

TMMA Warrant Information Report



June 2014

This report has been prepared by the Town Meeting Members Association to provide information to Town Meeting members concerning the articles of the warrant for the Special Town Meeting beginning June 16, 2014. TMMA thanks town officials, town staff, and members of boards and committees for their assistance in providing information for this report.

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For new and updated information, please refer to the
TMMA website at

www.LexingtonTMMA.org

Conflict of Interest Guideline for Town Meeting Members

In 1976, Town Meeting adopted the following non-binding Conflict of Interest Resolution:

Resolved, that Town Meeting Members abstain from voting in any particular matter in which to his knowledge, he, his immediate family or partner, a business organization in which he is serving as officer, director, trustee, partner, or employee, or any person or organization with whom he is negotiating or has any arrangement concerning prospective employment, has any economic interest in the particular matter under consideration.

Please note that Town Meeting Members are specifically excluded from the responsibilities posed by the State conflict of interest statute, Chapter 268A.

Revisions:

First draft for web - version 1.0 – June 12, 2014

Special thanks to:

Christopher Bing for the cover artwork

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Notes

Please note that all dollar amounts listed in this report are NOT final. The final dollar amounts will be provided in motions presented at the Special Town Meeting starting on June 16.

Also note that the information provided in this report was current as of the publication date (see page ii); some circumstances may have changed since then. See the TMMA web site for new and updated information.

The Appropriations Committee and the Capital Expenditures Committee provide additional detail discussion of the financial articles including sources of funding.

Also note that the entire text of the Special Town Meeting Warrant is included in this report. The Warrant text appears at the beginning of the write-up for each article and appears in 10-point italicized font. TMMA information appears in 12-point normal font.

ARTICLE 2 AMEND ZONING BYLAW – 430 CONCORD AVENUE

To request the Town to amend the Code of the Town of Lexington, Zoning By-Law Sections and the Zoning Map of the Town of Lexington, by changing the zoning district designation of the land described in a certain written metes and bounds description and certain plans on file with the Planning Board, from the current RO One Family Dwelling District to a CD Planned Commercial District, said property being commonly known as Town of Lexington Assessors' Map 10 Parcel 8 at 430 Concord Avenue, in order to allow the construction of a new building on the property of approximately 30,000 square feet, together with parking and other improvements, to be known as Artis Senior Living; and to approve the preliminary site development and use plan entitled "Preliminary Site Development and Use Plan for the Planned Commercial District at 430 Concord Avenue, Lexington, Massachusetts" ("the PSDUP") on file with Lexington Town Clerk and Lexington Planning Board, and to approve standards for development, uses permitted, dimensional standards and other provisions contained within the PSDUP, or to act in any other manner relative thereto.

(Inserted by John H. Sellars, Owner of 430 Concord Avenue)

DESCRIPTION: This article requests rezoning and approval of a Preliminary Site Development and Use Plan (PSDUP) of the parcel identified in the article. The general location of the parcel is shown on the map available in the Town Clerk and Planning Departments.

TMMA REVIEW

FOR PROFIT COMMERCIAL ZONING CHANGE FROM RD TO CD

Note that the motion under this article will require a two-thirds majority in order to pass.

TMMA Overview (as of May 29, 2014)

Article 2 is a citizens' article inserted by John H. Sellars, the current owner of the property at 430 Concord Avenue. The 5.4 acre property is currently zoned residential under the RO One Family Dwelling designation. The property at 430 Concord Avenue is being proposed to be re-zoned from RO One-Family Dwelling to a CD Planned Commercial District so that Mr. Sellars can sell the property to Artis Senior Living to allow the construction of a new one-story building, approximately 34,000 square feet in size, to be used as a for-profit Alzheimer's 72-bed living facility. Artis Senior Living, the private company that proposes to purchase the property and construct the facility, currently has a similar facility under construction on Main Street in Reading, Massachusetts. Artis employees have experience in running facilities of this type in Connecticut and Virginia. The building at 430 Concord Avenue will contain 35 parking spaces. It will be served by one entrance/exit at the edge of the property next to 426 Concord Avenue, the current entrance to the property. The facility is expected to be staffed by about 18 people including an RN or LPN and is a 7x24x365 facility. None of the residents will have

automobiles, so the traffic entering and leaving the facility is expected to be less than that of a nursing home.

