

TOWN OF WESTPORT  
ANNUAL TOWN MEETING  
MAY 1, 2012

8.

EXPLANATION OF ARTICLES

**Article 1**

This article is a standard article to close out balances in accounts no longer needed for the original purpose. At this time, the Accountant is not aware of any balances that can be retired. The article will likely be passed over.

**Article 2**

Favorable action on this article will transfer funds from one account, where they are not needed, to an account that needs a supplemental appropriation to complete the fiscal year.

**Article 3**

At this time, the Accountant is not aware of any outstanding old bills.

**Article 4**

Town Meeting is required to vote to set the salary of all Elected Officials.

**Article 5**

Favorable action on this article will approve Town Department Budgets at the same amount as approved last year (Level-Funded).

**Article 6**

Favorable action on this article could provide additional money required to maintain a Level-Services Budget, and will require favorable action on a Ballot Question to override Proposition 2 ½ to be held in June. Favorable action will avoid layoffs and cuts in services.

**Article 7**

Favorable action on this article could provide additional money required to meet the additional costs expected to be incurred for Special Education Services, and will require favorable action on a Ballot Question to override Proposition 2 ½ to be held in June.

**Article 8**

Favorable action on this article could provide additional money required to provide additional teachers to reduce class size, and will require favorable action on a Ballot Question to override Proposition 2 ½ to be held in June.

**Article 9**

Favorable action on this article will permit updating of the phone system that would put the Town Departments on a common phone system with Business Class Services and eliminate costly phone lines to each desk, and reduce the monthly phone bill. Favorable action will also allow the replacement of hardware (6 years old), software (15 years old) and desktop computers (7 years old). Favorable action will also be required on a Ballot Question to override Proposition 2 ½ to be held in June.

**Article 10**

Favorable action on this article will create the funding to support the Debt Management Policy recently approved by the Board of Selectmen. It would provide the funds needed to meet the current and future capital infrastructure needs of the Town and it would eliminate the competition for scarce operational resources that is created when Departments require vehicles, equipment and building additions, repairs or renovations. These funds would be managed by the Capital Improvements Planning Committee who will work with Department Heads to develop a six-year Capital Plan. The fund would pay the Debt Service (principal and interest) on bond issues approved by Town Meeting each year.

**Article 11**

This is the annual article to authorize the Treasurer to borrow in anticipation of revenue.

**Article 12**

This is an annual article in support of Mosquito Control work in Town.

### **Article 13**

This is an annual article in support of Buzzards Bay environmental services provided by Buzzards Bay Action Committee.

### **Article 14**

Reestablishes and reauthorizes revolving fund for the collection of portions of filing fees from subdivisions and comprehensive permits for the purpose of maintaining the Assessor's parcel GIS database.

### **Articles 15 – 17**

These articles are the standard Harbor, Waterline and Beach Enterprises Funds.

### **Article 18**

This article provides the funds for the required Revaluation Program of the Board of Assessors.

### **Article 19**

This article is a reoccurring article required as a result of V.O.C. contamination found in the property groundwater.

### **Article 20**

Favorable action on this article will fund the required analysis of the Town's unfunded post Retirement Benefits.

### **Article 21**

Favorable action will fund engineering expenses related to gas and groundwater monitoring required by the State.

### **Article 22**

Favorable action will provide the funds to pay for materials and supplies used by Diman Regional Vocational Technical High School staff and students who are renovating the Highway Department garage and storage buildings.

### **Article 23**

This is the Annual Community Preservation Fund article.

### **Article 24**

Favorable action on this article will provide \$15,000.00 to be used by the Planning Board to hire a consultant to begin the process of updating the Town's 2004 Master Plan.

### **Article 25**

Favorable action on this article will authorize the Board of Selectmen to borrow money from the Massachusetts Water Pollution Abatement Trust to fund a Community Septic Management Program (CSMP). The Town will borrow funds at 0% interest. The funds will be loaned at 2% interest to property owners to pay the costs of septic system repairs and replacements. Property owners can elect to pay the loan over 5-10-15 or 20 years, and the payment is added to their tax bill. All Town property owners would be eligible, regardless of income. When you consider the cost of engineering and construction of a new septic system could exceed \$30,000.00, this could be very helpful to many people. Grant funds totaling \$25,000.00 and interest revenue will offset Administrative costs.

### **Article 26**

This article is a companion article to Article 10. Favorable action on this article will create a \$50,000.00 fund that can be used by the Capital Improvements Planning Committee to hire experts to estimate the cost of Capital Projects, such as expansion of the Council on Aging to accommodate the expanding Social Day Care Program or the Police Station repairs, so that they can prepare plans and bid a project and include it in the six-year capital plan.

