

W A R R A N T
TOWN OF WAREHAM
SPECIAL TOWN MEETING
APRIL 25, 2022

WAREHAM HIGH SCHOOL AUDITORIUM
VIKING DRIVE
WAREHAM, MA 02571

7:30 O'CLOCK P.M.

COMMONWEALTH OF MASSACHUSETTS
PLYMOUTH, S.S.

TO EITHER OF THE CONSTABLES OF THE TOWN OF WAREHAM

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the legal voters of the Town qualified to vote in Town affairs to meet in the Wareham High School Auditorium, Viking Drive, Wareham, MA on Monday, April 25, 2022 at 7:30 o'clock p.m. to act on the following articles:

ARTICLE S1 - BUDGET TRANSFERS

To see if the Town will vote to transfer sums of money within the budget lines as voted in Article 7 of the 2021 Spring Annual Town Meeting and further transfer from available funds to said budget lines, or to take any other action relative thereto.

Inserted by Board of Selectmen at the request of the Town Administrator

ARTICLE S2 - FUND PARKING PROGRAM

To see if the Town will vote to transfer a sum of money from the Receipts Reserved for Appropriation Parking at Onset Pier Account to Fund the Parking Programs and Onset projects, with such funds to be distributed by the Town Administrator or to take any action relative thereto.

Inserted by the Board of Selectmen at the request of the Town Administrator

ARTICLE S3 - SPRING 2022 CAPITAL

To see if the Town of Wareham will vote to raise and appropriate and/or transfer a sum of money from available funds and authorize borrowing subject to MGL Chapter 44, Sections 7 or 8 or any other enabling authority, for the purpose of capital improvement projects including replacement of vehicles and equipment and repairs to and improvements to town buildings, facilities and waterways, or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen at the request of the Town Administrator

APRIL 25, 2022
SPECIAL TOWN MEETING WARRANT (CONT'D.)

ARTICLE S4 - TRANSFER OF AVAILABLE FUNDS

To see if the Town will vote to transfer a sum of money from available funds and Certified Free Cash to fund the following items:

- A. FY22 Snow & Ice Deficit
- B. Decas School Facility - \$200,000
- C. Benefits Reserve - \$100,000

Or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen at the request of the Town Administrator

ARTICLE S5 - PEG ACCESS RECEIPTS TO WAREHAM COMMUNITY TV

To see if the Town will vote to transfer a sum of money from the PEG Access receipts Reserved for Appropriation account to Wareham Community Television (WCTV), or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen at the request of the Town Administrator

ARTICLE S6 - RETURN UNUSED FUNDS FROM COMPLETED PROJECT

To see if the Town will vote to transfer \$56,325.00 to the Community Preservation Open Space Reserve Fund account from the Lopes Field Play Area Engineering Plan 2016 Town Meeting Article #17 or to do or act in any manner relative thereto.

Inserted by the Board of Selectmen at the request of the Community Preservation Committee

ARTICLE S7 - BEACH MOBILITY ACCESS MATS

To see if the Town will vote to appropriate from the Community Preservation Undesignated Fund or any other monies available in the Community Preservation Act Fund under the category of Open Space/Recreation, a grant to the Town of Wareham's Department of Natural Resources, the sum of \$60,000.00 for the purchase of mobility mats and supporting equipment for installation on Town-owned or managed beaches or to take any action relative thereto.

Inserted by the Board of Selectmen at the request of the Community Preservation Committee

APRIL 25, 2022
SPECIAL TOWN MEETING WARRANT (CONT'D.)

ARTICLE S8 – TREMONT NAIL REMEDIATION PROJECT

To see if the Town will vote to appropriate from the Community Preservation Undesignated Fund or any other monies available in the Community Preservation Act Fund under the category of Historic Preservation, the sum of \$35,000.00, for Short Term Debt Principal payment on the bond approved at the 2018 Fall Town Meeting, Article 11, for the cleanup of contamination at the Tremont Nail Factory site or to take any action relative thereto.

Inserted by the Board of Selectmen at the request of the Community Preservation Committee

ARTICLE S9 - HARBOR SERVICES PERMIT RECEIPTS RESERVED FOR APPROPRIATIONS ACCOUNT

To see if the Town will vote to transfer the sum of \$4,000.00 from the Harbor Services Permits Receipts Reserved for Appropriations Account, to be transferred to the Harbormaster's Maintenance and Improvements account or take any other action relative thereto.

Inserted by the Board of Selectmen at the request of the Harbormaster

ARTICLE S10 - HARBOR SERVICES PERMIT RECEIPTS RESERVED FOR APPROPRIATIONS ACCOUNT

To see if the Town will vote to transfer the sum of \$4,375.00 from the Harbor Services Permits Receipts Reserved for Appropriations Account, to be transferred to the Harbormaster's Maintenance and Improvements account or take any other action relative thereto.

Inserted by the Board of Selectmen at the request of the Harbormaster

ARTICLE S11 - RESCIND ARTICLE 26 OF THE 2021 ANNUAL SPRING TOWN MEETING

To see if the Town will vote to rescind the Town's prior affirmative vote on Article 26 at the 2021 Annual Spring Town Meeting, and to delete sections 830 through 844 of Section 8 of the Wareham Zoning By-Law.

