

**TOWN OF SCITUATE
ANNUAL TOWN MEETING
APRIL 8, 2024
WARRANT**

COMMONWEALTH OF MASSACHUSETTS, PLYMOUTH SS

To either of the constables of the Town of Scituate, in said County

GREETINGS: In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of said Town qualified to vote in Elections and Town Affairs therein, to meet at the Scituate High School Gymnasium, 606 Chief Justice Cushing Highway on

MONDAY, THE EIGHTH DAY OF APRIL 2024 NEXT

At seven o'clock in the evening, then and there to act on the following articles:

ARTICLE 1. Compensation of Elected Officials

To see if the Town will vote to establish the salaries and compensation of all elected Town officials as follows for a sum totaling **\$97,325.00**, or a greater or lesser sum; or take any other action relative thereto:

| | | |
|---------------|-------------------------------|-------------|
| SELECT BOARD: | Chair & Legitimate Expenses | \$ 1,500.00 |
| SELECT BOARD: | Members & Legitimate Expenses | \$ 2,000.00 |
| | | (4@\$500) |
| ASSESSORS: | Chair & Legitimate Expenses | \$ 1,200.00 |
| ASSESSORS: | Members & Legitimate Expenses | \$ 800.00 |
| | | (2@\$400) |
| TOWN CLERK: | Personal Services | \$91,825.00 |

Sponsored By: Select Board

ARTICLE 2. Reports of Boards and Committees

To see if the Town will vote to hear or act upon any reports from the Town officers or committees; or take any other action relative thereto.

Sponsored By: Select Board

ARTICLE 3. Capital Improvement Plan

To see if the Town will vote to raise and appropriate, borrow, or transfer from available funds in the Treasury, in accordance with M.G.L. c. 44, §§ 7 and 8 and any other enabling authority, the following sums of money totaling **\$22,575,255.00** or any greater or lesser sums as may be necessary, for the purpose of funding the costs of the Capital Improvement Plan submitted in accordance with Section 6-6 of the Scituate Town Charter and outlined as follows; or take any other action relative thereto:

| | Project | Department | Amount | Funding Source |
|-----------|---|-----------------------------|---------------|---|
| A | SHS Science Lab Upgrade | School Department | \$75,000 | Free Cash |
| B | Technology Switch Replacement | School Department | \$400,000 | Free Cash |
| C | Wampatuck ADA Compliance | School Department | \$650,000 | Free Cash |
| D | Scituate High School Locker Room Phase Three | School Department | \$1,050,000 | Borrowing |
| E | Oceanside Seawall Phase 4 | DPW-Engineering | \$4,000,000 | Borrowing |
| F | Foreshore Protection | DPW-Engineering | \$200,000 | Free Cash |
| G | Public Safety Locker Room Improvement Study | Facilities | \$200,000 | Free Cash |
| H | Maritime Center Floor and Door Replacement | Facilities | \$30,000 | Maritime Center Rental Revolving Fund |
| I | Town Wide Facilities Plan Year 4 | Facilities | \$935,621 | Free Cash & Maritime Center Rental Revolving Fund |
| J | Replace Pumper Truck | Fire Department | \$840,000 | Borrowing |
| K | Roadways, Sidewalks, Drainage & Culvert improvements | DPW Highway | \$300,000 | Free Cash |
| L | New Holder C70 Sidewalk Machine | DPW Public Grounds | \$202,000 | Free Cash |
| M | Electric ride on mowers | DPW Public Grounds | \$38,000 | Free Cash |
| N | Replace Truck 2-8, 2007 Chevrolet 3500 Dump Truck | DPW Public Grounds | \$82,000 | Free Cash |
| O | New Harper TV40 Turbovac Leaf & Debris Vacuum | DPW Public Grounds | \$31,000 | Free Cash |
| P | New Bucket Truck | DPW Public Grounds | \$540,500 | Free Cash |
| Q | Design & Engineer North Scituate Sewer Expansion | Sewer Enterprise | \$2,200,000 | Borrowing |
| R | First Parish Pump Station Replacement Design Bid | Sewer Enterprise | \$165,000 | Borrowing & PY articles |
| S | Structural Repairs | Sewer Enterprise | \$250,000 | Sewer Enterprise Retained Earnings |
| T | Town Wide Facilities Plan Year 4 | Sewer Enterprise | \$47,959 | Sewer Enterprise Retained Earnings |
| U | Entrance Gate Key Card Access and Cameras | Transfer Station Enterprise | \$150,000 | Transfer Station Enterprise Retained Earnings |
| V | Town Wide Facilities Plan Year 4 | Transfer Station Enterprise | \$24,045 | Transfer Station Enterprise Retained Earnings |
| W | Additional Funds for Well Borings - West End Well Investigation | Water Enterprise | \$100,000 | Water Enterprise Retained Earnings |
| X | Well 17A Upgrades | Water Enterprise | \$100,000 | Water Enterprise Retained Earnings |
| Y | Replace Truck #33 Dodge Ram Utility Body | Water Enterprise | \$89,000 | Water Enterprise Retained Earnings |
| Z | Additional Design and Construction of New Storage Tank | Water Enterprise | \$3,300,000 | Borrowing |
| AA | Replacement of Truck #39, 2009 Chevy Silverado Pickup Truck | Water Enterprise | \$74,800 | Water Enterprise Retained Earnings |
| BB | Replace Water Mains | Water Enterprise | \$3,000,000 | Borrowing |
| CC | 10 Year Meter Replacement Cycle Program FY2025 | Water Enterprise | \$250,000 | Water Enterprise Retained Earnings |

| | Project | Department | Amount | Funding Source |
|----|---|------------------------|---------------------|--|
| DD | Redevelopment and Electronics Upgrade of Public Wells | Water Enterprise | \$190,000 | Water Enterprise Retained Earnings |
| EE | Scituate Harbor Dredging | Waterways Enterprise | \$3,000,000 | Borrowing |
| FF | Town Wide Facilities Plan Year 4 | Waterways Enterprise | \$32,151 | Waterways Enterprise Retained Earnings |
| GG | Town Wide Facilities Plan Year 4 | Widows Walk Enterprise | \$28,179 | Widows Walk Enterprise Retained Earnings |
| | Total | | \$22,575,255 | |

Sponsored By: Select Board/Capital Planning Committee

ARTICLE 4. Fiscal Year 2025 Operating Budget

To see if the Town will vote to raise and appropriate, and/or transfer from available funds in the Treasury, the sum of **\$99,218,209** or a greater or lesser sum, for the purpose of funding personal services and expenses for Town operations as may be necessary for the ensuing Fiscal Year commencing July 1, 2024; or take any other action relative thereto.

