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**SPRING ANNUAL
REPRESENTATIVE TOWN MEETING
MONDAY, APRIL 28, 2014
7:30 PM
WINCHESTER HIGH SCHOOL AUDITORIUM**

POSTAL PATRON LOCAL

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COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

To the Constables of the Town of Winchester,

GREETING:

In the name of the Commonwealth of Massachusetts you are required to notify and warn the inhabitants of the Town of Winchester to meet at the Winchester High School Auditorium on Skillings Road in said Town on

MONDAY, THE TWENTY-EIGHTH DAY OF APRIL, 2014

At thirty minutes after seven o'clock in the evening for the Spring Annual Town Meeting at which time and place the following articles are to be acted upon and determined exclusively by representative Town Meeting Members in accordance with the Winchester Home Rule Charter.

ARTICLE 1. To hear and act upon the reports of the Town Officers and the Finance Committee, or take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 2. To see if the Town will vote to amend the November 10, 1988 Fall Town Meeting vote under Article 20 to specify that one of the thirteen members of the Housing Partnership Board shall be a representative of the Winchester Commission on Disabilities Issues (aka, Disability Access Commission).

Strike out:

2. Composition: Term of Office: - The Housing Partnership Board shall consist of thirteen voters. Seven of the members shall be appointed by the Moderator and shall be voters who hold no other town office. Terms of those members shall be for three years each, so arranged that as nearly equal a number of terms as possible expire each year. There shall also be one member from and designated by each of the following: the Board of Selectmen, the Planning Board, the Housing Authority, the Council on Aging, the Conservation Commission and the School Committee.

and insert in place thereof:

2. Composition: Term of Office: - The Housing Partnership Board shall consist of thirteen voters. Six of the members shall be appointed by the Moderator and shall be voters who hold no other town office. Terms of those members shall be for three years each, so arranged that an equal number of terms expire each year. There shall also be one member from and designated by each of the following: the Board of Selectmen, the Planning Board, the Housing Authority, the Council on Aging, the Conservation Commission, the School Committee, and the Commission on Disabilities Issues.

Or take any other action in relation thereto.

(Housing Partnership Board)

ARTICLE 3. To see if the Town of Winchester will **DELETE** Section 7.2 CLUSTER RESIDENTIAL HOUSING in its entirety and retain the Section 7.2 to remain "intentionally left blank"

Section 7.2 presently reads as follows:

"7.2 CLUSTER RESIDENTIAL HOUSING

7.2.1 Purpose. This Section has been enacted:

- 1. To permit maximum flexibility for developing land for single-family homes;

2. To promote open space;
3. To promote private recreational facilities for the exclusive use of the occupants of the Cluster Residential Housing and their guests; and
4. To regulate related off-street parking and landscaping.

7.2.2 Applicability. Tracts of land consisting of 20 acres or more in the RDA District and 10 acres or more in the RDB District may be developed as Cluster Residential Housing provided the number of dwelling units shall approximate the number permitted in the district, and maximum density shall be determined as provided herein.

7.2.3 Special Permit Required. To afford the Town of Winchester ample assurance that such developments will not tend to degrade the amenities of the neighborhoods in which they occur, or of the Town as a whole, and to insure that objectionable congestion of traffic is not created, Cluster Residential Housing may only be constructed under a special permit granted by the Board of Appeals as hereinafter defined and limited, within such districts as are established with the vote of Town Meeting.

7.2.4 Procedures. The owner or owners of a parcel of land in the RDA or RDB District which is of sufficient size to allow cluster residential housing, as defined in Section 7.2.2, shall submit to the Board of Appeals an application for a special permit, together with plans and a filing fee, in accordance with the provisions in Section 9.4 of this Bylaw and in accordance with the additional provisions of this Section 7.2.

7.2.5 Referral to Planning Board. The Planning Board shall review all Cluster Residential Housing applications submitted to it by the Board of Appeals. The Planning Board shall report its recommendations for approval or disapproval, together with reasons therefore and any additional requirements, to the Board of Appeals within 30 days of receipt of the application and plan. Reasonable requirements may be recommended to the Board of Appeals by the Planning Board for the protection of adjoining residential property. The Planning Board shall recommend approval of the Cluster Residential Housing application and plan only if it finds the Cluster Residential Housing satisfies all of the following standards.

7.2.6 General Standards

1. The permitted uses in the Cluster Residential Housing may include single-family homes, open space, private recreational facilities for the exclusive use of the occupants of the Cluster Residential Housing and their guests and related off-street parking and landscaping.
2. The Cluster Residential Housing shall provide for an effective and unified treatment of the development possibilities on the project site making appropriate provision for the preservation of scenic features and amenities of the site and the surrounding areas.
3. The Cluster Residential Housing shall be planned and developed to harmonize with any existing or proposed development in the area surrounding the project site.
4. More than one building is permitted on tracts of lots held by one owner or in common ownership.
5. The uniqueness of each proposal for a Cluster Residential Housing requires that the specifications for the width and surfaces of streets ways for public utilities, for curbs, gutters, sidewalks, street lights, storm water drainage, water supply and distribution, sanitary sewers and sewage collection and treatment shall be subject to modification from the specifications established in the Rules and Regulations Governing the Subdivision of Land in the Town of Winchester, Massachusetts and as amended from time to time. The Planning Board may recommend that the specifications otherwise applicable for a particular public facility may be waived or modified (provided that such modification shall not apply to the materials of said construction and shall not produce construction of inferior quality

to that required in the Rules and Regulations Governing Subdivision) when such waiver or modification is not inconsistent with generally approved design standards.

6. The Planning Board shall recommend the installation or the furnishing of a performance guarantee in lieu thereof, of all or any of the following improvements it may deem to be necessary or appropriate: street grading, pavement, gutters, curbs, sidewalks, street lighting, shade trees, landscaping, surveyor's monuments, water mains, culverts, bridges, storm sewers, sanitary sewers or other means of sewage disposal, drainage facilities or structures and other improvements as the Planning Board require or deem necessary in the public interest. The Planning Board may recommend phases for the completion of improvements in sections of the Planned Residential Development and recommend minimum improvement completion requirements necessary for the issuance of Certificates of Use and Occupancy.

7.2.7 Design Standards

1. All buildings in the layout and design shall be an integral part of the development and have convenient access to and from adjacent uses and roadways.
2. Except to the extent regulated by the provisions of the state building code, individual buildings shall be related to each other in design, mass, materials, placement and connections to provide a visually and physically integrated development.
3. Buildings shall be separated by a minimum of 20 feet or 0.75 percent of the building height times its length measured in feet, whichever is greater.
4. Treatment of the sides and rear of all buildings within the Cluster Residential Housing shall be comparable in amenities and appearance to the treatment given to street frontages of these same buildings.
5. All buildings walls shall be so oriented as to insure adequate light and air exposures to the rooms within.
6. All buildings shall be arranged so as to avoid undue exposure to concentrated loading or parking facilities wherever possible, and shall be oriented so as to preserve visual and audible privacy between adjacent buildings.
7. All buildings shall be arranged as to be accessible to emergency vehicles.
8. All utilities shall be placed underground.

7.2.8 Landscape Design Standards

1. Landscape treatment for plazas, road, paths, service and parking areas shall be designed as an integral part of a coordinated landscape design for the entire project area.
2. Primary landscape treatment shall consist of shrubs, ground cover and trees, and shall be combined with appropriate walks and street surfaces to provide an attractive development pattern. Landscape materials selected should be appropriate to the local growing conditions.
3. Whenever appropriate, existing trees shall be preserved and integrated into the landscape design plan.
4. All streets contained within and bordering the project area shall be planted at appropriate intervals with street trees.
5. Whenever possible the existing terrain shall be preserved and land moving shall be kept to a minimum.

