



TOWN OF WINCHENDON ANNUAL TOWN MEETING WARRANT

TOWN MEETING SUMMARY SHEET

ARTICLE	DESCRIPTION	COST	SOURCE	PROP 2 ½
1	Finance Committee Report		N/A	-
2	Other Committee Reports		N/A	-
3	Establish Committees		N/A	-
4	Discharge Committees		N/A	-
5	Ch 90 Grant		N/A	-
6	Treasurer/Collector Agreements		N/A	-
7	Revolving Funds Article		N/A	-
8	FY13 General Gov. Budget	(\$ 9,606,167.00)	Appropriate and Transfer	-
9	Water Enterprise Budget	(\$ 783,388.00)	User Fees	-
10	Wastewater Enterprise Budget	(\$ 1,069,761.00)	User Fees/Betterment	-
11	Transf. Station Enterprise Budget	(\$ 196,567.00)	User Fees	-
12	FY13 School Budget	(\$ 12,829,910.00)	Appropriate	-
13	FY13 School Transportation	(\$1,190,000.00)	Appropriate and Transfer	-
14	Medicaid Reimbursement	(\$ 37,564.00)	Stabilization	-
15	Retirement and Resignations	(\$274,656.00)	Stabilization	-
16	Assessor's Inspections	(\$ 20,000.00)	Overlay Surplus	-
17	Assessor's Permitting and Growth	(\$ 13,500.00)	Overlay Surplus + Article	-
18	Senior Tax Work-Off Program	(\$ 10,000.00)	Raise and Appropriate	-
19	Non-Profit Grants	(\$ 31,000.00)	Stabilization	-
20	Police Station Debt Exclusion	(\$ 2,750,000.00)	Debt Exclusion	See page 3
21	Capital Committee Debt Exclusion	(\$ 381,800.00)	Capital Exclusion	See page 3
22	Capital Committee Capital Exclusion	(\$ 741,000.00)	Debt Exclusion	See page 3
23	Transfer to Stabilization Fund	\$ -	Remaining Available Funds	-
24	Conservation Restriction Article	(\$633,750.00)	Temporary Borrow	-
25	Discharge Water Bylaw		N/A	-
26	Winter Parking Bylaw		N/A	-
27	Snow and Ice Removal Bylaw		N/A	-
28	Junk Dealers Bylaw		N/A	-
29	Pawnbrokers Bylaw		N/A	-
30	Zoning-Indoor Amusement		N/A	-
31	Zoning-Principal Building or Use		N/A	-
32	Zoning- Rezone from C1 to C2		N/A	-
33	Zoning- Rt. 140 Corridor Overlay		N/A	-

CURRENT AUTHORIZED DEBT EXCLUSION EXPENSE BEING RETIRED					
ARTICLE	SUBJECT	COST	CENTS PER THOUSAND DECREASE	IMPACT ON A \$100,000 HOME	NUMBER OF YEARS
	Murdock Middle High School	\$711,000.00	\$1.02	\$102.00	0
	TOTAL DECREASE		\$1.02	\$102.00	0
CURRENT AUTHORIZED DEBT EXCLUSION EXPENSE					
ARTICLE	SUBJECT	COST	CENTS PER THOUSAND INCREASE	IMPACT ON A \$100,000 HOME	NUMBER OF YEARS
	Prior Approved Police Station	\$2,100,000.00	\$0.20	\$20.00	20
PROPOSED CAPITAL AND DEBT EXCLUSION ARTICLES					
ARTICLE	SUBJECT	COST	CENTS PER THOUSAND INCREASE	IMPACT ON A \$100,000 HOME	NUMBER OF YEARS
20	Revised Police Station Article	\$2,750,000.00	\$0.25	\$25.00	20
	Less Prior Approved Police Article	<u>-\$2,100,000.00</u>	<u>-\$0.20</u>	<u>-\$20.00</u>	<u>20</u>
	Net New Cost	\$650,000.00	\$0.05	\$5.00	20
21	Capital Exclusion Items				
	Toytown Generator	\$106,000.00	\$0.15	\$15.00	1
	Fire Department Roof	\$15,000.00	\$0.02	\$2.00	1
	Street Sweeper	\$170,000.00	\$0.24	\$24.00	1
	Town Hall Generator	\$52,800.00	\$0.08	\$8.00	1
	Old Murdock Generator	\$38,000.00	\$0.05	\$5.00	1
		\$381,800.00	\$0.54	\$54.00	1
22	Debt Exclusion Item - 5 Years				
	Fire Department 4x4	\$38,000.00	\$0.010	\$1.00	5
	Debt Exclusion Items - 10 years				
	Fire Department Tanker Truck	\$225,000.00	\$0.040	\$4.00	10
	Public Works Roof	\$180,000.00	\$0.030	\$3.00	10
	Sidewalk Tractor	\$138,000.00	\$0.024	\$2.40	10
	Dump Truck w/ plow and sander	\$160,000.00	\$0.026	\$2.60	10
		\$703,000.00	\$0.12	\$12.00	10
	PROPOSED TOTAL INCREASE		\$0.72	\$72.00	

We have \$1.02 authorized as debt exclusion to be retired equaling \$102.00 per year on a home valued at \$100,000.

If you voted all of the newly requested debt and capital exclusion articles then---

You would have \$.72 on the tax rate equaling \$72.00 per year on a home valued at \$100,000.00.

Therefore, in voting to pass all of these articles you would have---

1. satisfied all of the listed capital needs **AND** reduced your tax burden at the same time,
2. reduced your tax rate by \$.30 (\$1.02-\$.72) or \$30.00 per year on a home valued at \$100,000.00 immediately,
3. reduced your tax rate by an additional \$.54 or \$54.00 per year on a home valued at \$100,000.00 after year 1,
4. reduced your tax rate by an additional \$.01 or \$1.00 per year on a home valued at \$100,000.00 after year 5,
5. reduced your tax rate by an additional \$.12 or \$12.00 per year on a home valued at \$100,000.00 after year 10, and
6. reduced your tax rate by an additional \$.05 or \$5.00 per year on a home valued at \$100,000.00 after year 20.

**TOWN OF WINCHENDON
ANNUAL TOWN MEETING
MAY 21, 2012**

Worcester, ss:

To either of the Constables in the Town of Winchendon, in the County of Worcester,

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the Town of Winchendon qualified to vote in town elections and town affairs to meet at the MURDOCK MIDDLE/HIGH SCHOOL, 3 Memorial Drive, off Elmwood Road in said Winchendon on

The meeting was called to order at 7:00 p.m. by Moderator Richard L. Morin Sr.

**MONDAY, MAY 21, 2012
AT 7:00 P.M.**

then and there to act on the following articles:

**REPORTS AND COMMITTEES
(majority vote required)**

ARTICLE 1

To see if the Town will vote to hear and act on the report of the Finance Committee, or act in relation thereto. (usual and customary article)

VOTED to accept the report as read by Ulysse Maillett chairman of the Board.

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

ARTICLE 2

To see if the Town will vote to hear the annual report of the Selectmen and of any other officers or committees required to report to the Town, or act in relation thereto. (usual and customary article)

Board of Selectmen- Boston Post Cane Recipient Recognition.

Board of Selectmen (as Local Liquor Licensing Authority)- WCAT underage drinking report.

VOTED-to recognize Lucille May as the oldest citizen in Winchendon, and accept the report from WCAT.

