



Town of Ayer

SPECIAL TOWN MEETING WARRANT

Ayer Shirley Regional High School Auditorium
141 Washington Street, Ayer, MA 01432
October 22, 2018 @ 7:00 P.M.

Commonwealth of Massachusetts
Middlesex, ss.

GREETINGS:

In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the inhabitants of the Town of Ayer qualified to vote in Town Elections and Affairs to meet at the Auditorium in the Ayer Shirley Regional High School located at 141 Washington Street, Ayer, Massachusetts on Monday, the Twenty-second (22nd) day of October, 2018, at seven o'clock in the evening (7:00 p.m.) then and there to act on the following articles:

Hereof fail not and make due return of this warrant with your doings thereof to the Town Clerk before the date appointed for said meeting.

Given under our hands this 2nd day of October AD 2018.

Jannice L. Livingston, Chair

Christopher R. Hillman, Vice Chair

Scott A. Houde, Clerk

AYER BOARD OF SELECTMEN

Any persons needing disability related assistance (such as signing, etc.) at the town meeting please contact the Selectmen's Office at 978-772-8220 before October 19, 2018. We shall make every reasonable effort to assist you. Large print version of the text of this warrant is available upon request.

ARTICLE 1: GENERAL BYLAW AMENDMENT, ARTICLE XLV STREET OPENING AND DRIVEWAY/ACCESSWAY PERMITS

To see if the Town will vote to amend the Ayer General Bylaws, Article XLV Street Opening and Driveway/Accessway Permits by replacing the text of the Article in its entirety with the new text as follows and as on file in the Offices of the Town Clerk and the Department of Public Works, and to authorize the Town Clerk, in consultation with the Town Manager, to assign appropriate numbering for this Bylaw so that it may be in compliance with the numbering format of the Town bylaws, or take any action thereon or in relation thereto.

Section 1. Street Opening Permits:

A. Permit Required:

1. No person shall perform any work requiring the opening of the road surface or work within the right of way of a public way, way approved pursuant to subdivision control procedures, or any existing way which the Town is obligated to maintain, without first obtaining a street opening permit as herein provided.
2. The fee for a street opening permit shall be established by the Board of Selectmen pursuant to MGL Ch. 40 § 22F, and a schedule of said fees shall be kept on file at the Department of Public Works and with the Town Clerk.
3. The Board of Selectmen shall adopt regulations as deemed necessary to carry out the intent of this Bylaw.

Section 2. Driveway and Accessway Permits:

A. Permit Required:

1. No person shall construct, alter, relocate or resurface a driveway or accessway (exclusive of sealing, sealcoating, and patching) which provides vehicular access to or egress from a Town road, public way, way approved pursuant to subdivision control procedures, or any existing way which the Town is obligated to maintain without first obtaining a driveway/accessway permit as herein provided.
2. Any person constructing, altering, or relocating a driveway or accessway servicing a single or two family dwelling shall obtain a driveway/accessway permit, but shall not be subject to the remaining provisions of this bylaw with respect to insurance and bonds.
3. The fee for a driveway and accessway permit shall be established by the Board of Selectmen pursuant to MGL Ch. 40 § 22F, and a schedule of said fees shall be kept on file at the Department of Public Works and with the Town Clerk.
4. The Board of Selectmen and the Planning Board shall adopt regulations as deemed necessary to carry out the intent of this Bylaw.

Section 3. Regulations

The Board of Selectmen and /or the Planning Board shall adopt and may from time to time amend reasonable Regulations in order to facilitate the proper operation of this bylaw, the safety of persons, the protection of public and private property, and regulate the work carried out under permits issued pursuant hereto.

Section 4. Waivers

Any requests for waivers shall be directed to the Board of Selectmen, who shall have the authority to grant or deny said requests, in light of the purposes of this Bylaw and public necessity.

Section 5. Performance Bond

A satisfactory bond of a surety company authorized to do business in the Commonwealth of Massachusetts, in a sum required by the Board of Selectmen or the Regulations, conditioned substantially that the applicant shall guarantee the faithful and satisfactory performance of the work in all respects, and shall replace or restore that portion of any public way in which said applicant, his employees or agents make an excavation, shall be required from any permittee hereunder. Bonds from Utility Companies that are self-insured will be acceptable if the terms and conditions are similar.

