

**Finance Committee Minutes**  
**FINAL**

Date: 1 November 2022

Start Time: 6:00 PM

Location:  
Select Board Room

**Members Present**

	Scott Warnetski, Chair	X	Ryan Turncliff
	Jonathan Moore, Vice Chair	X	Ed Hart
X	Jenn Cooney, Clerk (Acting Chair)		Ashwini Chitnavis
X	Chantal Kokaram		

**Guests Present**

X	Michael Herbert, Town Manager	X	Brittany Iacaponi, Town Finance Director
X	Jenn Ball, Assistant Town Manager		

Minutes:**1. Call to Order – Open Session**

- The Chair called the meeting of the Finance Committee (the “Committee”) to order at 6:03 PM.

**2. Approve Draft Minutes from June 28, 2022**

- The Committee had no comments on the draft minutes.
  - Motion: Ryan Turncliff
  - Second: Ed Hart
  - Vote: 4-0

**3. Public Comment**

- None.

**4. Presentation by CPC on Warrant Articles Sponsored by CPC**

- Aaron Ladd, representing the Community Preservation Committee (CPC), presented Article 6 of the warrant. Mr. Ladd explained the proposed use of funds to replace the scoreboards, dugouts and benches at the middle school, as well as install batting cages. He also discussed the current state of the facilities. Mr. Ladd indicated that the project would be managed by DPW, including DPW’s oversight of project contractors. He stated that the CPC approved the use of funds (out of the Open Space Account) in September, and noted that the requested amount included contingencies.
- The Committee asked questions clarifying the appropriate use of CPC funds on capital projects, and it was noted that funds were specifically for capital expenditures. The Committee asked for current CPC account balances, which were provided by Ms. Iacaponi.
- The Committee, Mr. Ladd and Mr. Herbert discussed the Fields Management Enterprise Fund account funded by field rental fees, which does not generate

enough to cover improvements, as well as future field related projects and possible turf or alternative material replacement. It was noted that CPC funds could not be used to purchase turf.

- The Committee then discussed its recommendation.
  - Committee Recommendation: see attached Recommendations (defined below)
    - Motion: Jenn Cooney
    - Second: Ryan Turncliff
    - Vote: 4-0

## 5. Discuss and Make Recommendations on the Fall Town Meeting Warrant

- Ms. Ball agreed to reflect the Committee’s recommendations on each warrant article, as voted on by the Committee at the meeting, in the separate Draft STM Warrant with Recommendations document previously distributed to the Committee in track changes (see attached Draft STM Warrant with Motions and Recommendations, the “Recommendations”).
- **Article 1: Free Cash Transfer**
  - Mr. Herbert began with an overview of financial policies relating to use of Free Cash. Mr. Herbert stated that the General Stabilization Fund is currently at 10% of budgeted revenues and that the proposed transfers complied with the Free Cash policy, including proposed transfers to: General Stabilization Fund of \$80,000; OPEB Trust Fund of \$533,325; Capital projects (deferred from May Town Meeting) of \$806,000; and then special projects.
  - The Committee asked questions about the three proposed projects:
    1. Mr. Herbert noted that the Valentine Barn Restoration Project included the foundation, roof and floor. He indicated that the intent was to keep the frame and utilize existing material as much as possible. The repairs would render the barn usable, although it would not have electricity or plumbing.
    2. Next, it was explained that the proposed funds for the Mindess School Building (MSB) Project is to cover increased project costs resulting primarily from higher contractor bids. Mr. Herbert stated that value engineering decisions by the MSB Committee and project contingency balances have helped to manage the increased costs, and noted the Free Cash amounts are funds indirectly contributed from the School Department’s budget. The Committee sought to better understand the funding mechanism and whether the project was otherwise fully funded.
    3. The Committee then discussed the amounts proposed for a “Comprehensive Plan,” which Mr. Herbert explained includes the hiring of a consultant that will evaluate and create, with input from residents and overseen by a steering committee, a long-term plan for the town to manage land use, natural resources and other infrastructure. Mr. Herbert stated that development of the Comprehensive Plan is expected to be a two-year effort. The

Committee and Mr. Herbert discussed the connection between the Comprehensive Plan and the proposed moratorium in Article 7.