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

ARTICLE 3

To see if the Town will vote to choose all other town officers or committees that may be required or deemed necessary to the Town for the ensuing year and give any instructions to same, or to any other town officer or officers, or act in relation thereto. (usual and customary article)

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

NO COMMITTEES WERE PRESENTED

ARTICLE 4

To see if the Town will vote to discharge any committees, which have completed their duties, or act in relation thereto. (usual and customary article)

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

NO COMMITTEES WERE PRESENTED

CUSTOMARY FINANCIAL BORROWING ARTICLES

(two-thirds vote required)

ARTICLE 5

To see if the Town will vote to appropriate by borrowing, if necessary, the sum of \$451,348.00 or such lesser amount distributed to the Town by the Commonwealth to be used by the Town for the repair and maintenance of Town roads. Said sum will be reimbursed by the Commonwealth of Massachusetts, pursuant to Chapter 90 of the Massachusetts General Laws, and the Town Treasurer, with the approval of the Board of Selectmen, is authorized to borrow said sum of money under and pursuant to Chapter 44, Section 7 of the General Laws as amended and supplemented, or any other enabling authority, and to issue bonds or notes, or act in relation thereto. (usual and customary article)

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

VOTED- (unanimously) approve the article as printed

CUSTOMARY FINANCIAL ARTICLES

(majority vote required)

ARTICLE 6

To see if the Town will vote to authorize the Town Collector/Treasurer to enter into a compensating balance agreement or agreements for Fiscal Year 2013 pursuant to Chapter 44, Section 53F of the General Laws, as amended, or act in relation thereto. (usual and customary article)

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

VOTED-(unanimously) approve the article as printed.

REVOLVING FUNDS AUTHORIZATION ARTICLE

(majority vote required)

ARTICLE 7

To see if the Town will vote to establish the following revolving accounts as provided for under the provisions of section 53E ½ of Chapter 44 of the Massachusetts General Laws, for fiscal year 2013, for the purposes specified:

1. Hazardous Materials- To see if the Town will vote to establish a Hazardous Materials Recovery revolving account as provided for under the provisions of Section 53E ½ of Chapter 44 of the Massachusetts General Laws, into which account receipts for charges to responsible parties for the disposal of hazardous materials collected pursuant to section 4 of Chapter 21E of the Massachusetts General Laws, shall be deposited, and to authorize the Fire Chief to expend funds received and deposited into said account for the purchase of supplies and material relating to hazardous material recovery, and that the total amount that may be expended in fiscal year 2013 for this purpose shall not exceed \$2,500.00, or act in relation thereto. (submitted by the Fire Chief)
2. Student Parking Fees- To see if the Town will vote to establish a Student Parking Fees Revolving Fund in accordance with the provisions of M.G.L. Chapter 44, Section 53E ½ as follows: receipts from the student parking permit fees at Murdock Middle/High School shall be credited to said fund; the Winchendon Public Schools shall be authorized to expend said fund for establishing and operating parking permit program and maintenance of parking lot and/or proposed parking lot expansion; and that the total amount that may be expended in fiscal year 2013 shall not exceed \$20,000; or act in relation thereto. (submitted by the School Department)
3. Land Use Restitution Fees- To see if the Town will vote to establish a Court Ordered Restitution and/or Insurance Reimbursement Fees Revolving Fund in accordance with the provisions of M.G.L. Chapter 44, Section 53E ½ as follows: receipts from court ordered restitution relating to Land Use matters shall be credited to said fund; the Land Use Office shall be authorized to expend said fund for any lawful purpose relating to its department; and that the total amount that may be expended in fiscal year 2013 shall not exceed \$20,000; or act in relation thereto. (submitted by the Building Commissioner)
4. Athletics Advertising Fees- To see if the Town will vote to establish a Athletics Advertising Fees Revolving Fund in accordance with the provisions of M.G.L. Chapter 44, Section 53E ½ as follows: receipts from advertising sold shall be credited to said fund; the School Athletic Department shall be authorized to expend said fund for any lawful purpose relating to its department; and that the total amount that may be expended in fiscal year 2013 shall not exceed \$20,000; or act in relation thereto. (submitted by the School Department)
5. Agricultural Commission Fees- To see if the Town will vote to establish a Agricultural Commission Fees Revolving Fund in accordance with the provisions of M.G.L. Chapter 44, Section 53E ½ as follows: receipts from Agricultural Commission activities shall be credited to said fund; the Agricultural Commission shall be authorized to expend said fund for any lawful purpose relating to its department; and that the total amount that may be expended in fiscal year 2013 shall not exceed \$20,000; or act in relation thereto. (submitted by the Agricultural Commission)

6. Public Health Clean-up- To see if the Town will vote to establish a Public Health Clean-up Revolving Fund in accordance with the provisions of M.G.L. Chapter 44, Section 53E ½ as follows: receipts from liens placed on properties to secure reimbursement for the Board of Health performing clean up of properties as a matter of public health shall be credited to said fund; the Board of Health shall be authorized to expend said fund for any lawful purpose relating to such clean-ups; and that the total amount that may be expended in fiscal year 2013 shall not exceed \$20,000; or act in relation thereto. (submitted by the Town Manager)
7. Planning and Development Large Format Copier and Plotter- To see if the Town will vote to establish a Large Format Copier and Plotter Revolving Fund in accordance with the provisions of M.G.L. Chapter 44, Section 53E ½ as follows: receipts from persons using the copier and plotter shall be credited to said fund; Office of Planning and Development shall be authorized to expend said fund for any lawful purpose relating to the Large Format Copier and Plotter; and that the total amount that may be expended in fiscal year 2013 shall not exceed \$20,000; or act in relation thereto. (submitted by the Town Manager)

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

VOTED - (unanimously) approve the article as printed.

GENERAL GOVERNMENT BUDGET ARTICLE

(majority vote required)

ARTICLE 8

To see if the Town will vote to raise and appropriate and transfer from other available funds* the sum of \$9,606,167 for the operating budget of the Town for the fiscal year beginning July 1, 2012, or act in relation thereto. (usual and customary article)

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

VOTED - (unanimously) approve the article as printed.

***OTHER AVAILABLE FUNDS:**

Cemetery Trust	\$ 8,000.00
Cemetery Sale of Lots	\$ 1,000.00
Dog Fees	\$10,000.00
Conservation Wetland Fees	\$ 5,000.00
Title V Liens Redemption	\$ 7,810.00
Wheeler-Poland Poor Trust Fund	\$ 7,000.00
Infrastructure Fund	\$81,513.00

TOTAL OTHER AVAILABLE FUNDS	\$124,286.00
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FISCAL YEAR 13 GENERAL GOVERNMENT BUDGET

As has been practice, the format of the Fiscal Year 2013 budget that follows depicts the proposed expenditures for the various major components and then the total of the General Government budget. They are as follows:

1. Administration, Finance and Benefits
2. Regulatory Boards, Commissions and Departments
3. Public Safety
4. Public Works
5. Human Services
6. Debt Service
7. Regional Expenses
8. Total FY13 General Government Budget

The total for each component, numbers 1-8, appears in the budget in numbered and gray shaded lines. These are the budget numbers before you for your consideration and vote.

Additional detailed information depicting the subcomponents within each major component also appears in the following budget. These subcomponent budget numbers provide a more detailed look into what makes up the expenditure of each major component. These numbers appear without shading, with asterisks (*) and are for informational purposes only.

