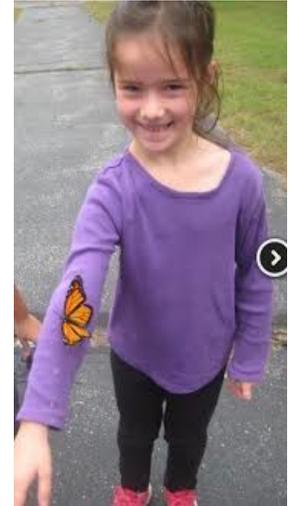
C.T. Douglas School



Merriam School



McCarthy-Towne



Blanchard Memorial School

Paul P. Gates School

Luther Conant School



Budget Driver: District Goals

Understand and respond to our students' social & emotional needs.
Provide equitable opportunities and tools to learn.
Access to safe and effective learning environments.



Budget Driver: District Values



Wellness

Equity

Engagement

Appropriated Budget History Since Full Regionalization



Fiscal Year	Total Regional Budget	\$ Increase	% Increase
FY2015	\$77,100,514		
FY2016	\$80,296,395	\$3,195,881	4.15%
FY2017	\$83,073,204	\$2,776,809	3.46%
FY2018	\$86,090,491	\$3,017,287	3.63%
FY2019	\$88,721,492	\$2,631,001	3.06%
FY2020	\$90,982,111	\$2,260,619	2.55%

Boxborough Assessment FY2018-2020

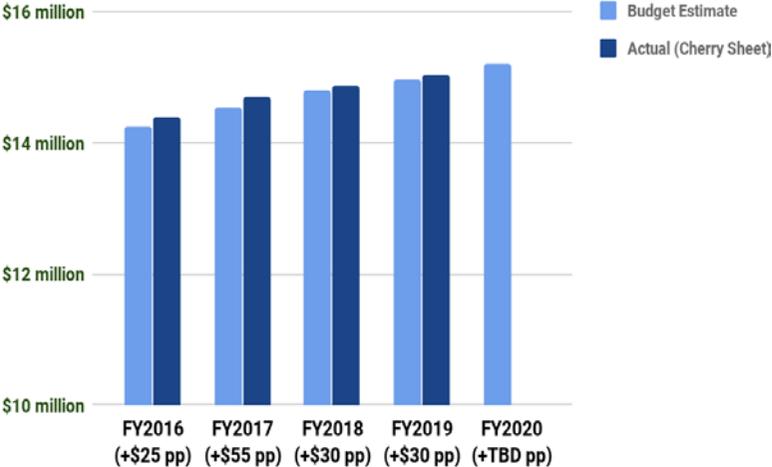


Fiscal Year	Boxborough Assessment	\$ Change	% Change
FY2018	\$11,593,781	+ \$90,633	+0.79%
FY2019	\$11,351,355	- \$242,426	-2.09%
FY2020	\$11,522,285	+ \$170,930	+1.51%

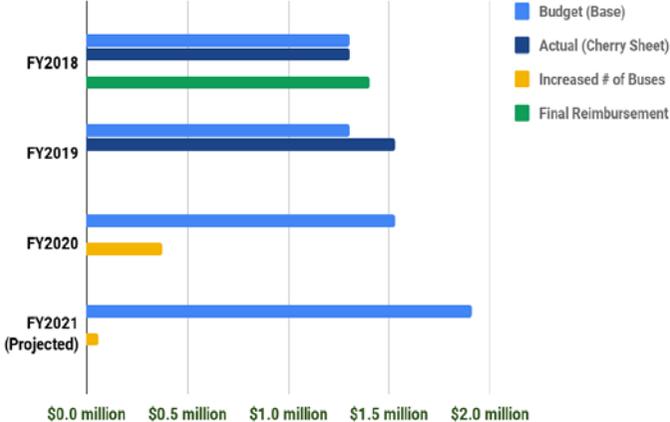
Drivers of Fiscal Health: Revenue Sources



Chapter 70 Funding Trend



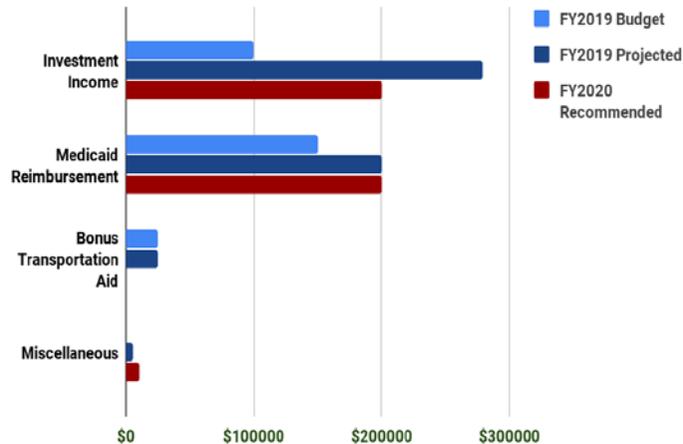
Regional Transportation Aid



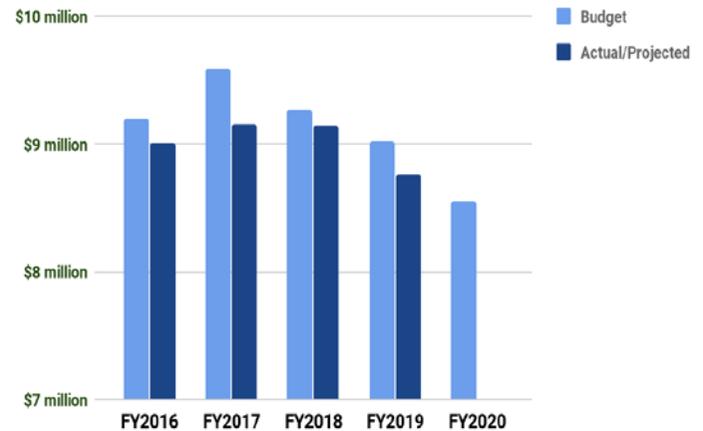


Other Drivers of Fiscal Health

Other Revenues - Comparative FY2020 Budget



Health Insurance Budget Development (Active plus Retiree)



Excess & Deficiency Fund Usage Since Full Regionalization

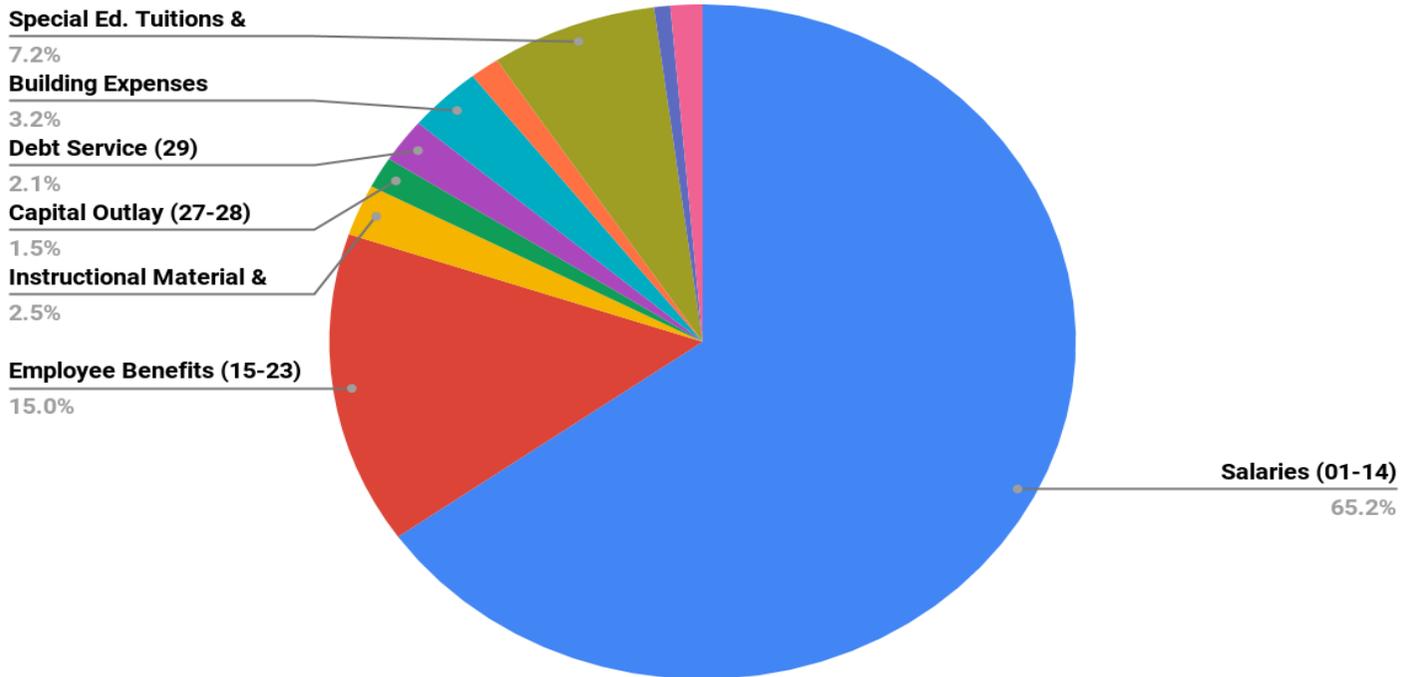


Fiscal Year	Usage	Target	Certified Balance	%
FY2015	\$300K		\$1,072,454	1.4%
FY2016	\$200K		\$1,950,365	2.4%
FY2017	\$200K		\$2,738,661	3.3%
FY2018	\$1.2M	Leary Field turf Douglas feasibility	\$4,008,284	4.7%
FY2019	\$775K	Single-tier busing	\$4,082,325	4.6%
FY2020	\$690K	Addition of 2 buses Capital allocation	TBD	TBD

FY2020 Major Cost Categories



FY2020 Budget Allocation by Major Cost Category (Character Code)



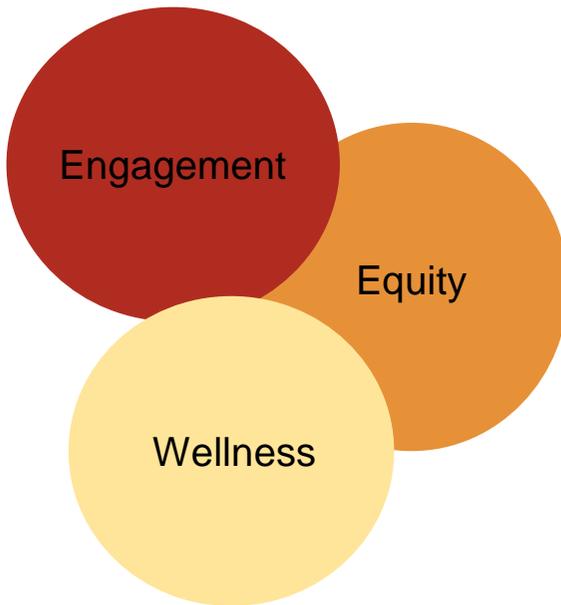


Budget Drivers

Position/Action	Net Change
Costs related to teacher salaries	+\$1,663K
Program initiatives	+\$149K
Cost savings related to health insurance	-\$466K
Two additional buses	+\$120K
Increased commitment to capital allocation by 25%	+\$250K
Staffing Requests (8.6 FTEs) -Elementary: STEM Coach, Special Education Team Chair, Library/Media Specialists -JH/HS: Special Educator, BCBA, HS Counselor, Nurse -Shared: School Psychologist, Instrumental Music Teacher, Project Manager for CIP	+\$345K



Program Initiatives



ADL's A World of Difference HS Program
Student-Centered Coaching, K-6 STEM

Certified Library/Media Specialists
Field Trip Assistance Fund
Elementary School Supplies in School
Budgets

William-James INTERFACE Referral Service
AB Cares/Community Partnerships
School Wellness Advisory Committee
Increased Counseling & Specialist Support
Wrap-around Services Contract

Thank You



Thank you for your support of the FY 19-
20 Acton-Boxborough Regional School
District Budget

Article 6: Acton-Boxborough Regional Schools Capital Improvement Plan



Motion

To see if the Town of Boxborough will approve the debt authorized by the Regional School District in the amount of \$7,500,000 for the purpose of paying construction, installation and all other associated costs of providing capital improvements identified hereof on the Regional School District's Capital Improvement Plan.