| Fiscal Year 2025 Operating Budget | | | | | | |
|-----------------------------------|-----|---|-------------------------|-------------------------|-------------------------|------------|
| | | | FY 2024 Appropriated | FY 2025 Select Board | FY 2025 Advisory Com | % of total |
| | | Select Board | | | | |
| | | Town Administration | | | | |
| 123 | 510 | Personal Services | \$ 396,941 | \$ 425,140 | \$ 425,140 | |
| | 520 | Purchase of Services | \$ 230,160 | \$ 236,664 | \$ 236,664 | |
| | 530 | Town Counsel | \$ 145,000 | \$ 145,000 | \$ 145,000 | |
| | 532 | Contract Bargaining | \$ 204,587 | \$ 270,595 | \$ 270,595 | |
| | 540 | Materials & Supplies | \$ 7,400 | \$ 7,400 | \$ 7,400 | |
| | 599 | Salary Adjustments | \$ - | \$ - | \$ - | |
| | | | \$ 984,088 | \$ 1,084,799 | \$ 1,084,799 | 1.09% |
| | | Advisory Committee | | | | |
| 131 | 510 | Personal Services | \$ 2,566 | \$ 2,681 | \$ 2,681 | |
| | 520 | Purchase of Services | \$ 250 | \$ 260 | \$ 260 | |
| | 540 | Materials & Supplies | \$ 4,300 | \$ 7,000 | \$ 7,000 | |
| | | | \$ 7,116 | \$ 9,941 | \$ 9,941 | 0.01% |
| 132 | | Reserve Fund | | | | |
| | 570 | Transfers | \$ 75,000 | \$ 75,000 | \$ 75,000 | 0.08% |
| | | | | | | |
| 135 | | Finance Director/Town Accountant | | | | |
| | 510 | Personal Services | \$ 395,548 | \$ 416,068 | \$ 416,068 | |
| | 520 | Purchase of Services | \$ 67,200 | \$ 67,200 | \$ 67,200 | |
| | 540 | Materials & Supplies | \$ 1,300 | \$ 1,300 | \$ 1,300 | |
| | | | \$ 464,048 | \$ 484,568 | \$ 484,568 | 0.49% |
| | | Assessors | | | | |
| 141 | 510 | Personal Services | \$ 231,322 | \$ 239,463 | \$ 239,463 | |
| | 520 | Purchase of Services | \$ 39,510 | \$ 46,500 | \$ 46,500 | |
| | 540 | Materials & Supplies | \$ 500 | \$ 500 | \$ 500 | |
| | | | \$ 271,332 | \$ 286,463 | \$ 286,463 | 0.29% |
| | | Treasurer/Collector | | | | |
| 145 | 510 | Personal Services | \$ 340,125 | \$ 360,851 | \$ 360,851 | |
| | 520 | Purchase of Services | \$ 108,025 | \$ 113,025 | \$ 113,025 | |
| | 540 | Materials & Supplies | \$ 18,500 | \$ 18,500 | \$ 18,500 | |
| | | | \$ 466,650 | \$ 492,376 | \$ 492,376 | 0.50% |
| 155 | | Information Technology | | | | |
| | 510 | Personal Services | \$ 314,825 | \$ 338,365 | \$ 338,365 | |
| | 520 | Purchase of Services | \$ 432,478 | \$ 464,226 | \$ 464,226 | |
| | 540 | Materials & Supplies | \$ 500 | \$ 500 | \$ 500 | |
| | 580 | Capital Outlay | \$ 30,000 | \$ 40,000 | \$ 40,000 | |
| | | | \$ 777,803 | \$ 843,091 | \$ 843,091 | 0.85% |

| Fiscal Year 2025 Operating Budget | | | | | | |
|-----------------------------------|-----|---|-------------------------|-------------------------|-------------------------|------------|
| | | | FY 2024 Appropriated | FY 2025 Select Board | FY 2025 Advisory Com | % of total |
| | | Tax Foreclosures | | | | |
| 158 | 521 | Tax Foreclosures | \$ 39,000 | \$ 39,000 | \$ 39,000 | |
| | | | \$ 39,000 | \$ 39,000 | \$ 39,000 | 0.04% |
| 159 | | Cable TV | | | | |
| | 510 | Personal Services | \$ 134,457 | \$ 140,597 | \$ 140,597 | |
| | 520 | Purchase of Services | \$ 5,000 | \$ 6,500 | \$ 6,500 | |
| | 540 | Materials & Supplies | \$ 2,000 | \$ 2,000 | \$ 2,000 | |
| | 580 | Capital Outlay | \$ 150,000 | \$ 80,000 | \$ 80,000 | |
| | | | \$ 291,457 | \$ 229,097 | \$ 229,097 | 0.23% |
| 161 | | Town Clerk | | | | |
| | 510 | Personal Services | \$ 204,951 | \$ 239,128 | \$ 239,128 | |
| | 520 | Purchase of Services | \$ 41,055 | \$ 53,147 | \$ 53,147 | |
| | 540 | Materials & Supplies | \$ 4,230 | \$ 4,230 | \$ 4,230 | |
| | | | \$ 250,236 | \$ 296,505 | \$ 296,505 | 0.30% |
| 171 | | Planning & Community Development | | | | |
| 175 | 510 | Personal Services | \$ 954,262 | \$ 1,027,252 | \$ 1,027,252 | |
| 176 | 520 | Purchase of Services | \$ 63,600 | \$ 63,600 | \$ 63,600 | |
| 182 | 540 | Materials & Supplies | \$ 4,950 | \$ 5,200 | \$ 5,200 | |
| 241 | | | \$ 1,022,812 | \$ 1,096,052 | \$ 1,096,052 | 1.10% |
| | | | | | | |
| 192 | | Property/Liability Insurance | | | | |
| | 570 | Expenses | \$ 1,099,981 | \$ 1,209,979 | \$ 1,209,979 | 1.22% |
| | | | | | | |
| | | Total General Government | \$ 5,749,523 | \$ 6,146,871 | \$ 6,146,871 | 6.20% |
| | | | | | | |
| 210 | | Police | | | | |
| | 510 | Personal Services | \$ 4,250,390 | \$ 4,918,354 | \$ 4,918,354 | |
| | 520 | Purchase of Services | \$ 151,509 | \$ 149,790 | \$ 149,790 | |
| | 540 | Materials & Supplies | \$ 139,831 | \$ 149,990 | \$ 149,990 | |
| | 580 | Capital Outlay | \$ 279,470 | \$ 279,470 | \$ 279,470 | |
| | | | \$ 4,821,200 | \$ 5,497,604 | \$ 5,497,604 | 5.54% |
| 220 | | Fire | | | | |
| | 510 | Personal Services | \$ 5,601,063 | \$ 5,804,425 | \$ 5,804,425 | |
| | 520 | Purchase of Services | \$ 71,987 | \$ 74,987 | \$ 74,987 | |
| | 540 | Materials & Supplies | \$ 170,991 | \$ 193,991 | \$ 193,991 | |
| | | | \$ 5,844,041 | \$ 6,073,403 | \$ 6,073,403 | 6.12% |
| 230 | | Combined Public Safety Dispatch | | | | |
| | 510 | Personal Services | \$ 742,307 | \$ 769,934 | \$ 769,934 | |
| | 540 | Materials & Supplies | \$ 600 | \$ 600 | \$ 600 | |
| | | | \$ 742,907 | \$ 770,534 | \$ 770,534 | 0.78% |

| Fiscal Year 2025 Operating Budget | | | | | | |
|-----------------------------------|------------------------------------|----------------------|-------------------------|-------------------------|-------------------------|------------|
| | | | FY 2024 Appropriated | FY 2025 Select Board | FY 2025 Advisory Com | % of total |
| 295 | Shellfish | | | | | |
| | 510 | Personal Services | \$ 8,000 | \$ 8,000 | \$ 8,000 | |
| | 520 | Purchase of Services | \$ 200 | \$ 200 | \$ 200 | |
| | 540 | Materials & Supplies | \$ 600 | \$ 600 | \$ 600 | |
| | | | \$ 8,800 | \$ 8,800 | \$ 8,800 | 0.01% |
| | Total Public Safety | | \$ 11,416,948 | \$ 12,350,341 | \$ 12,350,341 | 12.45% |
| 300 | School Department | | | | | |
| | 505 | School Expenses | \$ 45,757,329 | \$ 47,479,029 | \$ 47,479,029 | 47.85% |
| 310 | Regional School Assessments | | | | | |
| | 560 | Intergovernmental | \$ 769,728 | \$ 1,014,880 | \$ 1,014,880 | 1.02% |
| | Total Schools | | \$ 46,527,057 | \$ 48,493,909 | \$ 48,493,909 | 48.88% |
| | Public Works | | | | | |
| 400 | 510 | Personal Services | \$ 1,898,068 | \$ 2,017,805 | \$ 2,017,805 | |
| | 520 | Purchase of Services | \$ 575,320 | \$ 575,320 | \$ 575,320 | |
| | 540 | Materials & Supplies | \$ 245,389 | \$ 255,489 | \$ 255,489 | |
| | 580 | Capital Outlay | \$ 421,500 | \$ 431,600 | \$ 431,600 | |
| | | | \$ 3,140,277 | \$ 3,280,214 | \$ 3,280,214 | 3.31% |
| 410 | Facilities | | | | | |
| | 510 | Personal Services | \$ 531,273 | \$ 580,064 | \$ 580,064 | |
| | 520 | Purchase of Services | \$ 563,398 | \$ 586,648 | \$ 586,648 | |
| | 540 | Materials & Supplies | \$ 266,000 | \$ 288,400 | \$ 288,400 | |
| | 580 | Capital Outlay | \$ 66,000 | \$ 66,000 | \$ 66,000 | |
| | | | \$ 1,426,671 | \$ 1,521,112 | \$ 1,521,112 | 1.53% |
| 423 | Snow & Ice | | | | | |
| | 510 | Personal Services | \$ 101,401 | \$ 102,931 | \$ 102,931 | |
| | 520 | Purchase of Services | \$ 150,000 | \$ 150,000 | \$ 150,000 | |
| | 540 | Materials & Supplies | \$ 245,714 | \$ 244,184 | \$ 244,184 | |
| | | | \$ 497,115 | \$ 497,115 | \$ 497,115 | 0.50% |
| 424 | Street Lights & Beacons | | | | | |
| | 520 | Purchase of Services | \$ 125,000 | \$ 125,000 | \$ 125,000 | 0.13% |
| | Total Public Works | | \$ 5,189,063 | \$ 5,423,441 | \$ 5,423,441 | 5.47% |

