

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 **Bedford High School Auditorium – Monday, November 2, 2015 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 – Zoning Bylaw Amendment – Conversion of Public School Buildings to Multiple Residential Use (by Petition)

To determine whether the Town will vote to amend the Bedford Zoning Bylaws to revise the current Zoning Section 11 - Conversion of Public School Buildings to Multiple Residential Use (and related references in other sections of the Bylaw) to permit additional building construction by amending the following sections of the Bedford Zoning Bylaw:

Section 4.2.8 is hereby amended to read as follows:

4.2.8 Public School Property Reuse ~~Building Conversion~~.

~~Conversion~~ Reuse of a public school building and grounds to a multiple residential use in accordance with the provisions of Section 11.

Table I: Use Regulations is hereby amended by changing the title of section 4.2.8 from “Public School Building Conversion” to “Public School Property Reuse” and changing the requirement for Site Plan Approval from “R” to “NR” as site plan review will occur through the special permit process.

Section 11 Title is hereby amended by replacing the term “Conversion of Public School Buildings to Multiple Residential Use” with the new title “**Reuse of Public School Properties for Multiple Residential Use.**”

Section 11.1 The first paragraph of section 11.1 is hereby amended by replacing the word “conversion” and replacing it with “reuse” and inserting “and properties” after the words “public school buildings” such that the first paragraph reads:

The Planning Board may grant a Special Permit (SP) for the ~~conversion~~ reuse of public school buildings and properties, declared to be no longer required for public purposes, to Multiple Residential Use subject to the requirements set forth below and such additional conditions and limitations as may be imposed by the Planning Board.

Section 11.2 is hereby amended to expand the explanation of purpose to read as follows:

11.2 Purpose

~~*The purpose of this section is to encourage the most appropriate conversion and re-use of each public school building and to maintain consistency of treatment of each application.*~~

The principal purpose of this section is to foster reuse of former public school buildings and grounds for residential use in ways that are attractive, useful and harmonious with their neighborhood and the community. In doing so, the intent is to re-purpose the school structure and incorporate any additional dwellings, in a manner that respects the scale and form of the surrounding area, retains a significant amount of open space, preserves existing natural and built amenities as key site features and creatively blends architectural and landscape elements into a desirable overall design. The secondary purpose of this section is to broaden the array of the town's housing options, preserve open space and provide links between the locus and surrounding neighborhood in an effort to create pedestrian and bicycle friendly circulation throughout town.

Section 11.3 is hereby amended by replacing the section to read as follows:

11.3 Permitted Uses

Multiple Residential Use ~~only~~ shall only be permitted as indicated in Table I: Use Regulations, line 4.2.8. For the purposes of this section "Multiple Residential Use" shall be defined as more than one residential dwelling unit located in one or more attached or detached buildings on a single lot or property.

Sections 11.4 and 11.5 are hereby amended to clarify the permitting requirements as follows:

11.4 Application Requirements

11.4.1 Procedure

An application for Special Permit (SP) for such ~~conversion~~ reuse shall be made and processed in accordance with the provisions of this Section 7.5.2.1 in so far as applicable to conversion to reuse existing school buildings and properties or for modification to or expansion of prior special permit approvals for school property reuse.

11.4.1.1 Site Plan

In ~~addition to those items required for plan submission for site plan approval.~~ The Special Permit application shall be accompanied by a site plan that includes property lines, zoning boundaries and zoning district, topography in 2-foot contours, existing and proposed buildings and their uses, parking and loading areas, driveway openings, service areas, open space and utilities. Plans shall show all surface and subsurface drainage, wetlands, flood plain, and other existing conditions and resource areas. Plans shall be stamped by a Massachusetts Professional Engineer, Professional Land Surveyor, Registered Architect, Registered Landscape Architect, or other professional as appropriate.

Plans or supporting information shall also indicate maximum groundwater elevation as determined between December 1 and April 30, and the classification as delineated on the Bedford Planning Board's Groundwater Supply Favorability Map of November 1980 (as it may be revised or replaced), location of aquifers, private or public wells and drinking water supplies in relation to the site, and all landscape features (such as walks, planting areas, trees and fences), lighting fixtures and signs on the lot, both existing and proposed. The site plan shall show the relation of the above features to adjacent ways and properties.