Artis has met extensively with the Conservation Commission, the Fire Department, abutters, and many nearby residents including representatives from Five Fields and the South Lexington Civic Association. They have submitted a first draft PSDUP to the Planning Board. They have agreed to extensive landscaping to screen the building as much as possible from abutters on Hampton Road and Concord Avenue. They have committed that they will comply with Lexington's noise and lighting ordinances.

This property is the site of a number of partially restored wetlands issues. The current owner is under a court order to restore the wetlands. While he has done some work to restore the wetlands, a significant amount of remediation must still be done to bring the property into compliance. If the property is rezoned and sold to Artis Senior Living, the applicant has agreed to perform the required remediation as specified by the Conservation Commission and DEP. Artis will restore all of the wetlands and settle the various issues that have been in dispute between the Town of Lexington and the current owner, and the Commonwealth of Massachusetts and the current owner. Artis Senior Living estimates that the clean-up and restoration will cost nearly \$500,000. They are prepared to commit to spending that amount of money to restore and settle all of the outstanding wetlands issues.

TMMA Questions:

1. The Title to approximately 12 acres at the rear of the 5.4 acre Sellars property is not clear and ownership of the back land remains an issue. Article 3 of this Special Town Meeting is related to Article 2. After the rezoning and sale to Artis Senior Living, there will be no current easement to access the 12 acres of undeveloped conservation land. With ownership of this land in dispute, Articles 2 and 3 need to be considered carefully. The question simply is, "what are the ramifications of rezoning the 5.4 acre parcel when there is no clear resolution to the ownership and access to the back 12 acres shown as Lot 1 on Assessors' Property Map 6?
 - A. Under article 3 the town proposes to take the property by eminent domain – the litigant could accept the offer of \$180,000 for money damages for the taking or seek a different amount through resolution or litigation.

2. Access from Concord Avenue to the 5.4 acre Sellars property is narrow and closely borders the property line of 426 Concord Avenue and the wetlands known as the Swommon land. Furthermore, there is only one entrance/exit to the property. Is the Town of Lexington satisfied that the entryway is sufficient for emergency vehicles, fire trucks, delivery trucks, rubbish trucks, and visitors?
 - A. Yes. Town engineering and fire departments have reached agreements with Artis as contained in a Memorandum of Understanding with Artis and the Board of Selectmen.

3. Are we satisfied that the Table of Uses is sufficiently clear and limited in the PSDUP so that in the event that for whatever reason Artis Senior Living sells the property and closes the facility, the building could not be repurposed without a review by the Planning Board and ZBA if it were not going to be used for an Alzheimer's Facility?
 - A. Artis use provision in the PSDUP is restricted to the proposed use and any other new use would require returning to town meeting.

4. How much potential tax revenue will be generated by the facility on an annual basis?
 - A. The estimated new commercial revenues are \$150,000 per year.

5. Are the commitments from Artis Senior Living sufficient so as to improve and not make the drainage and wetlands problems associated with water running into Hobbs Brook in Waltham worse than they are now?
 - A. Yes and will be part of the order of conditions to be issued by the Conservation Commission.

6. Are we satisfied that changing the zoning from RO One Family Dwelling to a planned CD District is the best decision for this parcel of land?

7. What are the implications if town meeting does not allow rezoning of 430 Concord Avenue?
 - A. Several issues in dispute will remain unresolved with continuing litigation expenses while the wetlands restoration is delayed.