| Fiscal Year 2025 Operating Budget | | | | | | |
|-----------------------------------|--|----------------------|-------------------------|-------------------------|-------------------------|------------|
| | | | FY 2024 Appropriated | FY 2025 Select Board | FY 2025 Advisory Com | % of total |
| 510 | Board of Health | | | | | |
| | 510 | Personal Services | \$ 315,684 | \$ 338,410 | \$ 338,410 | |
| | 520 | Purchase of Services | \$ 6,325 | \$ 6,325 | \$ 6,325 | |
| | 540 | Materials & Supplies | \$ 1,735 | \$ 2,085 | \$ 2,085 | |
| | 580 | Capital Outlay | \$ 125 | \$ 125 | \$ 125 | |
| | | | \$ 323,869 | \$ 346,945 | \$ 346,945 | 0.35% |
| 541 | Council on Aging | | | | | |
| | 510 | Personal Services | \$ 266,843 | \$ 337,979 | \$ 337,979 | |
| | 520 | Purchase of Services | \$ 7,750 | \$ 15,660 | \$ 15,660 | |
| | 540 | Materials & Supplies | \$ 28,000 | \$ 28,000 | \$ 28,000 | |
| | 580 | Capital Outlay | \$ 5,200 | \$ 2,000 | \$ 2,000 | |
| | | | \$ 307,793 | \$ 383,639 | \$ 383,639 | 0.39% |
| 543 | Veterans Agent | | | | | |
| | 510 | Personal Services | \$ 93,418 | \$ 98,553 | \$ 98,553 | |
| | 520 | Purchase of Services | \$ 105,715 | \$ 106,265 | \$ 106,265 | |
| | 540 | Materials & Supplies | \$ 2,300 | \$ 2,000 | \$ 2,000 | |
| | | | \$ 201,433 | \$ 206,818 | \$ 206,818 | 0.21% |
| 549 | Commission on Disabilities | | | | | |
| | 520 | Purchase of Services | \$ 5,000 | \$ 5,000 | \$ 5,000 | |
| | | | \$ 5,000 | \$ 5,000 | \$ 5,000 | 0.01% |
| 561 | FACTS Substance Abuse Program | | | | | |
| | 510 | Personal Services | Grant | \$ 62,077 | \$ 62,077 | |
| | 520 | Purchase of Services | funded | \$ 39,029 | \$ 39,029 | |
| | 540 | Materials & Supplies | | \$ 3,000 | \$ 3,000 | |
| | | | \$ - | \$ 104,106 | \$ 104,106 | 0.10% |
| | Total Health & Human Services | | \$ 838,095 | \$ 1,046,508 | \$ 1,046,508 | 1.05% |
| 610 | Library | | | | | |
| | 510 | Personal Services | \$ 855,771 | \$ 912,147 | \$ 912,147 | |
| | 520 | Purchase of Services | \$ 138,432 | \$ 151,627 | \$ 151,627 | |
| | 540 | Materials & Supplies | \$ 164,000 | \$ 174,000 | \$ 174,000 | |
| | 580 | Capital Outlay | \$ 5,000 | \$ 5,000 | \$ 5,000 | |
| | | | \$ 1,163,203 | \$ 1,242,774 | \$ 1,242,774 | 1.25% |

| Fiscal Year 2025 Operating Budget | | | | | | |
|-----------------------------------|---|-------------------------|-------------------------|-------------------------|-------------------------|------------|
| | | | FY 2024 Appropriated | FY 2025 Select Board | FY 2025 Advisory Com | % of total |
| 630 | Recreation | | | | | |
| | 510 | Personal Services | \$ 172,477 | \$ 159,028 | \$ 159,028 | |
| | 520 | Purchase of Services | \$ 1,710 | \$ 1,710 | \$ 1,710 | |
| | 540 | Materials & Supplies | \$ 150 | \$ 150 | \$ 150 | |
| | | | \$ 174,337 | \$ 160,888 | \$ 160,888 | 0.16% |
| 650 | Beautification | | | | | |
| | 540 | Materials & Supplies | \$ 32,500 | \$ 37,500 | \$ 37,500 | |
| | | | \$ 32,500 | \$ 37,500 | \$ 37,500 | 0.04% |
| 691 | Historical Buildings | | | | | |
| | 520 | Purchase of Services | \$ 39,680 | \$ 49,228 | \$ 49,228 | |
| | | | \$ 39,680 | \$ 49,228 | \$ 49,228 | 0.05% |
| | Total Recreation & Resources | | \$ 1,409,720 | \$ 1,490,390 | \$ 1,490,390 | 1.50% |
| 720 | Debt & Interest | | | | | |
| | 590 | Debt Service | \$ 7,979,309 | \$ 7,989,583 | \$ 7,989,583 | 8.05% |
| | | | \$ 7,979,309 | \$ 7,989,583 | \$ 7,989,583 | 8.05% |
| 911 | Plymouth County Retirement | | | | | |
| | 512 | Other Personal Services | \$ 6,978,292 | \$ 7,722,480 | \$ 7,722,480 | 7.78% |
| 912 | Workers' Compensation | | | | | |
| | 515 | Employee Benefits | \$ 210,000 | \$ 190,000 | \$ 190,000 | 0.19% |
| 913 | Unemployment Insurance | | | | | |
| | 515 | Employee Benefits | \$ 65,000 | \$ 65,000 | \$ 65,000 | 0.07% |
| 914 | Contributory Group Insurance | | | | | |
| | 515 | Employee Benefits | \$ 7,279,855 | \$ 7,382,061 | \$ 7,382,061 | 7.44% |
| 916 | Federal Taxes | | | | | |
| | 515 | Employee Benefits | \$ 882,332 | \$ 917,625 | \$ 917,625 | 0.92% |
| | Total Employee Benefits | | \$ 15,415,479 | \$ 16,277,166 | \$ 16,277,166 | 16.41% |
| | Total General Fund | | \$ 94,525,194 | \$ 99,218,209 | \$ 99,218,209 | 100.00% |

Sponsored By: Select Board

ARTICLE 5. Waterways Enterprise Fund

To see if the Town will vote to raise and appropriate, borrow and/or transfer from available funds in the Treasury, the sum of **\$973,102.00**, or a greater or lesser sum, for the purpose of funding the Waterways Enterprise operations and expenses for the ensuing fiscal year commencing July 1, 2024; or take any other action relative thereto.

| | |
|-------------------|------------|
| Personal Services | \$ 511,142 |
| Other Expenses | \$ 461,960 |
| Total | \$ 973,102 |

Sponsored By: Select Board

ARTICLE 6. Golf Course Enterprise Fund

To see if the Town will vote to raise and appropriate, borrow and/or transfer from available funds in the Treasury the sum of **\$1,434,479.00**, or a greater or lesser sum, for the purpose of funding the Widow's Walk Golf Course operations and expenses for the ensuing fiscal year commencing July 1, 2024; or take any other action relative thereto.

| | |
|-------------------|-------------|
| Personal Services | \$684,779 |
| Other Expenses | \$749,700 |
| Total | \$1,434,479 |

Sponsored By: Select Board

ARTICLE 7. Wastewater Enterprise Fund

To see if the Town will vote to raise and appropriate, borrow and/or transfer from available funds in the Treasury the sum of **\$4,102,450.00**, or a greater or lesser sum, for the purpose of funding Wastewater Treatment Plant operations and expenses, for the ensuing fiscal year commencing July 1, 2024; or take any other action relative thereto.