- Committee Recommendation: see attached Recommendations
  - Motion: Ryan Turncliff
  - Second: Jenn Cooney
  - Vote: 4-0
- **Article 2: Property Tax Exemption**
  - Mr. Herbert explained that Ashland previously adopted 41C ½ to provide exemptions for qualifying seniors and that the proposed percentage remains the same.
  - The Committee asked questions about the number of qualified applicants and the application process, and then discussed its recommendation.
  - Committee Recommendation: see attached Recommendations
    - Motion: Ryan Turncliff
    - Second: Ed Hart
    - Vote: 4-0
- **Article 3: Amend Bylaw: Demo Delay**
  - Mr. Herbert provided background of the proposed bylaw amendment and noted that, following the vote at the last Town Meeting, the Historical Commission worked together with participating residents to address concerns.
  - The Committee discussed the changes and, noting previous Town Meeting discussion, agreed to defer to Town Meeting.
  - Committee Recommendation: see attached Recommendations
    - Motion: Ryan Turncliff
    - Second: Ed Hart
    - Vote: 4-0
- **Article 4: Accept Gift Parcel, 0 Nancy Drive/Eliot Street**
  - Mr. Herbert and Mr. Hart explained the location of the parcel of land subject to the Article, and summarized the discussion with the landowner to provide access to the park to be constructed at the former Cadillac Paint site.
  - The Committee asked questions about the value of the land and any tax revenue that would be lost as a result of the transfer. It was noted that the taxes attributable to the land were approximately \$59.
  - The Committee discussed its recommendation.
  - Committee Recommendation: see attached Recommendations
    - Motion: Jenn Cooney
    - Second: Chantal Kokaram
    - Vote: 4-0
- **Article 5 Adopt Provisions from the Brave Act**
  - Mr. Herbert reminded the Committee of the town's previous adoption of tax relief to Gold Star families under the BRAVE Act, and noted that Article 5 extended the relief to families with homes owned in trust.

- The Committee discussed its recommendation.
- Committee Recommendation: see attached Recommendations
  - Motion: Chantal Kokoram
  - Second: Jenn Cooney
  - Vote: 4-0
- **Article 6: Fund Improvement to Middle School Ball Fields**
  - The Committee discussed and provided its recommendation on Article 6 earlier in the meeting.
- **Article 7: Temporary Multi-Dwelling building moratorium**
  - Mr. Herbert presented the Article, explaining that the proposed moratorium applied to 3 or more units on a single lot. He then emphasized that the purpose was to effectuate a two-year “pause” on multi-family dwellings while the town evaluated near and long-term impacts on resources and infrastructure. He noted that a building moratorium could not be indefinite.
  - The Committee asked questions about new growth revenue derived from multi-family dwelling projects and the typical per unit tax revenue. In response, Mr. Herbert shared the results of economic modeling of recent projects. The Committee noted that the models showed new growth typically exceeded services usage, but that the impact on services also needed qualitative analysis. The Committee asked further questions and discussed the potential impact of the moratorium on the budget over the next several years.
  - The Committee also inquired about whether surrounding towns were experiencing a similar influx of multi-dwelling projects and discussed the impact on affordable housing.
  - In addition, the Committee sought clarity on the status of pending projects before the Planning Board. It was clarified that these projects were not subject to the moratorium.
  - The Committee continued to discuss the Article, including brainstorming less restrictive options. It was noted that the Planning Board was expected to discuss the proposed moratorium at its next meeting, and also that the Select Board is considering amendments to the Article.
  - The Committee indicated that it was not ready to provide its recommendation.
  - At the suggestion of Ms. Ball and Mr. Herbert, the Committee discussed noting in the Warrant that the Committee would provide its recommendation on the floor of Town Meeting. The Committee agreed that this provided an opportunity to hold an additional Committee meeting before Town Meeting, and at the same time would not delay posting of the Warrant.
  - Committee Recommendation: see attached Recommendations
    - Motion: Jenn Cooney
    - Second: Ryan Turncliff
    - Vote: 4-0

**6. Fiscal year 2023 Officer Elections**

- The Acting Chair postponed the elections until the next meeting.

**7. Other business not reasonably anticipated by the Chair.**

- None.

**8. Schedule Future Meetings**

- The Acting Chair noted that she would provide an update to the Chair, who would call a Committee meeting ahead of Town Meeting.