Section 6. Liability

Liability for damage to private property abutting the construction and caused by permittee, his agents or servants, shall be borne solely by the permittee performing the work. The application for any permit and the issuance of a permit thereunder shall constitute an agreement between said permittee and the Town of Ayer, whereby the permittee shall indemnify, hold harmless and defend the Town of Ayer against any and all claims for damages for injuries to or death of persons or injury or damage to property, and against all costs, suits, expenses and losses occasioned by or arising from said permittee or his agents or servants entering upon the public ways of the Town and from occupancy and use of said public ways for purposes of construction, disturbance of the surface of a public way, or reconstruction or paving of a driveway, and said permittee shall further be required to provide a policy or policies of insurance issued by a company authorized to issue such insurance in the Commonwealth of Massachusetts, providing bodily injury liability coverage and property damage liability coverage with limits as required in the Regulations. The Town of Ayer shall be named as an additional insured in such policies.

Section 7. Inspections and Fees

The Department of Public Works Superintendent or Agent reserves the right to inspect the proposed site before, during and after construction. The Board of Selectmen may establish reasonable fees for applications and inspections.

Section 8. Enforcement and Penalties

- a. This Bylaw shall be enforced by the Board of Selectmen or its designated agent, and may be enforced by non-criminal disposition pursuant to the Non-Criminal Disposition Bylaw and Section 21D of Chapter 40 of the General Laws.
- b. Any person who violates or refuses to comply with any provision of this Bylaw or with any order or orders hereunder promulgated shall forfeit and pay to the Town of Ayer a sum of three hundred (\$300.00) dollars for each violation.
- c. Each day, or portion of a day, that any violation is allowed to continue shall constitute a separate violation of this Bylaw.

Section 9. Emergency

- a. Nothing in this Bylaw shall be construed to prevent the making of such excavations as may be necessary for the preservation of life or property or the location of trouble in conduit, cable, or pipe, or for making repairs, provided that the person making such excavation shall first obtain the authorization of the Superintendent of Public Works, and shall apply for an emergency permit on the first working day after such emergency work is commenced.

b. The person engaged in emergency action shall notify the Department of Public Works, Police Department and Fire Department of the Town and any pertinent Public Utility Companies at the start of the emergency work.

Section 10. Severability

Each of these sections shall be construed as separate to the end that if any section or paragraph, sentence, clause or phrase thereof shall be held invalid for any reason, the remainder of that section and all other sections of this Bylaw shall continue in full force.

Section 11. Inconsistencies

All provisions of this Bylaw, insofar as possible, shall be read and construed to be consistent with other existing bylaws or Rules and Regulations of the Town. Insofar as there are or appear to be inconsistencies in such regard, the provisions of such other existing Bylaws or Rules and Regulations shall be deemed insofar as permissible by law to be inapplicable, but only to the extent that they bear directly upon permits issued therefore pursuant to this Bylaw.

Sponsor: Board of Selectmen (Recommends 3-0 on 10/2/18) Simple Majority Vote Required

Explanatory Note: This Article would amend the existing bylaw which is outdated and does not meet current methods and materials by updating the Street Opening Bylaw to conform to current practices and allow for modifications through the establishment of regulations.

ARTICLE 2: AMEND SECTION 2.0 OF THE AYER ZONING BYLAW (Definitions)

To see if the Town will vote to amend the Ayer Zoning Bylaw, Section 2.0, Definitions, by inserting the **underlined bold text** as follows:

Accessory Apartment: a dwelling unit subordinate in size and accessory to a detached single-family dwelling, which may be located within an owner-occupied single-family dwelling or in a structure accessory thereto on the same lot, such as in an attached or detached garage or barn.

Home Occupation: An occupation conducted as an accessory use in an owner-occupied dwelling or a detached accessory structure, by the resident owner or members of the owner's family. **Any home occupation that requires outdoor equipment to be stored in the yard must obtain a Special Permit from the ZBA, with the exception of Class II vehicles and one-ton pick-up trucks, as approved by the Building Commissioner.**

Lot, Corner: A lot with two **or three** adjacent sides abutting upon streets or other public spaces.

Lot, Frontage: A lot line coinciding with the sideline of a street which provides both legal rights of vehicular access and physical vehicular access to the lot, said line to be measured continuously along a single street or along two (2) intersecting streets if their angle of intersection is greater than one hundred and twenty (120) degrees. Unless otherwise approved by the Planning Board, vehicular access to a building site on the lot shall be exclusively through the frontage of the lot. On a lot with frontage on more than one street, frontage on one street only may be used to satisfy the minimum lot frontage. **For setback purposes in the case of lots fronting on multiple streets, the front yard shall correspond to the street with the longest frontage, though vehicular access can be obtained via either the front or side yard lot lines.**

Or to take any action thereon or in relation thereto.