### **Article 27**

This article reflects an attempt to address an abutters concern about the impact of the layout taking on their property. Favorable action on Article 27 would permit a transfer of a small strip of the layout abutting the Right of Way (road) in exchange for the temporary construction easement needed for the Central Village Sidewalk Project.

### **Article 28**

This article speaks for itself.

### **Article 29**

This article would provide \$7,500.00 to the Westport Economic Development Task Force to pay for the services of their part-time Director and related expenses.

### **Article 30**

This article will authorize the Board of Selectmen to lease a portion of the open area of the Landfill to a solar developer to construct a solar array. The developer will provide power for the Town's use at dramatically reduced costs compared to the cost of electricity the Town currently pays. The Town would not incur any costs and the lease agreement would require the developer to assume all liability related to their project.

### **Article 31**

Favorable action on this article would revise the Town By-laws concerning the sale of surplus Town Property to permit the property to be sold by the Town Administrator in accordance with the Mass General Laws that govern the disposition (sale) of surplus Town Property rather than requiring a Town Meeting vote to sell anything with a value of more than \$1,000.00. This change will permit the Town Administrator to auction salvage material quickly and generate revenue to the Town.

### **Article 32**

When the Annual Town Meeting date was changed from April to May, the deadline for submission of the Budgets and Warrant to the Selectmen was **not** moved up a month. Favorable action on this article will correct that oversight.

### **Article 33**

Favorable action on this article will update the current By-laws as it pertains to Vehicles and licensing.

### **Article 34**

Recent practices of leasing sections of farms to tenants have created problems involving failure to care for the animals properly and maintain health regulations. The Board of Health has developed this By-law in order to address this problem.

### **Article 35**

A zoning bylaw amendment that will allow better utilization of land adjacent to the Route 6 and 88 interchange, and assure attractive and efficient arrangement and harmonious integration of new commercial uses while broadening Westport's tax base and provide skilled jobs and workforce development.

### **Article 36**

Definitions to be added to the zoning bylaw if Article 35 (STOD) passes ("Housekeeping"). Provides clarification on several terms used through Article 35.

### **Article 37**

Amendment to be made to the zoning bylaw if Article 35 (STOD) passes ("Housekeeping"). Designates the Planning Board to act as the Special Permit Granting Authority.

### **Article 38**

Amendment to be made to the zoning bylaw if Article 35 (STOD) passes ("Housekeeping"). Designates the Science and Technology Overlay District as a zoning district in Westport.

### **Article 39**

Amendment to be made to the zoning bylaw if Article 35 (STOD) passes ("Housekeeping"). Designates specific parcels to be included in the Science and Technology Overlay District as well as updates the official zoning map on file with the Town Clerk.

### **Article 40**

Amendment to be made to the zoning bylaw if Article 35 (STOD) passes ("Housekeeping"). Designates the broad categories of uses identified in the text of the Science and Technology Overlay District bylaw as allowable uses.

### **Article 41**

A zoning bylaw amendment that would allow for a reduction in the required frontage (currently 150') for an increased minimum lot size (currently 60,000 sf) using design standards and applicable deed restrictions.

**Article 42**

Amendment to be made to the zoning bylaw if Article 41 (Flexible Frontage) passes ("Housekeeping"). Amends the maximum number of lots using a common driveway from two (which was approved last year) to three.

**Article 43**

Amendment to be made to the zoning bylaw if Article 35 (STOD) passes ("Housekeeping"). Designates the specific categories of uses identified within the broader use categories identified in the text of the Science and Technology Overlay District bylaw as allowable uses.

**Article 44**

Favorable action on this article will authorize the borrowing required to contract for the engineering and construction of the repairs to East Beach Road and Drift Road in anticipation of reimbursement from FEMA and the Federal Highway Administration. The Town's cost is estimated to be \$140,000.00.

**Article 45 – 47**

Favorable actions on these articles would amend the Personnel By-laws for Fringe Benefits and Working Conditions and Classification.

**Article 48**

Favorable action on this article will provide Non-Union Personnel with the benefits of Town Hall, Library, Cemetery and Dispatchers union benefits.

**Article 49**

This is a Citizen's Petition article to begin the process of amending the Constitution of the United States.

**Articles 50 – 53**

These articles are Road Acceptance Articles.

**Article 54**

This is a Citizen's Petition article to replace the current by-law pertaining to noise.

**Article 55**

This article is handled at the end of the Town Meeting, where the authorized amount of spending is calculated, the Town Accountant will notify the Selectmen and Finance Committee of the amount they can consider adding to the Stabilization Fund. The Finance Committee will then make a motion.