**9. Adjourn**

- There being no further business:
  - Motion to adjourn: Chantal Kokaram
  - Seconded: Ed Hart
  - Vote 4-0
- Meeting adjourned at 7:40PM

**List of Documents Presented at Meeting:**

Draft STM Warrant with Motions and Recommendations



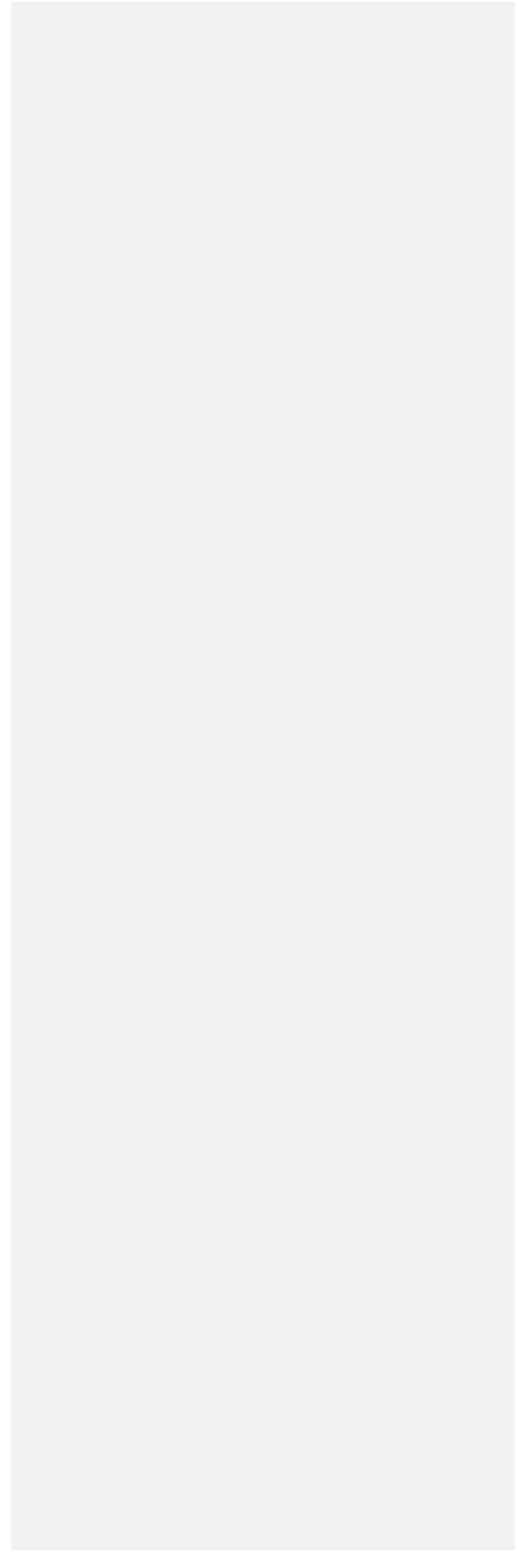
**Town of Ashland**  
M A S S A C H U S E T T S

*Smart. Safe. Sustainable.*

**WARRANT ARTICLES, INFORMATION AND  
RECOMMENDATIONS  
OF THE  
FINANCE COMMITTEE  
FOR THE  
NOVEMBER 16, 2022  
SPECIAL TOWN MEETING  
ASHLAND HIGH SCHOOL**

**ADA ADVISORY**

*Anyone in need of special accommodations for the Town Meeting, please contact the Office of the Select Board at (508) 881-0100 (Option 5) by November 7, 2022 in order that reasonable accommodations may be made.*



**Warrant Article Index**

<b>Art #</b>	<b>Article Name</b>	<b>Article Sponsor</b>	<b>Maj</b>
<b>1</b>	<b>Free Cash Transfer</b>	<b>Town Mgr/Fin Director</b>	<b>SM</b>
<b>2</b>	<b>Property Tax Exemption</b>	<b>BOA/SB/Town Mgr</b>	<b>SM</b>
<b>3</b>	<b>Amend Bylaw: Demolition Delay for Historically or Architecturally Significant Property</b>	<b>Historical Commission</b>	<b>SM</b>
<b>4</b>	<b>Accept Gift Nancy Drive/Eliot Street:</b>	<b>Select Board</b>	<b>2/3</b>
<b>5</b>	<b>Adopt Brave Act provision 22G</b>	<b>Select Board</b>	<b>SM</b>
<b>6</b>	<b>Authorize Funding for Improvements to Middle School Athletic Fields</b>	<b>CPC</b>	<b>SM</b>
<b>7</b>	<b>Zoning Bylaw: Building Moratorium</b>	<b>Town Mgr/Select Board</b>	<b>2/3</b>



**SPECIAL TOWN MEETING WARRANT  
NOVEMBER 16, 2022  
7:00 PM  
ASHLAND HIGH SCHOOL**

**Article 1: Free Cash Transfer  
Sponsor: Town Manager/Finance Director**

To see if the Town will vote to transfer from Free Cash, the following amounts, to be placed in the Stabilization Fund, OPEB Trust Fund, Special Education Special Purpose Stabilization Account, and/or Capital Account, or pass any vote or take any action relative thereto.

