

COMMONWEALTH OF MASSACHUSETTS
TOWN OF MANCHESTER-BY-THE-SEA

ANNUAL TOWN MEETING

Essex, ss.

To any of the Constables of the Town of Manchester-by-the-Sea:

Greetings:

In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn the inhabitants of the Town of Manchester-by-the-Sea qualified to vote in elections, to meet for the **Annual Town Meeting** at the Memorial Elementary School on Lincoln Street, in Manchester-by-the-Sea, on **Monday, the 25th day of April**, two thousand and twenty-two AD, at seven o'clock in the evening.

ARTICLE 1. To see if the Town will vote to receive and place on file the reports of the Town boards and committees appearing in the Annual Report, or take any other action relative thereto.

Per petition of the Board of Selectmen

ARTICLE 2. To see if the Town will vote to fix the 12-month fiscal year salary and compensation of all elective officers of the Town as provided in Section 108 of Chapter 41, as amended, as follows; or take any other action relative thereto.

Moderator	\$0.00
Chairman, Selectmen	\$0.00
Other four Selectmen	\$0.00

Per petition of the Board of Selectmen

ARTICLE 3. To see if the Town will vote to raise and appropriate or transfer from available funds \$223,380 as the Town's share of the Essex North Shore Agricultural and Technical School District, or take any other action relative thereto.

Per petition of the Board of Selectmen

ARTICLE 4. To see what sums of money the Town will raise by taxation or otherwise to pay Town debts and charges for the ensuing 12 months, effective July 1, 2022, and appropriate the same.

Per petition of the Board of Selectmen

ARTICLE 5. To see if the Town will vote to raise and appropriate the sums of money called for under the following items, or any other sums, for the purposes indicated, and to determine whether the money shall be provided by taxation, by appropriation from available funds in the Treasury, or by borrowing; or take any other action relative thereto:

Dept.	Item	Requested	Recommended	Funding Source
1. DPW	Road resurfacing	\$209,000	\$209,000	Fund Balance
2. DPW	Vehicle Replacement – Large Dump Truck	\$245,000	\$245,000	Taxation
3. DPW	Storage Building/DPW Garage area	\$100,000	\$100,000	Taxation
4. DPW	Drainage/Sidewalk Improvements	\$250,000	\$250,000	Taxation
5. DPW	Facility Assessments/Plans	\$100,000	\$100,000	Fund Balance
6. DPW	Central Street Culvert	\$400,000	\$400,000	Taxation

7.	DPW	Storm Damage Repair	\$ 25,000	\$ 25,000	Taxation
8.	Town Hall	Upgrades inc. IT	\$ 35,000	\$ 35,000	Fund Balance
9.	Town Hall	Generator Replacement/Upgrade	\$100,000	\$100,000	Taxation
10.	Land Mgmt	Village Parking Study	\$ 20,000	\$ 20,000	Fund Balance
11.	Land Mgmt	Water Resources Protection Studies	\$ 80,000	\$ 80,000	Fund Balance
12.	Library	Accessible Bathroom Construction	\$200,000	\$200,000	Taxation
13.	Park/Rec	Tuck's Point Rotunda Engineering	\$ 60,000	\$ 60,000	Taxation
14.	Public Safety	Fire Engine Replacement Fund	\$250,000	\$150,000	Taxation
15.	Public Safety	Fire Gear Replacement	\$ 35,000	\$ 35,000	Fund Balance
16.	Public Safety	Police Speed Trailer	\$ 6,900	\$ 6,900	Fund Balance
17.	Public Safety	Police Tasers	\$ 12,600	\$ 12,600	Taxation
18.	Public Safety	Replacement Police Cruiser & Motorcycle	\$ 59,400	\$ 59,400	Taxation
19.	Public Safety	Fire Reporting Software	\$ 35,000	\$ 35,000	Taxation
20.	Public Safety	Fire Station repairs/upgrades	\$ 30,000	\$ 30,000	Taxation
21.	Public Safety	Radio Upgrades (Ps5)	\$ 8,250	\$ 8,250	Fund Balance
22.	Harbor	Dredging Engineering/Permitting	\$ 20,000	\$ 20,000	Waterway Fund
23.	Harbor	Pick-up truck	\$ 35,000	\$ 35,000	Fund Balance
24.	Harbor	Reed Park Water and Electric Service	\$ 40,000	\$ 40,000	Fund Balance
25.	Water	Plant Upgrades/Equipment Replacement	\$200,000	\$200,000	Water Enterprise
26.	Water	Pipe replacement/improvements	\$600,000	\$600,000	Water Enterprise Retained Earnings & Fund Balance
27.	Sewer	Plant Upgrades/Equipment Replacement	\$300,000	\$300,000	Sewer Enterprise, Retained Earnings, & Taxation
TOTAL				\$3,356,425	

Per petition of the Board of Selectmen

ARTICLE 6: To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money for the Town's assessment from the District for the Gross Operating and Maintenance Budget of the Manchester-Essex Regional School District including debt service - said sum to be calculated solely in accordance with the "Agreement Between the Towns of Essex and Manchester-by-the-Sea, Massachusetts with Respect to the Formation of a Regional School District", as most recently amended, by invoking and approving the provision found in paragraph four of G.L. c. 71, § 16B allowing District members "to reallocate the sum of their required local contributions to the District in accordance with the regional agreement", for the fiscal year beginning July first, two thousand twenty-two; or take any other action relative thereto.