Planning Board: To report at Town Meeting
Board of Selectmen: Recommends 3-0 on 10/2/18

Two-Thirds Majority Vote

*Explanatory Note: This Article would amend Section 2.0 of the Ayer Zoning Bylaw to modify several existing definitions in the Bylaw as indicated in **underlined bold text**. This article is recommended by the Building Commissioner to the Planning Board.*

ARTICLE 3: AMEND SECTION 3.5.1 OF THE AYER ZONING BYLAW (Applicability and Exceptions)

To see if the Town will vote to amend the Ayer Zoning Bylaw, Section 3.5.1, Site Plan Review Applicability, by deleting the strikethrough bold text and inserting the **underlined bold text** as follows:

3.5 SITE PLAN REVIEW

3.5.1 Applicability

A. Site plan review by the Planning Board shall be required for the following uses or activities in all districts:

1. Construction, alteration or expansion of or change of use within a municipal, institutional, commercial, industrial, or multi-family structure;
2. Construction or expansion of any parking lot for a municipal, institutional, commercial, industrial, or multi-family structure or purpose involving five (5) or more new or additional parking spaces;
3. Clearing or grading more than 10,000 sq. ft. of land, unless specifically exempt under Section 9.6 of this Bylaw;
4. Any use requiring a special permit, except that where **a** single-family or **a** two-family dwelling requires a special permit, site plan review shall not apply.
5. All new commercial or industrial construction.

B. Exceptions.

1. Any activity, construction or installation conducted solely for the purpose of environmental remediation, approved by the United States Environmental Protection Agency (EPA) or the Massachusetts Department of Environmental Protection (DEP), shall not be subject to this Section 3.5.
2. New construction or alteration of a detached single-family dwelling or two-family dwelling shall not be subject to this Section 3.5 except when such alteration is associated with any use other than a single-family dwelling or two-family dwelling.
3. **Pre-existing, non-conforming, multi-family structures adding four (4) or fewer additional parking spaces.**

Or to take any action thereon or in relation thereto.

Planning Board: To report at Town Meeting
Board of Selectmen: Recommends 3-0 on 10/2/18

Two Thirds Majority Vote

Explanatory Note: This Article would amend Section 3.5.1 of the Ayer Zoning Bylaw by adding a new exception for pre-existing, non-conforming, multi-family structures adding four (4) or fewer additional parking spaces as indicated in underlined bold text.

ARTICLE 4: AMEND SECTION 3.5 OF THE AYER ZONING BYLAW (Calculating the Number of Units in residential developments approved through Site Plan Review)

To see if the Town will vote to amend the Ayer Zoning Bylaw, Section 3.5, Site Plan Review, by inserting the underlined bold text as a new Section 3.5.8 as follows:

3.5.8 Calculating the Number of Units in developments approved through Site Plan Review

1. Residential developments, whether single-family, duplex or multi-family, approved through Site Plan Review and not requiring Subdivision Approval under MGL Chapter 41 sec. 81K – 81GG and the provisions of this Bylaw, shall calculate the number of dwelling units allowed therein by the following process:
2. The maximum number of residential units in a development requiring Site Plan Review but not Subdivision approval, is calculated by a formula based on the net area of the property. This calculation involves two steps; calculating the net developable area and then dividing that number by the allowable density of the applicable zoning district. These units are to be located in either single-family dwellings, two-family dwellings or multi-family dwellings as the case may be. To determine the net area, subtract the following from the total (gross) area of the site:
 - a. Half of the area of land with slopes of 20 percent or greater (2,000 sq.ft. or more of contiguous sloped area at least 10 feet in width); and
 - b. The total acreage of lakes, ponds, land subject to easements or restrictions prohibiting development, FEMA 100-year floodplains, and all freshwater wetlands as defined in G.L. c. 131, § 40, as delineated by an accredited wetlands specialist and approved by the Ayer Conservation Commission.
 - c. At the Planning Board's discretion, any of the information described above may be taken from current geographic information systems data available from the Massachusetts Department of Environmental Protection, Mass GIS, and other credible sources including delineations registered by the use of global positioning systems.
3. Unit Count Calculation. To determine the base maximum number of allowable residential dwelling units on the site, divide the net area calculated above by the minimum lot area for the applicable zoning district. Fractional units of less than 0.5 shall be rounded down and 0.5 or more shall be rounded up. The number of units thereby calculated may not necessarily be realized due to the distribution of wetlands, ledge

outcroppings and other physical constraints of the land as well as applicable requirements of the Ayer Zoning Bylaw, Site Plan Regulations, Board of Health Regulations, the Massachusetts Building Code and other requirements.
Or to take any action thereon or in relation thereto.