Open space areas and their use as well as exclusive use areas (if any) shall be delineated. Existing and proposed easements and their purpose shall be indicated as well as existing or proposed pedestrian trails, bike paths or other public amenities.

The site plan shall show all contiguous land owned by the applicant or the owner of the property which is subject of the application and shall indicate the names and addresses of other owners of record of contiguous property as determined by the Bedford Assessors.

The following shall also be required to be shown on the plan if applicable: proposed renovation/rehabilitation plan for interior and exterior of existing buildings, elevations and floor plans for proposed buildings, including facade treatments and elevations, proposed site improvements, existing and proposed buildings and their proposed uses and proposed densities.

Section 11.4.2 is hereby deleted as the Site Plan requirement is incorporated in the Special Permit provisions and a new Section 11.4.2 shall be inserted to define additional information to accompany the Special Permit application.

~~11.4.2 Planning Board Signature Block~~

~~A block shall also be placed on each page of the plan for the Planning Board signature of approval. This block shall be titled "Special Permit/School Building Reuse."~~

11.4.2 Project Narrative

The Special Permit application shall be accompanied by a description of the project including existing conditions, proposed number of units and layout, table of zoning dimensions, calculation of impervious surface, lot coverage, open space and other information helpful to evaluate the proposal. The drainage design proposal shall include drainage calculations and methods of stormwater management. A statement of how the proposal satisfies the intent of the bylaw shall include any proposals for pedestrian or bicycle connections, open space preservation and method of preservation, form of ownership and long term maintenance and other features of the proposal.

11.4.3 Schedules

The applicant shall also provide a ~~financial and~~ development schedule which includes ~~estimated costs of rehabilitation and site development and~~ a time schedule for completion of various phases of the project (site work, construction phases, utilities, framing, completion, occupancy, etc.).

11.4.4 Authority

The Planning Board shall be the Special Permit granting authority for projects permitted in accordance with this Public School Property Reuse Section. The Planning Board may vary the dimensional (excepting density) and parking requirements of this Section and as noted in Table II: Dimensional Requirements, if, in its opinion, such change will result in a desirable design of the development. This authority continues subsequent to occupancy. New development or redevelopment shall be in accordance with the Special Permit requirements of Section 14.6 and performance standards noted below.

11.5 Special Permit Procedure

11.5.1 Schedule and Procedure

Within sixty-five days of the receipt of an application for a Special Permit for ~~Public School Building~~ Property Reuse by the ~~Inspector of Buildings-Town Clerk~~, the Planning Board shall hold a public hearing on the proposal. Within ninety days of said hearing, the Planning Board shall take final action on the proposal. A written report of the Planning Board's action shall be forwarded to the Inspector of Buildings, Selectmen, Town Clerk and applicant within fourteen days of ~~their~~ its action.

11.5.2 Special Permit Expiration

A Special Permit for ~~Public School Building~~ Property Reuse shall lapse if substantial use thereof or construction has not begun within ~~one~~ two years of the Special Permit approval (exclusive of time required to pursue or await the determination of an appeal referred to in M.G.L. Chapter 40A, Section 17, from the grant thereof).

11.5.3 Extension of ~~Review~~ Period to Commence Construction

Upon mutual agreement between the Planning Board and the applicant, the deadline outlined in Section 11.5.2 may be extended by up to one ~~two~~ years from the date of the original permit.

11.5.4 Revocation of Permit

Failure to comply with the standards of this section and/or the conditions established by the Planning Board shall result in the revocation of the Special Permit.

Section 11.6 is hereby amended to modify the performance standards and to detail the open space requirements as follows:

11.6 Performance Standards

11.6.1 Land Use

The proposed land use shall be compatible with land use in the surrounding area.

11.6.2 Parking and Other Facilities

Parking, loading and service areas shall be limited to rear yards where possible; where such areas are not possible, they may be located in side or front yards if sufficient landscape barriers are provided.