7.2.9 Circulation System Design Standards

1. There shall be an adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading spaces.
2. Roads, pedestrian walks, and open space shall be designed as an integral part of the overall site design. They shall be properly related to existing and proposed buildings and appropriately landscaped.
3. There shall be an adequate amount, in a suitable location, of pedestrian walks, malls and landscaped spaces in order to discourage pedestrian use of vehicular ways and parking and loading spaces; and to separate pedestrian walks, malls and public transportation loading spaces from general vehicular circulation facilities.
4. Buildings and vehicular circulation open spaces shall be arranged so that pedestrians moving between buildings are not unnecessarily exposed to vehicular traffic.
5. Landscaped, paved and comfortably graded pedestrian walks shall be provided along the lines of the most intense use, particularly from building entrances to streets, parking areas and adjacent buildings.
6. The location and design of pedestrian walks should emphasize desirable views of new and existing developments in the area.
7. The maximum separation of private automobiles and service vehicles shall be provided through the use of separate service lanes.
8. Materials and design of paving, lighting fixtures, retaining walls, bulkheads, fences, curbs, benches, etc., shall be of good appearance easily maintained and indicative of their function.

7.2.10 Parking and Loading Design Standards

1. Off-street parking and loading facilities shall conform to the provisions of Sections 5.1 and 5.2 of this Bylaw. Parking facilities shall be landscaped and screened from public view to the extent necessary to eliminate unsightliness and to the monotony of parked vehicles.
2. Pedestrian connections between parking areas and buildings shall be via special pedestrian walkways and or elevators.
3. Parking facilities shall be designed with careful regard to arrangement, topography, landscaping, and ease of access and shall be developed as an integral part of an overall site design.
4. Any above grade loading facility should be screened from public view to the extent necessary to eliminate unsightliness.

7.2.11 Common Open Space. A minimum of 25 percent of a Cluster Residential Housing site area shall be developed as open space, including walkways, plazas, landscaped areas, recreation areas, tennis courts, pools and fountains. Parking areas and vehicle access facilities shall not be considered in calculating open space. A maximum of 40 percent of the Cluster Residential Housing site area shall be covered by impervious waterproof surface.

1. Common open space must be suitably improved for its intended use, but common open space containing natural features worthy of preservation may be left unimproved. The buildings, structures and improvements in the common open space must be appropriate to the uses which are authorized for the common open space.

2. The development schedule must coordinate the improvement of the common open space and the construction of residential dwellings.
3. All land shown on that site plan as common open space shall be subject to covenants approved by the Board of Appeals, which covenants shall include, without limitation, restrictions prohibiting (a) the use of the common open space for uses other than those specified on the site plan and (b) the development of the common open space for residential use or accessory uses such as parking or roads, such portion to be kept in an open or natural state. The restrictions contained in subsection (b) shall be enforceable by and be for the sole benefit of the Town of Winchester and may be modified or released by Town Meeting. Further, in addition to requiring the imposition of such covenants, title to the common open space shall be conveyed either to a nonprofit organization, the principal purpose of which is the conservation of open space or to a corporation or trust owned or to be owned by the owners of the lots within the Cluster Residential Housing Development, provided the interest of the individual lot owner in such corporation or trust is appurtenant to the owner's interest in the lot and passes with title to the individual lot. In lieu of a conveyance to such a nonprofit organization or such a corporation or trust, title to the common open space may be conveyed to the Town of Winchester, provided the Board of Appeals recommends the acceptance of such conveyance and the same is accepted by Town Meeting, in which event the restrictions otherwise mandated by this section shall not be applicable.

7.2.12 Buffer Zone Requirements. A buffer zone within 50 feet of all external lot lines of a designated Cluster Residential Housing shall be provided except that portion which fronts upon an existing external street or roadway. Said buffer zone shall be kept in its natural state where wooded, and, when its natural vegetation is sparse or nonexistent, the landowner may be required to provide a year-round visual screen as recommended by the Planning Board. Within said buffer zone, no principal or accessory structure, nor any off-street parking or loading areas or other use shall be permitted. Within said buffer zone, utility easements and streets may be provided if necessary to insure continuity with adjoining properties, subject to the recommendations of the Planning Board.

1. Said buffer zone area may be utilized for the purpose of computing the Cluster Residential Housing open space requirements of this Ordinance. The requirements of this paragraph may be modified or eliminated where two Cluster Residential Housing developments abut or adjoin one another.

7.2.13 Setbacks. A minimum setback from all external lot lines of a Cluster Residential Housing from all existing streets and thoroughfares for all buildings, structures and uses of no less than 75 feet or a distance equal to twice the height of any structure or building within the development, whichever is greater, shall be provided.” and

b. To see if the Town of Winchester will **DELETE** all references to Section 7.2 CLUSTER RESIDENTIAL HOUSING in their entirety and retain those numbered sections in numbers 1, 2, 4 and 5 as “intentionally left blank” with the remaining number 3 being deleted as noted. The sections where references are to be *deleted* are as follows:

- 1.) Table of Contents “**7.2 Cluster Residential Housing 7-2**”;
- 2.) 4.1.2 Notes to Table of Dimensional Requirements. “**g. See Section 7.2 for Cluster Residential Housing**”;
- 3.) 4.1.3 Erection of More Than One Principal Structure on a Lot. Delete a portion of the phrase in #1 as follows: “**, except under the provisions of Cluster Residential Housing in an RDA-20 or RDB District as permitted by Special Permit**”;
- 4.) “**4.2.5 Allowed Density; Cluster Residential Development. The maximum number of dwelling units in the Cluster Residential Development in the Residential Districts RDA-20 and RDB-10 shall be computed as follows:**

1. **In the RDA-20, divide the gross lot area by 25,000 square feet.**

2. In the RDB-10, divide the gross lot area by 12,500 square feet.”;

- 5.) Section 5.1.3 Table of Off-Street Parking Requirements. Delete from Group I- Residential Uses, “**Use 9. “Cluster Residential Housing”:**

Or to take any other action in relation thereto.

(Planning Board)

ARTICLE 4. To see if the Town of Winchester will vote to amend the Winchester Zoning Bylaw, Section 3.1 Table of Use Regulations as follows:

a. In Group I- Residential Uses:

- 1.) Delete from #1., the words “Single-family detached dwelling on a separate lot” and replace with “***Dwelling, single family***”;
- 2.) Delete from #2, the words “Two-family attached dwelling on a separate lot” and replace with “***Dwelling, two-family***”;
- 3.) Delete from #5 the words “***Group or***”;
- 4.) Add to #5, the words “***or Dwelling, Multiple-Family***” after the words “Town house”;
- 5.) Delete from #6. the words “Mid-rise apartments” and replace with “***Apartment House.***” and

b. To amend Section 10 Definitions as follows:

- (1) To **delete** the definition of “***Group House***” in its entirety. Said definition presently reads as follows: “**GROUP HOUSE.** A row of not less than three (3) nor more than ten (10) attached dwelling units contained in one (1) building and separated by common or party walls. The words “Group House” and “Town House” are synonymous”;
- (2) To **delete** within the definition of “**Town House**” the last sentence which reads: “***The words “Group House” and “Town House” are synonymous.***”

Or to take any other action in relation thereto.

