

Voter Information Bulletin

Town of Douglas

November 2012

Special Town Meeting

Tuesday, November 13, 2012 at 7:00 PM

Douglas High School Auditorium

Message from the Finance Committee

The November Special Town Meeting has seven articles on the warrant. There are a number of budget housekeeping articles at the beginning of the warrant. In addition, there are some additional articles that address proposed zoning bylaw amendments as well as an action to empower the Board of Selectmen related to the potential sale or lease of the Old Grammar School.

As always, the Finance Committee encourages your attendance and participation at Town Meeting to exercise your voting privileges.

Article 1.	Fiscal Year 2013 Budget Transfers/Amendments
Article 2.	Fiscal Year 2013 Water/Sewer Enterprise Fund - Debt
Article 3.	Prior Year Bill
Article 4.	Insurance Proceeds – Reserved for Appropriation
Article 5.	Sale or Lease of Old Grammar School
Article 6.	Increase Zoning Board of Appeals Membership from 3 to 5 Members
Article 7.	Zoning Bylaw Amendment – Section 3.2.2 Trailers

Article 1. Fiscal Year 2013 Budget Transfers/Amendments

To see if the Town will vote to raise and appropriate or transfer from available funds such sums of money as are necessary to fund the following amendments to Article 2 of the Annual Town Meeting of May 7, 2012 and continued to June 11, 2012:

Increase Health Insurance Expenses by	\$20,000
Increase Police Expenses by	\$4,000
Increase Unemployment Expenses by	\$15,515
Increase Ambulance Wages by	\$49,000
Increase Ambulance Expenses by	\$20,000
Increase Veterans Benefits by	\$45,000
Decrease Debt Expense by	(\$617,973)
Increase Other Interest Expense by	\$9,700

Or take any other action related thereto.

Explanation: In response to changes in revenues, and the impact of debt refinancing, this article seeks to adjust certain budgeted amounts for FY 13.

Finance Committee: Recommend

Article 2. Fiscal Year 2013 Water/Sewer Enterprise Fund - Debt

To see if the Town will vote to transfer the sum of **\$1,577** from the reserved for debt account to the Water/Sewer Debt Expense Account.

Or take any other action relative thereto.

Explanation: This article seeks to transfer monies as a result of debt refinancing

Finance Committee: Recommend

Article 3. Prior Year Bill

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of **\$800** to pay for the following prior year bill:

MES Solutions: \$800

Or take any other action related thereto.

Explanation: This bill is from fiscal year 2012 and was not paid due to the timing of invoice receipt. The article seeks to transfer amounts from the FY 13 Police Expense budget to pay the bill. This article requires a 9/10ths vote.

Finance Committee: Recommend

Article 4. Insurance Proceeds – Reserved for Appropriation

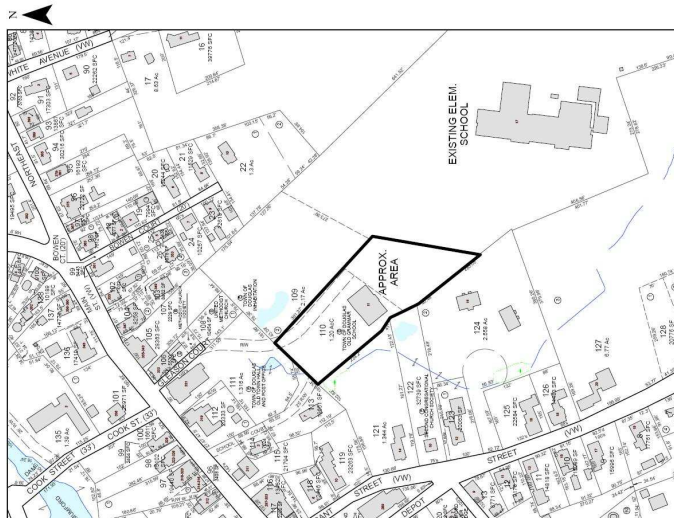
To see if the Town will vote to deposit all insurance proceeds received in connection with the damage incurred due to the rain event of August 10-12, 2012, to an Insurance Reimbursement Receipts Reserved for Appropriation Account, or take any other action related thereto.