11.6.3 Additional Structures / Density

No additional principal structures shall be permitted unless determined by the Planning Board to be essential to the overall plan and economic viability of the proposal, provided, however, that any additional principal structure so permitted shall not be used for dwelling purposes. Accessory buildings shall be suitably screened from adjacent properties, shall be of an architecture consistent with that of the principal building and shall be sited to be unobtrusive to the siting and layout of the principal structure and development plan. In addition to the conversion of the original school building(s), additional residential structures may be permitted by Special Permit, either at the time of the original reuse or a subsequent application for expansion of the original school property reuse subject to the provisions herein.

The overall density of the Multiple Residential Use located within the entire development (whether on one parcel or multiple parcels) shall not exceed three (3) units per acre.

11.6.4 Access to Public Way

Access shall be provided which minimizes traffic hazards. In addition to minimizing vehicular traffic hazards, safe and convenient connections to pedestrian and/or bicycle routes shall be provided where feasible. Proposals shall describe how they are consistent with the goals and recommendations of the Bedford Pedestrian and Bicycle Plan and other planning documents.

11.6.5 Open Space

~~The general requirements of Section 10.3.7 shall apply to Common Open Space.~~

The area of Common Open Space shall equal at least 35% of the total area of the development tract, and no more than 50% of the minimum required Common Open Space shall be situated within the Flood Plain/Wetland District. The Common Open Space shall have a shape, dimension, character and location suitable to enable its enjoyment and use for conservation, agriculture or passive recreational purposes by the public and/or residents of the development. Open space provided within a development parcel shall comprise a combination of usable open space and / or recreation areas and natural resource areas that support wildlife and natural vegetation that will be preserved in an undeveloped state.

The use of greens is encouraged as integral organizing elements for the buildings, and open space or passive recreation areas shall provide scenic viewsheds for the enjoyment of both residents and passing public. Other landscape assets such as trees or attractive walls shall be identified and retained as much as possible in the layout. Provisions shall be made so that the Common Open Space is owned by a homeowners association, the Town or otherwise as the Board may direct and shall be readily accessible to all residents in

the development. The Planning Board will look favorably on proposals providing publicly accessible open space or trail connections.

In appropriate cases where the size and value of the open space is significant, the Board may require a perpetual restriction of the type described in M.G.L. Chapter 184, Section 31 (including future amendments thereto and corresponding provisions of future laws), to be recorded in respect to such Common Open Space. Regardless of form of ownership or control, it is the intent that the open space shall be restricted to provide that the Common Open Space shall be retained in perpetuity for benefit of residents of the development (and the inhabitants of the Town of Bedford should the open space or portions thereof be accessible to the public). The restriction shall specifically prohibit the use of the Common Open Space for all terrain vehicles, snowmobiles, motorbikes, motorcycles and similar vehicles. It shall prohibit the construction of any buildings, roads or paved areas, except for the construction and maintenance of duckwalks, bicycle, equestrian and foot paths, gazebos, play structures, exercise stations or similar facilities for the benefit of the residents or the public. Such restrictions shall be in such form and substance as the Board shall prescribe and may contain additional restrictions on development and use of the Common Open Space as the Board may deem appropriate.

11.6.6 Exterior Lighting

Exterior lighting fixtures shall be arranged so that they neither unreasonably distract occupants of nearby properties nor interfere with traffic on any public way. They shall be placed or hooded so as to prevent direct light from shining onto any adjacent street or property.

11.6.7 ~~Mixed Use~~ of Unit Sizes and Bedroom Count

Mixed unit sizes shall be encouraged. To provide a mix of unit sizes available to varying family types, the following criteria shall be applied by the Planning Board in determining whether the purposes of the bylaw are satisfied.

- a. Individual units shall not include greater than 2,400 sf of living area, including finished basements.
- b. Not more than 20% of the total number of units in the development shall include three (3) bedrooms or more.
- c. ~~There shall be an average floor space of 1500 square feet or greater per unit.~~ The average unit size for all units within the development shall not exceed 1,550 sf of living area per unit.

11.6.8 Parking Requirements

At least ~~two~~ one and one-half (1.5) parking spaces shall be provided per dwelling unit. No space shall be considered available which reduces the effective width of the driveway. In addition to the per-unit parking ratio, sufficient visitor parking shall be provided. Impervious surface material shall be kept to a minimum. The applicant shall demonstrate the sufficiency of the proposed parking provision and the Board may require a reserve area for parking expansion in the event of uncertainty.