(Planning Board)

ARTICLE 5. To see if the Town of Winchester will vote to amend the Winchester Zoning Bylaw as follows:

a. To amend Section 4.1.2 Notes to the Table of Dimensional Requirements, by:

- 1.) Deleting Note c., which presently reads “Buildings shall be surrounded by fire lanes. (See definitions.);” and
- 2.) Replacing Note c. with the following language: “ Under CMR 527 10.03 (10) the head of the fire department shall require and designate public or private fire lanes as deemed necessary for the efficient and effective use of fire apparatus. “

b. To amend Section 10 Definitions by:

- 1.) Deleting the definition of “Fire Lane” in its entirety; and
- 2.) Replacing the definition of “Fire lane” with the following language: “**FIRE LANE.** In accordance with CMR 527 (10), fire lanes shall be an open area, with a minimum width of 18’, and shall be maintained free of obstructions and vehicles. Designated lanes shall be marked in an approved manner and shall be

maintained with signs and markings in a clean and legible condition at all times and replaced when necessary to insure adequate visibility.”

Or to take any other action in relation thereto.

(Planning Board)

ARTICLE 6. To see if the Town of Winchester will vote to amend the Winchester Zoning Bylaw, Section 4.1.1 Table of Dimensional Requirements by including footnote (i) in the column entitled “CBD-1” and in the row entitled “Min. Yard adj. to SCI & Residential Dist. (in feet) so the Table reads as follows:

DISTRICT							CBD (n)
Min. Yard adj. to SCI & Residential Dist. (in feet)							20 (i)

or to take any other action in relation thereto.

(Planning Board)

ARTICLE 7:

- a. To see if the Town of Winchester will **DELETE** Section 8.6 PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PRD) in its entirety and retain the Section 8.6 to remain “intentionally left blank”

Section 8.6 presently reads as follows:

“8.6 PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PRD)

- 8.6.1 Purpose. In order to permit maximum flexibility in employing the latest techniques for developing land for multiple family dwelling units, tracts of land consisting of 20 acres or more within the RDA-20 district and 10 acres or more in the RDB-10 district may be rezoned by the Winchester Town Meeting for a Planned Residential District (PRD). To afford the Town of Winchester ample assurance that such developments will not tend to degrade the amenities of the neighborhoods in which they occur, or of the town as a whole, and to insure that objectionable congestion and density of traffic is not created, a Planned Residential Development (PRD) may only be constructed after rezoning and under a special permit granted by the Board of Appeals as hereinafter defined and limited.
- 8.6.2 Procedure. The owner or owners of a parcel of land which has been zoned for a Planned Residential District shall submit to the Board of Appeals an application for a special permit, together with plans and a filing fee in accordance with the provisions for Site Plan Review in Section 9.5 of this Bylaw and in accordance with the additional provisions of this Section 8.6.
- 8.6.3 Planning Board Review. The Planning Board shall review all Planned Residential Development applications submitted to it by the Board of Appeals. The Planning Board shall report its recommendations for approval or disapproval, together with reasons therefore and any additional requirements, to the Board of Appeals within 30 days of receipt of the application and plan. Reasonable requirements may be recommended to the Board of Appeals by the Planning Board for the protection of adjoining residential property. The Planning Board shall recommend approval of the Planned Residential Development application and plan only if it finds the Planned Residential Development satisfies all of the standards set forth below.

- 8.6.4 Standards; Uses. The permitted uses in the Planned Residential Development (PRD) may include single-family homes, garden apartments and town houses, of three stories (40 feet) or less, open space, private recreational facilities for the exclusive use of the occupants of the Planned Residential Development (PRD) and their guests, and related off-street parking and landscaping.
- 8.6.5 General Standards. The Planned Residential Development (PRD) shall provide for an effective and unified treatment of the development possibilities on the project site making appropriate provision for the preservation of scenic features and amenities of the site and the surrounding areas. The Planned Residential Development (PRD) shall be planned and developed to harmonize with any existing or proposed development in the area surrounding the project site.
1. More than one building is permitted on tracts of lots held by one owner or in common ownership.
 2. The uniqueness of each proposal for a Planned Residential Development (PRD) requires that the specifications for the width and surfaces of streets, ways for public utilities, for curbs gutters, sidewalks, street lights, storm water drainage, water supply and distribution, sanitary sewers and sewage collection and treatment shall be subject to modification from the specifications established in the Rules and Regulations Governing the Subdivision of Land in the Town of Winchester, Massachusetts and as amended from time to time. The Planning Board may recommend that the specifications otherwise applicable for a particular public facility may be waived or modified (provided that such modification shall not apply to the material of said construction and shall not produce construction of inferior quality to that required in the Rules and Regulations Governing Subdivision) when such waiver or modification is not inconsistent with generally approved design standards.
 3. The Planning Board shall recommend the installation or the furnishing of a performance guarantee in lieu thereof, of all or any of the following improvements it may deem to be necessary or appropriate: street grading, pavement, gutters, curbs, sidewalks, street lighting, shade trees, landscaping, surveyor's monuments, water mains, culverts, bridges, storm sewers, sanitary sewers or other means of sewage disposal, drainage facilities or structures and other improvements as the Planning Board may require or deem necessary in the public interest.
 4. The Planning Board may recommend phases for the completion of improvements in sections of the Planned Residential Development (PRD) and recommend minimum improvement completion requirements necessary for the issuance of Certificates of Zoning Compliance in any section.
- 8.6.6 Design Standards. All buildings in the layout and design shall be in integral part of the development and have convenient access to and from adjacent uses and roadways.
1. Except to the extent regulated by the provisions of the state building code, individual buildings shall be related to each other in design, mass, materials, placement and connections to provide a visually and physically integrated development.
 2. Buildings shall be separated by a minimum of 20 feet or 0.75 percent of the building height times its length whichever is greater.
 3. Treatment of the sides and rear of all buildings within the Planned Residential Development shall be comparable in amenities and appearance to the treatment given to street frontages of these same buildings.
 4. All buildings walls shall be so oriented as to insure adequate light and air exposures to the rooms within.
 5. All buildings shall be arranged so as to avoid undue exposure to concentrated loading or parking facilities wherever possible, and shall be oriented so as to preserve visual and audible privacy between adjacent buildings.

6. All buildings shall be arranged as to be accessible to emergency vehicles.
 7. All utilities shall be placed underground.
- 8.6.7 Landscape Design Standards. Landscape treatment for plazas, roads, paths, service and parking areas shall be designed as an integral part of a coordinated landscape design for the entire project area.
1. Primary landscape treatment shall consist of shrubs, ground cover and trees, and shall be combined with appropriate walks and street surfaces to provide an attractive development pattern. Landscape materials selected should be appropriate to the local growing conditions.
 2. Whenever appropriate, existing trees shall be preserved and integrated into the landscape design plan.
 3. All streets contained within and bordering the project area shall be planted at appropriate intervals with street trees. Cul-de-sacs shall have landscaped islands.
 4. Whenever possible the existing terrain shall be preserved and land moving shall be kept to a minimum.
- 8.6.8 Circulation System Design Standards. There shall be an adequate, safe and convenient arrangement of pedestrian circulation facilities, driveways, roadways, off-street parking and loading spaces.
1. Roads, pedestrian walks, and open space shall be designed as an integral part of the overall site design. They shall be properly related to existing and proposed buildings and appropriately landscaped.
 2. There shall be an adequate amount, in a suitable location, of pedestrian walks, malls, and landscaped spaces in order to discourage pedestrian use of vehicular ways and parking and loading spaces; and to separate pedestrian walks, malls and public transportation loading spaces from general vehicular circulation facilities.
 3. Buildings and vehicular circulation open spaces shall be arranged so that pedestrians moving between buildings are not unnecessarily exposed to vehicular traffic.
 4. Landscaped, paved and comfortably graded pedestrian walks shall be provided along the lines of the most intense use, particularly from building entrances to streets, parking areas and adjacent buildings.
 5. The location and design of pedestrian walks should emphasize desirable views of new and existing development in the area.
 6. The maximum separation of private automobiles and service vehicles shall be provided through the use of separate service lanes.
 7. Materials and design of paving, lighting fixtures, retaining walls, bulkheads, fences, curbs, benches, etc., shall be of good appearance easily maintained and indicative of their function.
- 8.6.9 Parking and Loading Design Standards. Off-street parking and loading facilities shall conform to the provisions of Section 5.1 and 5.2 of this Bylaw.
1. Parking facilities shall be landscaped and screened from public view to the extent necessary to eliminate unsightliness and the monotony of parked vehicles.
 2. Pedestrian connection between parking areas and buildings shall be via special pedestrian walkways and/or elevators.