Requires a two-thirds majority vote

ABRSD Capital Improvement Plan



- Comprehensive, proactive, realistic and executable
- Prioritizes safety and optimizes cost savings
- Allows for \$21M in capital projects to be completed over 13 years
- Funded within the operating budget



Overview

Short Term

Operating Budget

Medium Term

Capital Improvement Plan
\$21M over 13 years:

\$12.5M years 0-4
\$8.3M years 5-12

Long Term

Stabilization Fund

Major Building Project(s)
Douglas/Gates
Conant [TBD]

Continuing our Commitment to Capital in FY20 and Beyond



Capital Allocation FY15-22

FY15	\$154,000
FY16	\$170,000
FY17	\$243,000
FY18	\$770,000
FY19	\$1,000,000
FY20	\$1,250,000
FY21	\$1,500,000
FY22 +	2.5% annual increases

- Goal is to maintain enough funds over time to address capital needs well into the future
- Part of a Capital Improvement Plan
- Moves us closer to keeping apace with allocating 1% of the assessed value of our buildings

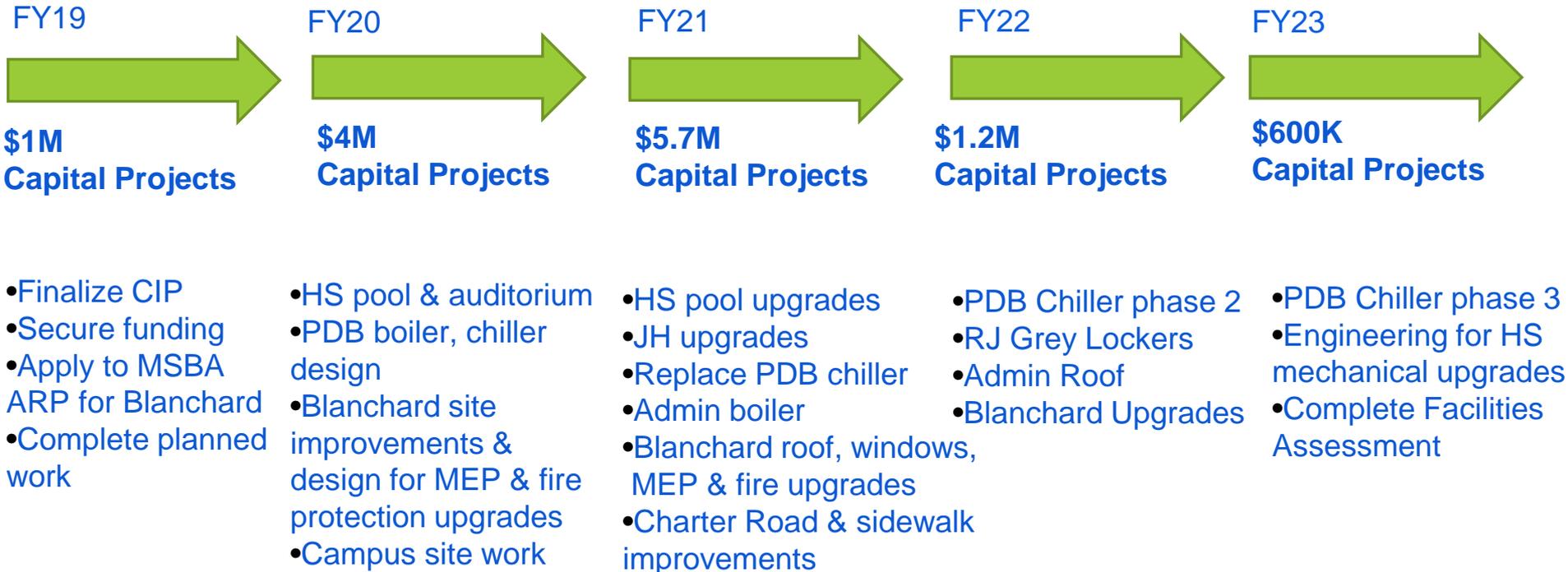
Funding Strategy: Authorize Borrowing for High Priority Projects



- \$7.5M bond allows us to accelerate high priority projects during the first 2-3 years of the plan
- Repaid within the District's operating budget; will not require a debt exclusion.



Capital Projects FY19-23

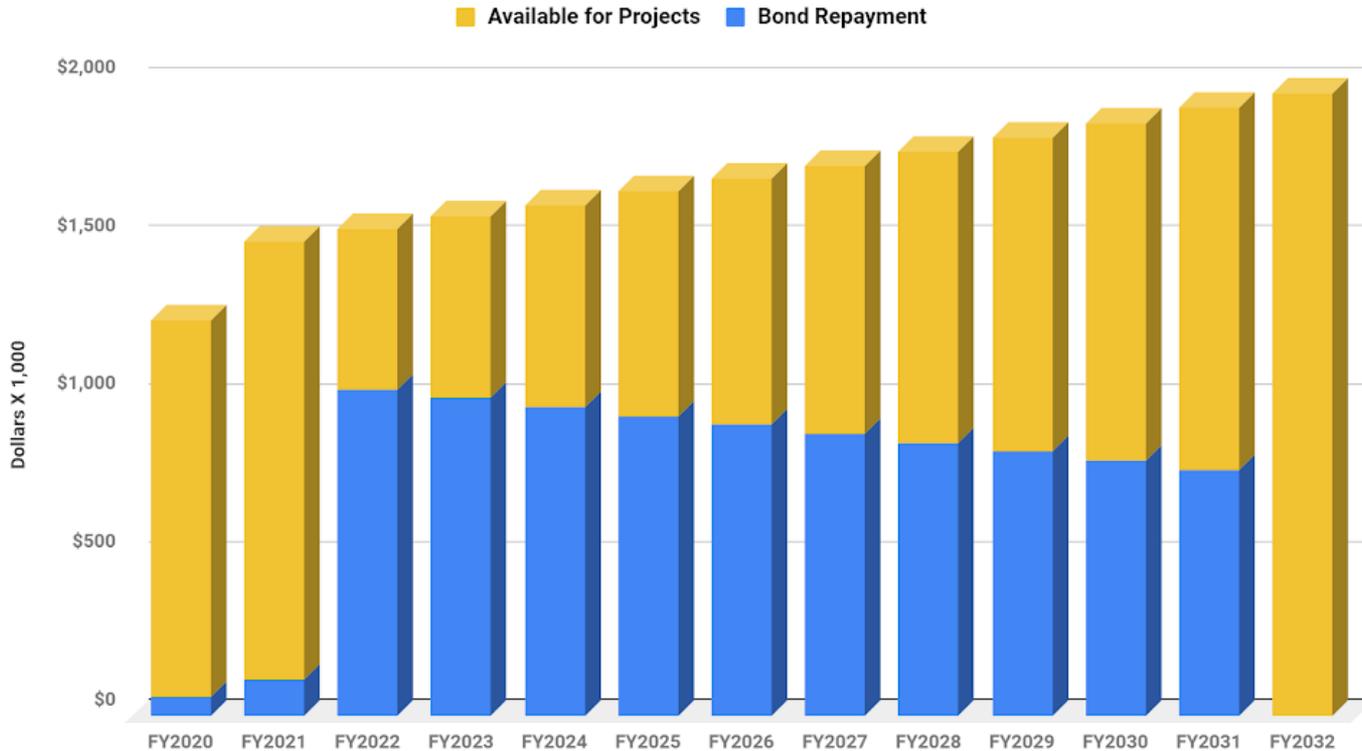


\$12.5M Capital Projects in years 0-4 + \$8.3M Capital Projects in years 5-12 → \$21M over 13 years



Bond Repayment

Planned Capital Budget Allocations FY20 - FY31



Article 6: Acton-Boxborough Regional Schools Capital Improvement Plan



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Requires a two-thirds majority vote

Article 7: Acton-Boxborough Regional Schools Stabilization Fund



Motion

To see if the Town will approve the establishment of a Capital Stabilization Fund by the Acton-Boxborough Regional School District in accordance with the provisions of Chapter 71, Section 16G½ of the Massachusetts General Laws, as amended, for the purpose of providing funding for the District's future capital needs in conjunction with its Capital Improvement Plan.



Overview

Short Term

Operating Budget

Medium Term

Capital Improvement Plan
\$21M over 13 years:

\$12.5M years 0-4
\$8.3M years 5-12

Long Term

Stabilization Fund

Major Building Project(s)
Douglas/Gates
Conant [TBD]

Long Term Capital Projects: Douglas, Gates & Conant



Long Term Funding Strategy: Stabilization Fund



- Recommended by auditor in 2018; favorably impacts credit rating; rooted in DESE regulations and MA General Law
- Augments plan by allowing us to save for anticipated costly projects and to respond to unanticipated events related to capital
- Funded through cost savings realized on capital projects, budget surpluses (when available), interest income and other targeted revenue sources (e.g., MSBA ARP)

Article 7: Acton-Boxborough Regional Schools Stabilization Fund



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Finance Committee

ARTICLE 5

ANNUAL TOWN MEETING REPORT – MAY 2019

Goals of the Finance Committee

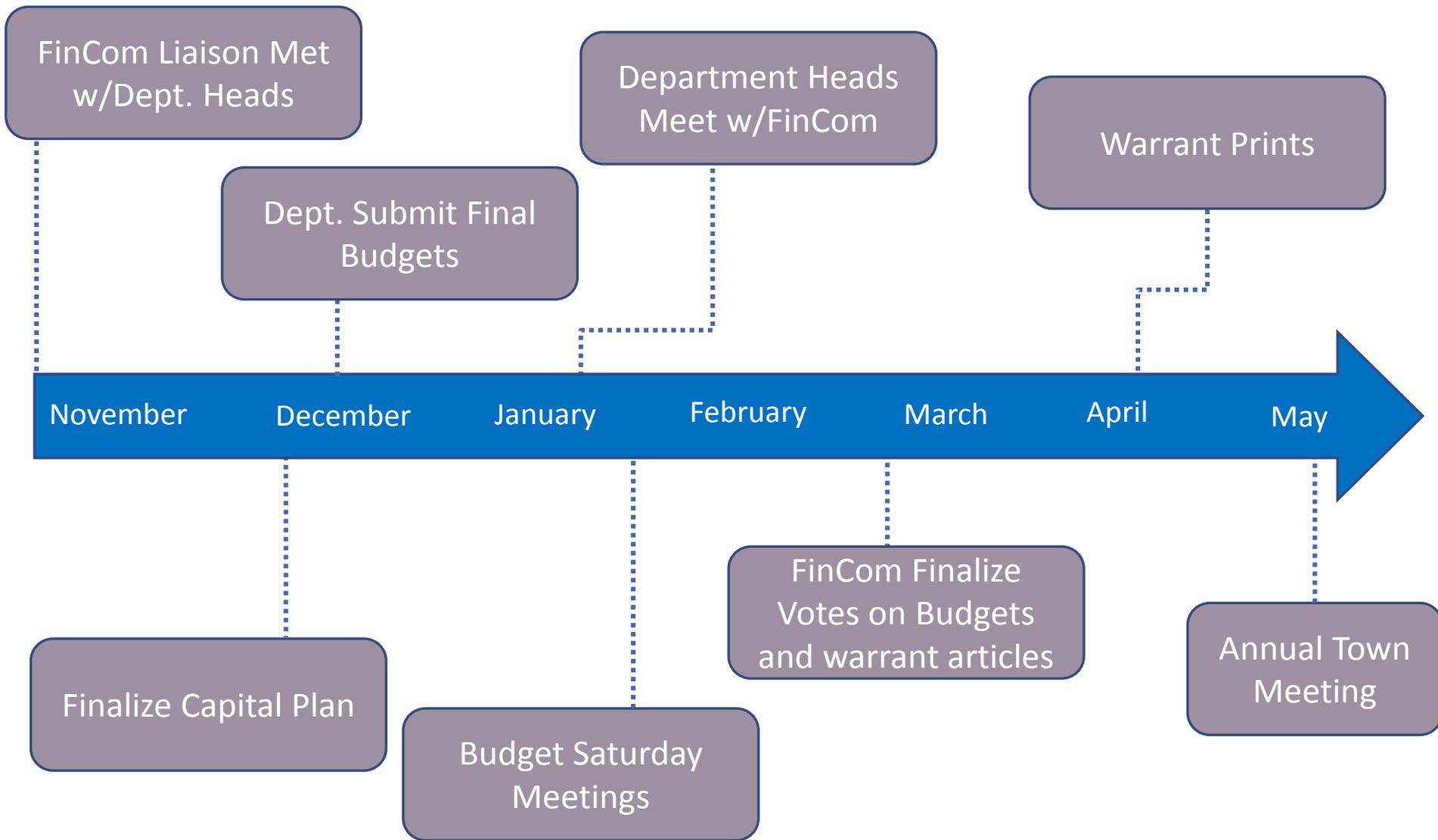
- **Realigned** the operating budget – no automatic increases, looked at historic events
- **Proposed increased services** through warrant articles for the operating budget
- **Manage long-term** debt via capital planning process
- Address unfunded **retiree benefits (OPEB)** and **manage available cash flows & stabilization funds**

