

**Proposed by:** PLANNING BOARD

**Select Board Recommendation:** Not Support

**Advisory Committee Recommendation:** At Town Meeting

**Summary:** *This article proposes to make the Planning Board the Special Permit Granting Authority for “ADU by special permit” Accessory Dwelling Units (ADUs). This article will place both ADU bylaws (“by-right ADU” and “ADU by special permit”) together in the same section of the Town Code, Chapter 174 Zoning.*

**ARTICLE 30:** To see if the Town will vote to amend its zoning bylaw §174-12. Parking and loading regulations by inserting Section G. Shared Parking as follows, and renumbering the remaining section accordingly:

- A. Shared Parking. The Planning Board, through site plan review under the provisions of § 174-10, may approve shared parking facilities, i.e., off-street parking serving more than one use or more than one property in a non-residential or mixed used development, subject to the requirements herein. Site Plan application requirements may be waived at the discretion of the Planning Board so as to reflect the limited purposes of this Shared Parking Bylaw.
- (1) Any approval shall be contingent upon execution of any necessary contracts (easements, licenses, leases) by all parties in order to ensure the long-term joint use of shared parking. A draft contract shall be provided as part of the application materials and is subject to the review and approval by the Planning Board and Town Counsel.
  - (2) Uses sharing the parking facility shall be located not more than 500 feet from the closest parking space. Lots for shared parking need not be contiguous and need not be in common ownership; and said lots may span different zoning districts. However, a permit hereunder shall not be permitted in Conservation, Residence A and Residence B districts.
  - (3) The Planning Board shall base its site plan review, and may impose conditions, based upon the following criteria:
    - (a) The hours of operation of the uses involved;
    - (b) The number of spaces required for each individual use under this section;
    - (c) The degree to which vehicles occupying a particular number of spaces are unlikely to require the use of those spaces at the same time of day or same day of the week; and
    - (d) The degree to which the proponent’s proposal promotes and accommodates other means of transportation to access the site, such as pedestrian or bicycle facilities.
  - (4) In the event that any shared parking arrangement approved hereunder is discontinued or any associated conditions change, such as, but not limited to, any change in the use of such property(ies) to a greater category of parking demand, the proponent(s) shall notify the Planning Board within 15 days. It shall be the responsibility of the proponent(s) to comply with all applicable provisions of this section within 60 days of the date of notification to the Planning Board or the date on which such notification should have occurred, or to request an amendment to the site plan in order to provide for an alternative shared parking arrangement.
  - (5) The Planning Board may require the proponent to provide a parking study with all information deemed necessary to render a decision, with such study being subject to peer review at the discretion of the Planning Board.

; or do or act anything in relation thereto.

**Proposed by:** PLANNING BOARD

**Select Board Recommendation:** Support

**Advisory Committee Recommendation:** Support

**Summary:** *This article proposes to expand the ability for shared parking through Site Plan Review by the Planning Board for projects with off-street parking serving more than one use or more than one property in a non-residential or mixed-use development. The outcome expected is to have parking requirements eased where the Planning Board feels it would benefit the Town with less impervious surfaces.*

**ARTICLE 31:** To see if the Town will vote in accordance with the provisions of Massachusetts General Laws Chapter 30B Section 12(b) to authorize the Board of Assessors to solicit and award a personal property inspection and valuation services contract for term exceeding three years but not to exceed five years including any renewal, extension or option, provided in the instance the longer term is determined to be in the best interest of the Town by a vote of the Board of Assessors as appropriate, or do or act anything in relation thereto.

**Proposed by:** BOARD OF ASSESSORS

**Select Board Recommendation:** Support

**Advisory Committee Recommendation:** Support

**Summary:** *This article will allow the Board of Assessors to enter a five -year contract for personal property inspection and valuation services which will match the Department of Revenue’s Bureau of Local Assessment requirement to inspect all personal property accounts within a five-year cycle.*

**ARTICLE 32:** To see if the Town will vote to accept MGL Ch 59 §21A which states as follows:

“Section 21A. In any city or town which accepts this section, an assessor or assistant assessor who has completed the necessary courses of study and training and has been awarded a certificate by the International Association of Assessing Officers as a certified assessment evaluator or who has been awarded a certificate by the Association of Massachusetts Assessors as a certified Massachusetts assessor shall receive as compensation from such city or town, in addition to the regular compensation paid by such city or town for services in such office, an amount equal to ten per cent of such regular compensation; provided, however, that in no event shall such additional compensation exceed one thousand dollars annually, if such assessor or assistant assessor is employed on a full-time basis, or five hundred dollars, if such assessor or assistant assessor is employed on a part-time basis. An assessor who has been awarded both certificates referred to above shall receive such additional compensation for only one of such certificates. In order to qualify for such additional compensation, an assessor or assistant assessor shall submit proof that he has been awarded either or both of the aforesaid certificates to the mayor or the board of selectmen of such city or town. The additional compensation herein provided shall be prorated for any twelve-month period in which an eligible person does not hold the office of assessor or assistant assessor for twelve consecutive months.”

; or do or act anything in relation thereto.

**Proposed by:** BOARD OF ASSESSORS

**Select Board Recommendation:** Support

**Advisory Committee Recommendation:** Support

**Summary:** *This Article accepts the Massachusetts General Law that provides an annual \$1,000 stipend to an assessor who obtains certification as a Massachusetts assessor. The certification requirements consist of over 200 hours of defined courses with a passing test score for each course, and at least two years of actual experience as an assessor or equivalent duties.*

**ARTICLE 33:** To see if the Town will vote to amend its acceptance of G.L. c. 59, s. 5K (the senior tax work-off program) by authorizing the Select Board to establish a process for allowing an approved representative, for persons physically unable, to provide such services to the Town, or do or act anything in relation thereto.

**Proposed by:** SELECT BOARD

**Board of Selectmen Recommendation:** Support

**Advisory Committee Recommendation:** Support

**Summary:** *As allowed by Massachusetts General Law, the applicant for the annual Senior Tax Work Off program administered by the Council on Aging can request a voluntary proxy to complete the hours necessary to qualify for the tax credit. The tax credit is applied to the applicant’s real estate tax account. Town Meeting is required to authorize the use of a volunteer proxy*