8. What s the source of Artis's funding for this project and is it in place?

ARTICLE 3 LAND ACQUISITION – OFF CONCORD AVENUE

To see if the Town will vote to authorize the Conservation Commission to purchase or otherwise acquire, and authorize the Selectmen to take by eminent domain, upon the written request of the Conservation Commission, for conservation purposes including outdoor recreation as provided by Section 8C of Chapter 40 of the Massachusetts General Laws, as amended, any fee, easement, or conservation restriction as defined in Section 31 of Chapter 184 of the Massachusetts General Laws, or other interest in all or any part of land shown as Lot 1 on Assessors' Property Map 6, now or formerly of John H. Sellars; and appropriate a sum of money therefore and determine whether the money shall be provided by the tax levy, by transfer from available funds, including the Community Preservation Fund, or by borrowing, or by any combination of these methods; or act in any other manner in relation thereto.

(Inserted by the Board of Selectmen)

FUNDS REQUESTED: \$220,000

DESCRIPTION: This article requests funds to acquire open back land off 430 Concord Avenue for conservation purposes.

TMMA Overview

The land shown on Map 6, Lot 1 was acquired for non-payment of taxes in 1941 and transferred to Conservation by Town Meeting in 1977 under Article 48 (See below), Two deeds in October 1941, transferring title to the town, were from Ernest S. Glawson and Glawson's trustee in bankruptcy. Since that time the Town has assumed that it owned the land and it has been known as the Concord Avenue Conservation Area. It has been determined recently that there was a legal flaw in the taking so the town does not have a clear title yet. A lawsuit between Sellars and the Town is currently in progress. The Town is conducting a title search at the time this is being written to try to determine ownership as part of that lawsuit. The approval of this article will allow the town to try to correct the title defect without continuing that lawsuit.

There are no structures, roads or driveways on the land, which is wooded and open space, crossed by a small tributary of the Hardy's Pond Brook, and wetlands. Hardy's Pond Brook itself runs through the adjacent Swommonland Trust's lot to the west. The Conservation Commission has control over any wetlands and bordering areas in any event under the Wetlands Protection Act regardless of ownership. Since the assessors have listed the land as being town owned since 6/1/79 there have been no tax billings since then, and no real estate taxes have been paid. The lot is currently assessed at \$691,000 for the open land. The town recently obtained two independent appraisals of the value at \$78,000 and \$180,000. The

Board of Selectmen recommends using the higher of the two values plus \$40,000 for legal costs as the basis for the appropriation to allow a negotiated settlement not to exceed \$180,000.

The land is bounded on the north by the rear of the property at 430 Concord Avenue, which is the subject of Article 2 of this Special Town Meeting. It is bounded on the west by land owned by the Swommonland Trust, and on the south by the Waltham Town line. The boundary to the east is private land in back of Lexington Ridge Drive. The land is inaccessible from Lexington except over private property.

From the 1977 Lexington Town Meeting:

Article 48. Presented by David G. Williams.

MOTION: That the Conservation Commission be authorized to purchase or otherwise acquire, and the Selectmen be authorized to take by eminent domain, upon the written request of the Conservation Commission, and that the Selectmen be authorized to transfer, for conservation purposes including outdoor recreation as provided by Section 8C of Chapter 40 of the General Laws, as amended, any fee, easement or conservation restriction as defined in Section 31 of Chapter 184 of the General Laws, or other interest in all or any part of land shown as Lot 1 on Assessors' Property Map 6, Lot 142 on Assessors' Property Map 14, Lots 32 through 38, 41, 42, 68A and 76 on Assessors' Property Map 24, Lot 8 on Assessors' Property Map 29, Lots 46, 85, 94 on Assessors' Property Map 55, Lot 108 on Assessors' Property Map 62, Lots 65A, 66, 67 on Assessors' Property Map 82, Lot 15 on Assessors' Property Map 86, Lots 35 and 36 on Assessors' Property Map 87; that the sum of \$500.00 be appropriated for such land acquisition and that such amount be raised in the tax levy.

Carried Unanimously. 10:20 P. M.