Role of the Finance Committee

Volunteers appointed by the Town Moderator that **represent the taxpayers**

1. Responsible for receiving, analyzing and presenting the budget to the Town
2. Review & provide a Recommendation on All Warrant Articles
3. General financial oversight of all town matters and short/long-term financial planning including both Expenses and Revenue
4. Serve as liaisons to Town and AB Region Committees for open communication
5. Active participants on Town building committees, CPC and Housing Board

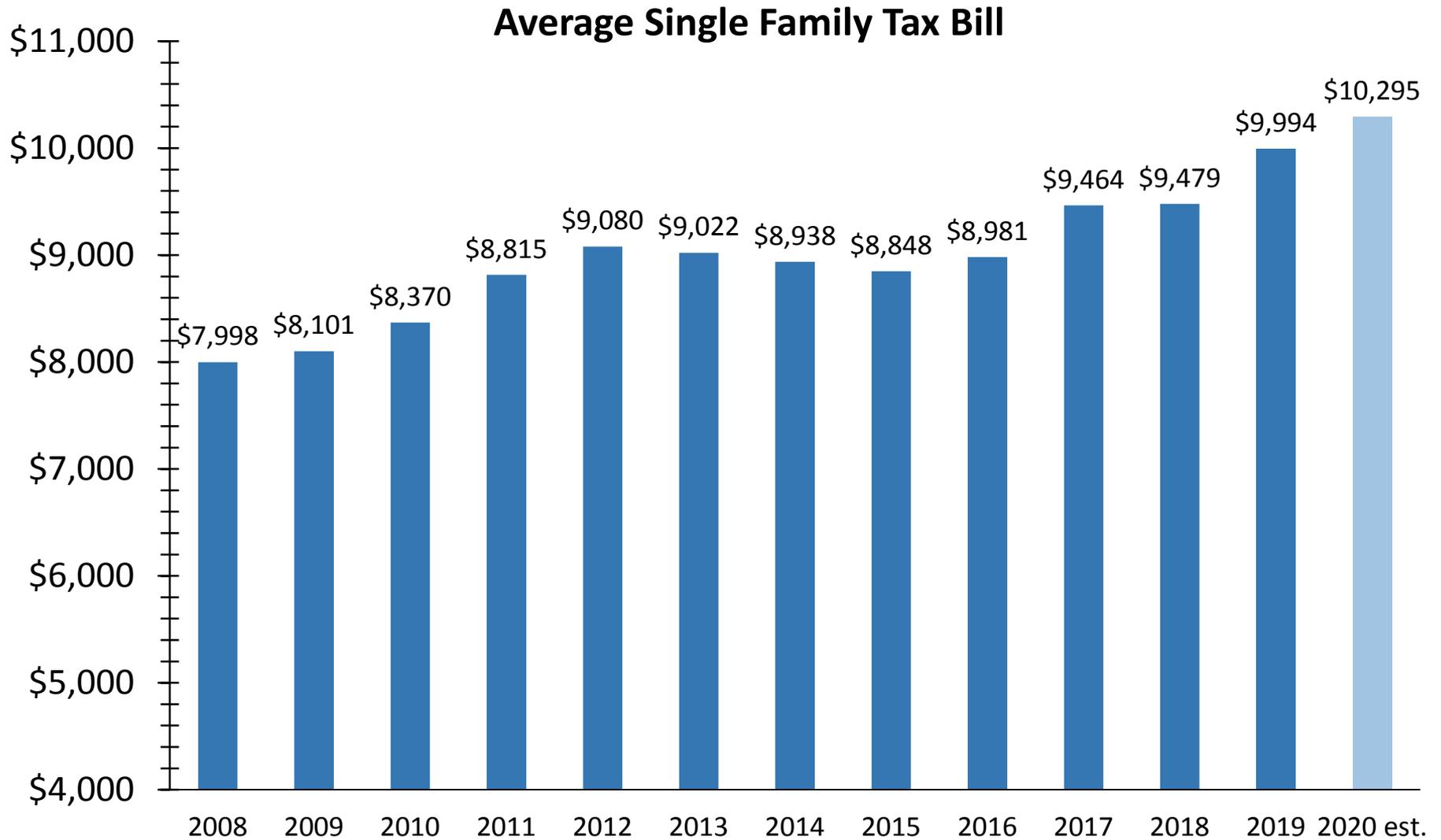
Typical Finance Committee Process



2019 Process Improvements

1. Started the process earlier in the fall of 2018.
2. Prior to FinCom Budget review, Town Administrator and Town Accountant met with Department Heads and Committees to review budgets and define goals.
3. Increased communication/coordination with the Select Board regarding the budget to improve the effectiveness of the overall process.
4. Completed all voting on time for warrant submissions.

Financial Overview - Average Single Family Tax Bill



Revenue

Our Budget is funded from essentially 3 sources:

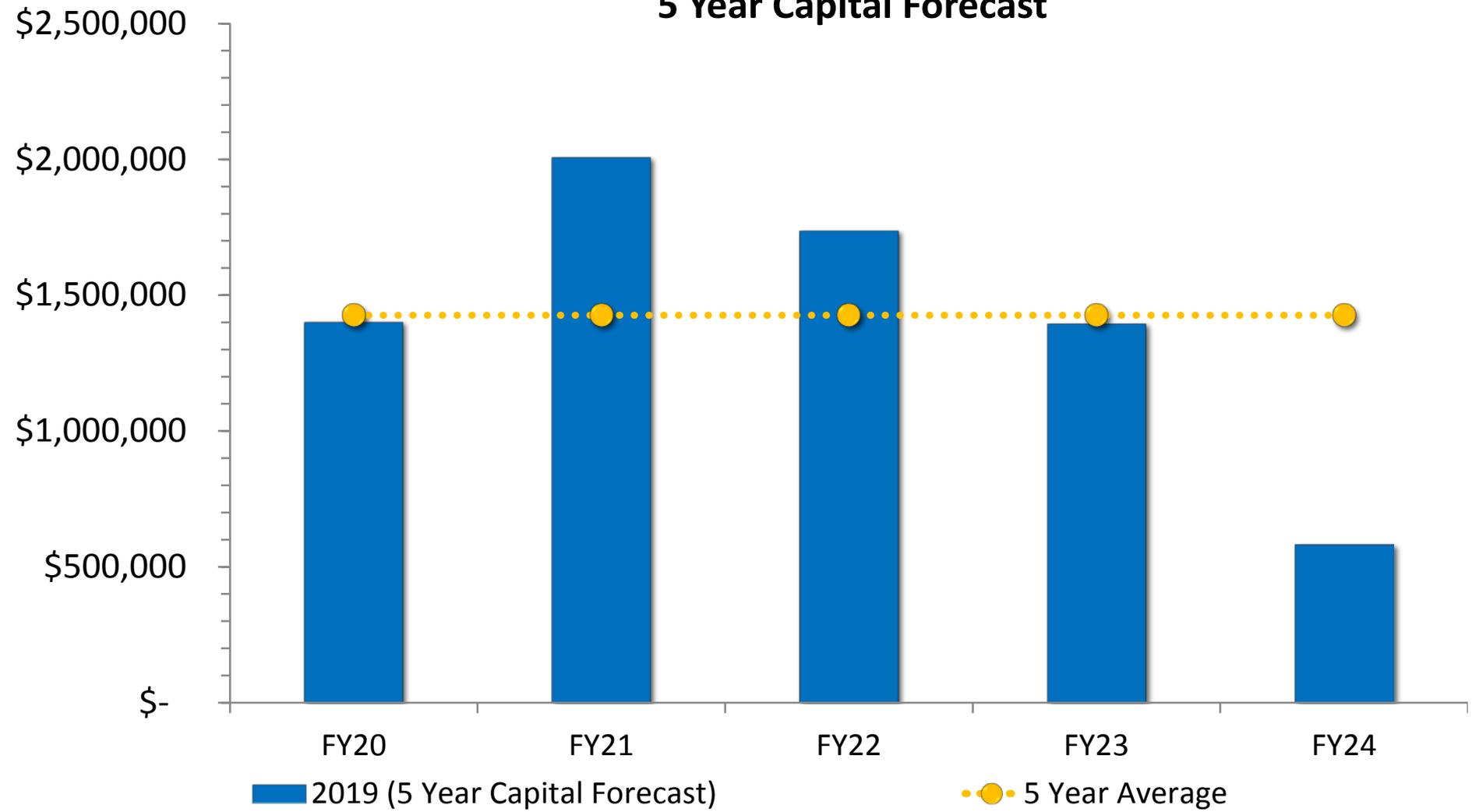
1. State Funding, Local Fees, and Taxes
2. The only way to reduce Taxes on Residential properties is to increase revenue from other sources, like Commercial Property Taxes or Local Options Taxes
3. Unfortunately, Our Commercial Property (including Office Buildings) Vacancy Rate is rising, resulting in abatements of taxes and shifting the burden to Residents

Tax Base Shift

Shift from Commercial to Residential	Total Shift of Residential Taxes	Equivalent # of New Homes	Projected tax increase average residential household
5%	\$204,739	20.5	\$109.56
10%	\$409,477	41.0	\$213.03
15%	\$614,216	61.5	\$322.59
20%	\$818,955	81.9	\$426.06
25%	1,023,693	102.4	\$535.62