	Amount
General Stabilization Fund	\$80,000
OPEB Trust Fund	\$533,325
Capital (Deferred from May Town Meeting)	\$806,000
Valentine Barn Restoration Project	\$188,423
Mindess School Building Project	\$250,000
Comprehensive Plan	\$250,000
<b>Total</b>	<b>\$ 2,107,749</b>

**Finance Committee Recommendation:** The Finance Committee recommends the Town vote to transfer from Free Cash the the sum of \$80,000 to the Stabilization Fund; and the sum of \$533,325 to the OPEB Trust Fund; the sum of \$944,423 to the Capital Account ; the sum \$250,000 to Account 01123-52450 (Comprehensive Plan); and the sum of \$250,000 to Account 36502447-48310 (Mindess School Building Project).

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Deleted: Mindess School Building Project

Deleted: Comprehensive Plan

**MOTION:** That the Town votes to transfer from Free Cash the following; the sum of \$80,000 to the Stabilization Fund; and the sum of \$533,325 to the OPEB Trust Fund; the sum of \$944,423 to the Capital Account; the sum \$250,000 to Account 01123-52450 (Comprehensive Plan); and the sum of \$250,000 to Account 36502447-48310 (Mindess School Building Project); as shown in the table above.

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Deleted: Mindess School Building Project

Deleted: Comprehensive Plan

**Article 2: Property Tax Exemptions  
Sponsor: Board of Assessors/Select Board/Town Manager**

To see if the Town will vote to adjust (the exemption amount and eligibility factors) for the property tax exemption for senior citizens under MGL Chapter 59, Section 5 Clause 41C½, to be effective for exemptions granted for any fiscal year beginning July 1, 2022, or pass any vote or take any action relative thereto.

**Finance Committee Recommendation:** The Finance Committee **recommends** that the property tax exemption percentage be set at 11.25% as recommended by the Board of Assessors.

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**MOTION: That the Town votes to adjust (the exemption amount and eligibility factors) for the property tax exemption for senior citizens under MGL Chapter 59, Section 5 Clause 41C½ to 11.25% to be effective for exemptions granted for any fiscal year beginning July 1, 2022**

**Article 3: Amend Bylaw: Demo Delay**  
**Sponsor: Historical Commission**

To see if the Town will vote to amend Chapter 125, Demolition Delay Bylaw, of the Town of Ashland General Bylaws as follows (**bold and underline** new and ~~cross-out removed~~):

Chapter 125 Demolition Delay ByLaw for Historically or Architecturally Significant Buildings § 125-1Intent and Purpose.

This bylaw is enacted for the purpose of protecting and preserving significant buildings within the Town of Ashland which constitute or reflect distinctive features of the architectural or historical resources of the Town, and to encourage the owners of such buildings to seek out alternative options to preserve, rehabilitate or restore such buildings rather than to demolish them, thereby promoting the public welfare and preserving the cultural heritage of the Town. **The intent of the by-law is not necessarily to permanently prevent demolition, but rather, to provide an opportunity to develop preservation solutions, and to allow time to explore economic opportunities which may allow for preservation for properties threatened with demolition. The by-law is intended to encourage owners to seek out persons who might be willing to purchase, preserve, rehabilitate or restore such buildings rather than demolish them, and to limit the detrimental effect of demolition on the historical architectural resources of the Town.** To achieve these purposes, the Ashland Historical Commission is authorized to advise the Inspector of Buildings with respect to the issuance of permits for the demolition of significant buildings. The issuance of demolition permits of significant buildings is regulated as provided by this bylaw.

§ 125-2Procedure.

1. No permit for the demolition of a building which, in whole or in part **that is 70 or more years old** ~~having been built before January 1, 1940~~ shall be issued other than in conformity with the provisions of this bylaw, as well as in conformity with the provisions of other laws and bylaws applicable to the demolition of buildings and the issuance of permits generally.