11.7 Design Considerations

The development of any new dwelling structures shall be limited in scale and site design to be compatible with the neighborhood in which the property is located. Open space preservation shall be included in accordance with Section 11.6.5 to provide aesthetic and functional open land for use by residents of the property and/or the town. New structures (expansion) shall be subordinate in massing and number of units to the originally converted building(s).

In evaluating the overall density and composition of the Multiple Dwelling development, the Planning Board shall consider local housing needs, proximity of the site to town amenities, and availability of transportation, pedestrian and bicycle connections to serve the site and the town.

Any new buildings, including accessory buildings, shall be suitably screened from adjacent properties, shall be compatible in style with the converted original buildings and shall be sited to be harmonious with the overall site layout.

Section 11.8 is hereby added to provide for amendments to approved plans:

11.8 Amendments

After approval of a special permit in accordance with this section (as originally drafted or as amended), the applicant or property owner may seek amendments to the approved special permit and associated plan. Minor amendments may be made by a majority vote of the Planning Board. It shall be a finding of the Planning Board, not subject to dispute by the applicant, whether a requested amendment is deemed to be major or minor. A major amendment shall require the filing of a request for amendment to the Special Permit.

pass any vote or take any action relative thereto.

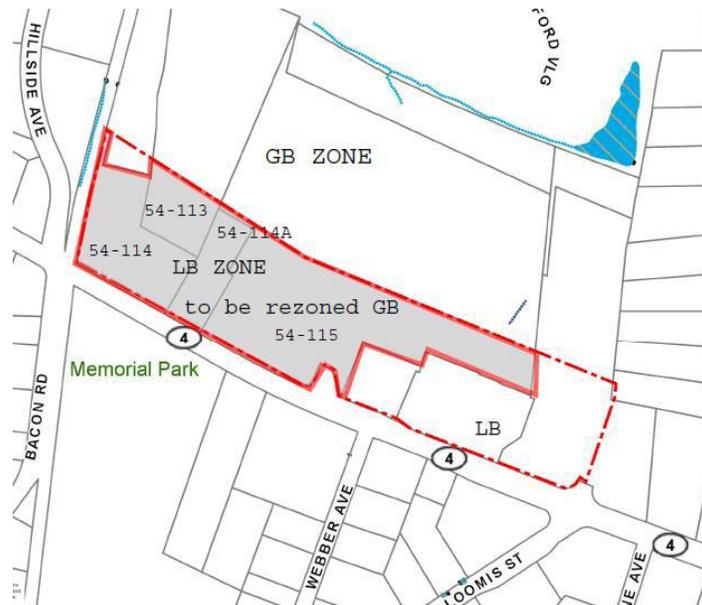
This Article would permit redevelopment or expansion of existing or former public school properties for Multiple Residential Use (defined as more than one residential dwelling unit located in one or more attached or detached buildings located on a single lot or property). The current bylaw allows conversion of the school buildings to residential use; the change would allow additional dwellings to be built on the grounds, subject to certain criteria and still subject to special permit review.

Recommendations:

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

Article 3 - Zoning Map Change (by petition)

To determine whether the Town will vote to amend the Bedford Zoning Map to rezone a portion of several parcels of land from LB (Limited Business A) to GB (General Business B) by amending the Zoning Map. The property is located in the Bedford Marketplace shopping center at 146-168 The Great Road (portions of Assessors Parcels 54-113, 54-114, 54-114A, and 54-115) which presently includes land in both the LB and GB district. The property to be rezoned comprises approximately six (6) acres of land on the North side of Great Road generally between Hillside Ave. and Webber Ave. / Loomis Street; pass any vote or take any action relative thereto.



This article would amend the zoning map to identify portions of 146-168 The Great Road that are not already located in the GB district (Assessors Parcels 54-113, 54-114 and 54-114A and 54-115) as General Business B (GB) consistent with the zoning at the rear of the shopping center.