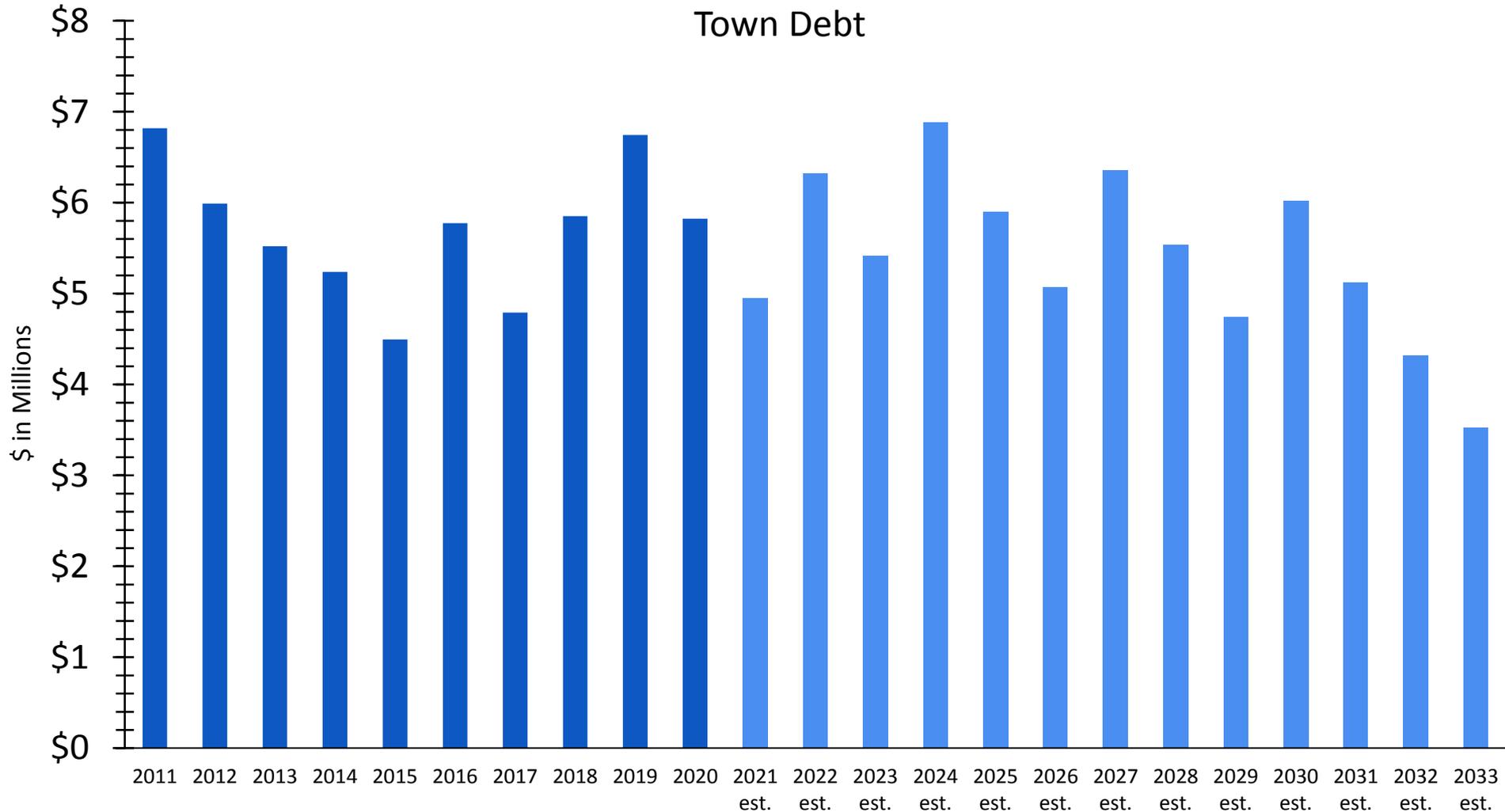
Financial Overview - 5 Year Total Capital Forecast

5 Year Capital Forecast



Financial Overview - Town Debt

Debt Schedule does NOT include new construction for public safety facilities or school construction



Financial Overview - Fiscal Year 2020 Budget Overview

	FY 2019	FY 2020	% Change
Expenditures			
Operating Budget	\$20,510,785	\$21,098,845	2.87%
Warrant Articles (ATM & STM)	\$3,096,618	\$1,791,576	-42.1%
Total Expenditures	\$23,607,403	\$22,890,421	-3.04%
Revenues			
Tax Levy	\$19,176,486	\$19,838,495	3.45%
Local Receipts/State Aid/Other	\$2,810,888	\$2,571,926	-8.5%
New Borrowing	\$1,944,900	\$800,000	-94.6%
Total Revenue	\$23,932,274	\$23,210,421	0.4%

Cost of Abatements

In addition to the Budget the Tax Rate includes money to cover the cost of Abatements

Fiscal Year	2016	2017	2018	2019 YTD
Abatements	\$53,349	\$58,061	\$154,796	\$93,494
Cost/parcel	\$26.32	\$28.64	\$76.37	\$43.24

183% increase in abatements Since FY2016

FY2018: \$76,673 in abatements were for commercial properties

So far in FY2019: Commercial property abatements total \$51,394

Financial Summary

1. OPEB is 20% funded; estimate \$100,000/year until 2034
2. Reserve fund decreased from \$200,000 to \$150,000
✓ *Represents 1.5% budget: not including School Assessment*
3. Free Cash was used to fund many warrant articles to avoid increasing the tax rate

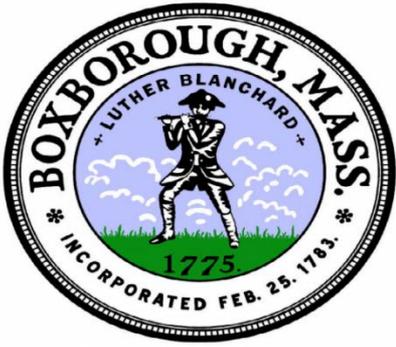
Financial Summary - Continued

FY2018 Average Estimated
Single Family Home Valuation = \$576,600

FY2019 Average Single
Family Home Valuation = **\$608,661**
(after Revaluation)

FY2019 Average Actual
Single Family Tax Bill = \$9,994

FY2020 Average Estimated
Single Family Tax Bill = **\$10,295**



DPW 2 PORTABLE MESSAGE BOARDS

ARTICLE NUMBER 12

Portable Message Board



Variable Message Boards



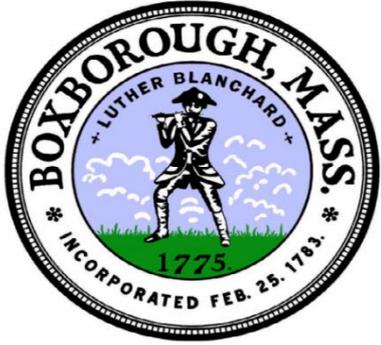


FIRE DEPARTMENT AMBULANCE

ARTICLE NUMBER 28

Current Ambulance





TRANSFER STATION ROLL-OFF TRUCK

ARTICLE NUMBER 31

Roll-Off Container Truck





CEMETERY RESTORATION PROJECT

ARTICLE NUMBER 33

Previous Restoration Efforts 2018



Previous Restoration Efforts 2015-2016



Article 37

**TRAFFIC STUDY
COMMITTEE -
ADOPTION OF
MGL CH. 90 § 17C**



TSC Recommendation
for a warrant article to
adopt MGL c. 90 § 17C -
a decrease from 30mph
to 25mph *on roads with
no posted speed* limit

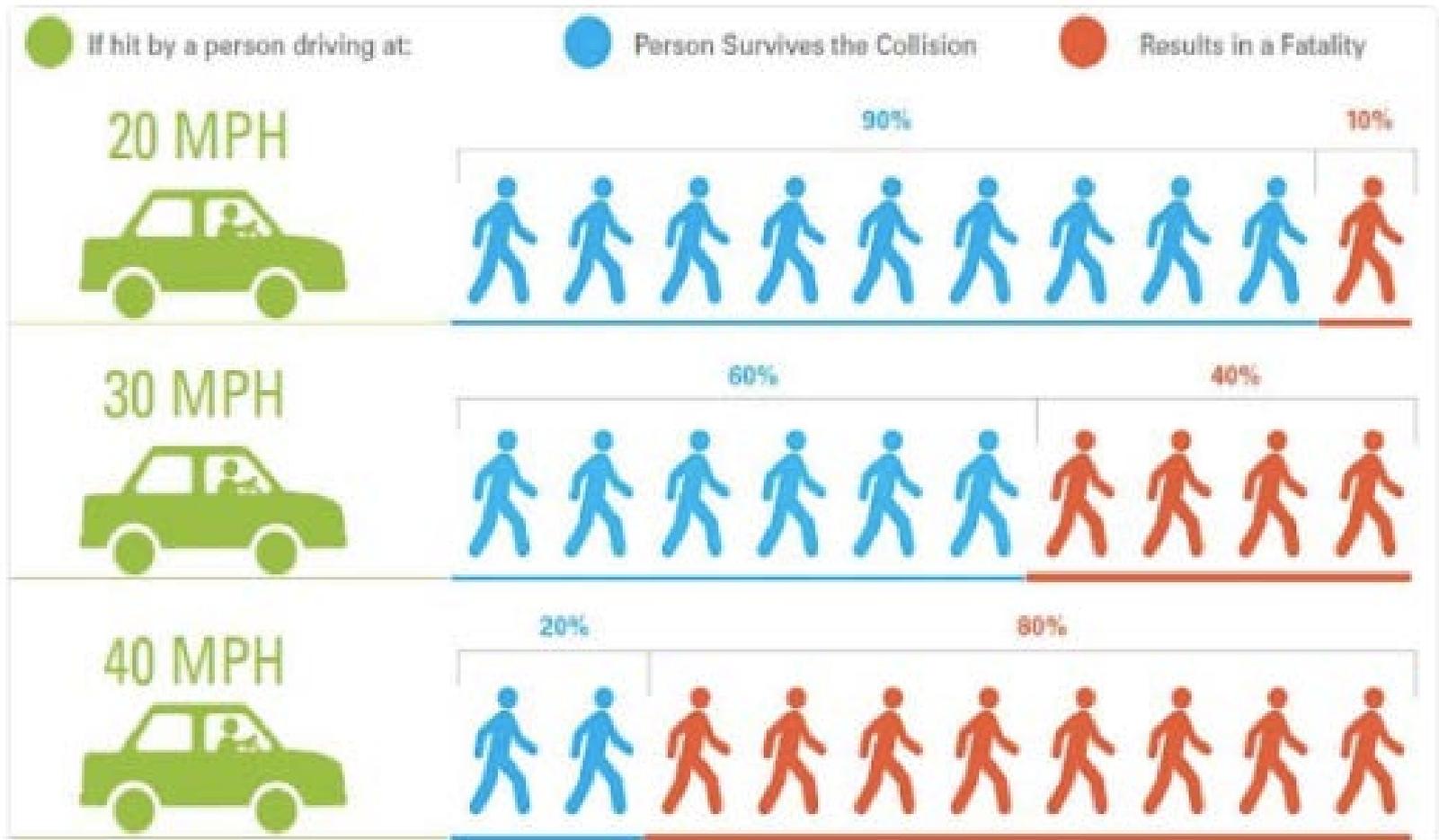
Who is the Traffic Safety Committee?

- All-volunteer town-board composed of five residents that meet once a month in open-meeting
- Ex-officio members:
 - Chief Warren Ryder
 - Bob Stemple, Selectboard

Formed to study traffic conditions and patterns in the Town, evaluate options for traffic safety improvements and to recommend to the Board of Selectmen approaches to provide for safer neighborhoods. Efforts to accomplish these goals shall include reducing speeding and unnecessary traffic on neighborhood roads

What is MGL c. 90 § 17C ?

- **Lowers the speed limit of *unposted, thickly-settled* roads from 30mph to 25mph (roads like Joseph Road, but NOT Liberty Square)**
- Prior to Nov 2016, towns would have to go through a lengthy process and conduct DOT studies to change the speed limit on a street (with no guarantee of success)
- Now, Boxborough can join 34 other towns including Littleton and Concord, and vote to opt-in to MGL c. 90 § 17C (simple majority at town meeting)



35-45% less chance of an accident in the first place

Why would we do this?

- Lower average speed and reduction in excessive speeding (40mph+)
- Reminder/Reinforcement at town borders (education)
- A community-adopted speed limit
- Reduction in likelihood of accident
- Improvement of survivability as a result of an accident
- Increased likelihood of road usage by pedestrians, cyclists, etc.
- Part of Boxborough 2030 plan

Goal 7.1. Increase the quality, safety, accessibility, and reliability of transportation options for all income and age groups.

Strategy 7.1.1. Encourage active modes of transportation, such as walking and biking.

Where would we see changes?

- 10 unposted streets that are connecting streets - a 25mph limit would have significant positive benefits (e.g. Tamarack, Emanuel, Guggins)

Benjamin Drive

Emanuel Drive

Guggins Lane

Joseph Road

Meadow Lane

Pierce Lane

Pine Hill Road

Robinson Road

Tamarack Lane

Whitney Lane

- Other dead ends have significant length and would also be impacted positively (East Whitcomb Road, Patch Hill)

Next Steps

- Majority vote at Town Meeting
- Inform the State
- Signs at major town borders
- Diamond signs on roads where reminders will be needed (e.g. Joseph, Emanuel)
- Cost of new signs is zero to town (part of safety grant from LELWD)



Community Preservation Fund Articles





Establish FY 20 Reserves

ARTICLE NUMBER 34

Issue

Each fiscal year, Town Meeting must appropriate or reserve at least 10% of the estimated annual revenue for each of the three categories of allowable community preservation purposes (open space, community housing and historic resources)

Solution

The CPC recommends the following set asides from estimated annual revenue:

- \$22,000 for Open Space
- \$22,000 for Community Housing
- \$22,000 for Historic Resources
- \$150,000 for FY 20 Budgeted Reserve
- \$5,000 for Administrative Expenses

Costs and Benefits

- There is zero cost for this Article
- We are simply allocating revenue to be collected including the state matching \$\$
- Passing this Article satisfies the Town's obligation to set aside 10% of our estimated annual revenue to each of the three categories of allowable community preservation purposes

Vote Yes

- Passing this Article is an administrative requirement of the CPA.
- The proposed allocation to budgeted reserves provides the most flexibility for CPA future expenditures.