2. Application Contents -- Every application for a demolition permit for a building **that is 70 or more years old** ~~having been built before January 1, 1940~~ shall be filed with the Inspector of Buildings and shall contain the following information:

- a. the address of the building to be demolished;
- b. the owner's name, address and telephone number;
- c. a brief description of the type of building and the condition requiring the issuance of the permit;
- d. the date of the building as established by the Board of Assessors, deed or documentation verifying the year of construction; and,
- e. a brief description of the proposed reuse, reconstruction or replacement on the premises upon which the building is located.

3. Within seven **Business Days** ~~working days~~ from receipt of an application for a demolition permit for a building **that is 70 or more years old** ~~having been built before January 1, 1940~~, the Inspector of Buildings shall forward a copy to the Commission. No demolition permit shall be issued during this time.

4. Within ~~20 working days~~ **25 Business Days** after receipt of the application for a demolition permit by the Commission, the Commission shall make a Determination of Architectural and/or Historical Significance. Upon determination by the Commission that the building is not architecturally and/or historically significant, the Commission shall notify the Inspector of Buildings in writing. Upon receipt of such notification, or after the expiration of ~~20 working days~~ **25 Business Days** from the date of submission to the Commission **without such notification being received from the Commission**, the Inspector of Buildings may issue the demolition permit.

[Amended 5-2-2012 ATM, Art. 17]

5. Upon determination by the Commission that the building is architecturally and/or historically significant, the Inspector of Buildings and the applicant shall be so notified in writing, and the demolition permit shall not be issued. The Commission shall hold a public hearing within ~~20 working days~~ **25 Business Days** of the Determination of Significance to determine whether the building should be preferentially preserved. Public notice of the time and place of the hearing shall be published by the Inspector of Buildings at the expense of the applicant in a newspaper of general circulation in the Town not less than seven **calendar** days before the date of said hearing and shall be posted in a conspicuous place in the Town Hall for a period of not less than seven **calendar** days before the date of said hearing. **The applicant shall provide any relevant architectural plans, elevations, site plans, photographs, or materials to assist the Commission make its required determinations.**

[Amended 5-2-2012 ATM, Art. 17]

6. If, after a public hearing, the Commission determines that the significant building should not be preferentially preserved, the Commission shall notify the Inspector of Buildings, in writing, within five **Business Days** ~~working days~~ of the hearing and the Inspector of Buildings may issue a demolition permit upon receipt of the written decision.

7. If, after a public hearing, the Commission determines that the significant building should be preferentially preserved, the Commission shall so notify the Inspector of Buildings, in writing,

within five **Business Days** ~~working days~~ of the hearing, and no demolition permit may be issued until ~~nine~~ **twelve** months after the date of the determination by the Commission.  
[Amended 5-2-2012 ATM, Art. 17]

8. Notwithstanding anything contained in paragraph 7 above, the Inspector of Buildings may issue a demolition permit for a preferably preserved building at any time after receipt of written **notification** ~~advise~~ from the Commission to the effect that either:  
[Amended 5-2-2012 ATM, Art. 17]

- a. the Commission is satisfied that there is no reasonable likelihood that either the owner or some other person or group is willing to purchase, preserve, rehabilitate or restore such building, ~~or~~ **and**
- b. the Commission is satisfied that for at least ~~nine~~ **twelve** months the owner has made continuing, bona fide and reasonable efforts to locate a purchaser to preserve, rehabilitate or restore the subject building, and that such efforts have been unsuccessful. **For further clarity continuing, bona fide and reasonable efforts shall be to provide the historic commission with a list of efforts the applicant intends to make to fulfill this requirement within 30 days of being issued a determination of twelve month demotion delay due to preferentially preserved status. This list should include preferably five separate planned attempts and must satisfy no less than three separate planned attempts to show the applicant is looking for someone to purchase, preserve, rehabilitate or restore such building. The applicant will also be required to provide two written updates, one at four months and one at 8 months, to the historic commission showing the status of the reasonable efforts being fulfilled prior to the end of the twelve month demolition delay period.**

§ 125-3 Responsibility of Owners.

It shall be the responsibility of the owner of record or the owner's designee to assist in the facilitation of the above process by providing information, allowing access to the property and securing the premises, for participating in the investigation of preservation options and for actively cooperating in seeking alternatives with the Commission and any interested parties.