ACCOUNT		FY12 ACTUAL	FY13 PROPOSED	% CHANGE	COMMENTS:
1 ADMINISTRATION, FINANCE AND BENEFITS:					
*	SELECTMEN OFFICE	14,000.00	24,000.00	71.43%	250th Comm. -\$10,000
*	TOWN MANAGER OFFICE	245,754.00	259,671.00	5.66%	Reclass Job, Incr. Hrs.
*	FINANCE COMMITTEE	38,596.78	47,860.00	24.00%	No Change
*	ACCOUNTING OFFICE	92,393.00	94,698.00	2.49%	Increase Hrs.
*	ASSESSORS OFFICE	74,549.00	77,605.00	4.10%	No Change
*	COLLECTOR/TREASURER	174,611.00	164,353.00	-5.87%	Retire Reduce Salary
*	AUDIT EXPENSE	27,500.00	28,500.00	3.64%	Actual Expense
*	LEGAL EXPENSE	60,000.00	60,000.00	0.00%	No Change
*	DATA PROCESSING	37,634.00	39,300.00	4.43%	Service Contract Incr.
*	TECHNOLOGY	16,439.00	17,904.00	8.91%	Service Contract Incr.
*	COMM. COMMITTEE	15,000.00	33,500.00	123.33%	New Cable Operations
*	TOWN CLERK OFFICE	89,436.00	84,986.00	-4.98%	Retire Reduced Salary
*	REGISTRAR OF VOTERS	22,185.00	25,585.00	15.33%	Inc. Elections, New Booth
*	TOWN HALL	127,867.22	120,276.00	-5.94%	Oil and Electric Cost Inc.
*	PENSIONS	732,977.00	834,891.00	13.90%	Actual Assessment
*	COMP AND UNEMPLOY	200,000.00	195,944.00	-2.03%	Actual Expense
*	HEALTH INSURANCE	1,761,590.00	1,761,590.00	0.00%	Projected Expense
*	LIFE INSURANCE	25,700.00	25,300.00	-1.56%	Actual Expense
*	MEDICARE	190,000.00	198,000.00	4.21%	Estimated Expense
*	PROPERTY/LIABILITY INS.	150,000.00	170,574.00	13.72%	Actual Expense
TOTAL ADMIN. AND					
1	FINANCE	4,096,232.00	4,264,537.00	4.11%	\$ 168,305.00

2 REGULATORY					
* CONSERVATION	15,214.00	15,589.00	2.46%	Misc. Minor Increases	
* PLANNING BOARD	6,000.00	6,000.00	0.00%	No Change	
* ZONING BOARD	1,918.00	1,918.00	0.00%	No Change	
* COMMUNITY DEV.	63,430.00	65,406.00	3.12%	Misc. Minor Increases	
* LAND USE OFFICE	84,968.12	92,654.00	9.05%	Increased Hours	
2 TOTAL REGULATORY	171,530.12	181,567.00	5.85%	\$	10,036.88
3 PUBLIC SAFETY DEPARTMENTS					
* POLICE/DISPATCH/ACO	1,246,062.00	1,232,328.00	-1.10%	Misc. Minor Cuts	
* FIRE/AMBULANCE	687,181.00	672,964.00	-2.07%	Retire Reduced Salary	
* CIVIL DEFENSE	3,819.00	3,877.00	1.52%	Misc. Minor Increases	
* BOARD OF HEALTH	58,503.00	58,095.00	-0.70%	Misc. Minor Cuts	
3 TOTAL PUBLIC SAFETY	1,995,565.00	1,967,264.00	-1.42%	\$	(28,301.00)
4 PUBLIC WORKS					
* ADMINISTRATION	103,791.00	65,965.00	-36.44%	Retire Reduced Salary	
* HIGHWAY	425,737.00	391,218.00	-8.11%	Reallocate Expenses	
* FLEET MAINTENANCE	236,676.00	273,660.00	15.63%	Reallocate Expenses	
* CEMETERY	89,419.00	89,411.00	-0.01%	No Change	
* SNOW AND ICE	101,000.00	101,000.00	0.00%	No Change	
* STREET LIGHTS	48,000.00	48,000.00	0.00%	No Change	
* LANDFILL EXPENSE	35,000.00	35,000.00	0.00%	No Change	
* TREE TRIMMING	5,950.00	5,000.00	-15.97%	Misc. Minor Cuts	
4 TOTAL PUBLIC WORKS	1,045,573.00	1,009,254.00	-3.47%	\$	(36,319.00)

5	HUMAN SERVICES				
*	COUNCIL ON AGING	118,309.00	143,833.00	21.57%	Reclass Job, Incr. Hrs.
*	VETERANS	301,285.00	316,304.00	4.98%	Incr. Veteran Benefits
*	LIBRARY	161,408.00	163,541.00	1.32%	Reclass Jobs, Minor Incr.
*	RECREATION COMMITTEE	3,400.00	3,400.00	0.00%	No Change
*	HISTORICAL COMMISSION	500.00	500.00	0.00%	No Change
5	TOTAL HUMAN SERVICES	584,902.00	627,578.00	7.30%	\$ 42,676.00
6	DEBT SERVICE				
*	DEBT SERVICE	2,116,325.00	996,017.00	-52.94%	Actual Expense
6	TOTAL DEBT SERVICE	2,116,325.00	996,017.00	-52.94%	\$ (1,120,308.00)
7	REGIONAL EXPENSES				
*	REGIONAL PLANNING	2,680.00	2,959.00	10.41%	Actual Assessment
*	MONTY TECH ASSESSMENT	518,250.00	556,991.00	7.48%	Actual Assessment
7	TOTAL REGIONAL EXPENSES	520,930.00	559,950.00	7.49%	\$ 39,020.00
8	TOTAL RAISE & APPROPRIATE	10,531,057.12	9,606,167.00	-8.78%	\$ (924,890.12)

WATER ENTERPRISE ARTICLE

(majority vote required)

ARTICLE 9

To see if the Town will vote to appropriate from Water revenues the sum of \$783,388.00 for the operating budget of the Water Department enterprise fund for the fiscal year beginning July 1, 2012, or act in relation thereto. (usual and customary article)

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

VOTED – (unanimously) approve the article as printed.

WASTEWATER ENTERPRISE ARTICLE

(majority vote required)

ARTICLE 10

To see if the Town will vote to appropriate from Wastewater revenues and/or retained earnings the sum of \$1,069,761.00 (\$800,000 user fees + \$269,761 betterment revenues) for the operating budget of the Wastewater Treatment Department enterprise fund for the fiscal year beginning July 1, 2012, or act in relation thereto. (usual and customary article)

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

VOTED – (unanimously) approve the article as printed.

TRANSFER STATION ENTERPRISE ARTICLES

(majority vote required)

ARTICLE 11

To see if the Town will vote to appropriate from Transfer Station revenues the sum of \$196,567.00 for the operating budget of the Transfer Station enterprise fund for the fiscal year beginning July 1, 2012, or act in relation thereto. (submitted by the Town Manager)

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

VOTED – (unanimously) approve the article as printed.

EDUCATION BUDGET ARTICLES

(majority vote required)
School Operating Budget Article

ARTICLE 12

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$12,829,910.00 (\$11,115,275.00 Chapter 70 plus \$4,744,544.00 Local Aid(Governor's Proposal) less \$3,029,909.00 in Indirect Costs) for the School Department for the operating budget of the Winchendon

Public Schools for the fiscal year beginning July 1, 2012, or act in relation thereto. (submitted by the School Committee)

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 3-0-1 Recommend

VOTED – (unanimously) approve the article as printed.

