



2015 SPECIAL TOWN MEETING MINUTES

TUESDAY, MAY 12, 2015 – 7:00 P.M.  
UXBRIDGE HIGH SCHOOL AUDITORIUM  
300 QUAKER HIGHWAY, UXBRIDGE, MASSACHUSETTS

Pursuant to the foregoing Warrant, the inhabitants of the Town of Uxbridge, qualified to vote in the Town elections and in Town affairs, met at the High School Auditorium, in Precinct 3, in said Uxbridge, and transacted the following business on May 12, 2015:

Moderator Charles E. Maharay called the Spring Annual Town Meeting to order at 7:05pm, declaring the presence of a quorum (50 required, 219 voters present). Rules for conducting business and taking votes of the meeting were announced.

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ARTICLE S-1; AMENDMENT TO THE ZONING BYLAWS – AMEND APPENDIX A, TABLE OF USE REGULATIONS

Sponsor: Town Manager

To see if the Town will vote to amend the Zoning Bylaws, Appendix A, Table of Use Regulations, Part B, “Municipal Facility” use designation, by changing the Business (“B”) and Industrial (“I”) zone use classifications from “N” to “Y”, thus, permitting Municipal Facilities by right in said zoning districts, or take any other action in relation thereto.

*General Commentary: Amending this table of use regulation will allow for the construction of municipal buildings in areas including the downtown area where Town Hall, Fire Station, Library and School Administration already reside. This will also allow for existing nonconforming uses.*

Recommendations:

Finance Committee: Favorable Action (5-0-0) - *The Committee believes that it makes sense to allow municipal buildings in the Business and Industrial zones.*

Board of Selectmen: Favorable Action (3-1-0)

Planning Board: Favorable Action (4-0-0)

Vote Needed: Requires a 2/3rds vote per MGL Ch40A § 5

MAIN MOTION: Move that the Town accept the article as written

**The motion is seconded**

**Moderator declares a 2/3rds vote, motion carries**

ARTICLE S-2; APPROPRIATION FOR ACQUISITION OF PROPERTY AND CONSTRUCTION OF NEW CENTER FIRE STATION AND RELATED IMPROVEMENTS

Sponsor: Town Manager

To see if the Town will vote to:

- (a) authorize the Board of Selectmen, upon recommendation of the Town Manager, to (i) acquire by purchase, gift, eminent domain or otherwise, upon such terms and conditions as the Selectmen may determine, the fee simple interest in a portion of the real property known as 31 S. Main Street, as depicted on Assessors' Map 25 as Block 0941, presently believed to be owned by Healy Holdings LLC, as referenced in the deed recorded at the Worcester District Registry of Deeds, Book 16657, Page 37, consisting of approximately .382± acres, for the purpose of constructing a new Center Fire Station;
- (b) appropriate and borrow or transfer from available funds a sum of money for the acquisition price and all necessary and appropriate transaction costs relating to said property acquisition, including, without limitation, costs for due diligence, legal services, bonding, and other transaction, acquisition, recording and related costs;
- (c) appropriate and borrow or transfer from available funds, a sum of money to be expended under the direction of the Fire Station Building Committee for the cost of demolition of existing structures, and construction of the new Center Fire Station, on three parcels of land located at 21, 31 and 37 S. Main Street, including all related improvements and costs and expenses incidental thereto;
- (d) to meet said appropriations, the Treasurer, with the approval of the Board of Selectmen, be authorized to borrow said sums pursuant to the provisions of M.G.L. Chapter 44 or any other enabling authority; provided, however, that any borrowing authorized hereunder shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. 59, Section 21C (Proposition 2 ½); and
- (e) further, that the Board of Selectmen be authorized to apply for and accept any federal or state funds or grants and/or gifts of any kind for this purpose;

*General Commentary: In the fall of 2013, the Board of Selectmen authorized the Town Manager to appoint a Fire Station Feasibility/Design Committee to evaluate the needs for a Fire Headquarters building, and whether the current station could be renovated. During 2014 and early 2015, this committee worked with an architect and developed a Space Needs Study and a Schematic Design of a new station. This process also determined renovation was not practical, and that building a new Fire Headquarters next to the current center station was the best approach for the Town. If approved, the next phase would be to contract with an Owner's Project Manager and begin the Construction Bid process. It is anticipated construction would start in early 2016, and completed in early 2017. The current fire station would be removed and a new municipal parking lot built next to Town Hall and closer to the downtown businesses.*

Recommendations:

Finance Committee: Favorable Action (5-0-0) - *The Committee believes that the presented plan is very creative and concise, improves public safety, and replaces a 90 year old building that has long outlived its useful life.*

Board of Selectmen: Favorable Action (4-0-0)

Vote Needed: Requires a 2/3rds vote per MGL Ch59 § 21C

MAIN MOTION: Move that the Town authorize the Board of Selectmen to acquire the fee simple interest in the real property located at 31 South Main Street for purposes of the Center Fire Station construction project, as specified in Article 2 of the Warrant, and to appropriate the sum of \$9,250,000 for said purposes; and that, to meet said appropriation, the Treasurer, with the approval of the Board of Selectmen, be authorized to borrow a sum of money up to \$9,250,000 pursuant to the provisions of M.G.L. Chapter 44 or any other enabling authority; provided, however, that any such borrowing shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. 59, Section 21C (Proposition 2 ½); and, further, that the Board of Selectmen be authorized to apply for and accept any federal or state funds or grants and/or gifts of any kind for this purpose.

**The motion is seconded**

**Moderator declares a 2/3rds vote, motion carries**

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A motion was made and seconded to dissolve the 2015 Special Town meeting. The motion carried unanimously and town meeting was adjourned at 7:44pm.

A true copy attest,



Kelly J. Dumas  
Uxbridge Town Clerk

Success - 1/1/87