CPC Report

ARTICLE NUMBER 34

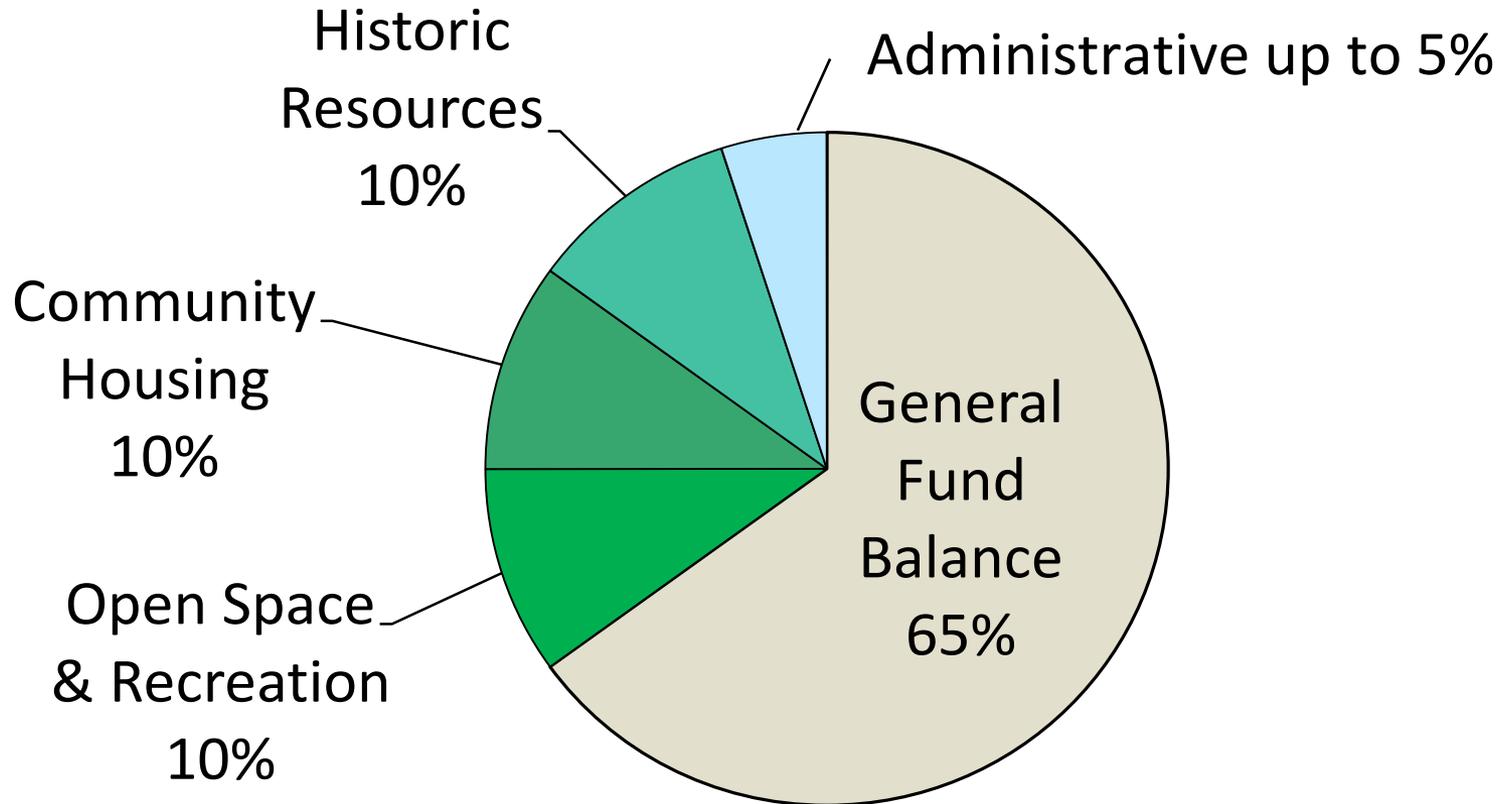
Community Preservation

- Community Preservation Act passed in 2014, effective FY 2015
- 1% surcharge on real estate tax bill
- Town receives a “matching” contribution from the State which has averaged about 16% since 2015
- Funds to be spent on Open Space, Community Housing, and Historic Resources

Community Preservation Committee

- Update the Town's Community Preservation Plan
- Prepare FY20 CPA budget based on anticipated revenue
- Review applications for CPA funding
- Recommend Articles for ATM

Annual CPA Spending Requirements



CPA Summary to Date

FY 2015 Actual through FY 2020 Estimate

Total CPA Revenue	\$ 1,030,010.37
Total CPA State Match	\$ 170,342.30
Total CPA Funds Received	\$ 1,200,352.67
FY 2016 Appropriations*	\$ 113,233.21
FY 2017 Appropriations*	\$ 190,331.58
FY 2018 Appropriations*	\$ 90,866.10
FY 2019 Appropriations*	\$ 404,650.00
FY 2020 Proposed Appropriations	\$ 68,250.00
Total CPA Funds Appropriated	\$ 867,330.89
Total CPA Ending Balance	\$ 333,021.78

*Less returned unused funds

CPA Appropriations



Town Hall Steps
\$ 45,000



Steele Farm Barn
\$ 90,000



Conservation of Historic
Town Records
\$23,000

CPA Ending Balance

Through FY 2020 Estimate:

General Fund Balance	\$	291,256.28
Open Space Reserve	\$	15,600.00
Affordable Housing Reserve	\$	3,083.50
Historic Preservation Reserve	\$	23,082.00
Total CPA Ending Balance	\$	333,021.78



Boxborough Rental Assistance Program (BRAP)

Boxborough Annual Town Meeting
May 2019

Article Number 39



Boxborough Rental Assistance Program

Summary

- The program began with a 6 household pilot in 2016; expanded to 12 households in 2017 and adopted by Housing Board
- Households receive \$250/mo toward rent, paid directly to the landlord, for up to 3 years
- First graduating class will exit in October 2019
- 6 households have left the program early, primarily for improved/more affordable housing
- To date, a total of 18 Boxborough households have benefited from the program



Identifying the Need

- ABUW 2015 Community Needs Assessment
 - High median income and home prices
 - More than 20% of households earn <\$50,000/yr
 - Increase for reduced/free lunch eligible families
 - Growing senior population, fixed income
- 2012 Housing Needs Assessment identified lack of low income rental housing

Program Characteristics

- Key eligibility requirements
 - Income must be less than 60% AMI for the household size
 - Rental burden must exceed 30%, less than 50% after assistance
 - Rental housing must be in Boxborough
 - Household must agree to work with COA/Community Services
 - Landlord must agree to BRAP payments and program terms
 - Term of assistance limited to three years
- Eligible households ranked through point system. Key considerations are:
 - Boxborough residency
 - Lowness of income
 - Ties resolved by lottery
- Confidentiality preserved throughout screening and participation process

Typical Application Response

- FY19:
 - 8 new applications were received
 - Of these 5 were screened as eligible
 - 4 entered the program in October based on preference ranking, the 5th entered the program for January due to another participant exiting
- BRAP is currently full with 12-households participating, no waitlist at this time
- Inquiries and applications accepted on a rolling basis and added to a waitlist
- Anticipate 4 openings for FY20

Participant Demographics

- Current BRAP households represent a broad range of community
 - The youngest household member is <1, oldest is >90,
 - Half include members who are employed,
 - Half are single disabled or elderly individuals,
 - Third are families with school aged children,
 - Third include a member with a disability,
- Every household has accessed additional supports through the program
- All participating households were Boxborough residents prior to their application
 - Some longtime residents, more than 10 years
 - Some new residents 1-2 years, left and returned

Impact of Assistance

- Increased quality of life, stress reduction
- Safety related car repairs
- Better management of health conditions
- Educational and extra-curricular opportunities for children
- Job training/certification

BRAP Graduates

- Four households will exit the program in September 2019 at the end of their maximum 3-year term
 - One of these household has increased their income
 - Remaining three households exploring senior housing options
- One household exited the program in 2018 after receiving a Section 8 voucher.
- Three households exited the program in 2018 to move to more long-term affordable housing, BRAP assistance allowed them to save for moving costs.

COSTS FOR FY20 PROGRAM

Cost Category	7/1/19 to 6/30/20
Direct Program Cost	\$36,000
Administrative Costs	\$1,650
Total	\$37,650

- Twelve Households will be helped at \$250/Month.
- The Administrative Costs are primarily for eligibility determination by Metro West.
- Administrative Costs are 4.4% of the total cost.

Summary

- Modest assistance has been provided with high efficiency and has enabled significant improvements to life for recipients.
- We are giving a helping hand to Boxborough residents who otherwise would not have been helped.
- Entirely consistent with Boxborough2030, our new Master Plan.
- BRAP is a model for other local towns developing similar programs

Boxborough2030: A Rural Engaged Community for All



Rehabilitation of Baseball Field and Practice Area at Flerra Meadows

Community Preservation Fund- Open Space (Including Recreation)

ARTICLE 40

Summary

- Rehabilitate and make capital improvements to the existing baseball field and batting cage located at Flerra Field

Issue

- Flerra baseball field is one of only two baseball diamonds in the town of Boxborough
- The batting cage is falling apart and has never been repaired since it was installed roughly 15 years ago.
- The baseball infield area at Flerra is hardly used for actual games because it is not in good shape.

Solution

- Hire a company specializing in athletic fields to rehab and recondition the baseball diamond
- Remove batting cage (already done by DPW)
- Potentially replace batting cage with help of youth baseball
- To be completed by April 2020 (prior to start of baseball season)

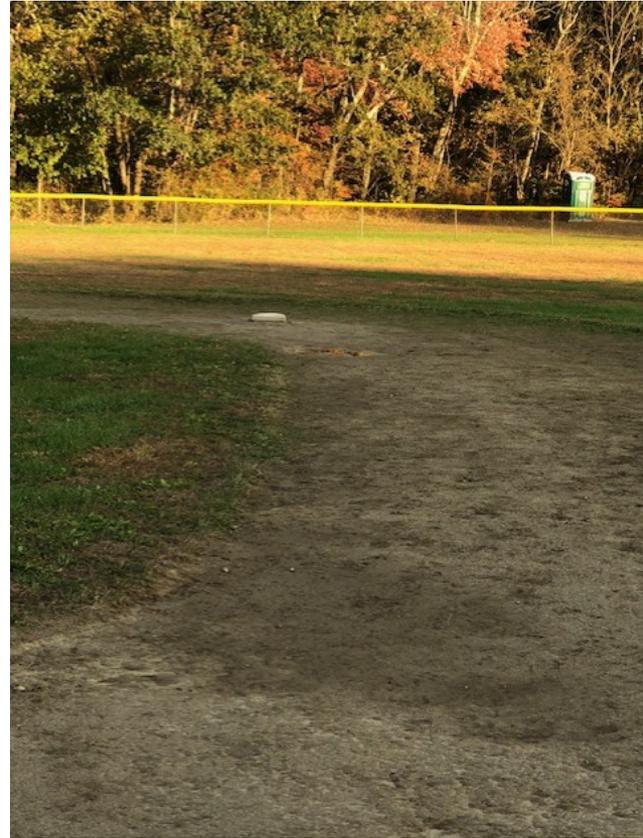
Benefits

- With the lack of playing fields and many Boxborough youths registered for fall and spring baseball each year, investing into the maintenance of the Flerra baseball field and practice area would be beneficial to our community and reflect positively on our town.