School Transportation Article

ARTICLE 13

To see if the Town will vote to raise and appropriate, and/or appropriate from available funds, the sum of \$1,190,000.00 for School Transportation for the following purposes:

In town Transportation:	\$ 638,840.00
Special Education Transportation:	\$ 540,000.00
Crossing Guards:	\$ 11,160.00

said sum to be expended by the School Committee, or act in relation thereto. (submitted by the Town Manager, usual and customary article)

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 3-0-1 Recommend

VOTED – (unanimously) approve the article as printed.

ARTICLE 14

To see if the Town will vote to transfer from the stabilization account the sum of \$37,564.00 as reimbursement for expenses and revenue generated during fiscal year 2011 from the Municipal Medicaid Reimbursement Program, or act in relation thereto. (submitted by the School Department and the Town Manager)

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 3-0-1 Recommend

VOTED – (unanimously) to Passover this article.

EXTRAORDINARY FINANCIAL ARTICLES (majority and/or two-thirds vote required)

ARTICLE 15

To see if the Town will vote to appropriate from the stabilization account the sum of \$274,656.00 for the contractually required amounts due to retired and/or resigned longtime town employees, or act in relation thereto. (submitted by the Town Manager)

BOARD OF SELECTMEN: 4-0-1 Recommend

FINANCE COMMITTEE: 4-0 Recommend

VOTED – (2/3rd declared) approve this article as printed.

USUAL AND CUSTOMARY FINANCIAL ARTICLES
(majority and/or two-thirds vote required)

ARTICLE 16

To see if the Town will vote to appropriate from Overlay Surplus the sum of \$20,000 for the purpose of Assessors cyclical inspection program in FY13, or act in relation thereto. (submitted by the Town Manager)

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

VOTED – (unanimously) approve the article as printed.

ARTICLE 17

To see if the Town will vote to transfer from available funds the sum of \$13,500.00 (\$7,080.00 from Article 17 of the May 2011 Annual Town Meeting and \$6,420.00 from overlay surplus) for the purpose of Assessors Permitting and New Growth in FY13, or act in relation thereto. (submitted by the Town Manager)

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

VOTED – (2/3rd declared) approve the article as printed.

ARTICLE 18

To see if the Town will vote to raise and appropriate or appropriate the sum of ten thousand dollars (\$10,000) for the Senior Tax Work-off Program, or act in relation thereto. (submitted by the Town Manager)

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

VOTED – (unanimously) approve the article as printed.

ARTICLE 19

To see if the Town will vote to transfer from the stabilization account the sum of \$31,000.00 as grants to the following non-profit entities in consideration of the numerous services provided to the Town:

- \$18,000- Community Action Committee,
- \$10,000- Clark Memorial YMCA, and
- \$ 3,000- A Better Tomorrow-Shelter for Cats

or act in relation thereto. (submitted by the Town Manager)

BOARD OF SELECTMEN: 3-2-0 Recommend

FINANCE COMMITTEE: 3-1-0 Not Recommend (Note: Members felt with funding increase from State, due after July, article 19 could be funded at Fall Special Town Meeting.)

VOTED (unanimously) approve to transfer from the stabilization account the sum of \$18,000.00 as a grant to the Community Action Committee and to Passover funding for the Clark YMCA and the cat shelter-A Better Tomorrow until the fall town meeting.

POLICE STATION STUDY COMMITTEE CAPITAL ARTICLE

(two-thirds vote required)

ARTICLE 20

To see if the Town will vote to authorize the Board of Selectmen to acquire, by purchase, gift or eminent domain, real property for the relocation of the Police Station from the present location on Pleasant Street and to authorize the Board of Selectmen to enter into all such agreements necessary in connection therewith, on such terms and conditions as may be established by the Board of Selectmen; and further, to raise and appropriate, transfer from available funds, or borrow the sum of \$2,750,000 or other sum of money sufficient for such acquisition and for the design, construction, reconstruction, renovation and improvement of such property for use as the Police Station, including the furnishing and equipping of such offices, moving expenses, site improvements, and all other costs incidental or related to the project. Provided, however that the amount to be borrowed hereunder shall be reduced by any grant or other funds received for such purposes prior to such borrowing; provided, however, that the amount appropriated hereunder shall be contingent upon approval by the voters of a Proposition 2 ½ debt exclusion question pursuant to G.L. c.59, §21C(k); and further, to rescind the vote taken under Article 4B of the May 24, 2010 Annual Town Meeting, or act in relation thereto. (Submitted by the Police Station Study Committee)

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

VOTED-(2/3 declared) approve the article as follows:

To see if the Town will vote to authorize the Board of Selectmen to acquire, by purchase, gift or eminent domain, real property for the relocation of the Police Station from the present location on Pleasant Street and to authorize the Board of Selectmen to enter into all such agreements necessary in connection therewith, on such terms and conditions as may be established by the Board of Selectmen; and further, to borrow the sum of \$2,750,000 for such acquisition and for the design, construction, reconstruction, renovation and improvement of such property for use as the Police Station, including the furnishing and equipping of such offices, moving expenses, site improvements, and all other costs incidental or related to the project; and further, that the amount to be borrowed shall be reduced by any grant or other funds received for such purposes prior to such borrowing and further, to rescind the vote taken under Article 4B of the May 24, 2010 Annual Town Meeting; provided, however, that the vote hereunder shall be contingent upon approval by the voters of a Proposition 2 ½ debt exclusion question pursuant to G.L. c.59, §21C(k).

CAPITAL PLANNING ADVISORY COMMITTEE ARTICLES

(two-thirds vote required)

ARTICLE 21

To see if the Town will vote to raise and appropriate the total sum of **\$381,800.00**, for the purposes shown below; provided that the amounts appropriated hereunder shall be expressly contingent upon approval by the voters of a Proposition 2 ½, so-called, capital exclusion question pursuant to G.L. c.59, §21C (i 1/2):

- \$106,000.00 - Purchase and install an emergency generator for Toy Town Elementary School, including all costs incidental and related thereto;
- \$15,000.00 - Repair the roof on the Fire Station, including all costs incidental and related thereto;
- \$170,000.00 - Purchase and equip a street sweeper for the Department of Public Works;
- \$52,800.00 - Purchase and install an emergency generator for Town Hall, including all costs incidental and related thereto; and
- \$38,000.00 - Install the emergency generator at the Old Murdock Senior Center Building, including all costs incidental and related thereto.

Or act in relation thereto: (See chart on page 3 for details. Submitted by the Capital Planning Advisory Committee)

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

VOTED – (2/3rd declared) approve the article to raise and appropriate the total sum of \$381,800.00 for the purposes specified and approve Article 21 as written.

ARTICLE 22

To see if the Town will vote to raise and appropriate by borrowing the total sum of **\$741,000** for the purposes shown below; and as funding therefore that the Treasurer, with the approval of the Board of Selectmen, be authorized to borrow said sum and issue bonds and notes therefore pursuant to G.L. c.44, §7 or any other enabling authority; provided, however, that the amounts appropriated hereunder shall be expressly contingent upon approval by the voters of a Proposition 2 ½, so-called, debt exclusion question pursuant to G.L. c.59, §21C (k),

- \$225,000.00 - Purchase and equip a tanker truck for the Fire Department;
- \$180,000.00 - Replace the roof on the Town Garage, including all costs incidental and related thereto; and
- \$160,000.00 - Purchase and equip a 10-wheel dump truck with plow and sander for the Department of Public Works.
- \$138,000.00 - Purchase and equip a sidewalk tractor and attachments for the Department of Public Works;
- \$38,000.00 - Purchase and equip a 4-wheel drive pickup truck for the Fire Department;

Or act in relation thereto: (See chart on page 3 for details. Submitted by the Capital Planning Advisory Committee)

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

VOTED-(2/3 declared) approve the article as printed.