3. Parking facilities shall be designed with careful regard to arrangement, topography, landscaping, ease of access, and shall be developed as an integral part of an overall site design.
4. Any above grade loading facility should be screened from public view to the extent necessary to eliminate unsightliness.

8.6.10 Common Open Space. A minimum of 25 percent of a Planned Residential Development (PRD) site area shall be developed as open space, including walkways, plazas, landscaped areas, recreation areas, tennis courts, pools and fountains. Parking areas and vehicle access facilities shall not be considered in calculating open space.

1. A maximum of 40 percent of the Planned Residential Development (PRD) site area shall be covered by impervious waterproof surface.
2. Common open space must be suitably improved for its intended use, but common open space containing natural features worthy of preservation may be left unimproved. The buildings, structures and improvements in the common open space must be appropriate to the uses which are authorized for the common open space.
3. The development schedule must coordinate the improvement of the common open space and the construction of residential dwellings.
4. All land shown on that site plan as common open space shall be subject to covenants approved by the Board of Appeals, which covenants shall include, without limitation, restrictions prohibiting (a) the use of the common open space for uses other than those specified on the site plan and (b) the development of the common open space for residential use or accessory uses such as parking or roads, such portion to be kept in an open or natural state. The restrictions contained in subsection (c) shall be enforceable by and be for the sole benefit of the Town of Winchester and may be modified or released by Town Meeting. Further, in addition to requiring the imposition of such covenants, title to the common open space shall be conveyed either to a nonprofit organization, the principal purpose of which is the conservation of open space or to a corporation or trust owned or to be owned by the owners of the lots within the Planned Residential Development, provided the interest of the individual lot owner in such corporation or trust is appurtenant to the owner's interest in the lot and passes with title to the individual lot. In lieu of a conveyance to such a nonprofit organization or such a corporation or trust, title to the common open space may be conveyed to the Town of Winchester, provided the Board of Appeals recommends the acceptance of such conveyance and the same is accepted by Town Meeting, in which event the restrictions otherwise mandated by this section shall not be applicable.

8.6.11 Buffer Zone Standards. A buffer zone within 50 feet of all external lot lines of a designated Planned Residential Development shall be provided except that portion which fronts upon an existing external street or roadway. Said buffer zone shall be kept in its natural state where wooded, and, when its natural vegetation is sparse or nonexistent, the landowner may be required to provide a year-round visual screen as recommended by the Planning Board.

1. Within said buffer zone, no principal or accessory structure, nor any off-street parking or loading areas or other use shall be permitted. Within said buffer zone, utility easements and streets may be provided if necessary to insure continuity with adjoining properties, subject to the recommendations of the Planning Board.
2. Said buffer zone area may be utilized for the purpose of computing the planned residential development open space requirements of this Section.
3. The requirements of this paragraph may be modified or eliminated where two planned residential unit developments abut or adjoin one another.

8.6.12 Setbacks. A minimum setback from all external lot lines of a Planned Residential Development from all existing streets and thoroughfares for all buildings, structures and uses of no less than 75 feet or a distance equal to twice the height of any structure or building within the development, whichever is greater, shall be provided.

8.6.13 Setbacks. The minimum lot frontage of a Planned Residential Development (PRD) shall be 200 feet. The minimum lot width shall be 200 feet;” and

b. To see if the Town of Winchester will **DELETE** all references to Section 8.6 PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PRD) in their entirety and retain those sections in numbers 1, 2 and 3 below as “intentionally left blank” with the remaining references to PRD in numbers 4 and 5 below to be deleted. The sections where references are to be *deleted* are as follows:

1.) Table of Contents “*8.6 Planned Residential Development District8-26*”;

2.) “*Section 2.2.6 Planned Residential District (PRD). See Section 8.6.*”;

3.) “*4.2.4 Allowed Density; PRD District. In the Planned Residential District (PRD) the density of dwelling units shall not exceed two (2) units per acre unless the applicant designates at least 15 percent of the units above the two units per acre standard for use in conjunction with one or more state or federal housing assistance programs; see Section 7.1.3 for a complete description of the required affordable housing criteria and procedures. In no instance shall the total number of dwelling units exceed a density of three (3) dwelling units per acre in any PRD special permit project*”;

4.) 5.1.3 Table of Off-Street Parking Requirements. Delete the term “**PRD**” from:

Group I Residential Uses

- 1. Single-family dwelling;
- 2. Two-family dwelling;
- 4 and 5. Group, garden apartment, townhome

Group II- Educational, Institutional, Recreational and Agricultural Uses

- 1. Educational institution, exempt
- 2. Child care facility
- 8. Private Lodge, club
- 9. Country club, sporting grounds, outdoor recreation; and

5.) 5.4.3 Applicability. Delete the term “**PRD**” from this section.

Or to take any other action in relation thereto.

(Planning Board)

ARTICLE 8. To see if the Town of Winchester will vote to amend the Winchester Zoning Bylaw, Section 5.1 Off-Street Parking Requirements as follows:

- a. To amend Section 5.1.6 *Design of All Off-Street Parking Facilities*, by **deleting** 5.1.6 in its entirety. This language reads as follows:

5.1.6 Design of All Off-Street Parking Facilities

1. Parking facilities shall be occupied only by passenger cars and commercial vehicles not exceeding seven and one half (7.5) feet in width and 18 feet in length, unless the special standards provided in Section 5.1.8 are met.
2. Stall width shall be at least nine (9) feet.
3. Stall depth shall be at least 19 feet for all angle parking and 22 feet for parallel parking. Such dimension may include no more than two feet of any landscape setback area adjacent to the front and rear of a stall and used for bumper overhang.
4. Minimum width of aisles providing access to stalls for one-way traffic only, varying with the angle of parking, shall be:

Table of Minimum Parking Aisle Width

ANGLE OF PARKING	MINIMUM AISLE WIDTH
Parallel	12 feet
30 Degrees	11 feet
45 Degrees	13 feet
60 Degrees	18 feet
90 Degrees	20 feet

5. Minimum width of aisles providing access to stalls for two-way traffic shall be 24 feet, except that aisles providing access primarily for overnight parking may be a minimum of 22 feet.
6. Parking facilities shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other motor vehicle. The Board of Appeals, however, may by special permit modify this requirement, and the dimensional requirements of paragraphs 2 through 5 of this Section 5.1.6 where a parking facility is under full-time attendant supervision.
7. The width of entrance and exit drives, except as permitted in paragraph 5 of Section 5.1.9 shall be: (1) A minimum of 12 feet for one-way use only; (2) A minimum of 20 feet for two-way use, except that driveways providing access primarily for overnight parking, with incidental daytime use, may be a minimum of 12 feet wide and (3) A maximum of 20 feet at the street lot line in residence districts, and 30 feet in business and industrial districts. In the GBD-2 and GBD-3 districts the maximum width shall be 24 feet, except as otherwise specified in herein; (4) A maximum of 30 feet at the street line in the GBD-2 or GBD-3 districts for a combined access drive where two or more business property owners with adjoining lots agree to share access to their adjoining properties, provide binding evidence of that agreement, and request such a combined access drive from the Board of Appeals. The Board of Appeals, by Special Permit under Section 9.4, may authorize such a combined access drive subject to assurance that anticipated traffic volumes and turning movements can be accommodated by such a combined access drive, as it may deem adequate.