Recommendations:

Selectmen: Recommendation to be given at Special Town Meeting
Finance Committee: Recommendation to be given at Special Town Meeting
Planning Board: Recommendation to be given at Special Town Meeting (pending public hearing)

Article 4 – Street Acceptance - Lavender Lane

To determine if the Town will vote to accept the layout by the Selectmen of a way named Lavender Lane, said way runs southeast from Concord Road a distance of 470 feet more or less, as shown on the subdivision plans entitled “Definitive Cluster Subdivision, Rosewood Lane” dated April 16, 2010 and April 28, 2010, last revised June 14, 2010, drawn by Noonan & McDowell, Inc. and Hancock Associates, relating to a Planning Board approval vote of May 25, 2010 and Certificate of Action and Special Permit dated May 28, 2010, of which certain sheets are recorded with the Middlesex South Registry of Deeds as Plan No. 529 of 2010, and of which a copy is available for inspection in the Town Clerk’s office; pass any vote or take any other action relative thereto.

This article proposes to accept Lavender Lane for maintenance by the Town as a public way.

Recommendations:

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

Article 5 – Discontinuance of Crosby Road

To determine whether the Town will vote: (1) pursuant to Massachusetts General Laws Chapter 82, Section 21, to discontinue Crosby Road as a public way and as a private way; (2) pursuant to Massachusetts General Laws Chapter 40, Section 15, to authorize, on such terms and conditions and for such consideration as may be deemed appropriate by the Selectmen: (i) the conveyance of the portion of Crosby Road owned by the Town of Bedford, as shown on the plans entitled “The Commonwealth of Massachusetts Plan of Road in the Town of Bedford Middlesex County Altered and Laid Out as a State Highway by the Department of Highways,” dated September 11, 2002, Layout No. 7652, recorded on September 19, 2002 at the Middlesex Registry of Deeds (Southern District) as Plan No. 998 of 2002 and in Book 36449, Page 164 and “The Commonwealth of Massachusetts Plan of Road in the Town of Bedford Middlesex County Altered and Laid Out as a State Highway by the Department of Highways,” dated October 18, 2006, Layout No. 7977, recorded on October 26, 2006 at the Middlesex Registry of Deeds (Southern District) as Plan No. 133 of 2006, (ii) the conveyance of that certain triangular parcel of land conveyed to the Town of Bedford in connection with the relocation of Crosby Road by the Commonwealth of Massachusetts Department of Public Works bounded and described in Layout No. 4102 and Order of Taking recorded with the Middlesex Registry of Deeds at Book 8185, Page 285, including such area described as a portion of the State highway location laid out on January 29, 1952, as being “no longer needed for State highway purposes”, as shown on the “Commonwealth of Massachusetts Plan of Road in the Town of Bedford Middlesex County Altered and laid out as a State Highway by the Department of Public Works” (December 1, 1953); and (iii) that area described as Parcel T-2 by that certain Order of Taking recorded with the Middlesex Registry of Deeds (Southern District) at Book 15361, Page 327 and shown on that certain “Plan Showing the Relocation of Crosby Drive and The Discontinuance of a Portion of Crosby Road in Bedford, Mass.” dated September 23, 1983 and Revised October 20, 1983, recorded as Plan Number 144(A of 2) of 1983, Book 15361, Page 327; (3) pursuant to Massachusetts General Laws Chapter 40, Section 15, to abandon and release all right, title and interest, including any easements, in the said Crosby Road; and (4) to authorize the Selectmen to take such other actions as necessary to carry out the purposes of this vote; pass any vote or take any other action relative thereto.

This article proposes that an old dead-end road known as Crosby Road (not Crosby Drive) be discontinued as a public way. The article would further authorize the Selectmen to convey the discontinued way to private interests. The land area of the old way is +/- 0.83 acres. The Town no longer needs this old way for public use and access. The adjacent property owner, DIV BEDFORD, LLC would like to incorporate the old way into its office park off Crosby Drive as part of a master plan to improve parking and access to the office park.

Recommendations:

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

Article 6 – Acceptance of M.G.L. Chapter 90I – Complete Streets Program

To determine whether the Town will vote to accept the provisions of MGL Chapter 90I – Complete Streets Program so as to provide accommodations in the Town for users of all transportation modes including, but not limited to, walking, cycling, public transportation, automobiles and freight; pass any vote or take any other action relative thereto.