STABILIZATION FUND ARTICLE

(two-thirds vote required)

ARTICLE 23

To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money to the Stabilization Fund, or act in relation thereto. (Submitted by the Town Manager)

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

VOTED – (unanimously) to passover this article.

GENERAL BUSINESS ARTICLES

(majority vote required)

ARTICLE 24

Acquisition of Conservation Restriction on Marchmont Estate

To see if the Town will vote to borrow the sum of Six Hundred Thirty Three Thousand Seven Hundred Fifty and 00/100 Dollars (**\$633,750.00**) to acquire a Conservation Restriction, an unexecuted copy of which is on file with the Town Clerk, said restriction to be held in the care, custody, management and control of the Winchendon Conservation Commission pursuant to the provisions of M.G.L Chapter 40, Section 8C and Chapter 184, Sections 31-33, on property in Winchendon owned by Marchmont Realty Trust, Joseph N. White IV, Trustee, and further identified on the Winchendon Assessor's Maps as follows: Map 2 Parcel 32; Map 3A-1 Parcel 9; Map 3B-1 Parcels 4, 5, 6, 7, 8; Map 3C-1 Parcels 1, 2, 3, 4; and Map 3D-1 Parcel 1, comprising a total of approximately 375 acres, except that approximately 11.15 acres are excluded from the restriction, said exclusion area being a portion of Assessor's Map 3C-1 Parcel 4 and further identified as #280 Glenallen Street on a plan prepared by Edmond Boucher, PLS, dated January 18, 2012, titled "PLAN OF LAND PREPARED FOR JOSEPH N. WHITE IV, TRUSTEE OF MARCHMONT REALTY TRUST WINCHENDON, MA", scale 1 inch = 80 Feet, endorsed by the Winchendon Planning Board on March 6, 2012; and, as funding therefor, to authorize the Treasurer, with the approval of the Board of Selectmen, to borrow said sum pursuant to G.L. c.44, §7(3) or any other enabling authority, and to issue bonds and notes therefor, provided, however that the amount to be borrowed hereunder shall be reduced by any grant or other funds received for such purposes prior to such borrowing; and to authorize the Board of Selectmen or the Conservation Commission to acquire said restriction by purchase, gift or eminent domain; and further, to authorize the Conservation Commission and/or the Board of Selectmen to file on behalf of the Town all applications deemed necessary for grants and/or reimbursements from any federal, state, or other funds, including but not limited to funds from the Commonwealth under the Landscape Partnership Grant Program and the Forest Legacy Program, and to enter into such grant agreements and execute any and all instruments as may be necessary to accomplish the foregoing, or act in relation thereto. (Submitted by the Town Manager.)

Explanation:

The Town is acquiring a Conservation Restriction upon approximately 364 acres of property known as the Marchmont Estate, which will be funded exclusively by grants from the Commonwealth. The Town is required to appropriate the entire amount of the acquisition, of the amount of \$633,750.00. Of this amount, \$215,950.00 will be reimbursed after closing, through the Department of Conservation Services Landscape Partnership Grant Program. The remainder, \$417,800.00, will be received from the Department of Conservation and Recreation Forest Legacy Program by the Town prior to closing.

SELECTMEN: 4-0-1 Recommend

FINANCE COMMITTEE: 4-0 Recommend

VOTED: (Unanimously) approve the article as printed.

GENERAL BYLAW ARTICLES

(majority vote required)

ARTICLE 25

To see if the Town will vote to amend Article 7, Highway and Police Regulations, of the Town's Bylaws by inserting the following new section:

Section 7.20 Discharge of Water onto Town Ways or to the Sanitary Sewage System

No owner of a property or building, or his agent having care thereof, shall cause, pump or direct water, in any form, from said property or the building itself, including the roof, onto or across any sidewalk or public way in such a manner as to affect the public safety or create a public nuisance.

No person shall discharge or cause to be discharged any stormwater, surface water, groundwater, roof runoff, subsurface drainage, uncontaminated cooling water, or unpolluted industrial process waters to any sanitary sewer unless permitted to do so by the Public Works Director.

Violation of this Bylaw shall be punishable by a fine of \$25 for the first offense, \$50 for a second offense, and \$100 for each subsequent offense. "Enforcing persons" for purposes of this Bylaw shall be the Public Works Director and any Police Officer of the Town of Winchendon,

or act in relation to. (Submitted by DPW Superintendent)

SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

VOTED – (unanimously) approve to amend the Town bylaws as printed

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ARTICLE 26

To see if the Town will vote to adopt the following amendment to Article 7, Section 7.18 Winter Ban, of the Town's Bylaws by replacing the text thereof with the following:

(Current wording: *Parking is prohibited on all public ways between the hours of 11:00 p.m. and 6:00 a.m., annually from November 15th through April 15th.*)

Section 7.18, Winter Parking Ban

Parking is prohibited on all public ways between the hours of 11:00 p.m. and 6:00 a.m., annually from December 1st through April 15th. In addition, any vehicle, other than one acting in an emergency, parked, day or night, on any street in the Town, so as to interfere with the work of removing or plowing snow, removing ice, or sanding the street may be removed or towed away under the authority, discretion and direction of the Chief of Police or the Chief's designee. The registered owner of a motor vehicle which is removed pursuant to this bylaw shall be fully responsible for all charges and expenses incurred for the removal and storage of said motor vehicle,

or act in relation to. (Submitted by DPW Superintendent)

SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

VOTED – (unanimously) approve to amend the Town Bylaws as printed.

ARTICLE 27

To see if the Town will vote to amend Article 7, Highway and Police Regulations, of the Town's Bylaws by inserting the following new section,

Section 7.19 Snow and Ice Removal

No person, other than an employee of the Town acting in an official capacity, shall direct, discharge, dump, plow, blow, shovel, or deposit snow, ice, or water subject to freezing onto, into, or across any sidewalk or public way, or cause, direct, sanction, or authorize any such activity involving snow, ice, or water on a sidewalk or public way. Violation of this Bylaw shall be punishable by a fine of \$25 for the first offense, \$50 for a second offense, and \$100 for each subsequent offense. "Enforcing persons" for purposes of this Bylaw shall be the Public Works Director and any police officer of the Town of Winchendon,

Or act in relation thereto,
(Submitted by DPW Superintendent)

SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

VOTED – (unanimously) approve to amend the Town Bylaws as printed.

ARTICLE 28

To see if the Town will vote to amend several sections of Article 13, Junk Dealers; Second Hand Articles with insertions shown by underlined italicized text and deletions shown in **bold with strikethrough**, as follows: (submitted by the Police Chief)

ARTICLE 13

JUNK DEALERS: SECOND HAND ARTICLES

SECTION 13.3: Every keeper of a shop for the purchase, sale or barter of junk, old metal or second hand articles, excluding clothing, furniture, books, and magazines ~~shall keep a book in which shall be written at the time of every purchase of any such article~~ shall at the time of every transaction use a form prescribed by the Town of Winchendon to record the purchase of any such article; a description thereof including the name, age, and residence of the person from whom, and the day and hour when such purchase was made. A copy of all transactions recorded on said form shall be kept by the shopkeeper in a book. All items purchased shall be photographed, and itemized on said form with descriptions and markings along with serial and model numbers; penny weight, troy ounce, and or karat if applicable; the size shape and type of any precious stones or metals; and gross weight in pounds or tons in the case of scrap metal. Such books shall at all times be open to the inspection of any police officer of the town, or of any person authorized by the Board of Selectmen to make such inspection. Every shop keeper shall obtain a valid identification card and make a photocopy of same in the area designated on prescribed form, to be attached to the sale either by name, number or receipt of the seller.