Planning Board: To report at Town Meeting
Board of Selectmen: Recommends 3-0 on 10/2/18

Two-Thirds Majority Vote

Explanatory Note: This Article would amend Section 3.5 of the Ayer Zoning Bylaw to provide a formula for the calculation of dwelling units in residential developments subject to Site Plan Review, which the Zoning Bylaw is presently lacking. The formula is the same as that provided for in Open Space Residential Developments approved through the Subdivision Approval process.

ARTICLE 5: AMEND SECTION 6.3 OF THE AYER ZONING BYLAW (Additional Requirements for certain types of development)

To see if the Town will vote to amend the Ayer Zoning Bylaw, Section 6.3, Additional Requirements, by deleting strikethrough bold text and inserting the **underlined bold** text, as follows:

6.3 C. Corner Lots. On a corner lot, the yard fronting on each street shall meet the minimum front yard requirement of the applicable district. **For setback purposes in the case of lots fronting on multiple streets, the front yard shall correspond to the street with the longest frontage.**

6.3 D. Cornices and Eaves. Nothing herein shall prevent the projection of cornices or eaves not exceeding eighteen (18) inches in width, or of uncovered steps, ~~unroofed porches~~, or window sills into a required minimum yard or other open space.

6.3 G. Location of Accessory Structures

The minimum yard requirements for principal structures shall apply to accessory structures, both detached or attached to the principal structure, when used for human occupancy.

A detached accessory structure of one (1) story shall not be closer to the principal structure than ten (10) feet. A detached accessory structure of two (2) stories or more shall not be closer to the principal structure than fifteen (15) feet. No accessory structure shall be closer to the front lot line than the front building line of the principal building on the lot, **unless approved by the Building and Fire Departments.**

Accessory structure or structures shall not occupy more than twenty-five (25) percent of the required rear or side yard areas.

Accessory structures shall be no closer than five (5) feet to any side or rear lot line, **unless approved by the Building and Fire Departments.**

6.3 K. Decks: Front, side and rear setback for attached decks shall be at least half the required setback distance from all property lines as for the principal structure on a lot.

Or take any action thereon or in relation thereto.

Planning Board: To report at Town Meeting
Board of Selectmen: Recommends 3-0 on 10/2/18

Two-Thirds Majority Vote

Explanatory Note: This Article would amend several misc. items in Section 6.3 pertaining to dimensional standards and other requirements for Corner Lots, Cornices and Eaves, Decks and the location of Accessory Structures. This article is recommended by the Building Commissioner to the Planning Board.

ARTICLE 6: AMEND SECTION 10.1.3 OF THE AYER ZONING BYLAW (Open Space in Open Space Residential Developments)

To see if the Town will vote to amend Section 10.1.3 C. of the Ayer Zoning Bylaw, Development Impact Statement and Conservation Analysis, by inserting the **underlined bold text** as follows:

- C. Minimum Preserved Open Space. The Plan shall show that at least fifty (50) percent of the tract will be preserved by a conservation restriction for a tract of land served by public sewer or forty (40) percent if the tract of land is not served by sewer. **The proportion of jurisdictional wetlands and steep slopes, as defined below, which can be included in the minimum required preserved area of open space shall be directly proportional (1:1) to the percentage of such areas found in the parent parcel. For example, if jurisdictional wetlands and steep slopes comprise 25% of the parent parcel, then up to 25% of the required protected open space can contain such jurisdictional wetlands and steep slopes.**

Or take any action thereon in relation thereto.