8. Setbacks for parking areas in all districts, except as permitted in paragraph 5 of Section 5.1.9 shall be as follows: parking stalls in parking lots shall be set back from the street lot line to whatever extent may be necessary in the specific situation, as determined by the Zoning Enforcement Officer to avoid the probability of cars backing or otherwise maneuvering on the sidewalk upon entering or leaving the stalls. In no case shall parking lots be designed to require or encourage cars to back into a public or private way in order to leave the lot; except for parking stall the sole access to which is an alley adjacent to rear lot lines and so arranged that there is at least 20 feet of clear backing between the rear line of the parking stall at the opposite and more distant line of the alley.
9. In all residential districts, the surfaced area of a parking lot shall be set back: (1) from the front lot line, except where an access driveway crosses the street lot line, the distance specified for building setback in the Table of Dimensional Requirements; (2) from the side lot line one third the distance specified for minimum side yard setback of the district in the Table of Dimensional Requirements, except in the Multiple Family RA-120 district, where the minimum setback shall be 20 feet; (3) from the side and rear lot lines in the rear yard, a minimum of five feet. Such setback shall be seven (7) feet where two (2) feet of setback area is included in a minimum stall depth as provided in paragraph 3 of this Section 5.1.6.
10. In the Apartment House RB-20 District, from an RDA, RDB, RDC and RG District Boundary a minimum of 25 feet in side or rear yards where the buildings and other structures (other than fences) located in the RB-20 District are set back at least 50 feet; provided that no surface parking shall be permitted within side or rear yards in the RB-20 District, where the buildings or other structures are set back less than 50 feet pursuant to note (d) in Section 4.1.2.
11. In all districts, barriers shall be provided to prevent motor vehicles from being parked within required setback areas, or beyond the boundaries of the lot where no setback is required.
12. In the GBD-2 District, on lots where new buildings, additions, or structures are constructed, parking shall not be allowed within 15 feet of the front property line. Furthermore, this 15-foot zone nearest to the front property line shall either be landscaped or landscaped and fenced (up to four (4) feet high) to visually screen any parking beyond this 15-foot zone from view from the adjoining public right-of-way.
13. In the GBD-3 District, on lots where new buildings, additions, or structures are constructed after November 2000, parking shall not be allowed within 15 feet of the front property line. Furthermore, this 15-foot zone nearest to the front property line shall either be landscaped or landscaped and fenced (up to four (4) feet high) to visually screen any parking beyond this 15-foot zone from view from the adjoining public right-of-way. Additionally, on lots where new buildings, additions, or structures are constructed, parking shall not be allowed in front of the principal front wall plane of such buildings or structures.

b. and replacing with the following language:

5.1.6 Design of All Off-Street Parking Facilities

1. Parking facilities shall be occupied only by passenger cars and commercial vehicles not exceeding seven and one half (7.5) feet in width and 18 feet in length, unless the special standards provided in Section 5.1.8 are met.
2. Stall width shall be a minimum of nine (9) feet for standard spaces.
3. Stall depth shall be a minimum of 19 feet for all angle parking and a minimum of 22 feet for parallel parking. Such dimension may include no more than two feet of any landscape setback area adjacent to the front and rear of a stall and used for bumper overhang.

4 Minimum width of aisles providing access to stalls for one-way traffic only, varying with the angle of parking, shall be:

Table of Minimum Parking Aisle Width

ANGLE OF PARKING	MINIMUM AISLE WIDTH
Parallel	12 feet
30 Degrees	11 feet
45 Degrees	13 feet
60 Degrees	18 feet
90 Degrees	20 feet

5. Minimum width of aisles providing access to stalls for two-way traffic shall be 24 feet, except that aisles providing access primarily for overnight parking may be a minimum of 22 feet.

6. Parking facilities shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other motor vehicle. The Board of Appeals, however, may by special permit modify this requirement, and the dimensional requirements of paragraphs 2 through 5 of this Section 5.1.6 where a parking facility is under full-time attendant supervision.

7. The width of entrance and exit drives and driveway slope, except as permitted in paragraph 5 of Section 5.1.9 shall be:

(1) For single family dwellings: A maximum driveway width of 20 feet as measured at the street line at each point of access. One driveway shall be permitted per single family dwelling. A second point of access to the driveway on a single lot may be permitted if a minimum of 40 feet of separation space is provided between access points and the maximum width at the street line is no more than 12 feet at each point of access. The separation space between access driveways shall be defined by granite curbing, change in elevation and/or other means so that vehicles may not be able to drive over the separation space.

(2) For two-family and multi-family dwellings: A maximum driveway width of 20 feet as measured at the street line. Two driveways may be permitted per lot. A minimum of ten feet separation space between the driveways is required. The separation space between access driveways shall be defined by granite curbing, change in elevation and/or other means so that vehicles may not be able to drive over the separation space.

(3) For all other residential uses in residential districts, driveways shall have a maximum width of 12 feet for one-way use only, with a maximum of 20 feet for two-way access per property.

(4) For business and industrial districts: A maximum driveway width of 30 feet as measured at the street line for a combined access drive where two or more business property owners with adjoining lots agree to share access to their adjoining properties, provide binding evidence of that agreement, and request such a combined access drive from the Board of Appeals. The Board of Appeals, by Special Permit under Section 9.4, may authorize such a combined access drive subject to assurance that anticipated traffic volumes and turning movements can be accommodated by such a combined access drive, as it may deem adequate.

(5) In the GBD-2 and GBD-3 districts the maximum width shall be 24 feet except as otherwise specified in herein.

(6) In all zoning districts the maximum driveway slope shall not exceed 12%.

(7) All access points or driveways shall be located to minimize conflict with traffic and pedestrian movement on public and private streets and to maximize good visibility and sight distances. Access points or driveways shall not be located closer than 50 feet from the curb line of an intersecting street and shall be setback five feet from the property line.

8. Setbacks for parking areas in all districts, except as permitted in paragraph 5 of Section 5.1.9 shall be as follows:

(1) parking stalls in parking lots shall be set back from the street lot line a minimum of five (5) feet, as otherwise noted in this section or to whatever extent may be necessary in the specific situation, as determined by the Zoning Enforcement Officer or Zoning Board of Appeals to avoid the probability of cars backing or otherwise maneuvering on the sidewalk upon entering or leaving the stalls. In no case shall parking lots be designed to require or encourage cars to back into a public or private way in order to leave the lot; except for parking stall the sole access to which is an alley adjacent to rear lot lines and so arranged that there is at least 20 feet of clear backing between the rear line of the parking stall at the opposite and more distant line of the alley.

9. In all residential districts, the surfaced area of a parking lot shall be set back:

(1) from the front lot line, except where an access driveway crosses the street lot line, the distance specified for building setback in the Table of Dimensional Requirements;

(2) from the side lot line one third the distance specified for minimum side yard setback of the district in the Table of Dimensional Requirements, except in the Multiple Family RA-120 district, where the minimum setback shall be 20 feet;

(3) from the side and rear lot lines in the rear yard, a minimum of five feet. Such setback shall be seven (7) feet where two (2) feet of setback area is included in a minimum stall depth as provided in paragraph 3 of this Section 5.1.6.

