

**SPECIAL TOWN MEETING
TUESDAY, JUNE 21, 2005 – 7:00 P.M.
HIGH SCHOOL AUDITORIUM
62 CAPRON STREET, UXBRIDGE, MASSACHUSETTS**

WORCESTER, S.S.

TO EITHER OF THE CONSTABLES OF THE TOWN, IN SAID COUNTY;

GREETINGS:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, YOU ARE DIRECTED TO NOTIFY THE INHABITANTS OF THE TOWN OF UXBRIDGE, QUALIFIED TO VOTE IN THE TOWN ELECTIONS AND IN TOWN AFFAIRS, TO MEET AT THE HIGH SCHOOL AUDITORIUM, IN PRECINCT 2, IN SAID UXBRIDGE, ON THE FOLLOWING ARTICLES TO WIT:

ARTICLE 1: To see if the Town will vote to transfer from available funds such sums as required to pay prior fiscal year's bill(s), or take any other action related thereto. (Board of Selectmen)

Fin Com Rec: No action (7-0-0)

There are no prior year bills to be paid.

ARTICLE 2: To see if the Town will vote to transfer from available funds such sums as required to balance current year operations and/or transfer to stabilization, or take any other action related thereto. (Board of Selectmen)

Commentary: This is the standard fiscal year-end article whose motion will detail transfers within and between municipal departments in order to balance the current FY05 budget.

Fin Com Rec: Favorable (5-2-0)

The Finance Committee recommends favorable action on the recommended transfers, with the exception of the \$15,796 for Selectmen/Town Manager Expense. The Committee will amend the motion to eliminate the \$15,796 transfer.

ARTICLE 3: To see if the Town will vote to transfer from the Sewer Enterprise Fund retained earnings (certified as of July 1, 2004) such funds as required to cover a deficit in revenues in the current fiscal year. (Larry Bombara, DPW Supt. & Cortney Keegan, Finance Director)

Fin Com Rec: Favorable (6-0-0)

The Department of Revenue requires this transfer when a deficit is projected for year-end. The deficit is caused by a delay in enacting new sewer fees. As of June 9, the deficit was projected at \$57,000.

ARTICLE 4: To see if the Town will vote to transfer a sum of money from the FY2005 Debt/Interest appropriation account to a new account entitled School Project Audit Mitigation Account to mitigate the effect of the adjustment in the School Building Assistance Reimbursement that will take place subsequent to the audit being completed and due to the refunding that was done on the related school debt which resulted in total net interest savings of \$438,646.85, 76% of which belongs to the state, or take any other action related thereto. (Cortney Keegan, Finance Director)

Fin Com Rec: Favorable (6-0-0)

The Finance Director noted that refinancing of town's school debt will have a delayed affect on the state's reimbursement program. This transfer captures the savings from the refinancing program and saves them to offset lower (and delayed) reimbursement payments from the state.

ARTICLE 5: To see if the Town will vote to transfer from available funds such sums as necessary to fund the reconfiguration of the Whittin School Gym into four classrooms (to continue with the second phase of the short-term school space solution), to be effective forthwith, or take any other action related thereto. (School Committee)

Commentary: This action will allow the relocation of several preschool classes from the High School and provide needed additional space in that facility. The project would start as soon as practical in order to meet the September school opening.

Fin Com Rec: Favorable, with a spending limit up to \$125,000 (6-0-0)

The Finance Committee believes this action is critical to meeting the commitments made to the NEASC and insuring the high school's accreditation. The Finance Committee recommends that the cost of the project be limited to \$125,000.

ARTICLE 6: To see if the Town will vote to transfer from available funds such sums as required to fund the Police Station second floor office design and/or build-out, or take any other action related thereto. (Allan Klepper, Town Manager)

Commentary: The initial Article is on the May Annual Town Meeting Warrant. This Article is intended to hold a place on the June STM Warrant in case additional funds are required to complete the effort.

Fin Com Rec: Favorable, with a spending limit up to \$88,000 (6-0-0)

Despite the higher than anticipated cost, the Finance Committee believes this action is critical to meeting the commitments to the NEASC. The Finance Committee recommends that the total cost of the project be limited to \$220,000.

ARTICLE 7: To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums as required to enhance currently budgeted and funded amounts so as to develop a consolidated municipal Information Technology function, or take any other action related thereto. (Allan Klepper, Town Manager and Cortney Keegan, Finance Director)

Commentary: The results of a consultant's analysis of town-wide (School and Municipal departments) computer operations and interconnectedness are expected shortly. This exercise is in response to ongoing problems throughout the system, especially in the context of payroll, expense reporting, utility billing and collections.

Fin Com Rec: Unfavorable (7-0-0)

No information was given to the Finance Committee.

ARTICLE 8: To see if the Town will vote to rescind Article 3, passed at the December 6, 2004 Special Town Meeting, that authorized the Board of Selectmen to acquire the property at 108 Granite Street (as shown on Assessors' Map 12.B. Lot 4029), and further authorized the borrowing to fund the purchase, or take any other action related thereto. (Cortney Keegan, Finance Director)

Commentary: The subject property was subsequently purchased by a private party. Rescinding the Article will remove the authorized, unissued debt from the calculation of our debt limit.

Fin Com Rec: Favorable (6-0-0)

This is a 'housekeeping' measure.