Costs

- Asking for \$8,000 CPA Funds
- Estimated cost of project is \$9,200.
- A 10% contingency is included to cover unexpected costs and price increases in labor and materials.
- Recreation Commission will ask youth baseball to contribute \$1,200 to cover the cost of a new batting cage.

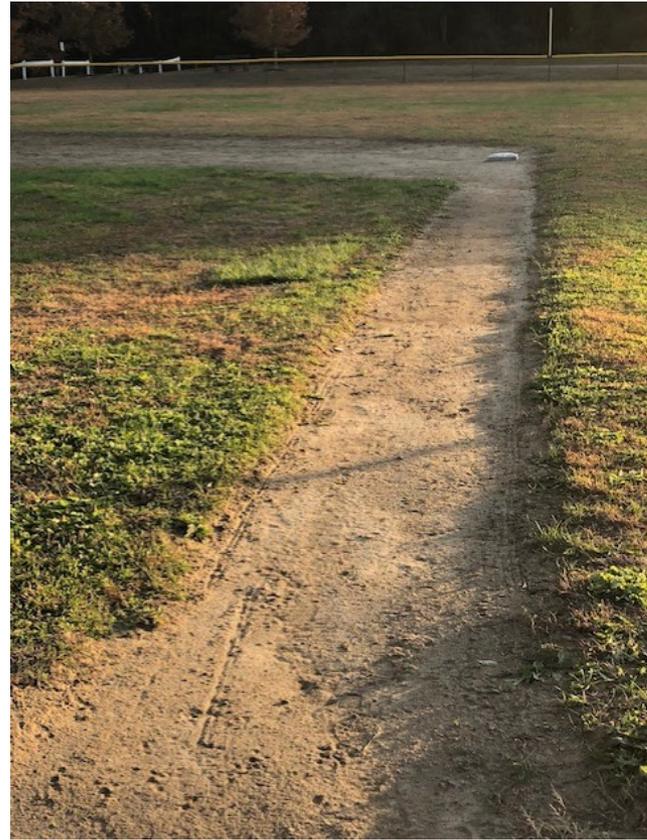
Photos of Existing Conditions



Photos of Existing Conditions



Photos of Existing Conditions

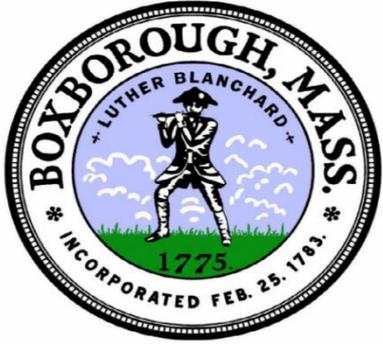


Photos of Existing Conditions



Vote Yes

- Investing into the maintenance of the Flerra baseball field and practice area would be beneficial to our community and reflect positively on our town.



Flerra Playground New Fence

Community Preservation Fund- Open Space
(Including Recreation)

ARTICLE 41

Summary

- Install a new 5-foot-tall galvanized, black, vinyl-coated chain link fence surrounding the playground located at Flerra Field, replacing the current one.

Issue

- Current chain link fence is falling down in some areas and bowing in others.
- Finalize the improvements made this past year to the playground by removing the old fence and installing a new, more durable one.

Solution

- The scope of work will include the removal and disposal of the old fence; and installation of a new one.
- Work to be completed by fence company in Summer 2019.

Benefits

- Finalize the improvements made this past year to the playground by removing the old fence and installing a new, more durable one.
- A new fence will create a safer environment for children within the playground area.
- Enclosing it a little further may deter off leash dogs from entering the playground area.

Costs

- Asking for \$7,600 CPA Funds
- Estimated cost of project is \$6,910.
- A 10% contingency (\$690) is included to cover unexpected costs and price increases in labor and materials.

Photos of Current Fence

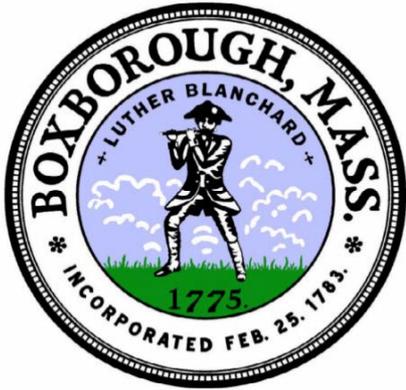


Photos of Current Fence



Vote Yes

- To finalize the improvements made this past year to the playground by installing a new, more durable fence that will create a safer environment for children within the playground area.



Community Preservation Fund
Open Space (Including Recreation)

Conservation Trust Fund

ARTICLE NUMBER 42

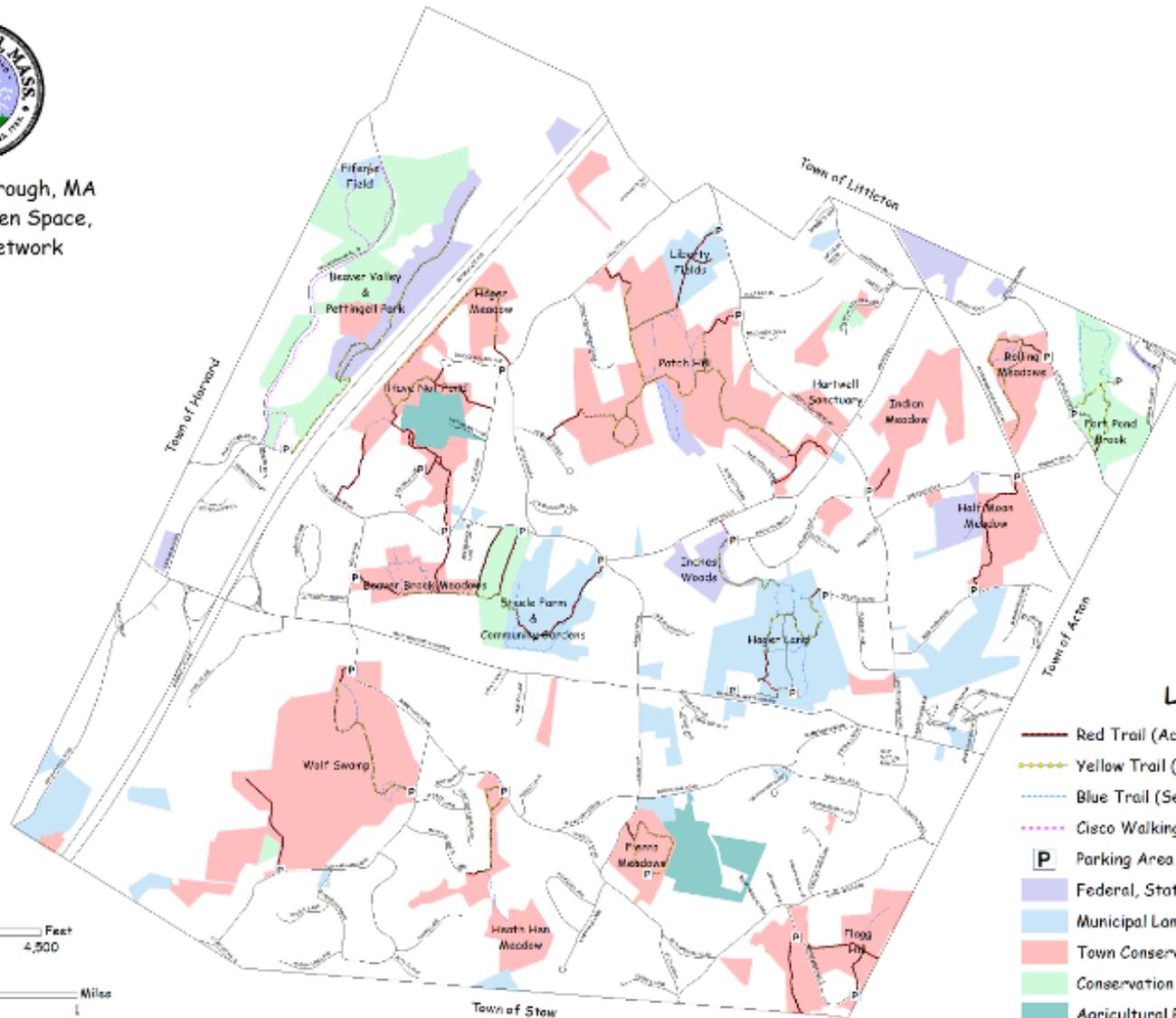
CONSERVATION TRUST FUND (CTF)

The Conservation Trust Fund (CTF) is used to fund the **acquisition, capital improvement, preservation, and management** of the Town's Conservation Land.

Nearly 1000 Acres of Conservation Land



Town of Boxborough, MA
Town Land, Open Space,
and Trail Network
2018



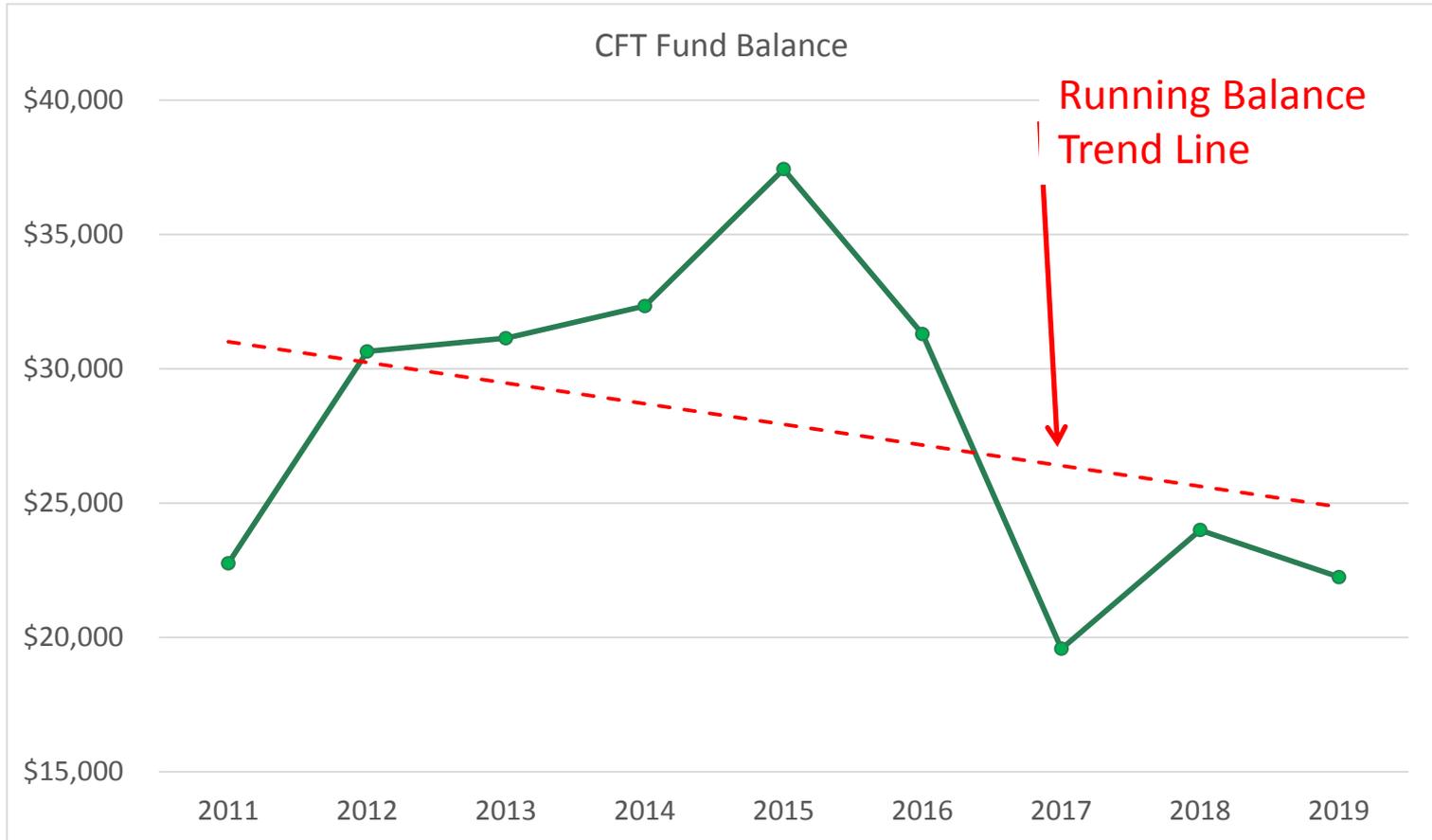
LEGEND

- Red Trail (Access Trail)
- Yellow Trail (Main Trail)
- Blue Trail (Secondary Trail)
- Cisco Walking Path
- P Parking Area
- Federal, State, & Non-Profit Land
- Municipal Land
- Town Conservation Land
- Conservation Restriction Land
- Agricultural Preservation Restriction Land