| | |
|-------------------|--------------|
| Personal Services | \$ 674,442 |
| Other Expenses | \$ 3,428,008 |
| Total | \$ 4,102,450 |

Sponsored By: Select Board

ARTICLE 8. Transfer Station Enterprise Fund

To see if the Town will vote to raise and appropriate, borrow and/or transfer from available funds in the Treasury the sum of **\$1,466,350.00**, or a greater or lesser sum, for the purpose of funding the Landfill and Transfer Station operations and expenses for the ensuing fiscal year commencing July 1, 2024; or take any other action relative thereto.

| | |
|-------------------|-------------|
| Personal Services | \$375,660 |
| Other Expenses | \$1,090,690 |
| Total | \$1,466,350 |

Sponsored By: Select Board

ARTICLE 9. Water Enterprise Fund

To see if the Town will vote to raise and appropriate, borrow and/or transfer from available funds in the Treasury, the sum of **\$7,276,454.00**, or a greater or lesser sum, for the purpose of funding Water Division operations and expenses for the ensuing fiscal year commencing July 1, 2024; or take any other action relative thereto.

| | |
|-------------------|-------------|
| Personal Services | \$1,363,826 |
| Other Expenses | \$5,912,628 |
| Total | \$7,276,454 |

Sponsored By: Select Board

ARTICLE 10. Stabilization Fund Excess Levy

To see if the Town will vote to raise and appropriate the difference between the levy net and the levy limit to the Stabilization Fund, in accordance with M.G.L. c. 40, § 5B; or take any other action relative thereto.

Sponsored By: Select Board

ARTICLE 11. Revolving Fund Limits

To see if the Town will vote to set the annual spending limits for the revolving funds authorized under General Bylaw Section 10260 for Fiscal Year 2025, in accordance with M.G. L., c. 44, § 53E1/2 as follows; or take any other action relative thereto.

| Revolving Fund | FY25 Expenditure Limit |
|---|---------------------------------------|
| Senior Center Revolving | \$150,000 |
| Senior Center Food Service | \$45,000 |
| Planning Board Application | \$15,000 |
| Food Establishment Inspection | \$40,000 |
| School Transportation | \$400,000 |
| Beach Sticker | \$550,000 |
| Public Health Vaccinations | \$50,000 |
| Wind Turbine | \$750,000 |
| Maintenance of Private Ways | \$10,000 |
| GATRA Transport | \$130,000 |
| Solar Array | \$485,000 |
| Recreation Program | \$485,000 |
| Athletic Fields | \$75,000 |
| Maritime Center Rental | \$40,000 |
| Scituate Harbor Community Building Rental | \$10,000 |
| Aquaculture | \$5,000 |
| Perc Witness Fees | \$50,000 |

Sponsored By: Select Board

ARTICLE 12. Community Preservation

To see if the Town will vote to hear and act on recommendations from the Community Preservation Committee (the "CPC") on the Fiscal Year 2025 Community Preservation budget and pursuant to M.G.L. c. 44B (the "Act") to appropriate and/or reserve the sums of money as indicated below (i) to meet the administrative expenses and all other necessary and proper expenses of the CPC for Fiscal Year 2025; (ii) for the acquisition, creation, and preservation of open space; (iii) for the acquisition, creation, preservation, rehabilitation, and restoration of land for recreational use; (iv) for the acquisition, preservation, rehabilitation, and restoration of historic resources; and (v) for the creation, acquisition, preservation and support of community housing. Appropriations for the items below are to be expended first from any existing reserves for the purposes of such item, then appropriated from Community Preservation FY 2025 estimated revenues, with any excess to be appropriated from Community Preservation unreserved funds unless otherwise specified below. All such sums appropriated are further to be expended subject to all of the terms and conditions of the applications regarding such projects filed with the CPC and the votes of the CPC regarding approval of such items; or take any other action relative thereto.

1. \$284,381 From Community Preservation FY 2025 estimated revenues, to be reserved for the creation and support of Community Housing consistent with the Act;
2. \$284,381 From Community Preservation FY 2025 estimated revenues, to be reserved for the acquisition and preservation of Historic Resources consistent with the

Act;

3. \$284,381 From Community Preservation FY 2025 estimated revenues, to be reserved for acquisition and preservation of Open Space consistent with the Act;
4. \$71,095 From Community Preservation FY 2025 estimated revenues, for Administrative Expense of the Community Preservation Committee;
5. \$261,801 From Community Preservation FY 2025 estimated revenues for payment of debt relevant to the Athletic Field Renovation Project voted as Article 12 ATM 04/2019;
6. \$1,000,000 For Community Housing – Supported Access to Independent Living (SAIL) Home at 809 Country Way;
7. \$1,957,123 For Recreation – High School Tennis Court Construction;
8. \$22,884 For Historic Resources – Bailey Ellis House Restoration Part II.

Sponsored By: Community Preservation Committee

ARTICLE 13. Community Preservation Act Reconciliations

To see if the Town will vote to hear and act on recommendations from the Community Preservation Committee to rescind the balance of funds authorized but unexpended totaling **\$679,345.93**, or a greater or lesser sum, and to transfer said funds into the Reserve or General Fund Balance from which they were originally appropriated, in accordance with the provisions of the Community Preservation Act; or take any other action relative thereto.

| Org | Object | Project | TM Authorization | Description | Balance |
|----------|--------|---------|-----------------------|------------------------------|----------------------|
| 25177917 | 589000 | O634B | STM 11/2017 Art 6-4 | Mapping Trails & Signage | \$ 14.22 |
| 25177917 | 589000 | R1110 | ATM 04/2017 Art 11-10 | Creation of Dog Park | \$ 571.08 |
| 25177919 | 589000 | H121B | ATM 04/2019 Art 12-1B | STOCKBRIDGE GRAIN CHEST | \$ 5,557.77 |
| 25177920 | 589000 | H8-02 | STM 11/2020 Art 8-2 | CLOSING COSTS M LINC ACQ | \$ 51.57 |
| 25177921 | 589000 | H6-4 | STM 10/2021 Art 6-4 | ARCHIVES DOCUMENT PRESERVTN | \$ 2,841.23 |
| 25177921 | 589000 | O6-7 | STM 10/2021 Art 6-7 | LAND ACQ-O BORDER ST | \$ 5,214.09 |
| 25177921 | 589000 | R12-7 | ATM 04/2021 Art 12-7 | CEDAR POINT BENCH REPLACMT | \$ 2,300.50 |
| 25177921 | 589000 | R12-8 | ATM 04/2021 Art 12-8 | TRAIL PARKNG & ACCESS ADDTL | \$ 11,816.44 |
| 25177921 | 589000 | R12-9 | ATM 04/2021 Art 12-9 | THOREAU'S WAYE LIB GREEN | \$ 5,413.13 |
| 25177922 | 589000 | O65 | STM 09/2022 Art 6-5 | DAMON ACCESS & PICNIC AREA | \$ 4,158.92 |
| 25177922 | 589000 | O66 | STM 09/2022 Art 6-6 | CROSBY & BATES PICNIC AREA | \$ 89,995.60 |
| 25177922 | 589000 | H12-8 | ATM 04/2022 Art 12-8 | TOWN ARCHIVES WPA RECORDS | \$ 1,200.00 |
| 25177922 | 589000 | R1209 | ATM 04/2022 Art 12-9 | FEASIBILITY HS TENNIS COURTS | \$ 1,235.00 |
| 25177922 | 589000 | R63 | STM 09/2022 Art 6-3 | MOBI MATS | \$ 52.38 |
| 25177923 | 589000 | A2311 | ATM 04/2023 Art 12-11 | WHEELER PARK WINDOWS | \$ 548,924.00 |
| | | | Total | | \$ 679,345.93 |

Sponsored By: Community Preservation Committee

ARTICLE 14. Affordable Housing Trust - Small Grant Non Deed Restricted Program

To see if the Town will vote to further fund a Small Grant Non Deed Restricted Program as administered by the Affordable Housing Trust and to fund such program appropriate the sum of **\$25,000.00**; or take any other action relative thereto.