ARTICLE 9: To see if the Town will vote to authorize entry into an inter-municipal joint purchasing agreement pursuant to GLc.40, §4A for the provision of technology solutions and related consulting and support services with the Community Software Consortium,

preserving the rights and privileges established in prior agreement(s). The duration of this agreement, in accordance to statute, shall be for no more than 25 years, with the ability of the Town to withdraw at any time. The annual obligation of the Town under this agreement will be paid from the participating department's expense appropriations and the amount is determined by membership vote pursuant to the consortium's bylaws, or take any other action related thereto. (David Utakis, Assessor)

Commentary: The Town has been a participant in the Community Software Consortium for several years, along with 73 other towns in the state. This arrangement supplies software and service for our Computer Assisted Mass Appraisal (CAMA) system. Our current agreement expires in FY2007, which is why the extension is to be determined in FY06. Current membership cost is \$1,500 per year and has been included in the FY06 Assessors Department budget.

Fin Com Rec: Favorable (6-0-0)

This is a continuation of a current consortium program. The contract can be terminated at anytime.

ARTICLE 10: To see if the Town will vote to transfer the care, custody and control of the parcels of land described below from Treasurer/Collector to the Board of Selectmen for the purpose of conveyance and to authorize the Board of Selectmen to convey a fee simple interest in said parcels of town owned land, upon such terms and conditions as the Board of Selectmen shall determine to be appropriate, for a minimum purchase price to be determined by the Board of Selectmen, said parcels of land being described as follows: 1. The land located at Rear, Hartford Avenue West and shown as Assessors Map 11, Lot 4277, containing 30.78 acres, more or less; and 2. The land located at Rear, West Street and shown as Assessors Map 38, Lot 1845, containing 15.5 acres, more or less; or take any other action related thereto. (Board of Selectmen)

Commentary: Private parties have contacted the Board expressing interest in purchasing these town-owned parcels. This Article will give the authorization for the Selectmen to utilize the process dictated by state law, GLc.30B, §16 should they determine that any of the parcels should be sold.

Fin Com Rec: Unfavorable (6-0-0)

ARTICLE 11: To see if the Town will vote to rezone 80± acres off of Douglas Road (Rt. 16) being Map 22, Parcel 3283 and Map 23, Parcel 2895 and further frontage on Rt. 146, from Residential Zoning to Commercial Zoning. (Petition by John Andrews, et. al.)

Fin Com Rec: Favorable (7-0-0).

The rezoning of this land to Business will benefit the Town 1) as part owner of the land and/or 2) increased tax revenues.

ARTICLE 12: To see if the Town will vote to amend the Uxbridge Zoning By-law by adding the following two definitions under Section III Definitions, or take any other action related thereto:

NOTE: Shaded italicized are to be deleted. Bold Underlined are to be added.

“DWELLING - A building, or any part thereof, containing accommodations for permanent human occupancy including one and two family houses, condominiums, apartments, and boarding or lodging houses, but not including transient accommodations such as in hotels or motels.

DWELLING UNIT - One or more rooms providing complete living facilities for one family, including equipment for cooking or provisions for the same, and including room or rooms for living, sleeping and eating.” (Planning Board)

Fin Com Rec: Unfavorable (7-0-0)

This recommendation needs additional thought and review before being put before the Town.

ARTICLE 13: To see if the Town will vote to amend the Uxbridge Zoning By-law by: deleting the word “or” as crossed out below in Sections XA3, XA4, XA5, and XA6 and adding the word “and” in its place, or take any other action related thereto:

NOTE: *Shaded italicized are to be deleted.* **Bold Underlined are to be added.**

SECTION X - Area Regulations

A. LOT SIZES AND FRONTAGES: No dwelling shall be erected or maintained except on a lot the frontage and areas of which shall be as hereinafter set forth, and only one dwelling and private garage shall be erected or maintained on each of such lots in the Residence Zones.

1. In the Residence A Zones no dwelling shall be erected or maintained on a lot having a frontage of less than one hundred and twenty-five (125) feet for an interior lot and one hundred and forty (140) feet for a corner lot and having an area of less than twenty thousand (20,000) square feet.

2. In the Residence B Zones no dwelling shall be erected or maintained on a lot having frontage of less than one hundred and eighty-five (185) feet for an interior lot and two hundred (200) feet for a corner lot and having an area of less than forty-three thousand five hundred sixty (43,560) square feet.

3. In the Residence C Zones no dwelling shall be erected or maintained on a lot having a frontage of less than two hundred (200) feet for an interior lot and two hundred feet (200) feet for a corner lot, *or* **and** having an area of less than one (1) acre.

4. In all Business Zones no dwelling shall be erected or maintained on a lot having a frontage of less than one hundred and twenty-five (125) feet for an interior lot and one hundred and forty (140) feet for a corner lot, *or* **and** having an area of less than fifteen thousand (15,000) square feet.

5. In the Agricultural Zones no dwelling shall be erected or maintained on a lot having a frontage of less than three hundred (300) feet for an interior lot and three hundred (300) feet on both streets for a corner lot, *or* **and** having an area of less than two (2) acres.

6. In the Industrial Zones no dwelling shall be erected or maintained on a lot having a frontage of less than one hundred and seventy-five (175) feet for an interior lot and two hundred (200) feet for a corner lot, *or* **and** having an area of less than thirty thousand (30,000) square feet. (Planning Board)

Fin Com Rec: No action

The Town Planner informed the Finance Committee that the Planning Board does not plan to make a motion on this article.

And you are directed to serve this warrant by posting up attested copies thereof, one at the Town Hall, one at the Uxbridge Post Office, one at the North Uxbridge Post Office and one at the Linwood Post Office, at least fourteen (14) days before the time of holding said meeting. Hereof, fail not and make due return of this warrant, with your doings thereon, to the Town Clerk at the time of the meeting aforesaid.

Given under our hands this ___ day of _____, in the year 2005.

----- SELECTMEN
----- OF
----- UXBRIDGE

A True Copy - Attest

Constable of Uxbridge -----
Date