0 1,500 3,000 4,500 Feet

0 0.5 Miles

CTF 9 Year Running Balance



CTF Past Expenditures

Acquisition of Low Cost Parcels:

- \$9,200 for 10 Acres, Sargent Road, 2016
- \$2,100 for Land Connecting Cobleigh/Hager and Inches Woods, 2017-2018

Acquisition of Conservation Restrictions:

- \$2,000 for 25 acres Inches Woods (BCT Owned), 2016
- \$10,000 for 15 acres Elizabeth Brook Knoll (BCT Owned), 2019

CTF Past Expenditures

Preparation of Open Space Plans and Maps:

- \$11,415 for Town OSRP, 2015

Acquisition of Trail Easements:

- \$3,200 for Connection from Have Not Pond to Fisk-Delano, 2013

Control of Invasive Plants:

- \$800 for Invasive Removal at Rolling Meadows, 2013
- \$5,800 for Invasive Removal at Rolling Meadows, 2016

CTF Anticipated

2020 to 2024 Year Look Ahead:

- Land Acquisition Opportunities: \$5K to \$20K
- Trail/Land Improvements: \$5K to \$20K
- 2022 Open Space and Recreation Plan: \$15K +/-
- Timing and Magnitude of “Opportunities” is Inherently Uncertain.

CTF Appropriations

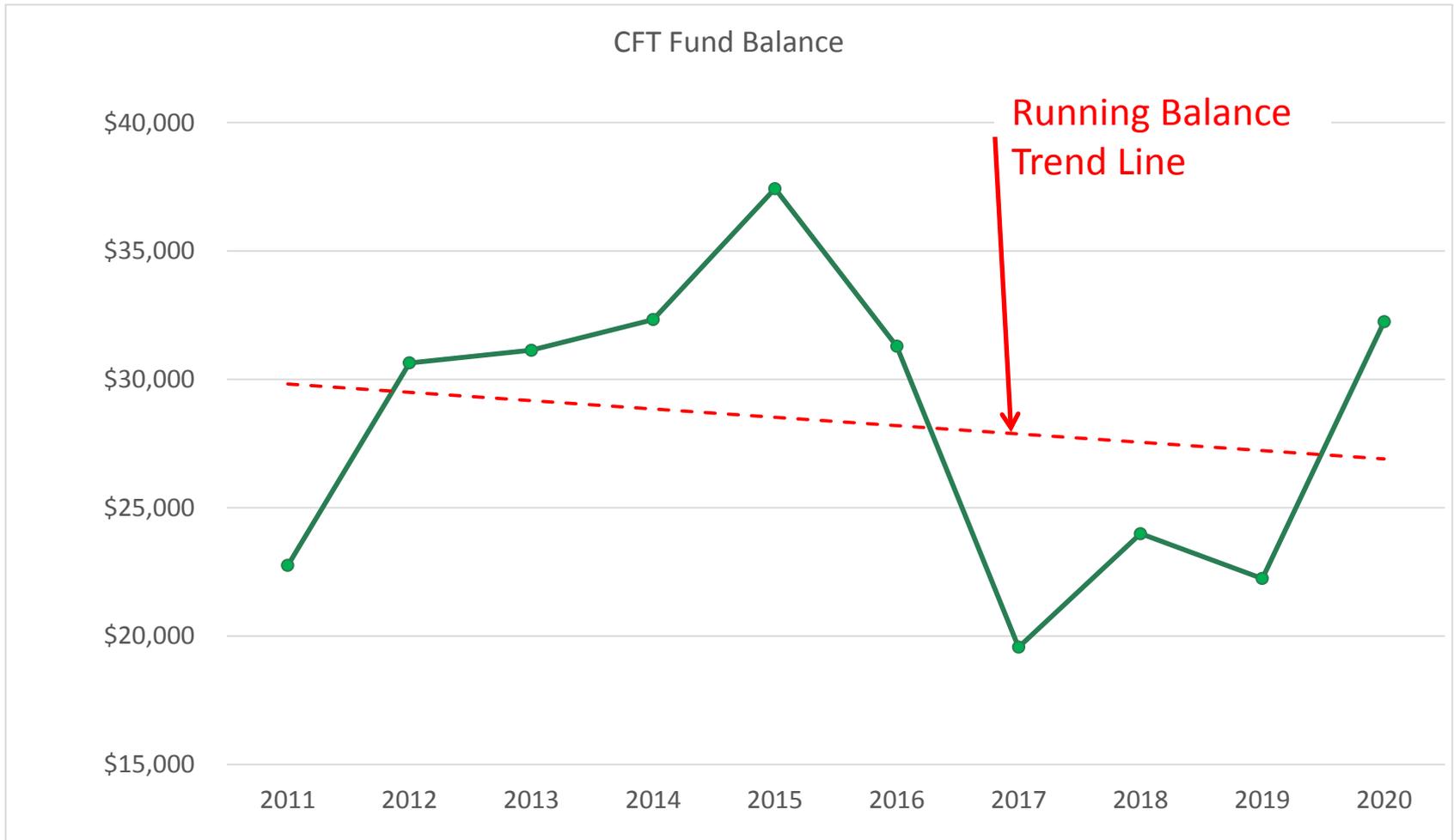
For the past 8 years the CTF has been funded by an approval at Town Meeting:

- \$5K per year 2012 through 2018
- \$10K for 2019

For the past 2 years CPA funds were approved for this Article.

This year's annual \$10K request is intended to keep pace with expenditures and to maintain reserve.

CTF 9 Year Running Balance

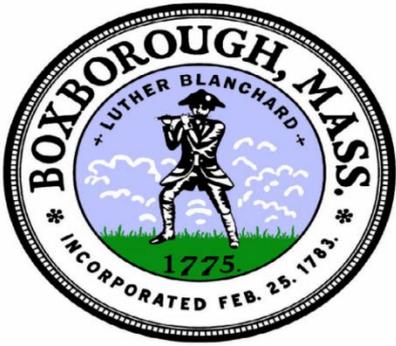


Vote Yes for the Conservation Trust Fund

- Funding CTF is consistent with Boxborough 2030 and the Town's Open Space and Recreation Plan.

Action 1.3.1.5. Include a line item in the Town Meeting Warrant each year for the Town's Conservation Trust Fund, to provide funding for land acquisition.

- Provides an immediate and dedicated source of money to pay for anticipated needs.
- Continues the annual tradition of funding the CTF that has been approved for the past 8 years at ATM.



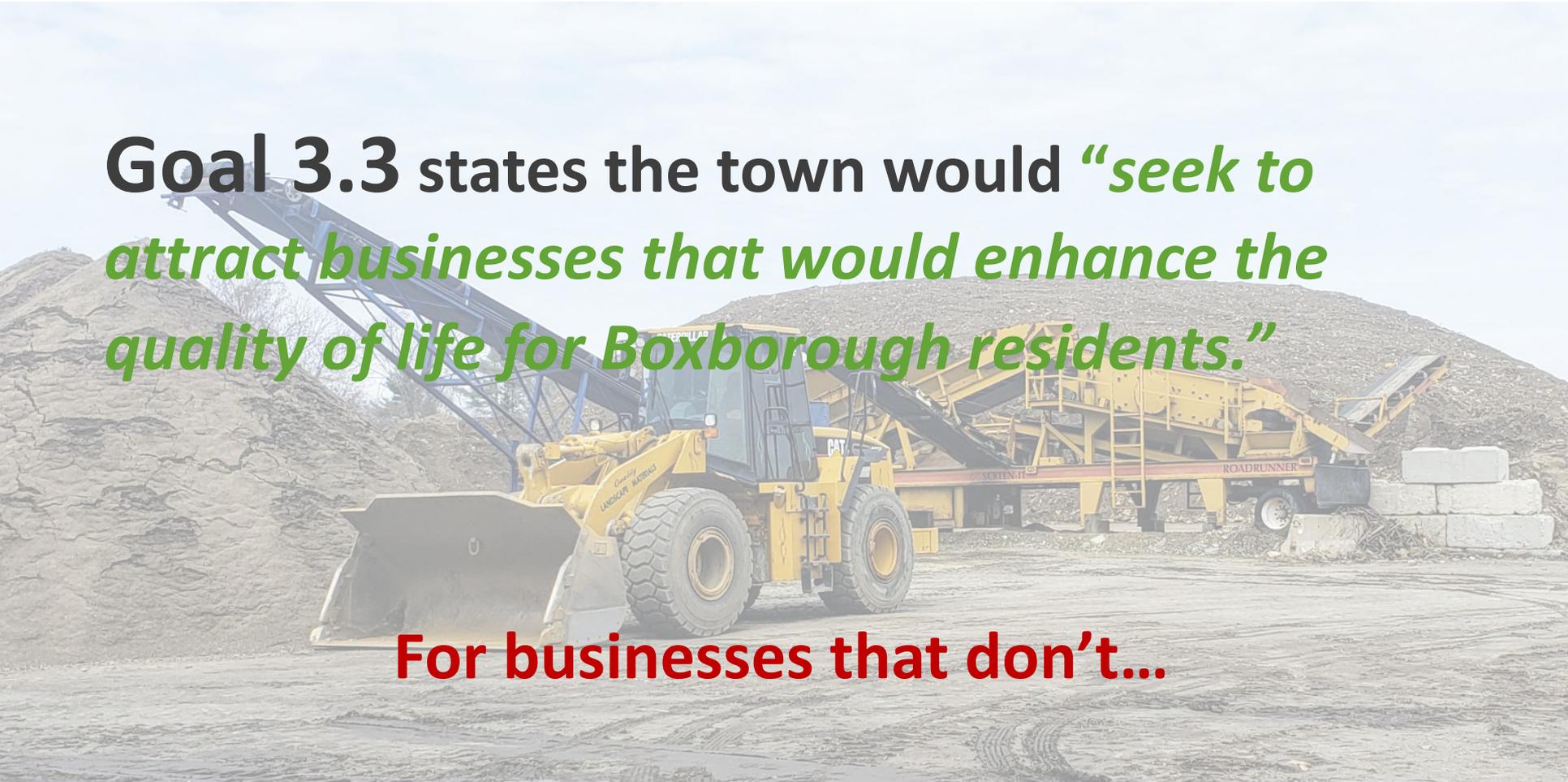
Amend Zoning Bylaw – Setbacks in Industrial-Commercial District

ARTICLE 47

Boxborough 2030 Plan

Goal 3.3 states the town would *“seek to attract businesses that would enhance the quality of life for Boxborough residents.”*

For businesses that don't...



Summary

- **Article 47** increase the perimeter setback area for Industrial-Commercial (IC) zoned parcels that abut or are across the way from Agricultural-Residential (AR) zoned districts.
- **Pre-existing developed IC properties** would be grandfathered, with conditions.
- **Goal:** To improve protection for Boxborough residents, neighborhoods, wetlands, and recreation areas from nearby disruptive/harmful IC business operations.

Summary

Protection from:

- **Noise pollution**
- **Air pollution**
- **Water pollution**
- **Visual eyesore**
- **Danger to cyclists and pedestrians**
- **Risk to visitors at recreation fields**



Issue

Increasing development and the sale of long-held IC properties are creating a new landscape in Boxborough, bringing new businesses and challenges to abutting IC and AR districts.