This article proposes acceptance of a provision of Massachusetts General Laws for establishment of a Complete Streets Program in the Town. It is planned that the Selectmen would adopt a Complete Streets Policy to be implemented within the Town for future road projects. It is anticipated that the Massachusetts Department of Transportation will be announcing in the fall of 2015 a grant program for those communities that have accepted this provision of Massachusetts General Laws. The grant funds would provide financial assistance for local governments in implementing road projects that provide accommodations for all users of public ways.

Recommendations:

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

Article 7 - Proposed Amendment to the FY2016 Capital Projects Plan

To determine whether the Town will vote to amend the vote taken at the 2015 Annual Town Meeting under Article 13 – Proposed FY2016 Capital Projects Plan so as appropriate the additional sum of \$188,783, or any other sum, for the following projects and to determine whether such sums shall be raised in the tax levy, transferred from available funds, borrowed, appropriated from the Stabilization Fund, or by any combination of these methods:

Project	Project Name	Appropriation
16-36	Security System Video Surveillance	\$122,783
16-42	Town Center Interior Window Blinds (additional funds)	\$14,000
16-46	Security and Lighting Systems	\$52,000
TOTAL		\$188,783

And further to amend said article and the specific appropriation for Project 16-22, School Buildings Feasibility Study in the amount of \$78,750 by amending the title of the project as follows: Project 16-22, Lane School Feasibility Study and Design with the amount of \$78,750 remaining as originally appropriated;

pass any vote or take any other action relative thereto.

This article proposes to amend the FY2016 Capital Projects Plan that was approved at the 2015 Annual Town Meeting. At that time, the approval of four recommended projects was delayed because the Town’s revenue projections for FY2016 indicated a revenue shortfall mostly due to uncertainty in the state budget and local aid revenue. With the final state budget being adopted in July, revenue projections for FY2016 now will allow three of these projects to move forward. The detailed description for each project is as follows:

Project 16-36, Security System Video Surveillance - Funding for this project would provide for a new video surveillance system at all four schools. Surveillance cameras would be placed at exterior door locations, allowing for remote viewing by the principal and other authorized persons such as the Police Department improving the ability to manage access to the building, manage a building based crisis and deter and/or apprehend persons that have committed acts of vandalism or theft.

Project 16-42, Town Center Interior Window Blinds - Funding for this project would allow for the replacement of interior window blinds at Town Center. The existing blinds have been very problematic and some are currently broken due to heavy use. The new blinds proposed for purchase would be more durable than the existing blinds to allow for greater useful life. The initial appropriation request at the Annual Town Meeting was \$31,500 of which \$17,500 was approved. This additional proposed appropriation of \$14,000 would fund this project at the original requested amount.

Project 16-46, Security and Lighting Systems - Funding for this project would provide for upgraded lighting and security cameras at the seasonal storage facility located at 108 Carlisle Road. The new cameras will be installed and configured to connect to the existing town wide video surveillance system.

This article further proposes to amend the following project:

Project 16-22, Lane School Feasibility Study and Design (formerly School Buildings Feasibility Study) - Funding for this project would provide for a feasibility study and design of an addition to Lane School. As previously approved at the 2015 Annual Town Meeting, the funds were not restricted only to the study of Lane School but instead were intended to be used to assess the space needs for current and future enrollment in all school buildings. Since the 2015 Annual Town Meeting, the School Committee has determined that the first priority should be to address space needs at the Lane School.

RECOMMENDATIONS

Selectmen:	Approval Recommended
Finance Committee:	Recommendation to be given at Special Town Meeting
Capital Expenditure:	Approval Recommended
Residential Tax Impact:	\$5.67

Article 8 - Community Preservation Surcharge Effective July 1, 2016

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, 2016; pass any vote or take any action relative thereto.

This article would authorize the Town to continue to levy in Fiscal Year 2017 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 receives matching funds from the Commonwealth, as a result of having accepted this Act. In November 2014, the Town received a total of \$482,903 from Commonwealth distributions. This total match was 35.1%. A conservative 20% 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, municipalities are required to spend or reserve for future expenditure 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 2016.