ARTICLE 4 AUTHORIZE EASEMENT ON LAND AT 430 CONCORD AVENUE

To see if the Town will vote to authorize the Board of Selectmen to acquire by eminent domain, purchase or otherwise an easement or expand the uses of the existing sewer easement on property shown on Assessors' Property Map 10, Lots 7 and 8 to access the land shown on Assessors' Property Map 6, Lot 1; or act in any other manner in relation thereto.

(Inserted by the Board of Selectmen)

FUNDS REQUESTED: unknown at press time

DESCRIPTION: This article would provide for an access easement to the land described in Article 3 of this warrant.

TMMA Overview

Assuming that the Town acquires full ownership of the conservation area on Assessors' Property Map 6, Lot 1 via legal action or Article 3, that lot is inaccessible from Lexington except over private property. The Town does have an existing sewer easement over parts of Map 10, Lots 7 and 8, which come very close to, but not quite onto Map 6 Lot 1. The sewer easement runs from Concord Avenue to Waltham Street, but any access from Waltham Street is over wetlands and is more difficult. Currently, and in the proposed Artis development in Article 2, there are driveways over large portions of the easement. With passage of this article, the minor added easement sections will make it possible to access the Conservation area.

Questions:

1. Is a Conservation easement to allow public walking access to the Conservation Area from Concord Avenue via driveways and a short trail over the added section of easement, within the scope of this article?
2. What kind of equipment and who is to be allowed to use this access easement other than for sewer installation and maintenance?

ARTICLE 5 SCHOOL MASTER PLAN

To see if the Town will vote to appropriate a sum of money for a school building master plan; determine whether the money shall be provided by the tax levy, by transfer from available funds, by borrowing, or by any combination of these methods; or act in any other manner in relation thereto.

(Inserted by the Board of Selectmen at the request of the School Committee)

FUNDS REQUESTED: \$250,000

DESCRIPTION: This article requests funds to plan for future needs of the public schools.

References:

- [Interim Report of the Ad Hoc Enrollment Working Group](#) - Mar 11, 2014
- [K-8 Space Needs and Options](#) - Nov 15, 2013 presentation to the School Committee
- Lexington Minuteman: [Fiske fifth grade to be co-taught](#), by Caitlyn Kelleher (May 2, 2014)

TMMA Overview:

The School Department is investigating options for reorganizing classroom space and adding either modulars or new building wings to accommodate the predicted increased enrollments for the coming years.

Among the elementary schools, Harrington and Hastings are running at strict capacity, with zero spare classrooms. Fiske is over limit, and will have 5th grade classrooms larger than the School Committee guidelines, co-taught by two teachers. Estabrook has four additional classrooms over existing capacity, but enrollment may rise just by virtue of the new school effect. Bowman has 2 spare classrooms, and Bridge has one. The two middle schools were renovated about 11 years ago, and are now reported by their principals to run at capacity. At the High School, with the recent Modulars project coming online, it is expected that sufficient space is available for the medium term.

In March 2014, the Ad Hoc Enrollment Working Group reported an analysis of the causes for recent enrollment increases. According to LPS, census, assessor and town permit data, net immigration of students for the past decade has been significant in all grades. Among residence types, the increase in student population is observed for condos and apartments, while being flat for single family homes. Factors driving the increase are LPS reputation, economic conditions, regional housing market conditions as well as aging and retiring of residents, who are replaced by families with children.

The \$250,000 requested in this article will cover architectural work for the development of a 10 year School Facility Master Plan, adapted to the expected enrollment increases and

fluctuations. The scope of work includes a review of capacity and space options for all the elementary and middle schools, for the high school, and for the School Administration building (the old Harrington building). Specific recommendations are sought to alleviate space shortfall in the short term, with appropriations envisioned for a November 2014 Special Town Meeting and the March 2015 Annual Town Meeting.