Planning Board: To report at Town Meeting
Board of Selectmen: Recommends 3-0 on 10/2/18

Two-Thirds Majority Vote

*Explanatory Note: This Article would amend Section 10.1.3 of the Ayer Zoning Bylaw for the purposes of clarifying the nature of the open space to be preserved in open space residential development subdivisions as indicated in **underlined bold text**.*

ARTICLE 7: AMEND SECTION 7.2 OF THE AYER ZONING BYLAW (Dwellings)

To see if the Town will vote to amend the Ayer Zoning Bylaw, Section 7.2, Non-Conforming Single-Family and Two-Family Dwellings, by deleting strikethrough text and inserting the **underlined bold text** as follows:

7.2 Nonconforming Single-Family and Two-Family Dwellings

- A. In accordance with G.L. c. 40A, § 6, the Building Inspector may issue a building permit to allow an alteration, reconstruction, extension, or structural change to a lawfully pre-existing nonconforming single-family or two-family dwelling, provided that the alteration, reconstruction, extension, or structural change meets the following criteria:

1. On a lot that does not conform to the current minimum lot area requirement:

- a. Dwellings. Alteration, reconstruction, extension or structural change that complies with all current setback, lot coverage, and building height requirements. ~~provided that such~~

~~alteration, reconstruction, extension or structural change does not increase the footprint or height of the existing dwelling and does not include demolition of the existing dwelling, including the foundation.~~

- b. Accessory Buildings and Structures.
 - i. **If the non-conforming single-family or two-family dwelling's gross floor area is under 1,500 square feet,** the gross floor area of sheds and other outbuildings shall not exceed ~~ten (10)~~ **twenty (20)** percent of the dwelling's gross floor area as determined by information on file in the Assessors' Office. Such ~~ten (10)~~ **twenty (20)** percent shall be cumulative to include the gross floor area of existing sheds and other outbuildings.
 - ii. ~~Attached decks and~~ **In-ground** swimming pools shall meet all current setback requirements.
2. On a lot that conforms to the minimum lot area requirement but is nonconforming due to insufficient frontage or **is not in conformance with the Zoning Bylaw's dimensional requirements setbacks:**
 - a. Dwellings. Alteration, reconstruction, extension or structural change that complies with all current setback, building coverage, and building height requirements. ~~provided that such alteration, reconstruction, extension or structural change does not increase the footprint or height of the existing dwelling and does not include demolition of the existing dwelling, including the foundation.~~
 - b. Accessory Buildings and Structures.
 - i. **If the non-conforming single-family or two-family dwelling's gross floor area is under 1,500 square feet,** the gross floor area of sheds and other outbuildings shall not exceed ~~ten (10)~~ **twenty (20)** percent of the dwelling's gross floor area as determined by information on file in the Assessors' office. Said sheds and other outbuildings shall meet all current setback requirements and be no taller than the dwelling.
 - ii. ~~Attached decks and~~ **In-ground** swimming pools shall meet all current setback requirements.

Or take any action thereon in relation thereto.

Planning Board: To report at Town Meeting

Two-Thirds Majority Vote

Board of Selectmen: Recommends 3-0 on 10/2/18

Explanatory Note: This article would amend Section 7.2 of the Ayer Zoning Bylaw to provide for more flexibility in alterations or changes made to non-conforming single-family and two-family dwellings and their accessory structures. This article is recommended by the Building Commissioner to the Planning Board.

ARTICLE 8: AMEND SECTION 9.1.5 OF THE AYER ZONING BYLAW AMENDMENT (Off-Street Parking Standards)

To see if the Town will vote to amend the Ayer Zoning Bylaw, Section 9.1.5, Off-Street Parking Design Standards, by inserting the **underlined bold text** as follows:

9.1.5 Off-Street Parking Design Standards

9.1.5 C. 2: Except for parking within an enclosed structure, e.g., a parking garage, **or for existing multi-family dwellings**, no parking space shall be located within eight feet of a building wall or ten feet of a lot line. No access aisle, entrance or exit driveway shall be located within five feet of a building. Loading docks are exempt from this requirement.

Or take any action thereon in relation thereto.

Planning Board: To report at Town Meeting

Two-Thirds Majority Vote

Board of Selectmen: Recommends 3-0 on 10/2/18

Explanatory Note: The purpose of this article is to exempt existing multi-family structures from the parking space setback requirements that apply to new construction. The setback requirements of section 9.15 C. 2 were intended for new construction, not pre-existing dwellings.