Recommendations:

Selectmen: Approval Recommended
Finance Committee: Approval Recommended

Article 9 - Amend FY 2016 Community Preservation Budget

		Previous FY16 Appropriation	Appropriation Decrease	Total FY16 Recommended
Appropriations				
5	Bond Payment – Town Hall MEP Project	\$47,068.00	(\$31,067.00)	\$16,001.00
Reserves				
11	Affordable Housing Reserves	\$166,660.10	(\$11,580.10)	\$155,080.00

pass any vote or take any action relative thereto.

This article proposes amendments to the Fiscal Year 2016 Community Preservation Budget adopted at the 2015 Annual Town Meeting. The Community Preservation Committee is recommending a decrease in two appropriations from the amounts originally approved in March. The reductions are required to adjust the total budget appropriations due to a lower state match than originally expected.

Recommendations:

Selectmen: Approval Recommended
Finance Committee: Approval Recommended

Article 10 - Historical Museum Feasibility Study

To determine whether the Town will vote to raise and appropriate the sum of \$50,000, or any other sum, for the purpose of examining the feasibility of establishing a Bedford historical museum in one of several Town buildings, to consider required building improvements for same, and to make recommendations thereon; pass any vote or take any other action relative thereto.

This article proposes to fund a feasibility study for establishing a Bedford historical museum in a Town-owned building. The Selectmen established an ad hoc Museum Study Committee in June 2014 for the purpose of studying the operations of historical museums in other nearby communities, considering both Town-owned and privately-owned buildings in Bedford that could be utilized for a Bedford historic museum, and then making recommendations to the Selectmen on the location and size for such a museum. The Committee submitted its report to the Selectmen in August 2015 identifying preferred sites for establishing a historical museum. The proposed study would further examine the feasibility of establishing a museum in the most preferred locations.

RECOMMENDATIONS

Selectmen: Approval Recommended
Finance Committee: Recommendation to be given at Special Town Meeting
Capital Expenditure: Approval Recommended
Residential Tax Impact: \$.86

Article 11 - Amend FY 2016 Operating Budgets

To determine whether the Town will vote to amend the sums appropriated under Article 18 of the 2015 Annual Town Meeting, Operating Budget - Fiscal Year 2016, for expenditures by officers, boards, committees, and for the Reserve Fund in the fiscal year beginning July 1, 2015, 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 2016 Operating Budgets which were adopted at the 2015 Annual Town Meeting.

Recommendations:

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

Article 12 - Amend FY 2016 Ambulance Enterprise Budget

To determine whether the Town will vote to amend the sums appropriated under Article 19 of the 2015 Annual Town Meeting, Ambulance Enterprise Budget - Fiscal Year 2016, in order to operate the Ambulance Enterprise for the fiscal year beginning July 1, 2015; pass any vote or take any action relative thereto.

This article proposes amendments to the Fiscal Year 2016 Ambulance Enterprise Budget which was adopted at the 2015 Annual Town Meeting. The proposed amendments are related to current cost information now that the Town-based advanced life support emergency service has been implemented.

Recommendations:

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

Article 13 - Stabilization Fund Appropriation

To determine whether the Town will vote to raise and appropriate \$330,000, or any other sum, to the Stabilization Fund, as provided under Massachusetts General Laws, Chapter 40, Section 5B; pass any vote or take any action relative thereto.

This article requests an appropriation to be added to the Stabilization Fund. This fund may be used for any purpose in the future, but requires a vote of Town Meeting in order to transfer and spend any of these funds. The balance in the fund when the warrant went to print was \$2,998,031.

Recommendations:

Selectmen: Approval Recommended
Finance Committee: Approval Recommended
Residential Tax Impact: \$5.67

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 5th day of October in the year Two Thousand and Fifteen.

Selectmen of Bedford

Mark Siegenthaler, Chair

Caroline Fedele

William S. Moonan

Michael Rosenberg

Margot Fleischman

Guidelines for Civil Discourse

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

Show respect for others.

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

Speak as you would like to be spoken to.

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

Agree to listen.

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

Speak for yourself, not others.

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

**Town of Bedford
Massachusetts 01730**

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

**Residential Postal Customer
Bedford, MA 01730**

**Special Town Meeting
Monday, November 2, 2015
Bedford High School
7:30 P.M.
Open To All Registered Voters**