Questions:

1. Which of the school buildings are part of the proposed School Building Master Plan?
 - A. All elementary and middle schools, the high school and the School Administration building are part of the School Master Plan project.
2. What are the several phases of the project, and what is the project timeline?
 - A. The School Building Master Plan project has three phases:
 - By Sept 1, 2014, a report will be produced analyzing school capacity for all schools and the administration building, and would provide recommendations on accommodating projected enrollment increases through FY16 at each school.
 - In a second phase, options will be provided for a 10 year plan, with recommendations for appropriations at the Nov 2014 Special Town Meeting and the March 2015 Annual Town Meeting.
 - In a third phase, options will be provided that will allow for work at multiple schools over the next 10 years.
3. When is the Ad Hoc Enrollment Working Group expected to report a model for new enrollment projections? Are there project changes expected to happen after this report?
 - A. The Elementary Working Group (EWG) plans to present its next report in September. Until their work is complete, the EWG cannot say at this time if they will have a new model to project enrollment by the fall.
4. At what time will there be an estimated cost of construction made available based on the School Building Master Plan?
 - A. The first phase of the architect's work will be in September. It is the administration's expectation that the report will include cost estimates for short-term construction solutions.
5. Will the LPS Administration building (Old Harrington) be considered as available swing space during new construction?
 - A. Until the architect completes a code, space and financial analysis of converting Old Harrington back to a school, it is not known if it is practical to reuse Old Harrington as swing space during new construction.

6. What is the status of the upcoming Hastings school reconstruction/renovation project? What is the estimated cost, assuming a new school is built?
 - A. The Lexington Public Schools submitted a Statement of Interest to the Massachusetts Department of Elementary and Secondary Education (DESE). In the fall, we expect to hear from DESE as to whether the project will be accepted. If DESE accepts the project, they will conduct a study with us to determine if the most cost effective solution is to renovate the school or replace the school. Based on the cost of Estabrook, we estimate that the cost for a new Hastings School could be about 50 million dollars. The cost of renovation, if feasible and desirable, is not known at this time.
7. When does the existing Lexington Building Master Plan envision a construction of a new Lexington High School and what is the estimated cost at this time?
 - A. The last ten-year master plan called for submitting the Statement of Interest to the Massachusetts Department of Elementary and Secondary Education (DESE) in the 2018-2019 school year. Based on current construction costs, a new school could cost at least 200 million dollars (2014 dollars). If the school's needs can be addressed with a renovation, that will be considered and the cost is not known at this time.
8. As proposed, this is for phase 1 of a 3 year study looking at both enrollment and space issues. Why 3 years?
9. What is the status of the existing analysis of enrollment?
 - A. The enrollment study group has analyzed existing data but apparently is not going to make projections so this study would hire an outside consultant to develop enrollment projections?
10. In terms of space needs, is there a definition or a statute that explains what would be an acceptable classroom size? What is the design capacity for the existing classrooms – ie students per room – and how would that relate to existing statutes or regulations?
 - A. It depends on the size of the room and other factors.
11. What do the statues and regulations say about the number of students per classroom?
 - A. It depends on the size of the room, number of exits, fire department safety regulations, HVAC air handling capacity and other specifications.

ARTICLE 6 AMEND GENERAL BYLAWS – CONTRACTS AND DEEDS

To see if the Town will vote to amend Section 32-4 of Chapter 32 (“Contracts and Deeds”) of the Code of the Town of Lexington by deleting the following line from the Table entitled Type of Contract and Number of Years: Leases, licenses, power purchase agreements, agreements for payments in lieu of taxes (PILOTs), and/or other agreements for the purpose of installing solar energy facilities and purchasing solar electricity 20 and replacing it with the following two lines: Leases, licenses, power purchase agreements and/or other agreements for the purpose of installing solar energy facilities and purchasing solar electricity 22
Agreements for payments in lieu of taxes (PILOTs) with owners of solar energy facilities on Town-owned property 20 or act in any other manner in relation thereto.
(Inserted by the Board of Selectmen)