§ 125-4 Emergency Demolition.

Nothing in this bylaw shall restrict the Inspector of Buildings from immediately ordering the immediate demolition of any building in the event of imminent danger to the safety of the public.

§ 125-5 Enforcement and Remedies.

The Commission and/or the Inspector of Buildings are each specifically authorized to institute any and all actions and proceedings, in law or equity, as they may deem necessary and appropriate to obtain compliance with the requirements of this bylaw or to prevent any threatened violation thereof. No building permit shall be issued with respect to any premises upon which a significant building has been voluntarily demolished in violation of this bylaw for a period of ~~two~~ **three** years after the date of the completion of such demolition. As used herein, "premises" refers to the parcel of land upon which the demolished significant building was located and all adjoining parcels of land under common ownership or control.

§ 125-6 Historic District Act.

Nothing in this bylaw shall be deemed to conflict with the provisions of the "Historic District Act" (MGL Chapter 40C). If any of the provisions of this bylaw do so conflict, the Act shall prevail.

§ 125-7 Severability.

In case any section, paragraph or part of this bylaw is for any reason declared invalid or unconstitutional by any court, every other section, paragraph and part shall continue in full force and effect.

§ 125-8 through § 125-98. Reserved.

§ 125-9 Definitions.

Building shall mean any combination of materials forming a shelter for persons, animals or property.

**Business Days shall mean all calendar days Monday to Thursday, excluding all State and Federal Holidays.**

Commission shall mean the Ashland Historical Commission.

Demolition shall mean any act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same.

Demolition Permit shall mean the permit issued by the Inspector of Buildings as required by the State Building Code for a demolition, substantial demolition or removal of a building.

Historically or Architecturally Significant Building shall mean any building, in whole or in part, which **is 70 or more years old** ~~was built prior to January 1, 1940,~~ and:

- a. which is listed on, or is a contributing building within an area listed on the National Register of Historic Places, or which is the subject of a pending application for such listing, or is eligible for such listing; or,
- b. has been determined by vote of the Commission to be a significant building after a finding by the Commission that a building either
  - i. is importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the Town or the Commonwealth,
  - or
  - ii. is historically or architecturally significant (in terms of period, style, method of building construction or association with a recognized architect or builder) either by itself or in the context of a group of buildings.

Inspector of Buildings shall mean the person occupying the office of Inspector of Buildings or otherwise authorized to issue demolition permits.

Preferentially Preserved shall mean any historically or architecturally significant building which the Commission determines to be in the public interest to be preserved or rehabilitated rather than to be demolished

**FINANCE COMMITTEE RECOMMENDATION:** The Finance Committee defers to Town Meeting.

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**MOTION: That Town amend the Town Bylaws Chapter 125 Demolition Delay Bylaw for Historically or Architecturally Significant Buildings as presented in Article 3.**

**Article 4: Accept Gift Parcel, 0 Nancy Drive/Eliot Street**  
**Sponsor: Select Board**

To see if the Town will vote to purchase, take, accept as a gift or otherwise acquire, the land located at 0 Nancy Drive, Ashland, Massachusetts and as shown on the Town of Ashland Assessor's Map 26 Lot 162, including 4,561 square feet more or less, for the purpose of the accessing the park that will be constructed at the former site of Cadillac Paint to be under the care, custody and control of the Select Board, and to authorize the Select Board to negotiate and execute any and all documents necessary to effectuate same, or pass any vote or take any action relative thereto

**FINANCE COMMITTEE RECOMMENDATION:** The Finance Committee recommends that the Town will accept as a gift or otherwise acquire, the land located at 0 Nancy Drive, Ashland, Massachusetts.

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**MOTION: That the Town will accept as a gift or otherwise acquire, the land located at 0 Nancy Drive, Ashland, Massachusetts and as shown on the Town of Ashland Assessor's Map 26 Lot 162, including 4,561 square feet more or less, for the purpose of the accessing the park that will be constructed at the former site of Cadillac Paint to be under the care, custody and control of the Select Board, and to authorize the Select Board to negotiate and execute any and all documents necessary to effectuate same.**

**Article 5: Adopt Provision from the BRAVE Act**  
**Sponsor: Select Board**

To see the Town accept the provisions of M.G.L. c. 59, § 5, Clause Twenty-second G (inserted by Chapter 218 of the Acts of 2018 known as an Act Relative to Veterans' Benefits, Rights, Appreciation, Validation, and Enforcement ("BRAVE Act"), signed into law August 28, 2018, which provides for a property tax exemption for any real estate that is the domicile of a person but is owned by a trustee, conservator or other fiduciary for the person's benefit if the real estate would be eligible for exemption under clause Twenty-second, Twenty-second A, Twenty-second B, Twenty-second C, Twenty-second D, Twenty-second E, or Twenty-second F if the person were the owner of the real estate, or pass any vote or take any other action relative thereto.