- **Current zoning bylaws** allow types of IC uses that are incompatible with abutting residential uses.
- **Residents are negatively impacted** by disruptive IC operations.
- **New business development** requires sufficient due diligence.
- **Solutions are needed** to protect residents, neighborhoods and the rural character of Boxborough.

Solution

Update the dimensional zoning bylaws to protect AR districts from nearby incompatible/disruptive IC land uses.

SPECIFICALLY:

- **Amend the zoning bylaw perimeter setback** from 50 ft. to 100 ft. for IC properties **abutting or across the way from AR districts**.
- **Grandfather IC parcels** with lawfully pre-existing, nonconforming constructions located within the 100-foot setback.
- **Future modifications** to the grandfathered IC constructions will require a special permit from the Board of Appeals, per section 4202 of the Town Zoning Bylaws.
- **New construction on IC land** abutting AR districts would comply with 100-foot setback.

Industrial-Commercial Zoning Districts

(Abutting Agricultural-Residential Zoning Districts)

Total IC Parcels: 40

Undeveloped: 19 (48%)

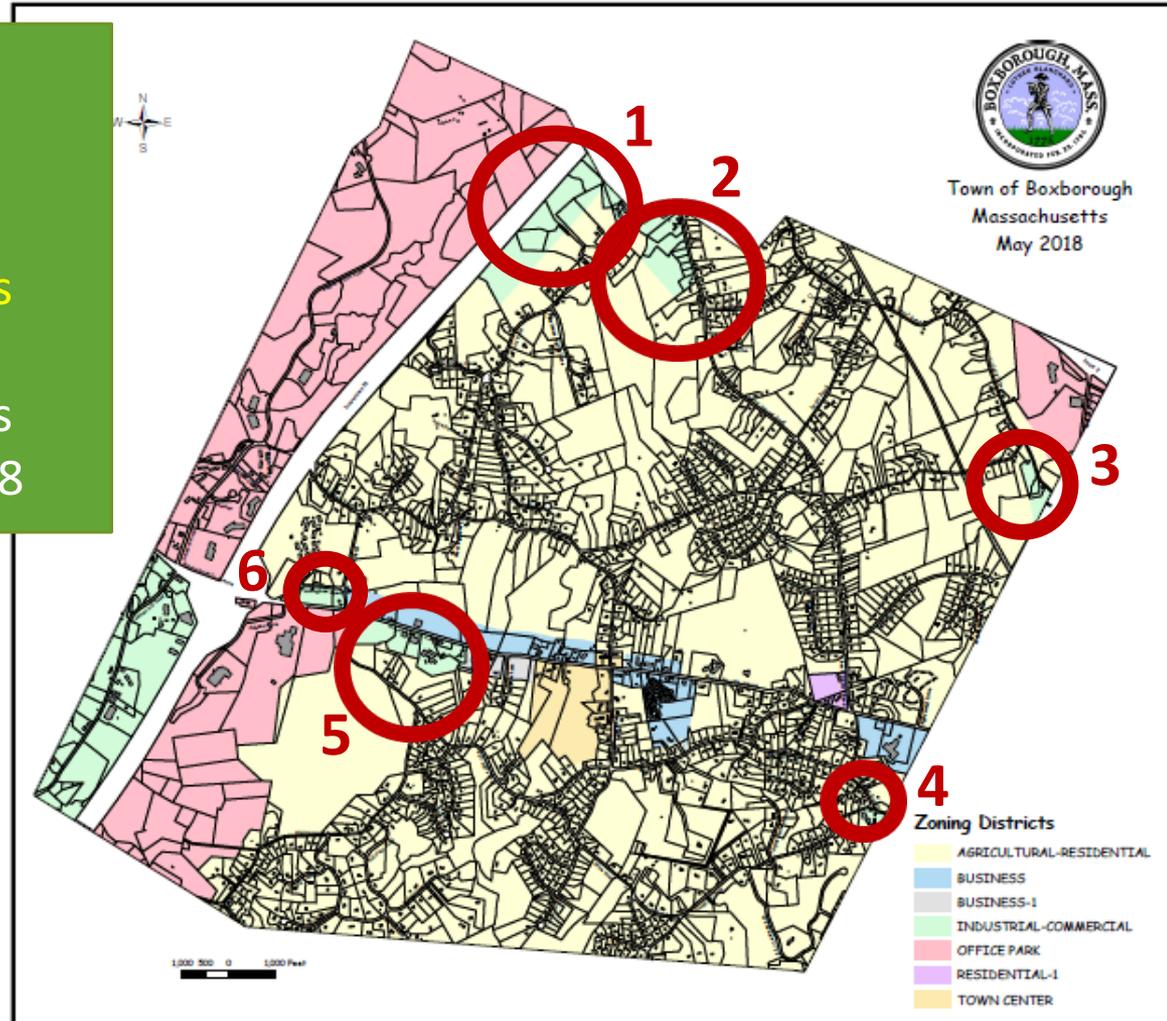
Developed: 21 (52%)

- Parcels with IC structures
within 50' setback: 21

- Parcels with IC structures
within 50'-100' setback: 18

IC Zoning Districts

1. Hill Rd./Leonard Rd.
2. Liberty Square Rd.
3. Littlefield Rd.
4. Summer Rd.
5. Mass. Ave.
6. Mass. Ave./Hill Rd./
Cunningham Rd.



Benefits

- **Residents are protected** from the negative impacts of disruptive IC business operations in their neighborhoods.
- **Boxborough retains its rural character** while remaining open for business.
- **Business development is thoughtful** – Businesses aren't brought in just to increase the tax base.
- **Boxborough enhances its reputation** as a desirable town focused on quality of life, increasing home values and attracting businesses that are beneficial to its residents.

Costs

Supporting Article 47:

- **No cost** to implement
- Current IC businesses near AR districts would **need special permit** to modify existing structures within 100' setback
- Increased setbacks may **discourage certain IC businesses** from establishing operations near AR districts

Opposing Article 47:

- **Lower residential property values** for residents, resulting in **lower property tax revenue** for town
- **Potential danger to wetlands, conservation, recreation areas,** resulting in **increased costs** to repair/preserve

Boxborough 2030 Plan

Goal 3.3 states the town would *“seek to attract businesses that would enhance the quality of life for Boxborough residents.”*

Let's make that a reality...

Vote YES on Article 47!

- **Protect Our Neighborhoods and Residents:**

- Noise, air and water pollution
- Dangers to pedestrians and cyclists from heavy truck traffic
- Risk to visitors at recreation fields

created by disruptive IC operations near AR districts.

- **Preserve Our Rural Town Character** with sufficient zoning safeguards while supporting suitable new business development that enhances the quality of life and future of our town!

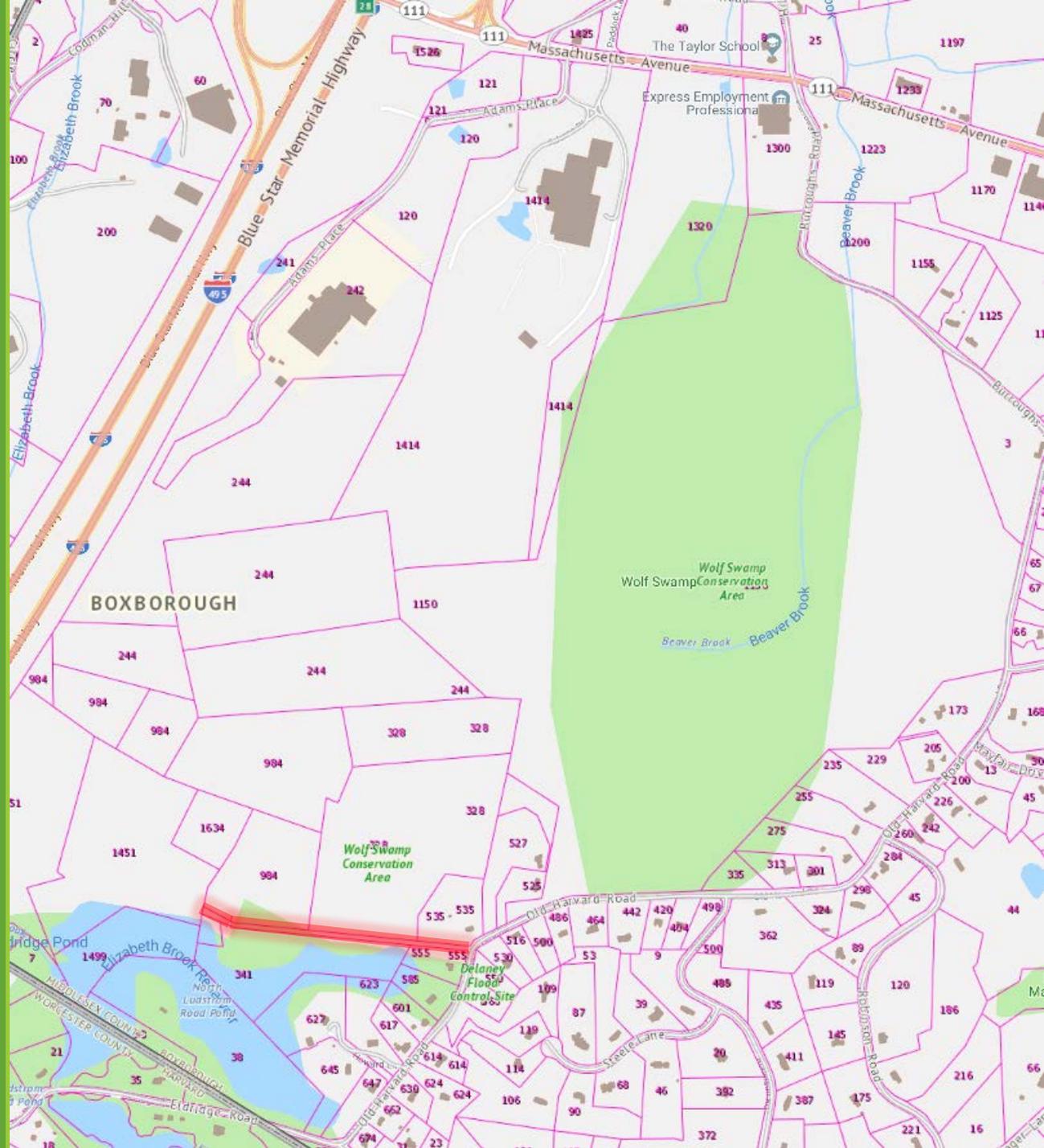


Hazard Lane- Discontinue Use as a Public Way

ARTICLE 49

Hazard Lane

Located off of Old Harvard Road in the southwest corner of Boxborough



Hazard Lane

Located off of Old Harvard Road in the southwest corner of Boxborough







Issue

- There have been recent proposals to develop land connected to Hazard Lane.
- Neighbors are concerned that Hazard Lane might be paved as part of development in the future.
- Hazard Lane is located on a tight curve on Old Harvard Road, which is a poor location for an intersection.
- Old Harvard Road is widely used by bicyclists, walkers, and runners.

Solution

- Voting to discontinue use of Hazard Lane as a public way clarifies its status and helps decrease the potential for use as a paved road in the future.

“With extensive research on staff’s part, including the Town Clerk, we were unable to find any record of Hazard Lane ever having been laid out and accepted by the Town or any other authority as a public way. Town Counsel, however, indicated that the article can be voted on since it remains possible that, notwithstanding the lack of evidence in the Town offices, Hazard Lane is in fact a public way.”

Ryan Ferrara, Town Administrator

Benefits

- Make it clear that Hazard Lane should not become a paved town road.
- Maintain safety of neighborhoods on Old Harvard Road and adjoining roads by not adding to traffic in the future.
- Protect water resources and wetland environments.

Costs

- We have been unable to identify any costs to the town resulting from passage of this warrant article.

Vote Yes

- Keep Hazard Lane from becoming a paved road in the future.
- No impact to current road usage in town.
- Maintain safety of neighborhoods in the southwest corner of Boxborough by not adding to traffic in the future.



BOXBOUGH ANNUAL TOWN MEETING
Begins Monday, May 13, 2019 at 7 PM

Blanchard Memorial School Gymnasium
493 Massachusetts Avenue