Sponsored By: Select Board

ARTICLE 15. Massachusetts General Laws Chapter 91 Liability

To see if the Town will vote to assume liability in the manner provided by M.G.L. c. 91, § 29, as amended, for all damages that may be incurred by work to be performed by the Massachusetts Department of Environmental Protection for the improvement, development, maintenance and protection of tidal and non-tidal rivers and streams, great ponds, harbors, tidewaters, foreshores and shores along a public beach in accordance with M.G.L. c. 91, §11 and to authorize the Select Board to execute and deliver a bond on indemnity therefor to the Commonwealth; or take any other action relative thereto.

Sponsored By: Select Board

ARTICLE 16. Amend Zoning Map and Zoning Bylaws for Village Center and Neighborhood Districts – Greenbush/Driftway Gateway District and North Scituate Village District for Compliance with MGL Ch 40A Section 3A of the Zoning Act for Multi-Family Zoning as of right in MBTA Communities and minor housekeeping changes:

- A. Amend the zoning bylaws throughout to replace the references to “Department of Housing and Community Development” or “DHCD” to “Executive Office of Housing and Livable Community” or “EOHLC” respectively.**
- B. Amend the Town of Scituate, MA Zoning Map in the Village Center & Neighborhood District – North Scituate – Village Center and North Scituate Outer Village district boundaries as shown on a map entitled Town of Scituate - North Scituate Zoning dated November 30, 2023, by JM GOLDSOHN and to issue a new zoning map reflecting this amendment, and amend Section 310, Section 320 and Section 340 to reflect the new mapping.**
- C. Amend Section 200 – Definitions by adding the following definitions in alphabetical order.**

Affordable unit. A multi-family housing unit that is subject to a use restriction recorded in its chain of title limiting the sale price or rent or limiting occupancy to an individual or household of a specified income, or both.

Applicant. A person, business, or organization that applies for a building permit, Site Plan Review, or Special Permit.

Area Median Income (AMI). The median family income for the metropolitan statistical region that includes the Town of Scituate as defined by the U.S. Department of Housing and Urban Development (HUD).

Commuter rail station. Any MBTA commuter rail station with year-round, rather than intermittent, seasonal, or event-based, service.

EOHLC. The Executive Office of Housing and Livable Communities, or any successor agency.

MBTA. Massachusetts Bay Transportation Authority.

Mandatory Mixed-use District. A district where development is required to contain a mix of residential uses and non-residential uses, including commercial, institutional, or other uses.

Sub-district. An area within a broader zoning district that is geographically smaller than the overall zoning district and differentiated from the rest of the district by use, dimensional standards, or development standards.

And change the title of **Multi-Family Dwelling** to read **Multi-family Dwelling/Multi-Family Building**.

D. Amend Section 310 Types of Districts to add Mandatory Mixed-use District under “VCN” Village Center & Neighborhood District which includes the NDTV Sub-district in Greenbush-Driftway Gateway District and NSV-VC Sub-district in North Scituate Village.

E. Amend Section 420 – Table of Use Regulations

1. Update the Table of Use for Multi-family Buildings to be allowed by right in the GWB District;
2. Delete use category G (Multi-family dwelling complex, subject to Section 430.3), and relabel the lettering below accordingly.
3. Amend Garage for commercial vehicles subject to Section 440.2) to correct “Section 440.2” with “Section 440.3.”
4. Add Flex Space/Fabrication Building as Category M. under Section 4 Industrial Uses as not allowed in R-1, R-2, R-3, NRN, DCR, NRCR and B, allowed in GWB, GVC, NDTV, DBP and NSV-VC and by Special Permit in the NSV-OV.
5. Change heading in Greenbush-Driftway in Table of Uses from NCR to NRCR

| USE CATEGORY | | RESIDENTIAL DISTRICTS | | | COMMERCIAL DISTRICT | VILLAGE CENTER & NEIGHBORHOOD DISTRICTS | | | | | | | | | |
|---------------------------------------|---|-----------------------|-----|-----|---------------------|---|-----|------|-----|-----|------|-----|----------------|----|--|
| | | R-1 | R-2 | R-3 | B | GREENBUSH-DRIFTWAY | | | | | | | NORTH SCITUATE | | |
| | | | | | | GVC | GWP | NDTV | NRN | DBP | NRCR | DCR | VC | OV | |
| 1. Residential and Institutional Uses | | | | | | | | | | | | | | | |
| A. | Single-family detached dwelling | Y | Y | Y | Y | Y | N | N | N | N | N | N | N | N | |
| A.1 | Single-family attached dwelling | | | | | Y | Y | Y | Y | Y | N | N | N | Y | |
| A.2 | Single-family/Cottage and Cottage Court | | | | | Y | N | N | Y | N | N | N | N | Y | |
| B. | Two-family dwelling, subject to §430.1 | Y | Y | Y | Y | Y | N | N | N | N | N | N | N | N | |
| C. | Residential Accessory use | Y | Y | Y | Y | Y | N | Y | Y | N | N | N | Y | Y | |
| D. | Accessory dwelling, subject to Section 530 | SP | SP | SP | SP | Y | N | N | N | N | N | N | SP | SP | |
| E. | Affordable accessory dwelling, subject to Section 530 | See Section 530 | | | | Y | N | N | N | N | N | N | SP | SP | |
| F. | Multi-family Dwelling | N | N | N | Y | Y | Y | Y | Y | N | N | N | N | Y | |

¹ Refer to 580.3 and 580.9 for allowed buildings and associated standards within the Village Center Neighborhoods.

| USE CATEGORY | | RESIDENTIAL DISTRICTS | | | COMMERCIAL DISTRICT | VILLAGE CENTER & NEIGHBORHOOD DISTRICTS ¹ | | | | | | | | |
|---|---|-----------------------|-----|-----|---------------------|--|-----|------|-----|-----|------|-----|----------------|----|
| | | R-1 | R-2 | R-3 | B | GREENBUSH-DRIFTWAY | | | | | | | NORTH SCITUATE | |
| | | | | | | GVC | GWB | NDTV | NRN | DBP | NRCR | DCR | VC | OV |
| G- | Multifamily dwelling complex, subject to Section 430.3 | N | N | N | N | SP | SP | Y | Y | N | N | N | N | N |
| G | Private garage for more than 3 automobiles | SP | SP | SP | Y | Y | N | N | N | N | N | N | SP | N |
| H | Garage for commercial vehicles subject to Section 440.3 | SP | SP | SP | Y | Y | N | N | N | Y | N | N | N | N |
| L | Religious use pursuant to G.L. c.40A §3 | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| J- | Educational use pursuant to G.L. c. 40A §3 | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| K- | Town administration or utility building or public safety facility | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| L- | Town recreation or water supply use | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| M- | Child care facility pursuant to G.L. c.40A §3 | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | N | Y | Y |
| N | Live/Work Building | | | | | Y | Y | Y | Y | SP | N | N | Y | Y |
| O | Mixed-Use Building | | | | | Y | Y | Y | Y | SP | N | N | Y | Y |
| 2. Agricultural, Horticultural, Floricultural Uses | | | | | | | | | | | | | | |
| A. | Agriculture, horticulture, viticulture, aquaculture or floriculture pursuant to G.L. c. 40A §3 | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| B. | Commercial dairy, poultry or livestock farm on a lot containing three acres or more (but not including a piggery, commercial kennel, or fur farm) provided that any building in which poultry or livestock are housed is not less than fifty feet from side and rear lot lines and the exterior line of any street. | Y | Y | Y | Y | N | N | N | N | N | N | N | N | N |
| C. | Commercial greenhouse on lot of less than 5 acres; provided that such building and any heating plant accessory thereto is not less than fifty feet from side and rear lot lines and from the exterior of any street. | SP | SP | SP | Y | Y | Y | N | N | Y | N | N | N | N |
| D. | Salesroom or stand for the display and sale of agricultural or horticultural products the major portion of which are grown on the premises on lots less than 5 acres; provided that no such products are displayed within thirty feet of any street or lot line. | SP | SP | SP | Y | Y | Y | N | N | Y | N | N | N | N |