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**FINANCE COMMITTEE RECOMMENDATION:** The Finance Committee recommends that the Town accept the provisions of M.G.L. c. 59, § 5, Clause Twenty-second G.

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**MOTION:** That the Town accept the provisions of M.G.L. c. 59, § 5, Clause Twenty-second G.

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**Article 6: Fund Improvements to Middle School Ball Fields**  
**Sponsor: CPC**

To see if the Town will vote to appropriate \$185,000 in Community Preservation Act to fund improvements at Middle School fields to include the replacement of the scoreboards, dugouts, benches and install batting cages for baseball, softball and athletic field turf areas; \$185,000 the Open Space Account, said funds to be available until December 31, 2024 at which time any unexpended funds will be returned to their funding sources, or pass any vote or take any other action relative thereto.

**FINANCE COMMITTEE RECOMMENDATION:** The Finance Committee recommends that the Town appropriate \$185,000 from the Community Preservation Act Open Space Account, to fund improvements at Middle School fields to include the replacement of the scoreboards, dugouts, benches and install batting cages for baseball, softball and athletic field turf areas.

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**MOTION:** That the Town appropriate \$185,000 from the Community Preservation Act Open Space Account, to fund improvements at Middle School fields to include the replacement of the scoreboards, dugouts, benches and install batting cages for baseball, softball and athletic field turf areas; said funds to be available until December 31, 2024 at which time any unexpended funds will be returned to their funding sources.

**Article 7: Temporary Multi-dwelling building moratorium**  
**Sponsor: Town Manager/Select Board**

To see if the Town will vote to amend the Town of Ashland Zoning Bylaw, Chapter 282, by deleting section 9.7 as the section has expired and in its place add the following:

**9.7 Multifamily Building Moratorium**

9.7.1 Purpose: Since 2010 the Town of Ashland has experienced substantial and rapid growth in residential housing. In 2010, the Town of Ashland had 6,581 units, and in 2020 that number had grown to 7,495. At least 544 of those units are multifamily rental developments. Between 2020 and 2022 another 180 multifamily housing units have been permitted. There are currently three applications including 494 multifamily units pending before the Ashland Planning Board. Such rapid growth has placed considerable strain on municipal resources, ranging from sewer and water

service, emergency services, roadway repairs, storm water management and educational services. Given the limitations on allowable tax levy under G.L. c. 59, the Town is disabled from funding adequate services to support its growing housing stock. Failing to provide adequate services poses adverse impacts to the health, safety and welfare of residents, including the inability: (1) to provide safe and adequate roadways and other infrastructure; (2) to ensure that schools are not overcrowded; and (3) to maintain adequate staffing and equipment for the Ashland police and fire departments. To allow the Town to implement adequate policies, regulations and bylaws; and to invest in necessary infrastructure, which will enable the Town to ensure that adequate municipal services may be provided to all residents, the provisions of this bylaw employ temporary restrictions on the issuance of building permits for multifamily residential developments.

9.7.2 Applicability: This bylaw shall prohibit any development for which a building permit has not been issued or a complete special permit application has not yet been submitted for approval as of November 16, 2022 for any new Multi Family Dwelling project or any Mixed Use project which includes Multi Family Dwellings all as defined herein on any one or more lots in any district by right or by special permit.

9.7.3 Term: The terms of this Bylaw shall expire at midnight at the end December 31, 2024.

**FINANCE COMMITTEE RECOMMENDATION:** ~~The Finance Committee will provide a recommendation at Town Meeting.~~

**MOTION:** That the Town will amend the Town of Ashland Zoning Bylaw, Chapter 282, as set forth in the Warrant in Article 7 .

**Deleted:** The Finance Committee recommends/does not recommend that the Town will amend the Town of Ashland Zoning Bylaw, Chapter 282, as set forth in the Warrant in Article 7.

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