SECTION 13.6: No dealer in junk, old metals or second-hand articles shall sell any items within ~~thirty~~ ten days of purchase.

SECTION 13.8 Dealers shall forward (hand deliver or Email) an itemized list of all transactions on the form prescribed by the Town of Winchendon, including all pertinent seller information to the Winchendon Police Department ~~once a week~~ on the first Monday following each transaction. In the event that the first Monday following said transaction is a holiday, the shopkeeper shall submit a copy of said transactions on the next business day.

Or act in relation thereto:

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

VOTED – (unanimously) approve to amend the Town Bylaws as printed.

ARTICLE 29

To see if the Town will vote to amend several sections of Article 32 Pawnbrokers with insertions shown by underlined italicized text and deletions are shown in **bold with strikethrough** as follows:. (Submitted by the Police Chief)

ARTICLE 32 PAWNBROKERS

32.5. Maintenance of records; contents; photo identification.

- A. Every licensed pawnbroker shall keep a book of a style and size in which shall be legibly written in ink, in the English language, at the time of making each loan, an account and description including all distinguishing marks and numbers, penny weight, troy ounce, and or karat of the goods (if applicable), articles or things pledged or pawned, the amount of money loaned thereon, the day and hour when it was pawned, the rate of interest to be paid on such loan, the number of such article as same, and shall attach a photo of said articles. No entry made in said book shall be erased, obliterated or defaced. All transaction entries in said book shall be recorded on a form prescribed by the Town of Winchendon.
- B. Every pawnbroker shall photograph any person pawning or pledging articles and keep such photographs with said books as part of his records. (MGL c. 140, § 79)
- C. For all loans, every pawnbroker shall also require positive identification and record the type of identification presented and record the date of birth from any person pawning or pledging any article. Positive identification shall mean any picture identification card issued by a governmental agency. Said identification shall be photocopied onto the form prescribed by the Town of Winchendon.

32.6. Pledge cards; contents; retention.

Each pledger shall be required by the pawnbroker to sign his name, age and address on a card (the prescribed form). In the event that the pledger is unable to write, the pawnbroker shall fill in the name, age and address on such card, together with a notation stating that the pledger was unable to do so. Such card (prescribed form) shall be retained seven years in an alphabetical index file to be kept on the premises by the licensed pawnbrokers.

32.7. Copy of required record to pledger.

Every pawnbroker shall, at the time of making such loan, deliver to the person who pawns or pledges any goods, articles or things, a ~~memorandum or note~~ copy of the prescribed form signed by him, containing the substance of the entry required to be made in his book by the provisions of Section 32.5 (A); and no charge shall be made or required by any pawnbroker for any such ~~entry, memorandum or note~~ copy of prescribed form. (MGL c. 140, § 80)

32.8. Daily report to police.

- A. Every licensed pawnbroker shall deliver to the Winchendon Police Chief, every day before the hour of 10:00 a.m., a legible and correct ~~list~~ photocopy or electronic report of all transactions recorded on said form prescribed by the Town of Winchendon containing an accurate description, including all distinguishable marks ~~and~~ along with serial, and model numbers, including penny weight, troy ounce, and or karat if applicable, of all articles taken in pawn during the preceding business day, the respective numbers of such articles as provided by Section 32.4, the amount loaned thereon, and the time when such articles were pawned. If during the preceding day no articles have been taken in pawn by such pawnbroker, he shall make out and deliver to the Police Chief before the hour of 10:00 a.m., a report of such fact.

Or act in relation thereto.

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

VOTED – (2/3rds declared) approve to amend the town bylaw as printed.

ZONING BYLAW ARTICLE

(two-thirds vote required)

ARTICLE 30

To see if the Town will vote to amend the Zoning Bylaw by amending **Section 5.2.2 F Commercial Uses** to allow indoor amusement or entertainment by Special Permit in an Industrial Zone as shown:

5.2.2 Principal Use Categories	Zoning Districts						
Commercial Uses	R80	R40	R10	C1 Hwy Comm	C2 Nbhd Bus.	I	PD

F. Theater, movie theater, bowling alley or other indoor amusement or entertainment use	N	N	N	Y	Y	N	SP
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or act in relation thereto.

BOARD OF SELECTMEN: 5-0 Recommend **FINANCE COMMITTEE: 4-0 Recommend**
PLANNING BOARD: Unanimous vote to recommend 4/3/12

VOTED – (unanimously) approve to amend the Zoning bylaws as printed.

ARTICLE 31

To see if the Town will vote to amend the Zoning Bylaw by changing section 7.2.3 and inserting new sections 7.2.3.1, through 7.2.3.1.7 as follows:

7.2.3 No more than one principal building or use shall be permitted per lot unless specifically provided for below or in another part of this bylaw, such as the GROD or MCOD districts described in Article 4.

7.2.3.1 The Planning Board may authorize by special permit more than one principal building and/or more than one use per lot in connection with the approval of a definitive subdivision or site plan if such action will allow more orderly development of the lot. All of the following requirements shall be met:

7.2.3.1.1 The Board must determine that such action will not be detrimental to area property values, the neighborhood, or the intent of the Master Plan;

7.2.3.1.2 The Board must determine that the area of the lot is fully sufficient to provide for the existing and proposed buildings as well as for driveways, walkways, parking, and any other proposed or required amenities

A. For residential uses the requirements of section 11.12.2.1 shall also be met.

7.2.3.1.3 The lot frontage and setbacks conform to those required in table 7.2 or, in the case of residential development, by section 11.12.2;

7.2.3.1.4 Principal buildings are separated by not less than 20 feet;

7.2.3.1.5 Each principal building has adequate access from the lot frontage.

7.2.3.1.6 If multiple uses are allowed, all such uses are allowed in the zoning district as provided in article 5;

7.2.3.1.7 Any change to the lot, either by the construction of additional buildings or changes of use, shall require a modification of the special permit.

or act in relation thereto;

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

PLANNING BOARD: Unanimous vote to recommend 4/3/12

VOTED – (unanimously) approve to amend the Zoning Bylaws as printed.

Moderator Richard L. Morin Sr. stepped down as Moderator for the following two articles, and turned the gavel over to Coral M. Grout.

ARTICLE 32

To see if the Town will vote to adopt the Winchendon Zoning map as amended and described below. The changes proposed will rezone 5 parcels of land, as described below, from Large Scale Commercial (C1) to Neighborhood Commercial (C2) thereby allowing residential use as well as neighborhood commercial uses.

Map	Parcel	Original Zoning	Proposed New Zoning	Property Address
9	11	Highway Commercial – C1	Neighborhood Commercial-C2	678 Spring St.
9	157	Highway Commercial – C1	Neighborhood Commercial-C2	682 Spring St.
9	153	Highway Commercial – C1	Neighborhood Commercial-C2	Spring St.
9	23	Highway Commercial – C1	Neighborhood Commercial-C2	Spring St.
9	22	Highway Commercial – C1	Neighborhood Commercial-C2	690 Spring St.

The proposed amendments to the Zoning Map are shown on a map dated May 21, 2012, and on file with the Office of the Town Clerk and the Dept. of Planning & Development, or act in relation thereto.