| USE CATEGORY | | RESIDENTIAL DISTRICTS | | | COMMERCIAL DISTRICT | VILLAGE CENTER & NEIGHBORHOOD DISTRICTS | | | | | | | | |
|--------------------|---|-----------------------|-----|-----|---------------------|---|-----|------|-----|-----|------|-----|---------------|----|
| | | R-1 | R-2 | R-3 | B | GREENBUSH-DRIFTWAY | | | | | | | NORTH SITUATE | |
| | | | | | | GVC | GWB | NDTV | NRN | DBP | NRGR | DCR | VC | OV |
| E. | Commercial riding academy on a lot containing three acres or more, provided any building in which horses are housed and any riding ring is not less than fifty feet from side and rear lot lines and from the exterior line of any street | SP | SP | SP | Y | Y | Y | N | N | Y | N | N | N | N |
| 3. Commercial Uses | | | | | | | | | | | | | | |
| A. | Private organized camp | SP | SP | SP | Y | N | N | N | N | N | N | N | N | N |
| B. | Rest, convalescent, nursing home or assisted living facility | SP | SP | SP | Y | Y | Y | SP | Y | N | N | N | SP | SP |
| C. | Cemetery | SP | SP | SP | Y | SP | N | N | N | N | N | N | N | N |
| D. | Hospital | SP | SP | SP | Y | N | N | SP | N | SP | N | N | N | N |
| E. | Philanthropic or charitable institution | SP | SP | SP | Y | Y | Y | Y | SP | SP | SP | SP | Y | Y |
| F. | Public or nonprofit library, museum, art gallery, civic center | Y | Y | Y | Y | Y | Y | Y | SP | Y | SP | SP | Y | Y |
| G. | Commercial livery or mooring for marine pleasure craft with no fueling or repair services | SP | SP | SP | Y | SP | SP | N | SP | SP | N | N | N | N |
| H. | Commercial golf course | SP | SP | SP | Y | N | N | N | N | N | N | Y | N | N |
| I. | Golf range/miniature golf | N | N | N | Y | N | N | N | N | N | N | N | N | N |
| J. | Boarding House or Lodging House for more than three persons | SP | SP | SP | Y | SP | SP | N | N | N | N | N | SP | SP |
| K. | Bed and Breakfast Establishment of more than two guest bedrooms | SP | SP | SP | Y | Y | Y | Y | SP | SP | N | SP | Y | Y |
| L. | Inn | SP | SP | SP | Y | Y | Y | Y | SP | SP | N | SP | Y | Y |
| M. | Hotel or motel | N | N | N | SP | SP | Y | SP | SP | SP | N | SP | SP | SP |
| N. | Club or lodge | SP | SP | SP | Y | Y | Y | Y | N | Y | N | SP | Y | Y |
| O. | Scientific accessory uses | SP | SP | SP | Y | Y | Y | SP | N | Y | N | N | Y | Y |
| P. | Retail business (not including any use specifically listed in this table) | N | N | N | Y | Y | Y | Y | N | Y | N | N | Y | Y |
| Q. | Showroom for building supplies, including plumbing, heating and ventilating equipment | N | N | N | Y | Y | Y | N | N | Y | N | N | Y | Y |
| S. | Shop of a carpenter, cabinetmaker, electrician, job printer, painter paperhanger, plumber, sign painter or upholsterer. | N | N | N | Y | Y | Y | Y | N | Y | N | N | Y | Y |
| T. | Restaurant | N | N | N | Y | Y | Y | Y | N | Y | N | SP | Y | Y |
| U. | Office building, bank or other monetary institution | N | N | N | Y | Y | Y | Y | N | Y | N | N | Y | Y |
| V. | Salesroom for automobiles, boats, trailers, trucks, machinery or farm implements and their accessories. | N | N | N | SP | SP | SP | N | N | SP | N | N | N | N |

| USE CATEGORY | | RESIDENTIAL DISTRICTS | | | COMMERCIAL DISTRICT | VILLAGE CENTER & NEIGHBORHOOD DISTRICTS ¹ | | | | | | | | |
|---------------------------|--|-----------------------|-----|-----|---------------------|--|-----|------|-----|-----|------|-----|----------------|----|
| | | R-1 | R-2 | R-3 | B | GREENBUSH-DRIFTWAY | | | | | | | NORTH SCITUATE | |
| | | | | | | GVC | GWB | NDTV | NRN | DBP | NRCR | DCR | VC | OV |
| W. | Indoor Tennis Facility | N | N | N | SP | SP | SP | N | N | SP | N | SP | SP | SP |
| X. | Animal or veterinary hospital | N | N | N | N | SP | Y | SP | N | Y | N | N | SP | SP |
| Y. | Meeting hall for hire, indoor theatre | N | N | N | N | Y | Y | Y | N | Y | N | SP | Y | Y |
| Z. | Health club, swimming pool tennis court, skating rink, bowling alley | N | N | N | N | SP | Y | SP | N | Y | N | SP | Y | Y |
| AA. | Business Accessory Use subject to Section 440.3 | N | N | N | Y | Y | Y | N | N | Y | N | N | Y | Y |
| BB. | Commercial kennel | N | N | N | N | N | SP | N | N | SP | N | N | N | N |
| CC. | Fast food establishment | N | N | N | SP | N | SP | SP | N | SP | N | N | Y | Y |
| DD. | Temporary outdoor sales approved by Select Board | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| EE. | Registered marijuana dispensary | N | N | N | N | N | N | N | N | SP | N | N | N | N |
| FF. | Microbrewery | N | N | N | SP | SP | SP | SP | N | Y | N | N | SP | SP |
| GG. | Marijuana Establishment | N | N | N | N | N | N | N | N | N | N | N | N | N |
| 4. Industrial Uses | | | | | | | | | | | | | | |
| A. | Establishment for the sale of lumber or other building supplies, heating fuel, livestock feed, ice, fertilizer, or similar materials stored in bulk on the premises (but not including the storage of used or salvaged materials). | N | N | N | N | N | N | N | N | Y | N | N | N | N |
| B. | Establishment for repair of trailers, trucks, machinery or farm implements. | N | N | N | N | N | N | N | N | Y | N | N | N | N |
| C. | Auto body shop, provided that all work is conducted within a completely enclosed building. | N | N | N | N | N | N | N | N | Y | N | N | SP | SP |
| D. | Yard for custom building or repair of boats under one hundred feet in length, boat storage yard. | N | N | N | N | N | N | Y | N | Y | N | N | N | N |
| E. | Storage yard or plant for contractor's equipment, storage garage or trucks, trucking yard or terminal. | N | N | N | N | N | N | N | N | Y | N | N | N | N |
| F. | Wholesale distribution plant, cold storage plant, material storage yard, or warehouse (but not including the storage of used or salvaged materials or explosives, or the wholesale products, or other inflammables.) | N | N | N | N | N | N | N | N | Y | N | N | N | N |
| G. | Soldering or welding shop, shop for light metal fabrication or blacksmith shop, provided that all work is | N | N | N | N | N | N | N | N | Y | N | N | N | N |

| USE CATEGORY | | RESIDENTIAL DISTRICTS | | | COMMERCIAL DISTRICT | VILLAGE CENTER & NEIGHBORHOOD DISTRICTS | | | | | | | | | |
|--------------|---|-----------------------|-----|-----|---------------------|---|-----|------|-----|-----|------|-----|---------------|----|--|
| | | R-1 | R-2 | R-3 | B | GREENBUSH-DRIFTWAY | | | | | | | NORTH SITUATE | | |
| | | | | | | GVC | GWB | NDTV | NRN | DBP | NRCR | DCR | VC | OV | |
| | conducted within a completely enclosed building. | | | | | | | | | | | | | | |
| H. | Woodworking mill | N | N | N | N | N | N | N | N | Y | N | N | N | N | |
| I. | Commercial bakery or dairy products plant | N | N | N | N | N | N | N | N | Y | N | N | N | N | |
| J. | Light manufacturing | N | N | N | N | N | N | N | N | Y | N | N | N | N | |
| K. | Use accessory to allowed industrial use | N | N | N | N | N | N | N | N | Y | N | N | N | N | |
| L. | Large scale ground mounted solar photovoltaic installation and appurtenant structures | N | N | N | N | N | N | N | N | Y | N | N | N | N | |
| M. | Flex Space/ Fabrication Building | N | N | N | Y | Y | Y | Y | N | Y | N | N | Y | SP | |

F. Delete Section 430.3 Multi-Family Dwelling Complex in its entirety.

~~430.3 MULTI-FAMILY DWELLING COMPLEX~~

~~A. Multi-family dwelling complex shall be subject to the following conditions and regulations:~~