DESCRIPTION: Power purchase agreements for solar facilities typically provide for the sale of electricity for terms of 20 years (or more), as of the date of commercial operation. The 20 year purchase requirement is in addition to the time required for permitting and constructing a solar facility. As now written, the general bylaw would limit electricity purchases to less than 20 years in order to provide adequate time within a 20 year contract for permitting and construction of the solar facility. While permitting and construction typically is completed in less than one year, the change from 20 to 22 years for contracts authorized by the proposed amendment to the general bylaw provides flexibility to the Town Manager to take into account the possibility of up to two year delays in permitting and interconnection approvals and construction prior to commercial operation. Because state law limits PILOT Agreements to 20 years, the term of PILOT agreements is unchanged by the amendment. Under the proposed amended bylaw, PILOT Agreements would become effective contemporaneously with the time when the solar system commences production, the Town begins to purchase electricity from a completed and operational solar facility, and the developer begins to receive revenue with which to make PILOT payments.

ARTICLE 7 AMEND GENERAL BYLAWS REGARDING REPORTING PERIOD FOR TOWN COUNSEL’S ANNUAL REPORT

To see if the Town will vote to amend Section 90-28 of Chapter 90 of the Code of the Town of Lexington (Officers and Employees) to provide for Town Counsel’s report to be on a fiscal year cycle rather than on a calendar year cycle; or act in any other manner in relation thereto.
(Inserted by the Board of Selectmen)

DESCRIPTION: The Town Report is now on a fiscal year basis. The proposed amendment will make the report of the Town Counsel consistent with the new reporting cycle.

While the Town Report is on a fiscal year basis, Town Counsel has been required to also submit a report on a calendar year basis. Thus, it has been necessary for Town Counsel to submit two reports annual. This change to the Code of Lexington will mean that the Town Counsel’s annual report will be required on a fiscal year basis only and will save the cost associated with having to prepare two reports.

ARTICLE 8 ESTABLISH AND APPROPRIATE TO AND FROM SPECIFIED STABILIZATION FUNDS

To see if the Town will vote to create and/or appropriate sums of money to and from Stabilization Funds in accordance with Section 5B of Chapter 40 of the Massachusetts General Laws for the purposes of: (a) Section 135 Zoning By-Law, (b) Traffic Mitigation, (c) Transportation Demand Management, (d) School Bus Transportation, (e) Special Education, (f) Center Improvement District; (g) Debt Service, (h) Transportation Management Overlay District (TMO-1), (i) Avalon Bay School Enrollment Mitigation Fund, and (j) Capital Projects/Debt Service Reserve/Building Renewal Fund; and determine whether the money shall be provided by the tax levy, by transfer from available funds, or by any combination of these methods; or act in any other manner in relation thereto.

(Inserted by the Board of Selectmen)

FUNDS REQUESTED: unknown at press time

DESCRIPTION: This article proposes to establish and/or fund Stabilization Funds for specific purposes and to appropriate funds therefrom. Money in those funds may be invested and the interest may then become a part of the particular fund. The use of these funds may be appropriated for the specific designated purpose by a two-thirds vote of an Annual or Special Town Meeting.

This article was included as a place-holder. With no action to be taken, the article will be Indefinitely Postponed.

ARTICLE 9 AMEND FY2014 OPERATING AND ENTERPRISE BUDGETS

To see if the Town will vote to make supplementary appropriations, to be used in conjunction with money appropriated under Articles 4 and 5 of the warrant for the 2013 Annual Town Meeting, to be used during the current fiscal year, or make any other adjustments to the current fiscal year budgets and appropriations that may be necessary; to determine whether the money shall be provided by transfer from available funds; or act in any other manner in relation thereto.

(Inserted by the Board of Selectmen)

FUNDS REQUESTED: unknown at press time

DESCRIPTION: This is an article to permit adjustments to current fiscal year (FY2014) appropriations.