ARTICLE 9: AMEND SECTION 5.3 OF THE AYER ZONING BYLAW (ACCESSORY USES)

To see if the Town will vote to amend the Ayer Zoning Bylaw, Section 5.3.2, Residential Accessory Uses, by inserting the **underlined bold text** as a new subsection C. and renumber the remainder of the existing section accordingly as follows:

C. Accessory apartment, subject to the following requirements:

1. An accessory apartment is allowed only by special permit from the Board of Appeals except in the Downtown Business and Mixed-Use Transitional District, where they are allowed by right;

2. There shall be not more than one accessory apartment on a lot;

3. The owners of the dwelling with the accessory apartment shall occupy one of the units as their principal residence, except for temporary absences of not more than six months. For the purposes of this Bylaw, "owners" shall be one or more individuals holding title to the property, and "principal residence" shall mean the owner's residence for voting and tax purposes;

4. The maximum gross floor area of the accessory apartment shall not exceed twenty-five (25) percent of the gross floor area of the existing dwelling or 750 sq. ft., whichever is greater;

5. The accessory apartment shall be designed so as to preserve the appearance of the existing single-family dwelling on the lot. Unless prohibited by the State Building Code, all stairways to second or third stories shall be enclosed within the exterior walls of the dwelling, and any new entrance shall be located on the side or in the rear of the dwelling; and

5. There shall be provided at least one off-street parking space for the accessory apartment in addition to parking for the principal dwelling. Off-street parking shall be located in a garage or carport, or in the driveway. In no event shall off-street parking for an accessory apartment be located within a required yard area.

And further to amend Appendix A, Section 5.2.1, Table of Use Regulations, 1.0 Residential Uses, to incorporate Accessory Apartments by insertion of the new language as follows:

Appendix A, Section 5.2.1 Table of Use Regulations:

1.14 Accessory Apartments:

A1: SPZ, A2: SPZ, GR: SPZ, DB: P, MUT: P, GB: SPZ, LI: N, I: N, HCS: N

Or take any action thereon in relation thereto.

Planning Board: To report at Town Meeting
Board of Selectmen: Recommends 3-0 on 10/2/18

Two-Thirds Majority Vote

Explanatory Note: This article specifies the standards and application procedures for Accessory Apartments, sometimes known as "In-Law Apartments", in applicable Zoning Districts in the Town of Ayer.

ARTICLE 10: ACCEPT GIFT OF LAND (On Hemlock Drive)

To see if the Town will vote to authorize the Board of Selectmen to acquire by gift for general municipal purposes and to accept a deed of a fee interest in the following described parcel of land located on Hemlock Drive in the Ridge View Heights Subdivision now or formerly owned by B. Duke Pointer, Louis L. Frank, Richard D. Roper and J. Paul Routhier, Trustees of Ridge View Realty Trust, being more particularly bounded and described as follows: that certain parcel of land located in Ayer, Middlesex County, Massachusetts, containing 24,410 square feet and being shown as Parcel "I" on a plan entitled "Modification of Definitive Subdivision of Land in Ayer, Mass. Owned by Ridge View Realty Trust," dated April 2016, prepared by David E. Ross Associates, Inc., and recorded with Middlesex South District Registry of Deeds as Plan No. 143 of 2017; and to authorize the Board of Selectmen to enter into all agreements and take all related actions necessary or appropriate to carry out this acquisition, or to take any action thereon or in relation thereto.

Sponsor: Board of Selectmen (Recommends 3-0 on 10/2/18) Simple Majority Vote Required

Explanatory Note: This Article would authorize the Board of Selectmen to accept a gift of land located on Hemlock Drive as part of the Ridgeview Subdivision.

ARTICLE 11: REGIONAL SCHOOL DISTRICT DEBT INCURRENCE FOR ASRSD HIGH SCHOOL ATHLETIC FIELD COMPLEX

To see if the Town will vote to approve the borrowing by the Ayer Shirley Regional School District for the costs of designing, constructing and originally equipping a new athletic field complex to be located at 141 Washington Street, Ayer, including the payment of all costs incidental and related thereto; provided, however, that the vote taken hereunder shall be expressly contingent upon approval by the voters of the Town at an election to exempt from the provisions of Proposition 2 ½, so-called, the amounts required to pay the Town's allocable share of the principal and interest on such borrowing; or take any action thereon or in relation thereto.

Sponsor: Board of Selectmen (Recommends 3-0 on 10/2/18) Simple Majority Vote Required

Explanatory Note: This Article seeks approval of the debt to be incurred by the ASRSD for the construction of the

ASRSD High School Athletic Field Complex. This is not a Town borrowing Article but addresses the provisions set forth by the ASRSD School Committee for the ASRSD to borrow.

A True Copy Attest: 
Susan E. Copeland, Town Clerk

Date: October 3, 2018

As directed in the foregoing warrant, I have this day posted three attested copies in three public places, one of which was the Town Hall, at least fourteen days before said meeting, all as herein directed.


Constable

Date: October 3, 2018