10. In the Apartment House RB-20 District, from an RDA, RDB, RDC and RG District Boundary a minimum of 25 feet in side or rear yards where the buildings and other structures (other than fences) located in the RB-20 District are set back at least 50 feet; provided that no surface parking shall be permitted within side or rear yards in the RB-20 District, where the buildings or other structures are set back less than 50 feet pursuant to note (d) in Section 4.1.2.

11. In all districts, barriers shall be provided to prevent motor vehicles from being parked within required setback areas, or beyond the boundaries of the lot where no setback is required.

12. In the GBD-2 District, on lots where new buildings, additions, or structures are constructed, parking shall not be allowed within 15 feet of the front property line. Furthermore, this 15-foot zone nearest to the front property line shall either be landscaped or landscaped and fenced (up to four (4) feet high) to visually screen any parking beyond this 15-foot zone from view from the adjoining public right-of-way.

13. In the GBD-3 District, on lots where new buildings, additions, or structures are constructed after November 2000, parking shall not be allowed within 15 feet of the front property line. Furthermore, this 15-foot zone nearest to the front property line shall either be landscaped or landscaped and fenced (up to four (4) feet high) to visually screen any parking beyond this 15-foot zone from view from the adjoining public right-of-way. Additionally, on lots where new buildings, additions, or structures are

constructed, parking shall not be allowed in front of the principal front wall plane of such buildings or structures.” and

- c. To amend Section 10 Definitions, the definition of “Parking Space” by deleting the existing definition in its entirety and replacing it with the following words and numbers so that the new definition of Parking Space would be as follows: “

PARKING SPACE. An area in a building or on a lot available for parking one motor vehicle and laid out in accordance with 5.1.6 of this bylaw. Said area shall be exclusive of passageways and driveways appurtenant thereto and with free and unimpeded access to a street over unobstructed passageways or driveways;” and

- d. To amend Section 10 Definitions, by adding the following definitions in correct alphabetical order:

“PARKING FACILITY. A portion of a building or a lot which is located off-street and contains one or more motor vehicle parking spaces and access thereto including driveways. A parking facility may be a garage, an area of a lot or a parking lot. A parking facility may be an accessory use or a principal use or any combination thereof;”

Or take any other action in relation thereto.

(Planning Board)

ARTICLE 9. To see if the Town of Winchester will vote to amend the Winchester Zoning Bylaw as follows:

- a. To amend Section 5.1.6 Design of All Off-Street Parking Facilities as follows:

5.1.6 #2. To add the words and numbers “eight (8) feet for compact spaces and” after the word “of” and before the words “a minimum” so the section reads

Stall width shall be a minimum of eight (8) feet for compact spaces and a minimum of nine (9) feet for standard spaces”;

5.1.6 #3. To add the words and numbers “17 feet for compact spaces,” after the word “of” and before the words “a minimum” so that the section reads

“Stall depth shall be a minimum of 17 feet for compact spaces, a minimum of 19 feet for all angle parking and a minimum of 20 feet for parallel parking. Such dimension may include no more than two feet of any landscape setback area adjacent to the front and rear of a stall and used for bumper overhang.”

- b. To amend Section 10 Definitions, by adding the following definition in correct alphabetical order:

“COMPACT CAR. A automobile smaller than a mid-size car but larger than a subcompact car and as defined by the United States Environmental Protection Agency (EPA) in terms of cubic feet and cargo volume capacity:”

- c. To amend Section 5.1.4 Notes to Table of Off-Street Parking Requirements by adding a new subsection 9. which reads as follows:

“9. In all commercial, industrial and SCI zoning districts 10% of the required parking requirements may be compact parking spaces in accordance with the following provisions:”

(a) Compact parking spaces, unless restricted for use by and located adjacent to a dwelling unit, shall be located in one (1) or more contiguous areas and shall not be intermixed with spaces designed for full sized cars.

(b) Compact parking spaces shall be clearly designated by pavement markings and labeled as “compact cars only.”

Or take any other action in relation thereto.

(Planning Board)

ARTICLE 10 To see if the Town will vote to authorize the Board of Selectmen to acquire certain parcels of land and / or rights in certain parcels of land for the purpose of obtaining a secure and public right of way for the construction and roadway safety improvements of the Tri-Community Bikeway. Further that the Selectmen may acquire these parcels, or modification of these parcels or other required parcels through all legal means including donations, purchase or eminent domain. The subject parcels are currently identified on a plan entitled “Massachusetts Department of Transportation – Highway Department – Plan and Profile of Tri-Community Bikeway in the Municipalities of Winchester, Woburn, and Stoneham, Middlesex County – Preliminary Right of Way” dated February 2014 on file in the Town Engineer’s Office. Further to raise and appropriate or transfer from available funds sums of money to defray any associated right of way expenses connected with this project, or take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 11. To see if the Town will otherwise authorize the Board of Selectmen to extend the term of its current lease dated April 15, 1937, amend its current lease, or enter into a new lease with The Commonwealth of Massachusetts for a certain parcel of land situated in Winchester known as Ginn Field as shown on a plan entitled “Commonwealth of Massachusetts Metropolitan District Commission, Parks Division, Mystic Valley Parkway, Winchester Plan of Ginn Field, to be Transferred to the Town of Winchester for Care and Control (including Police Protection), October 27,1936” on file at the Town’s Engineer Office, or take any other action in relation thereto.

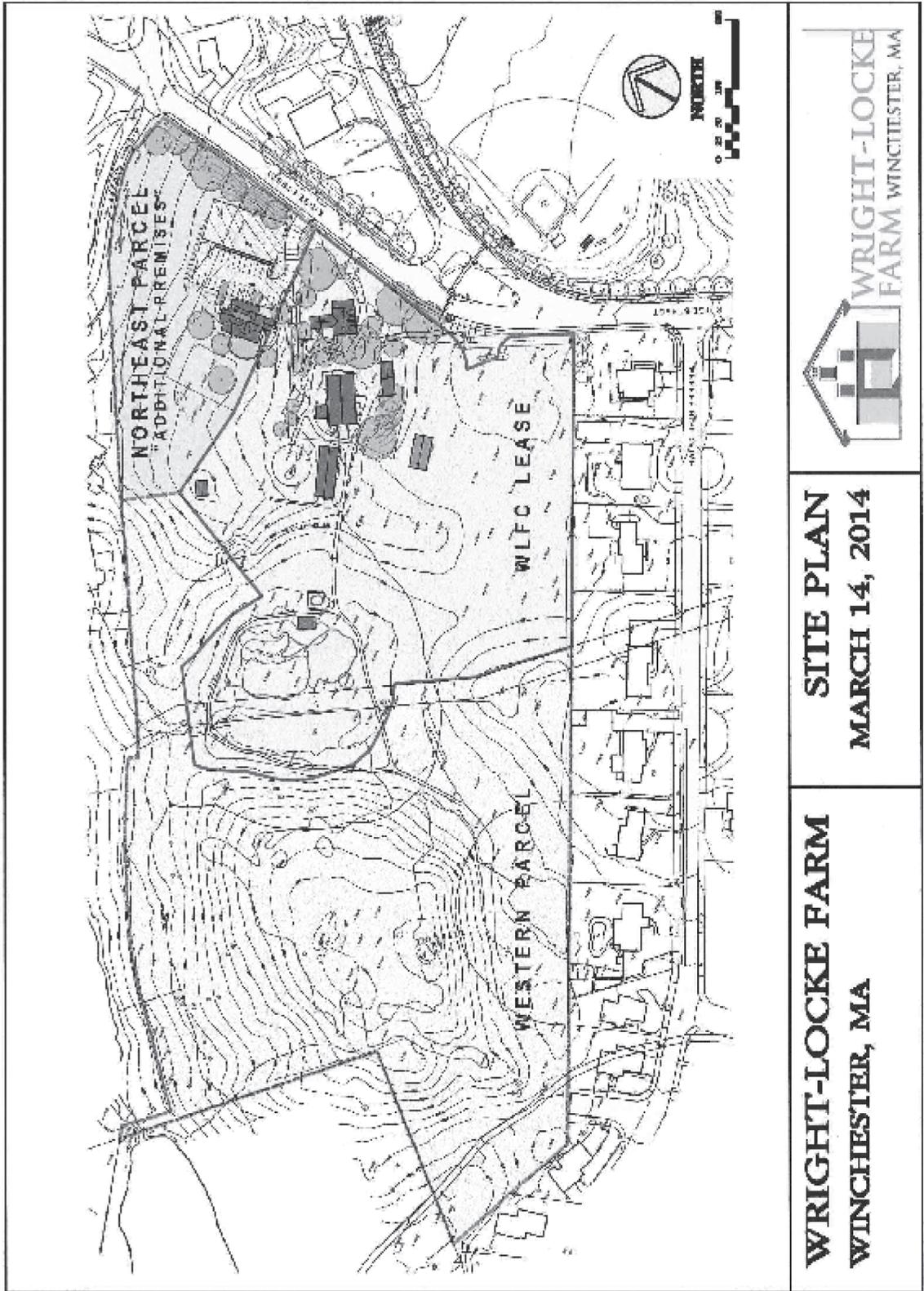
(Board of Selectmen)