This article was included as a place-holder should mid-year budget adjustments be required. With no action to be taken, the article will be Indefinitely Postponed

ARTICLE 10 AMEND ARTICLE 5 OF NOVEMBER 4, 2013 SPECIAL TOWN MEETING, RENOVATION TO COMMUNITY CENTER

To see if the Town will vote to amend the vote taken under Article 5 of the warrant for the November 4, 2013 Special Town Meeting and amended under Article 3 of the March 24, 2014 Special Town Meeting relating to design, engineering and remodeling, reconstructing and making extraordinary repairs to buildings at 39 Marrett Road, and for equipment in connection therewith, in order to increase the appropriation therefore, and determine whether the money shall be provided by the tax levy, by transfer from available funds, including the Community Preservation Fund, or by borrowing, or by any combination of these methods; or act in any other manner in relation thereto.

(Inserted by the Board of Selectmen)

FUNDS REQUESTED: \$500,000 approved on 6/9/2014

DESCRIPTION: This article would authorize additional funds for the renovation of the Community Center and provide for HVAC work. On June 9, 2014 the Board of Selectmen supported the recommendation to seek an additional \$500,000 in funding for the Community Center project. CPC also voted on the recommendation on June 10, 2014. Several documents supplied by the Department of Public Works show adjustments across various cost categories such that the construction cost drivers are increased by \$752,000 while other categories described as value engineering are reduced such that the total cost estimate is increased by \$500,000.

From Steffian Bradley Architects

LEXINGTON COMMUNITY CENTER – June 12, 2014 Primary Cost Increases

•Overall Community Center Aesthetic + \$400,000

Finishes, millwork & cabinetry that create a warm, welcoming and inclusive community center space that is in concert with the Mission Statement established by the AhCCAC

•Exterior Façade Repairs + \$154,000

Early spring detailed inspection of building envelope revealed increased requirement for replacing with rotted wood at window frames, correcting metal panel moisture infiltration, and sealant replacement

•Fire Protection + \$123,000 Increase fire sprinkler piping relocation from coordination of ductwork and HVAC system installation

•New Entry at Lower Level + \$75,000 (new cost) Optimizes natural light and handicapped accessibility at lower level north elevation in response to considerable public comment

Total of construction cost drivers +\$752,000

	11/4/2013 STM	3/24/2014 STM	5/28/2014 Estimate
Total Project Costs	3,169,000	6,220,000	6,720,000

ARTICLE 11 AMEND ARTICLE 2 OF THE MARCH 24, 2014 SPECIAL TOWN MEETING, CARY MEMORIAL BUILDING UPGRADES

To see if the Town will vote to amend the vote taken under Article 2 of the warrant for the March 24, 2014 Special Town Meeting relating to appropriating a sum of money for the remodeling, reconstructing, and making extraordinary repairs to the Cary Memorial Building; and for equipment in connection therewith, and determine whether the money shall be provided by the tax levy, by transfer from available funds, including the Community Preservation Fund, or by borrowing, or by any combination of these methods; or act in any other manner in relation thereto.

(Inserted by the Board of Selectmen)

FUNDS REQUESTED: unknown at press time

DESCRIPTION: This article would authorize additional funds for the renovation of the Cary Memorial Building.

This article was included should additional amounts be needed for the renovations to Cary Memorial Building. With bids having come in below the amount approved at the Annual Town Meeting, this article will be Indefinitely Postponed.

ARTICLE 12 APPROPRIATE FOR AUTHORIZED CAPITAL IMPROVEMENTS

To see if the Town will vote to make supplementary appropriations to be used in conjunction with money appropriated in prior years for the installation or construction of water mains, sewers and sewerage systems, drains, streets, buildings, recreational facilities or other capital improvements and equipment that have heretofore been authorized; determine whether the money shall be provided by the tax levy, by transfer from the balances in other articles, by transfer from available funds, including enterprise funds, by borrowing, or by any combination of these methods; or act in any other manner in relation thereto.

(Inserted by the Board of Selectmen)

FUNDS REQUESTED: unknown at press time

DESCRIPTION: This is an article to request funds for capital improvement project expenditures that exceed the level of appropriation