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

PLANNING BOARD: Unanimous vote to recommend 4/3/12

VOTED – (unanimously) approve the Winchendon Zoning map as amended and described in the warrant.

ARTICLE 33

To see if the Town will vote to adopt the Winchendon Zoning Map dated May 21, 2012 which describes the addition of the new Route 140 Corridor Overlay District with related changes to the Zoning Bylaw amending Table 3.1 Zoning District Designations and adding Section 4.9 to incorporate the Route 140 Corridor Overlay District which encompasses the entire Large Scale Commercial District (C1 District) on Route 140.

The proposed amendments to the Zoning Map are shown on a map dated May 21, 2012, and on file with the Office of the Town Clerk and the Dept. of Planning & Development.

Amend Table 3.1, Zoning District Designations, by adding the Route 140 Overlay District to the list of districts, as follows:

<u>Designation</u>	<u>Title</u>
Rt. 140 COD	Route 140 Corridor Overlay District

WINCHENDON
SECTION 4.9, ROUTE 140 CORRIDOR OVERLAY DISTRICT

4.9.1 Purpose

The purposes of the Route 140 Overlay District are to:

1. Encourage commercial and industrial development on Route 140 to provide local employment and enhance the tax base, while also protecting surrounding neighborhoods from land use conflicts;
2. Enhance the appearance, function, and safety of Route 140;
3. Facilitate shared access and connections to adjoining properties, thereby reducing the number of curb cuts and improving traffic safety on Route 140; and
4. Promote distinctive architecture, efficient site planning, and improved design standards that will achieve high quality development and preserve the scenic, natural, and cultural resources of the Route 140 Corridor.

4.9.2 Application of Overlay District Regulations

This Overlay District sets forth design standards and flexible development options that apply in the Route 140 Corridor. The Use and Dimensional Regulations of the underlying district remain in place and other provisions of the Zoning Bylaw apply unless superseded by this Overlay District. The location of the District is shown on a map entitled Route 140 Corridor Overlay District, which is on file in the office of the Town Clerk. The Overlay District consists of all parcels within the Highway Commercial (C1) district where the district has frontage on Routes 140 and 12.

4.9.3 Application Process

1. Site Plan Review

Applicants shall comply with Section 12 of this Bylaw, Site Plan Review, for development in the Route 140 Overlay District. Developments that meet the thresholds in Section 12.2, Projects Requiring Site Plan Review, shall require site plan approval by the Planning Board. Developments that are exempt from site plan review by Section 12.3 of this Bylaw are exempt from the application of the Overlay District.

2. Waivers

The Board may modify or waive any requirement of the Overlay District upon finding that due to topography, location, or unusual conditions affecting the property, the requirements of this section would unreasonably restrict development of the property. In modifying or waiving these provisions, the Board may impose conditions it deems necessary to protect the public interest and promote the orderly development of the Corridor.

3. Inter-Municipal Review

The Planning Board shall send a copy of the application to the Gardner Planning Board and the Montachusett Regional Planning Commission, which shall have thirty-five (35) days to submit comments to the Board. The purpose of this review is to insure that regional implications are considered by the Board, and that significant impacts of the project on corridor communities can be mitigated.

4. Coordination with Abutting Landowners

Applicants shall submit documentation that they have contacted owners of abutting land within the Overlay District regarding their proposed plans. The intent of this notice is to give those landowners the opportunity to coordinate existing uses or future development plans with the project before the Board. Where feasible, the parties should work cooperatively to solve common issues such as improving traffic access, sharing parking, creating frontage roads, allowing connections between properties, buffering incompatible uses, or preserving open space and wetland resources.

4.9.4 Design Standards

1. General

Buildings and landscape treatments, not parking, should serve as the focal points for development along Route 140. Site design should contribute to a sense of continuity and coherence from Route 140 and distant vantage points.

2. View Protection

The Route 140 Corridor offers many scenic views of the surrounding countryside. Each development shall preserve the visual quality of its site in relation to the scenic qualities of the immediate area and the Corridor as a whole. The applicant shall submit photographs of the area to the Board and describe the most prominent features of existing visual quality. Through means of sketches or computer simulations, the applicant shall document the impacts of the proposed development on visual quality. This analysis shall present how the project will be viewed from Route 140 in both directions and how views from the site to the surrounding area can be integrated into the development to enhance the project design. Within the development, the applicant shall preserve open vistas of important features such as Wachusett Mountain, lakes, farms, forests, historic sites, etc.

3. Access Management

1. Each new development within the Overlay District shall be limited to one entrance and one exit per street. For multiple building developments, one combined entrance/exit location is preferable at the main entrance to facilitate traffic movement; such an entrance shall be separated by a traffic island with separate in and out movements. If needed, the applicant shall construct separate right and/or left turning lanes to facilitate entry and exit from the site.
2. To reduce turning movements onto Route 140, developers are encouraged to connect internal roadways with adjacent developments. When adjacent lots have contiguous frontage on Route 140, the Board may require such lots to share a single driveway, or that the lots be accessed by an internal service road. Where such sharing cannot be achieved in the short run, the means and location for future long term inter-parcel connections may be required through right-of-way reservation and/or dedication.
3. Where it is proposed to re-develop property, the Board will evaluate existing access to Route 140 and work with the applicant to re-design curb cuts to improve safety and traffic flow. Where appropriate,

the Board may require a reconfiguration to the existing access or the removal of unnecessary driveway openings onto Route 140 in favor of fewer access points with a greater level of traffic control.

4. Where a property proposed for development abuts the North Central Pathway rail trail, the developer shall consider a proposed connection to the trail and access to the principal uses on the lot to promote alternative modes of commuting and/or public access.

4. Lighting and Utilities

1. All lighting shall be arranged and shielded so as to prevent direct glare from the light source into any public street or private way or onto adjacent property.
2. Each outdoor luminaire shall be a full cutoff luminaire to prevent light trespass into the night sky. The design of light standards and fixtures shall be consistent with the style and character of architecture existing or proposed on the site.
3. All lights and illuminated signs shall be designed to prevent objectionable light and glare from crossing property lines. Externally lit signs, display, building and aesthetic lighting must be lit from the top and shine downward.
4. All electric, telephone, television and other communication lines, both main and service connections, shall be provided by underground wiring.

5. Preservation of Sensitive Natural Features

Development shall preserve the natural features of the site, avoid areas of environmental sensitivity, and minimize alteration of natural features. The following resources shall be identified on the site plan and remain undeveloped unless otherwise approved by the Board:

1. Unique or fragile areas including wetlands, vernal pools, and 100-year flood plains;
2. Habitats of rare species listed by the Mass. Natural Heritage and Endangered Species Program; and
3. Streams and water bodies.

6. Shared Parking¹

1. The number of parking spaces required shall be determined by using the standards for each use as provided elsewhere in this Zoning Bylaw. The Board may allow a reduction of the required number of spaces by up to twenty percent (20%) if the applicant demonstrates that two or more uses within a development can share parking areas due to different hours of activity. A change in use of one of the businesses shall require the construction of the full amount of parking otherwise required unless the Board grants site plan approval to allow the parking reductions to remain in effect.
2. When adjacent property owners agree to share parking and a combined entrance, the Planning Board may allow a reduction in the number of required parking spaces by as much as twenty (20) percent for each business. In addition, the side yards (including associated landscaping) between the two parcels are not required. The property owner(s) shall file a written agreement to guarantee long-term joint use of the shared parking, which shall be recorded at the Worcester District Registry of Deeds. The parties may only revoke this agreement by constructing the full number of spaces required by the Zoning Bylaw and Planning Board approval of a revised plan.