- ~~1. Each project will be subject to the provisions of Section 770, Site Plan Review.~~
- ~~2. The minimum lot area for each multifamily dwelling complex shall be forty thousand square feet.~~
- ~~3. The minimum lot frontage shall be one hundred and fifty feet on a public street, or a private street, approved by the Planning Board under the subdivision control law. Minimum width of each lot throughout its depth shall be not less than one hundred and fifty feet measured at its narrowest.~~
- ~~4. The minimum lot area for each dwelling unit shall be five thousand square feet plus one thousand square feet for each bedroom in excess of two for each dwelling unit. In no case shall there be more than eighteen bedrooms or eight dwelling units per forty thousand square feet. Dwelling units with more than two bedrooms shall not exceed one in each eight dwelling units to be constructed on each lot. Surplus areas of water bodies, wetlands and marshes shall not be included in the calculation of lot area to determine the allowable number of dwelling units.~~
- ~~5. The shortest distance between any two multifamily dwellings shall be not less than thirty five feet. Courts shall be completely open on one side and the depth of the court shall not exceed the width.~~
- ~~6. Each multifamily dwelling shall contain no more than twelve dwelling units. No exterior face of any building shall exceed fifty feet in any plane (measured horizontally) without an offset of at least eighteen inches.~~
- ~~7. All utility service lines shall be underground.~~
- ~~8. No more than twenty five percent of the lot may be covered by the multifamily dwellings, including accessory buildings.~~

9. — ~~The front yard setback requirements shall be fifty feet. The side and rear yard setback requirement shall be permitted in the front yard setback areas; said setback areas (other than access drives) shall be appropriately landscaped.~~

10. — ~~There shall be set aside on each lot an area equal to fifteen hundred square feet per dwelling unit, not to be built upon, unpaved, landscaped, and/or left natural with an acceptable balance of trees, shrubs and grass, except that three hundred square feet of the above fifteen hundred square feet per dwelling unit shall be developed for recreational purposes.~~

11. — ~~In addition to the open space required in (10) above, there shall be provided landscaped side and rear yard buffer areas of at least ten feet in width each adjacent to each property line of the lot and being part of the yard requirement in (9) above. For each additional forty thousand square feet, two feet shall be added up to a maximum of thirty feet. All buffer areas shall be planted or preserved in a natural state in a mixture of evergreen and deciduous trees and shrubs and shall be maintained in proper order so as to protect adjacent properties and present a reasonably opaque, natural barrier to a height of six feet~~

12. — ~~Two off street parking spaces shall be provided for each dwelling unit. No more than ten spaces shall be provided in any one continuous row. The minimum size of a parking space, including aisles and maneuvering areas, shall be within three hundred and fifty square feet and spaces shall be within two hundred feet of the intended user. Parking spaces shall be lighted but shielded from direct glare on a public street and adjoining premises.~~

13. — ~~No building shall exceed two stories in height. No building shall exceed thirty feet in height.~~

14. — ~~No interior floor space below ground level shall be used for living purposes.~~

15. — ~~No building shall exceed one dwelling unit in depth front to back.~~

16. — ~~No building shall have an overall length of more than two hundred feet.~~

G. Amend Section 580.2 Subsection D. Pedestrian Frontage Overlay Zone to add the following language in the 1. Purpose section to clarify the locations of the Pedestrian Frontage Overlay Zone as follows:

1. Purpose: The Pedestrian Frontage Overlay Zones identify properties along certain public streets in the VCN Districts North Scituate Village-Village Center and the Greenbush -Driftway Gateway District-New Driftway Transit Village Subdistrict as places prioritized for pedestrian-oriented and active ground floor uses. Pedestrian Frontage Overlay Zones are identified on the VCN Zoning District Insert Maps as a subset of the Town of Scituate Zoning Map.

H. Amend Section 580 Village Center and Neighborhood District as follows:

1. Section 580.3.D. strike the phrase “or Board of Appeals.” as follows:

Alternative Building Types: If a new building is proposed that cannot be classify as one of the allowed building types of this section by the Zoning Enforcement Officer, the building is subject to Special Permit review and approval by the Planning Board ~~or Board of Appeals.~~

2. Section 580.4 Table 2 – VCN Residential Density by Building Type & District to allow Multi-Family Buildings 15 dwelling units per acre in the GWB, NRN and GVC districts.

TABLE 2 - VCN RESIDENTIAL DENSITY BY BUILDING TYPE & DISTRICT

| RESIDENTIAL/MIXED USE BUILDINGS | | D.U.s PER ACRE (BY RIGHT/BY SPECIAL PERMIT) | | | | | | |
|---------------------------------|---|---|---------------------------|-------------------|--------------|-------|------------------------|-------|
| | | Greenbush-Driftway Gateway | | | | | North Scituate Village | |
| | | GWB | NRN | GVC | DBP/NRCR/DCR | NDTV | VC | OV |
| | | Y/SP | Y/SP | Y/SP | Y/SP | Y/SP | Y/SP | Y/SP |
| 1. | Single-Family Detached Dwelling Units | NA | NA | 4/8 ⁴ | NA | NA | NA | NA |
| 2. | Single-Family Attached Dwelling Units ¹ | 8/16 | 8/16 | 8/16 | NA | 12/20 | NA | 12/20 |
| 3. | Two-Family Dwelling and Cottage Courts ² | NA | 8/16 | 8/16 ⁴ | NA | NA | NA | 12/20 |
| 4. | Mixed Use Buildings | 12/24 | 12/24 ³ | 12/24 | NA | 16/36 | 12/24 | 12/24 |
| 5. | Multi-Family Buildings | <u>15/24</u> | <u>15/24</u> ³ | <u>15/24</u> | NA | 16/36 | NA | 15/24 |

NA Not Allowed

P Permitted By Right

Y Permitted By Special Permit from the Planning Board

1 Single-Family Attached Dwelling Units includes Rowhouses, Townhouses, and Live/Work Units

2 Two-Family Dwelling Units are permitted on a 10,000 S.F. lot with no accessory dwelling units. Where more than one Two-Family dwelling unit is being built they must meet the density per acre requirements above for the additional units.

3 Mixed Use Buildings are not permitted in the NRN District

4 Where Single-Family Detached Dwellings and Two-Family Dwellings are permitted, the minimum lot size for an individual lot is 10,000 S.F. Where more than one single-family detached dwelling unit is being built they must meet the density per acre requirements above for the additional units.

3. Section 580.9.A.1.a to strike the phrase “a limited amount of” as shown below:

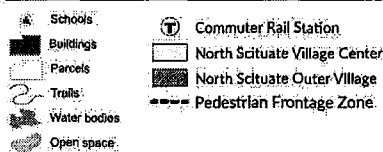
Purpose: The purpose of this district is to create an attractive gateway along the Driftway by encouraging a broad range of commercial ~~uses, and a limited amount of~~ residential, and institutional uses at moderate densities supported by attractive streetscape treatments and multi-modal transportation facilities including bus transit, sidewalks, and the Driftway Multipurpose Trail.

4. Amend Section 580.9.B North Scituate Village District (NSV) to update the location of the pedestrian frontage zones as shown on the proposed zoning map dated November 30, 2023 by JM Goldson LLC.

TOWN OF SCITUATE - NORTH SCITUATE ZONING

J M GOLDSON

Prepared by JM Goldson LLC



Date Created: November 30, 2023

Sources: MassGIS, MassDEP, MAPC Trailmap

I. Amend Section 754 Fair Housing and Affordability Standards as follows:

1. Amend Section 754.1.B.1 Specific Application to VBOD and VCN to add language to 1. Exceptions after the first sentence as follows:

Exemptions. Applications requesting five or fewer dwelling units are exempt from this requirement. By right development in the VCN subdistricts GDG-GWB, GDG-NRN, GDG-GVC, and NSV-OV nine or fewer are exempt from this requirement. The Planning Board may waive this requirement if housing units are entirely within an existing historic structure either on the National Register of Historic Places, the State Register of Historic Places or on a list of historic structures maintained by the Scituate Historical Society.