Explanation: This article would establish an account to segregate certain insurance proceeds from the general fund to pay for repairs made at the Middle School as a result of water damage caused by the rain storm of August 10-12, 2012. This article will require a future town meeting article to handle any subsequent transfer.

Finance Committee: Recommend

Article 5. Sale or Lease of Old Grammar School

To see if the Town will vote to transfer care, custody and control of the so-called “Old Grammar School” property shown on Assessors Map 163, Parcel 110, and a portion of Map 164, Parcel 13, to the Board of Selectmen for general municipal purposes and for purposes of disposal by sale or lease, and to authorize the Board of Selectmen to convey such property on such terms as it deems appropriate, or take any other action related thereto.



Explanation: This article would transfer control of the Old Grammar School to the Board of Selectmen and authorize that Board to enter into a sale or lease as they deem appropriate. This article requires a 2/3rds vote.

Finance Committee: Recommend

Article 6. Increase Zoning Board of Appeals Membership from 3 to 5 Members

To see if the Town will vote to amend its zoning bylaw by deleting in its entirety Section 9.2.1 and inserting in place thereof the following:

“Section 9.2.1 Establishment

There is hereby established a Board of Appeals consisting of five (5) Members and two (2) Associate Members, appointed by the Selectmen.”

Provided that such change shall not apply to applications now pending before the Zoning Board of Appeals for which a public hearing has been ordered.

Or take any other action related thereto.

Explanation: This article would expand the membership of the ZBA from 3 to 5 members. This article requires a 2/3rds vote.

Finance Committee: Recommend

Article 7. Zoning Bylaw Amendment – Section 3.2.2 Trailers

To see if the Town will vote to amend its zoning bylaw by deleting in its entirety Section 3.2.2 and inserting in place thereof the following:

“3.2.2 Accessory Uses in All Districts

1. Use of trailers for non-construction storage. In all districts the use of trailers and semitrailers for non-construction storage shall be prohibited except for the following types of trailers and subject to the following conditions and restrictions:

- A. The following types of trailers and their use shall be by right:
 1. Trailers used for agricultural purposes;
 2. Camping trailers provided that such vehicles are used solely for recreational purposes and are accessory to a principal residential use;
 3. Utility trailers designed and used for storing and transporting recreational vehicles (including but not limited to boats, snow mobiles, motorcycles, all-terrain vehicles, and similar vehicles), landscaping equipment, or any other utility or incidental use, provided that such vehicles are used for recreational or utility purposes and are accessory to a principal residential use.
- B. The following types of trailers and their use shall be by special permit issued by the Zoning Board of Appeals:
 1. In all districts except VR, VB, and RC-1 not more than three (3) and in VR, VB and RC-1 districts not more than one (1) trailer bodies, shipping containers, and similar storage vehicles subject to the following conditions:
 - a. All wheels, carriages, reflectors, lights, license plates, and any other indicia of vehicular use, including commercial markings, have been removed;
 - b. The vehicle(s) has been painted to coordinate with the principal structure on the lot;
 - c. Any space between the bottom of the vehicle and the ground is enclosed with "skirting";
 - d. The vehicle(s) is located behind the rear plane of the principal structure on the lot;
 - e. The vehicle(s) are reasonably screened from view from any public way or abutting property;
 - f. Siting of such vehicle(s) on any lot shall conform to all dimensional regulations established therein for structures in the subject district.
 - g. Use of such storage vehicles are accessory to a principal residential or commercial use.

- h. Storage vehicles used for agricultural purposes are exempt from these conditions and limitations set forth above.”

And further, add the following definition to Section 10.0:

“Trailer: A non-motorized vehicle designed and intended to be towed or hauled behind a motorized vehicle.”

Or take any other action related thereto.

Explanation: This article would modify the zoning bylaw section 3.2.2 related to trailers. This article requires a 2/3rds vote.

Finance Committee: Defer recommendation pending the recommendation of the Planning Board. The Finance Committee expects to revisit this article and make a recommendation in advance of the STM.



Town of Douglas
29 Depot Street
Douglas, MA 01516



**CURRENT RESIDENT
DOUGLAS, MA 01516**

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Douglas High School Auditorium**