Inserted by the Board of Selectmen at the request of Selectman Teitelbaum

APRIL 25, 2022
SPECIAL TOWN MEETING WARRANT (CONT'D.)

ARTICLE S12 - WHDC – MODIFY QUORUM REQUIREMENT

To see if the Town will vote to change Town of Wareham By-Laws Division I, Article IV, Sub-section 11A.1.: "consisting of seven (7) members"
To, "consisting of five (5) members"

Inserted by the Board of Selectmen at the request of the Wareham Historic District Commission

ARTICLE S13 – WHC –MODIFY QUORUM REQUIREMENT

To see if the Town will vote to reduce the number of members from seven (7) to five (5) or take any other action relative there to.

Inserted by the Board of Selectmen at the request of the Wareham Historical Commission

ARTICLE S14 - LENGTH OF LEASE TERM FOR DEVELOPER OF TREMONT NAIL FACTORY

To see if the Town will vote to authorize the Board of Selectmen to negotiate a 30-year lease, with two 30-year extension options, for a total of 90 years to be executed with the Master Developer chosen by the Board of Selectmen for redevelopment of the Tremont Nail Factory property at 8 Elm Street, shown on Assessors Map 132 Lot A1, and owned by the Town of Wareham under control of the Board of Selectmen, or take any other action relative thereto.

Inserted by the Board of Selectmen at the request of the Planning Department

ARTICLE S15 - ZONING BY-LAW AMENDMENTS: ARTICLE 5 SECTION 590 SOLAR ENERGY GENERATION FACILITIES, ARTICLE 3 SECTION 320 USE TABLE, AND ARTICLE 16 DEFINITIONS

To see if Town Meeting will delete Article 5 Section 590 of the Wareham Zoning By-Laws in its entirety and to replace it with the version of the Article 5 Section 590 Solar Energy Generation Facilities bylaw as presented and to make revisions as presented to Article 3 Section 320 Use Table and Article 16 Definitions of the Wareham Zoning By-Laws as necessary and related to Article 5 Section 590 or to take any action relative thereto.

Inserted by the Board of Selectmen at the request of the Solar Bylaw Committee

APRIL 25, 2022
SPECIAL TOWN MEETING WARRANT (CONT'D.)

ARTICLE S16 – ADD REVOLVING ACCOUNTS

To see if the Town will vote to amend Town By-Law Division I, Article VI, Section 4 Revolving Funds by inserting the following revolving funds to the current Table in place:

<u>Revolving Fund</u>	<u>Authorizing to Spend Fund</u>	<u>Revenue Source</u>	<u>Use of Fund</u>	<u>FY23 (current) Spending Limit</u>	<u>Disposition of FY 22 (prior) Fund Balance</u>
Little Harbor Golf Course	Town Administrator, Municipal Maintenance Director	Beginning 5/1/2022 all revenues including contractor fees generated from the Little Harbor Golf Course and facility.	Pay for all costs associated with operating the golf course, facility and costs as may be required by a conservation restriction.	1,000,000	Unencumbered balance from FY22 funds transferred to FY23 revolving fund
Decas Facility	Town Administrator, Municipal Maintenance Director	Beginning 7/1/2022 all rental, fees and any other revenue generated from the facility formerly known as the Decas School	Pay for all operational, employee and capital costs associated the facility formerly known as the Decas School	750,000	Unencumbered balance from FY22 funds transferred to FY23 revolving fund

and further, this article shall set the FY23 spending limits for these revolving funds or do or act in any manner relative thereto.

Inserted by the Board of Selectmen at the request of the Town Administrator

APRIL 25, 2022
SPECIAL TOWN MEETING WARRANT (CONT'D.)

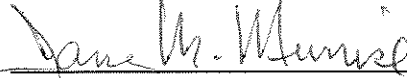
Given under our hands this 29th day of March in the year 2022.

WAREHAM BOARD OF SELECTMEN




Judith Whiteside, Chair

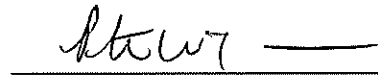
Patrick G. Tropeano, Clerk



James M. Munise



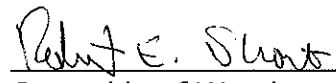
Alan H. Slavin



Peter W. Teitelbaum, Esq.

A True Copy

ATTEST:



Constable of Wareham

DATE: 3/31/22

APRIL 25, 2022
SPECIAL TOWN MEETING WARRANT (CONT'D.)

Plymouth, S.S.

Pursuant to the within Warrant, I have notified the inhabitants of the Town of Wareham herein described, to meet at the time and place for the purpose within mentioned by posting attested copies thereof upon the Town's principal bulletin board on or before Friday, April 1, 2022.

Date: 3/31/22

Robert E. Stuart
Constable of Wareham

The original posting with return made was delivered to Michele Bissonnette, Town Clerk.

Date: 3/31/22

Robert E. Stuart
Constable of Wareham

In accordance with the Wareham Charter, Article 2 - Legislative Branch - Section 2-4, Town Meeting Warrants, Item (d), I have hand delivered a copy of the Warrant for the Special Town Meeting to be held on April 25, 2022 at 7:30 o'clock p.m. to the Town Moderator and Chairman of the Finance Committee.

Date: 3/31/22

Robert E. Stuart
Constable of Wareham