ARTICLE 12. To see if the Town will vote to confirm that all or a portion of the Northeast Parcel within the Wright-Locke Farm (a/k/a Hamilton Farm) land located at 78 & 82 Ridge Street in Winchester, that is a 2.5 acre parcel of land and buildings and shown as the "Additional Premises" on the plan included with this Article as Exhibit A, and that was included in the original acquisition by the Town of the Wright-Locke Farm following a vote by the Town at a Special Town Meeting held on February 26, 2007 that authorized the purchase of Hamilton Farm for "historic, conservation, and/or development and other general municipal purposes", is and shall be held and used for the same purposes and consistent with the uses of the 7.6 acres of land included in the Hamilton Farm purchase that are presently leased to the Wright-Locke Farm Conservancy, Inc. by lease dated December 12, 2011 (the "WLFC Lease") as approved by the town at the 2011 Annual Fall Town Meeting, or take any other action in relation thereto.

(E. James Whitehead, President, Wright-Locke Farm Conservancy, Inc. et al)

ARTICLE 13. To see if the Town will vote to amend the existing lease (the "WLFC Lease") between the Town of Winchester and the Wright-Locke Farm Conservancy, Inc. (the “Conservancy”) dated December 12, 2011 of premises comprising 7.6 acres of land and the buildings thereon located at 78 Ridge Street and shown as Lots A and C on plans referred to in the WLFC Lease, by the grant of a lease of additional land and buildings (the "Additional Premises") to be included in the premises leased to the Conservancy under the WLFC Lease, or take any other action in relation thereto. The Additional Premises are shown on the plan included with this Article as Exhibit A, and are comprised of the 2.5 acre parcel of land and buildings thereon and known as the Northeast Parcel being a portion of the Wright-Locke Farm (a/k/a Hamilton Farm) located at 78 and 82 Ridge Street in Winchester acquired by the Town in 2007 by deeds recorded with Middlesex South District Registry of Deeds in Book 49784, page 548 and Book 49784, page 563. The lease of the Additional Premises shall be subject to and with the benefit of the terms and conditions of the WLFC Lease (including being coterminous with the term of the WLFC Lease).

(E. James Whitehead, President, Wright-Locke Farm Conservancy, Inc. et al)



**WRIGHT-LOCKE FARM
WINCHESTER, MA**

**SITE PLAN
MARCH 14, 2014**



ARTICLE 14. To see if the Town will vote to amend the WLFC Lease (described in Article 13) to grant an option to the Tenant, the Wright-Locke Farm Conservancy, Inc. to purchase the Additional Premises (described in Article 12) upon

inclusion in the leased Premises under the WLFC Lease for a purchase price of One Million Dollars (\$1,000,000) per acre, such option to purchase to expire, if not exercised, two (2) years from the date it is granted, or take any other action in relation thereto.

(E. James Whitehead, President, Wright-Locke Farm Conservancy, Inc. et al)

ARTICLE 15. To see if the Town will approve the establishment of a committee to evaluate and propose terms for the disposition, by lease or sale, or other use of all or a portion of the Northeast Parcel of the Wright-Locke Farm (a/k/a Hamilton Farm), such committee to be comprised of five members, with one member to be appointed by the Board of the Wright-Locke Farm Conservancy, one member to be appointed by the Selectmen, and three members to be appointed by the Town Moderator. Said committee shall consider the value of the Northeast Parcel to the Town, balancing the return of the town's investment with the benefits of conservation, open space, preservation, and community access, and including any recommendations for preservation or other restrictions to be imposed on the land. The report of the Committee and its recommendations for disposition or other use shall be submitted for approval at the Fall 2014 Town Meeting, or take any other action in relation thereto.

(E. James Whitehead, President, Wright-Locke Farm Conservancy, Inc. et al)

ARTICLE 16. To see if the Town will request the Winchester Board of Selectmen to postpone the increase in the Winchester retirees' share of their health insurance premiums to take effect on July 1, 2014; and to appoint a committee to (1) assess the impact of the proposed increase, (2) examine alternative approaches, and (3) report back to Town Meeting at the 2014 Fall Town Meeting, or take any other action in relation thereto.

(Colin G. Simson, et al)

ARTICLE 17. To see if the Town will vote to authorize the Treasurer, with the approval of the Town Manager and the Board of Selectmen, to borrow money from time to time in anticipation of revenue for the fiscal year beginning July 1, 2014 in accordance with Massachusetts General Law, Chapter 44, Section 4 as amended and to issue a note or notes therefore, payable within one year, and to renew any note or notes as may be given for a period of less than one year in accordance with the provisions of Massachusetts General Law, Chapter 44, Section 17, or take any other action in relation thereto.

(Town Manager)

ARTICLE 18. To see if the Town will vote to raise and appropriate, or transfer from available funds, sums of money to defray the expenses of the Town for the financial period beginning July 1, 2014 and especially for or relating to all or any of the officers, boards or departments and for all purposes authorized by law, vote to fix the salary and compensation of all elective officers of the Town as provided in Massachusetts General Law, Chapter 41, Section 108 as amended and to appropriate funds into the General Stabilization Fund, or take any other action in relation thereto.

(Finance Committee)

ARTICLE 19. To see if the Town will vote to appropriate a sum of money to the Capital Stabilization Fund and/or the Building Stabilization Fund established under Chapter 69 of the Acts of 2002, or take any other action in relation thereto.

(Finance Committee)

ARTICLE 20. To see if the Town will vote to appropriate a sum of money from the Special Education Stabilization Fund, in accordance with Section 5B of Chapter 40 of the Massachusetts General laws, to the Fiscal Year 2014 School Department Budget under Account #3110-Education to fund the costs of unanticipated special education out-of-district tuition and transportation costs incurred by the School Department during the 2013-2014 school year, or take any other action in relation thereto.