2. Amend Section 754.1.B.2 Number of Affordable Units, by inserting the following language below the table as follows:

| Total Housing Units | Required Affordable Units |
|---------------------|---------------------------|
| 6-10 | 1 |
| 11-16 | 2 |
| 17-23 | 3 |
| 24-30 | 4 |
| 31-36 | 5 |
| 37-40 | 6 |
| Above 40 | 15% of total |

By right development of ten units or more in the VCN subdistricts GDG-GWB, GDG-NRN, GDG-GVC, and NSV-OV are required to provide 10 percent affordable units at not less than 80 percent of the Area Median Income.

3. Amend Section 754.1.B.3 Density Bonuses by striking the language from the section: “The total number of Affordable Housing Units constructed in a VBOD or VCN shall equal not less than twenty percent (20%) of the total number of all units constructed within projects in the district” as shown below:

Density Bonuses. For all projects receiving a density bonus, not less than twenty percent (20%) of housing units constructed shall be Affordable Housing. For purposes of calculating the number of units of Affordable Housing required within a project, any fractional unit shall be deemed to constitute a whole unit. ~~The total number of Affordable Housing units constructed in a VBOD or VCN District shall equal not less than twenty percent (20%) of the total number of all units constructed within projects in the district.~~ A Project shall not be segmented to evade the Affordability threshold set forth above.

4. Amend Section 754.3 Monitoring Agent to by deleting “Select Board” in the first sentence and replacing it with “Applicant in conjunction with the Planning Board.”
5. Amend Section 754.7.B Compliance with LIP Program by replacing “CMR 45.00” with “CMR 56.00.”

J. Amend Section 760 Parking Requirements

1. Amend Section 760.8 to add language that there is no parking required for commercial uses in the Mandatory Mixed-Use Districts (VCN-GDG-NDTV and VCN-NSV-VC districts), as follows:

760.8 BUSINESS AND MIXED-USE DISTRICT PARKING REQUIREMENTS AND WAIVERS

The Planning Board may waive the parking requirements of this Section for commercial, mixed-use, and residential uses in the Village Center & Neighborhood (VCN) and Business Districts if the applicant can demonstrate that sufficient off-street and on-street parking (public or private) exists that may adequately fulfill, in part or in whole, the parking needs of the applicant, or that special circumstances exist, such as the shared use of a parking lot by activities having different peak demand times as determined by the standards below. No commercial parking is required in the VCN GDG-NDTV and NSV-VC districts for by right projects only.

2. Amend the Section 760.8.B. to specify that there is no parking required for commercial uses on the ground floor in the Section 3A of MGL c. 40A. Mandatory Mixed-Use District(s), as follows:

B. Off-Street Parking Requirements. The minimum number of off-street parking spaces required for residential, commercial, and mixed uses in the VCN and B shall be consistent with the requirements on Table 2 below. Where a use is not addressed on Table 2, then such use will be consistent with the requirements of Table 1 in Section 760.6. Outdoor seating cafes and accessory buildings are exempt from off-street parking requirements at the discretion of the Planning Board. The VCN GDG-NDTV and NSV-VC districts do not require any off-street parking for the ground floor commercial uses for by right projects only.

K. Amend Section 770.9 Applicability of Approval Requirements

1. Amend Section 770.9.A to add the words “or VCN” after the words B District as follows:

A. Any of the uses permitted in B or VCN District but not permitted in R-1, R-2, or R-3 Districts (with or without Board of Appeals authorization).

2. Amend Section 770.9.C by deleting it in its entirety and adding a new Section C. as follows:

~~C. An apartment house, garden apartment building or other multiple dwelling for residential use by more than two families.~~

C. Multi-family dwellings are subject to Site Plan Administrative Review or Major Site Plan Review as would be required for business or commercial uses.

Sponsored by the Planning Board

ARTICLE 17. Zoning Bylaw Amendment – Wireless Communication Antennas

To see if the Town will vote to amend the Zoning Bylaws Section 730.4 Wireless Communication Antennas on Utility Poles, as indicated below or take any other action relative thereto.

730.4 WIRELESS COMMUNICATION ANTENNAS ON UTILITY POLES

A wireless communications antenna may be installed on a utility pole in any zoning district provided that: (1) the antenna is not more than ten feet in height; (2) ~~subject to the applicant obtaining~~ obtains a Special Permit from the Planning Board that meets all the requirements of a Major Site Plan Review approval from the Planning Board under Section 770 of this bylaw and (3) the application meeting applicable standards of Section 730.2 A. and B., paragraphs 1, 3 and 5 regarding plan submissions, structural soundness, camouflage and removal. Prior to the public hearing on the special permit, the applicant shall provide information to the Planning Board concerning the need for the antenna(s). This may include coverage maps to show the need for the antenna(s) or similar information. Prior to approving the special permit, the Planning Board must make a written finding that there is a demonstrated need for the antenna(s) to provide or improve cell phone, computer or similar devices' service for purposes of coverage and/or capacity.

Sponsored by: Planning Board

ARTICLE 18. Amend General Bylaws Section 10260 – Revolving Funds

To see if the Town will vote to amend the Aquaculture Revolving Fund, in Section 10260 of the Town of Scituate General Bylaws, to allow for revenue received from mitigation imposed by the Conservation Commission relevant to docks and similar structures and authorize expenditures as required by the mitigation; or take any other action relative thereto.
by striking the entirety of said text and replacing the same with the following:

Aquaculture Revolving Fund

Fund Name. There shall be a separate fund called Aquaculture Revolving Fund.

Revenues. The Town Accountant shall establish the Aquaculture Revolving Fund as a separate account and credit to the fund all charges for licenses and reporting related to Aquaculture activities and all monies received from mitigation activities ordered by the Conservation Commission relevant to docks and similar structures.

Purposes and Expenditures. During each fiscal year, the Harbormaster and/or Shellfish Constable, with approval of the Town Administrator, may incur liabilities against and spend monies from the Aquaculture Revolving Fund for costs incurred for aquaculture activities and expenses as required by mitigation activities ordered by the Conservation Commission.

Fiscal Years. The Aquaculture Revolving Fund shall operate for fiscal years that begin on or after July 1, 2020.

Sponsored By: Select Board

ARTICLE 19. Amend General Bylaws Section 30150 – Streets, Sidewalks, Public Ways

To see if the Town will vote to amend Town of Scituate General By-Laws Section 30150, “Streets, Sidewalks, Public Ways,” subsection I, “Handicapped Parking Regulations on Public and Certain Private Ways,” subsection 2, “Parking in Designated Parking Spaces Prohibited” by deleting \$100.00 and inserting, in its place, \$300.00; or take any other action relative thereto.

Sponsored By: Select Board

ARTICLE 20. Local Option Acceptance – M.G.L. Chapter 59 §5 cl 54

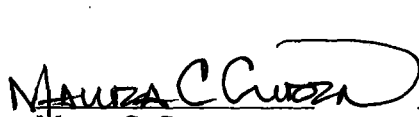
To see if the Town will vote to accept the provisions of Mass. Gen. L. c 59, Section 5, cl. 54 and establish the minimum value of personal property subject to taxation at \$5,000 of fair cash value on personal property accounts to be taxed beginning in the fiscal year FY2025 or take any other action relative thereto.


Sponsored by: Select Board/Board of Assessors

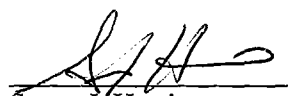
And you are further directed to serve this warrant by posting up attested copies thereof, one at each of the Post Offices in said Town and one at the Town Hall, seven (7) days at least before the time of holding said meeting.

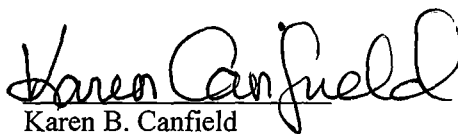
HEREOF, fail not, and make due return of this warrant with your doings thereon, to the Town Clerk at the time and place of the meeting as aforesaid.

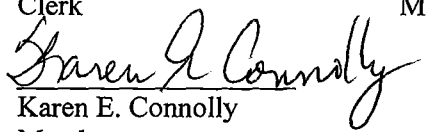
Given under our hands this 12th day of March 2024.


Maura C. Curran
Chair


Andrew W. Goodrich
Vice-Chair


Susan J. Harrison
Clerk


Karen B. Canfield
Member


Karen E. Connolly
Member

**SELECT BOARD
TOWN OF SCITUATE**