7. Parking Lot Design

¹ The provisions of Section 8.2.1 shall also apply in the Overlay District.

1. The provisions of Section 8.5, Parking Lot Design Requirements, shall apply unless superseded by the following standards.
 2. Parking lots shall generally be sited to the side or rear of buildings in order to minimize the obtrusiveness of large parking areas on the visual quality of the Corridor. Up to fifteen percent (15%) of the parking spaces may be in the front of the building to accommodate short-term parking needs of the proposed uses.
 3. Parking lots of twenty (20) or more spaces shall contain interior landscaping covering not less than five percent (5%) of the total area of the lot. Landscaping shall also be provided around the perimeter of the lot for a width of ten feet (10') and planted with trees and shrubs. There shall be two shade trees or three ornamental trees for every ten (10) spaces. Dead or diseased trees shall be replaced during optimal planting times.
 4. Sidewalks and pedestrian paths shall connect the lots to the principal uses they will serve. Such walkways shall be constructed with brick, decorative pavers, or other materials, and may be bordered with fencing or shrubbery to clearly separate pedestrians from automobile traffic. Facilities and access routes for deliveries, service and maintenance shall be separated, where practical, from public access routes and parking areas. Car stops shall be provided to prevent parked cars from damaging trees and shrubs or disrupting pedestrian walkways.
 5. The Planning Board may modify the above requirements for any interior landscaped areas or islands that serve as vegetated swales or bioretention cells.
8. Bicycle Accommodation. Bicycle parking facilities shall be provided for any new building, addition or enlargement of an existing building, or for any change in the occupancy of any building that results in the need for additional vehicular parking facilities. One bicycle space shall be provided for every 10 vehicle parking spaces, up to a maximum of 25 spaces.
1. Parking for bicycles shall include provision for secure storage of bicycles. Such facilities shall provide lockable enclosed lockers or racks or equivalent structures in or upon which the user may lock a bicycle.
 2. Bicycle parking facilities shall be sufficiently separated from motor vehicle parking areas to protect parked bicycles from damage by motor vehicles. The separation may be accomplished through grade separation, distance or physical barrier, such as curbs, wheel stops, poles or other similar features.
 3. Bicycle parking facilities shall be located in a clearly designated safe and convenient location. Whenever possible, the bicycle parking shall be placed within 50 feet of building entrances and in well-lit areas.
9. Landscaping and Screening
- 1 Sections 4.8.2.1 and 7.2.5 shall apply in the Overlay District.²
 2. A registered landscape architect shall prepare a landscape plan drawn to scale, including dimensions and distances. The plan shall delineate all existing and proposed parking spaces or other vehicle areas, access aisles, driveways, and the location, size and description of all landscaping materials and tree cover.

² Ed. Note: Section 4.8.2.1 requires a vegetated buffer zone along the highway of at least 50' to screen views of structures, parking lots, and outdoor storage areas from the highway. Section 7.2.5 applies where C1, C2, and I districts abut residential property and requires a buffer zone/yard of 50' to screen the residential properties.

3. The development shall have one central gathering place of unique visual interest. This may include elements such as a fountain, pond, sculpture, gazebo or similar open space or structure. The area shall be provided with benches, stone walls, and similar amenities, and shall be accessible to individuals in wheelchairs.
4. Loading areas and service facilities (dumpsters, storage areas, utility boxes, etc.) shall be placed to the rear of buildings in visually unobtrusive locations. Screening and landscaping shall prevent direct views of such areas from adjacent properties or from public ways. Screening shall be achieved through walls, fences, landscaped berms, evergreen plantings, or combinations thereof. Fences made of wood, stone, or brick are preferred; chain link or concrete materials are prohibited.
5. HVAC units, telephone boxes, electrical transformers, etc. shall be screened through use of landscaping, berms, or fences and shall be as unobtrusive as possible. HVAC units may be located behind roof ridge lines so they are not visible from the front view of the building.
6. When a proposed development abuts a Residential district, whether presently developed or not, landscaped buffers shall be employed to shield the residential property from view of the proposed development, and to minimize lighting and noise impacts. Such a buffer shall contain a screen of plantings not less than three feet (3') in width and six feet (6') in height at the time of planting, and shall thereafter be maintained by the owner or occupant so as to provide a dense screen year-round. At least fifty percent (50%) of the plants shall consist of evergreens. A solid wall or fence, not to exceed six feet (6') in height, complemented by suitable plantings may be substituted for such landscaped buffers.

10. Architectural Standards

1. The site plan application shall contain elevations of all proposed buildings, prepared and stamped by a registered professional architect.
2. Exterior materials may include clapboard, wood shingles, stone, brick, or materials of comparable appearance. Applicants are encouraged to use green building technologies and materials, wherever possible, to limit environmental impacts.
3. Buildings should contain variation in detail to provide visual interest and to avoid monotony. Use of pitched roofs, breaks in roof and wall lines, towers, cupolas and building ornamentation should be incorporated into building design. The Planning Board may authorize a flat roof that includes green-roof technology with plants suited for the local climate.
4. Architecture based upon generic franchise design is prohibited. Rather, architects should rely upon models of regional building types to incorporate elements of historic design into the development.
5. Except for industrial, warehousing, and similar uses, windowless buildings with standardized facade treatments are prohibited. No building shall have more than 100 linear feet of unbroken wall area.
6. Architectural Focal Points. In any development with 10,000 square feet or more of retail use, the principal building on a lot shall have clearly defined, highly visible customer entrances featuring at least two (2) of the following: canopies or porticos; overhangs; recesses/projections; raised corniced parapets over the door; peaked roof forms; arches; outdoor patios; display windows; planters or wing walls that incorporate landscaped areas and/or places for sitting,

Or act in relation thereto.

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 4-0 Recommend

PLANNING BOARD: Unanimous vote to recommended

VOTED – (2/3rds declared) approve to adopt the Winchendon Zoning Map dated May 21, 2012 which describes the addition of the new Route 140 Corridor Overlay District and amend the Zoning Bylaw as printed.

Meeting adjourned on motion by Moderator Richard L. Morin Sr. at 9:43 p.m.

A true record Attest:

**Judy A. Ruschioni
Town Clerk**

You are hereby directed to serve this warrant by posting attested copies thereof at the several places designated by the bylaws of the town of Winchendon seven days at least before the time of holding such meeting and by mailing a copy of this warrant to each household in Winchendon in which a registered voter resides or by publication of the same in a newspaper of local distribution as required by said bylaws.

Hereof, fail not and make due return of said warrant with your doings thereon at the time and place of the meeting aforesaid. Given under our hands and seal this 19th day of April 2012.

BOARD OF SELECTMEN:

Robert M. O'Keefe

Robert M. O'Keefe, Chair

Elizabeth R. Hunt

Elizabeth R. Hunt, Vice Chair

C. Jackson Blair

C. Jackson Blair

Keith R. Barrows

Keith R. Barrows

I have this day posted the within warrant as therein directed:

PRINT CONSTABLE NAME

SIGN CONSTABLE NAME

DATE:

FINANCE COMMITTEE PUBLIC HEARING

MAY 8, 2012 at 7:00 PM

SECOND FLOOR TOWN HALL AUDITORIUM

This institution is an equal opportunity provider. To file a complaint of Discrimination write USDA, Director, Office of Civil Rights, Washington, DC 20250-9410.