(School Committee)

ARTICLE 21. To see if the Town will raise and appropriate, or transfer from available funds, sums of money to defray the expenses of the Water and Sewer Enterprise Fund of the Department of Public Works for the fiscal year beginning July 1, 2014, and to appropriate and transfer free cash into the Water Sewer Enterprise Account, or take any other action in relation thereto.

(Finance Committee)

ARTICLE 22. To see if the Town will raise and appropriate, or transfer from available funds, sums of money to defray the expenses of the Recreation Department for the fiscal year beginning July 1, 2014, and to appropriate and transfer free cash into the Recreation Enterprise Account, or take any other action in relation thereto.

(Finance Committee)

ARTICLE 23. To see if the Town will transfer a sum of money from the Health Insurance Expense budget (#9140) to establish a special purpose appropriation for a Health Reimbursement Arrangement program titled “Employee Health Care Mitigation Fund”, or take any other action in relation thereto.

(Town Manager)

ARTICLE 24. To see if the Town will vote to transfer from available funds a sum of money for the installation and maintenance of parking meters, maintenance of parking lots and other costs associated with the collection and enforcement of parking ticket revenue at the various parking lots in the Town Center, or take any other action in relation thereto.

(Town Manager)

ARTICLE 25. To see if the Town will vote to appropriate a sum of money for the installation of LED streetlights, including planning, design, engineering, and any other costs incidental or related thereto; to determine whether this appropriation shall be raised by a transfer from available funds, borrowing, or through lease financing, or any combination of the foregoing or otherwise; or to take any other action in relation thereto.

(Capital Planning Committee)

ARTICLE 26. To see if the Town will vote to appropriate a sum of money from unexpended capital accounts, which projects are complete, to the Capital Stabilization Fund and/or the Building Stabilization Fund established under Chapter 69 of the Acts of 2002, or take any action in relation thereto.

(Capital Planning Committee)

ARTICLE 27. To see if the Town will vote to appropriate a sum of money for the following projects:

1. Police Department Firing Range
2. Fire Department Ambulance

Said appropriation shall be made from free cash, or take any other action in relation thereto.

(Capital Planning Committee)

ARTICLE 28. To see if the Town will vote to increase the FY2014 Recreation Enterprise budget to reflect increased costs and revenues, and to reduce or increase the General Fund subsidy, and reduce or increase the use of retained earnings, or take any other action in relation thereto.

(Finance Committee/Town Manager)

ARTICLE 29. To see if the Town will raise and appropriate any sums of money to be used with such sum or sums as may be made available from the State Highway Fund or allotted by the County Commissioners for maintenance, repair, alteration, relocation or other improvements of Town or County ways, together with the acquisition of easements for the payment of damages and expenses in connection therewith, as well as to authorize the transfer and use for said purposes of any unused balances, or take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 30. To see if the Town will vote to continue a revolving fund for the Archival Center in accordance with Massachusetts General Laws Chapter 44 Section 53E½ in order to receive monies, grants, or gifts and fees associated with the sale of reproductions of historical items; that funds derived from the sale of such items be expended by authorization of the Town Manager and that the amount of the fund be limited to \$5,000 in FY2015, or take any other action in relation thereto.

(Town Manager)

ARTICLE 31. To see if the Town will continue a revolving fund in accordance with Massachusetts General Laws Chapter 44 Section 53E½ in order to receive fees associated with the use of energy in school and municipal buildings; that funds derived from the assessment of fees for such use may be expended by authorization of the Town Manager for projects that conserve energy in the operation of the Town’s buildings and infrastructure, and that the amount of the fund be limited to \$80,000, or take any other action in relation thereto.

(Board of Selectmen and School Committee)

ARTICLE 32. To see if the Town will vote to continue a revolving fund in accordance with Massachusetts General Law, Chapter 44, Section 53E½, in order to receive monies, grants or gifts and fees charged for public health programs, such as clinics, sponsored by the Board of Health, and further, to authorize the Board of Health to administer and expend funds for these and related programs, such as medical services, up to a limit of \$60,000 in FY2015, or take any other action in relation thereto.

(Board of Health)

ARTICLE 33. To see if the Town will vote to continue a revolving fund in accordance with Massachusetts General Law, Chapter 44, Section 53E½ in order to receive monies, grants or gifts and fees charged for grass field permits sponsored by the Field Management Committee, and further, to authorize the Town Manager, based on recommendations by the Field Management Committee, to administer and expend funds in FY2015, any remaining funds will remain in this account and not rolled into the General Fund at close of the fiscal year, or take any other action in relation thereto.

(Field Management Committee)

ARTICLE 34. To see if the Town will vote to continue a revolving fund in accordance with Massachusetts General Law, Chapter 44, Section 53E½ in order to receive monies, grants or gifts and fees charged for the synthetic turf field permits sponsored by the Field Management Committee, and further, to authorize the School Committee and Athletic Director to administer and expend funds received in FY2015, any remaining funds will remain in this account and not rolled into the General Fund at close of the fiscal year, or take any other action in relation thereto.

(Field Management Committee)

ARTICLE 35. To see if the Town will vote to appropriate or transfer from available funds to the “Other Post-Employment Benefits Liability Trust Fund” in order to reduce the unfunded actuarial liability of health care and other post-employment benefits for which the Town is obligated, or take any other action in relation thereto.

(Finance Committee)

ARTICLE 36. To see if the Town will vote to hear and act on the report of the Personnel Board and take any action in connection with recommendations as to wages and salaries, working conditions, new or revised rates of wages and salaries, changes, additions, adjustments or revisions of wages and salaries and in classifications and definitions, and in amending, revising and adding to the Personnel Policy Guide as well as in other matters thereto related; and to raise and appropriate money for any adjustments or revisions of wages and salaries of employees subject and not subject to collective bargaining agreements or in any job classifications, and to provide for salary or wage adjustments not otherwise provided for, said monies to be expended by the departments affected; determine in what manner the monies shall be raised by taxation or otherwise, or take any other action in relation thereto.

(Personnel Board)

ARTICLE 37. To see if the Town will vote to raise and appropriate, or transfer from available funds, a sum or sums of money to supplement or reduce appropriations previously voted for Fiscal Year 2014 Budgets, or take any other action in relation thereto.

(Town Manager)

ARTICLE 38. To see if the Town will authorize and direct the Board of Assessors to take any sum of money from available funds to reduce the tax levy for the current financial term and/or transfer funds to or from the Stabilization Fund, or take any other action in relation thereto.

(Town Manager)

ARTICLE 39. To see if the Town will vote to take appropriate or necessary actions to comply with the provisions of Massachusetts General Law Chapter 59 Section 21C, a law known as the “2½ Tax Limitation” or any State legislative acts or executive orders supplementary or amendatory thereto, or take any other action in relation thereto.

(Finance Committee)

ARTICLE 40. To see if the Town will vote to hear or accept committee reports, dissolve old committees, authorize new committees, or take any other action in relation thereto.

(Board of Selectmen)

And you are hereby directed to serve this warrant by mailing a printed copy thereof, by you attested, to every occupied dwelling house in said Town and by posting on the Town bulletin board at least ten days before the holding of said meeting.

Here of fail not and make due return of this warrant with your doings thereon to the Town Clerk before the day of said meeting.

Given under our hands and seals this thirty-first day of March two thousand fourteen.

Douglas Marmon, Chairman
Jennifer N. S. Wilson, Vice-Chairman
James A. Johnson, III
Forrest N. Fontana
Lance R. Grenzeback

Board of Selectmen
Town of Winchester



A true copy:

ATTEST:
Richard S. Kelley, Constable