Per petition of the Manchester-Essex Regional School Committee

ARTICLE 7. To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2023 Community Preservation budget and to appropriate from the Community Preservation Fund estimated annual revenues a sum of money to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2023; and further to reserve for future appropriation a sum of money from the Community Preservation Fund estimated annual revenues for open space, including land for recreational space, historic resources, and community housing purposes, as well as a sum of money to be placed in the 2023 Budgeted Reserve for general Community Preservation Act purposes; and further to appropriate from the Community Preservation Fund a sum or sums of money for Community Preservation

projects or purposes as recommended by the Community Preservation Committee as follows; or take any other action relative thereto.

1. Community Preservation Committee Expenses (studies, etc.)	(administrative)	\$ 25,000*
2. Bike and Pedestrian Committee Bike Racks	(open space & recreation)	\$ 7,000
3. Pine Street Athletic Field (old burn dump)	(open space & recreation)	\$ 800,000
4. Causeway/Sawmill Brook replanting	(open space & recreation)	\$ 35,000
5. Winthrop Field Drainage	(open space & recreation)	\$ 10,000
6. Western Woods Research	(open space & recreation)	\$ 7,500
7. Pollinator Gardens	(open space & recreation)	\$ 20,000
8. Affordable Housing Trust Project Funding	(community housing)	\$ 200,000
9. Restoration of Town Cemeteries and Parks	(historic preservation)	\$ 25,000
10. Tuck's Point Rotunda Engineering	(historic preservation)	\$ 50,000
11. Fire Department Memorabilia Restoration	(historic preservation)	\$ 10,000
TOTAL		\$1,189,500

(*Administrative amount limited to a maximum of 5% of total annual revenue)

Per petition of the Community Preservation Committee
Per petition of the Board of Selectmen

ARTICLE 8. To see if the Town will vote to raise and appropriate or transfer from available funds \$278,173 to be deposited into the Town's Other Post Employment Benefits Trust Fund, subject to said appropriation being expended from the Trust Fund only for the purposes authorized by section 20 of Chapter 32B of the General Laws of the Commonwealth of Massachusetts; or take any other action relative thereto.

Per petition of the Board of Selectmen

ARTICLE 9. To see if the Town will vote, pursuant to the provisions of G.L. c.44, §53E½ as most recently amended, to set the following Fiscal Year 2023 spending limitations on expenditures from the revolving fund(s) set forth in the Town's Revolving Fund By-law, Article IV, Section 11 of the General By-laws:

Program or Purpose: Costs Associated with Town of Manchester-by-the-Sea Recreation Programs; FY2023 spending limit: \$350,000.

Or take any other action relative thereto.

Per petition of the Board of Selectmen

ARTICLE 10: To see if the Town will vote to amend the Zoning By-Law as follows:

a) By deleting the first sentence of Section 4.4.6 and substituting the following therefor: "By Special Permit from the Planning Board, and limited to the land areas west of Pine Street, a/k/a Pipe Line Road and east of School Street, laboratories and establishments devoted to scientific research and development; light manufacturing, assembly and processing of materials related thereto and incidental accessory uses." and by deleting the remainder of Section 4.4.6;

b) By deleting Section 5.5 and substituting the following therefor:

"5.5 Height Regulations

a) Residential Districts, General District, and the area of the Limited Commercial District west of School Street: No structure shall be erected or altered so that it exceeds 2-1/2 stories or so that the vertical distance measured from the highest point of the roof to the mean pre-construction grade exceeds thirty-five (35') feet, whichever is lesser. Chimneys spires or towers not used for human occupancy may exceed ten (10') feet above these height limits. Mean pre-

construction grade is defined as a reference plane representing the average elevation of pre-construction ground adjoining the building at all exterior walls. A half-story is defined as a story with a sloping roof, the area of which at a height of four (4') feet above the floor does not exceed two-thirds of the floor area of the story immediately below it.

- b) Limited Commercial District in the area east of School Street: No structure shall be erected or altered so that the vertical distance measured from the highest point of the roof to the mean pre-construction grade exceeds fifty-five (55'). Chimneys, spires, towers and similar structures, tanks, HVAC equipment, solar panels, and mechanical appurtenances, not used for human occupancy may extend fifteen (15') feet above the fifty-five (55') foot height limit. Mean pre-construction grade is defined as a reference plane representing the average elevation of pre-construction ground adjoining the building at all exterior walls.
- c) By deleting the following from Section 5.7.1: "and a minimum width at all points of not less than five hundred (500') feet";
- d) By deleting Section 5.7.2 and substituting the following therefor: "Maximum lot coverage by buildings and accessory structures: 40%; and maximum lot coverage by impervious surfaces 60%";
- e) By adding the following to Section 5.7.3: "except said set back requirements may be reduced by Special Permit from the Planning Board where there is opportunity for better site design "; and
- f) By adding to Section 6.2.5, after "state layout of Route 128", the following: "except said two hundred foot (200') foot limit may be reduced by Special Permit from the Planning Board where there is opportunity for better site design ";

Per petition of the Board of Selectmen and the Planning Board

ARTICLE 11: To see if the Town will vote to accept the provisions of G.L. c. 64G, § 3A, authorizing the imposition of a local excise tax upon the transfer of occupancy of any room or rooms in a bed and breakfast establishment, hotel, lodging house, short-term rental, or motel in Town, at a rate of 3% of the total amount of rent for each such occupancy, to take effect on the first day of October, 2022, or take any action relative thereto.

Per petition of the Board of Selectmen

ARTICLE 12: To see if the Town will vote to amend the General Bylaws of the Town of Manchester By-the-Sea, copies of which are on file with the Town Clerk and available on the municipal website, to rename the Board of Selectmen as the Select Board, by striking out, in every instance in which they appear, the words "Board of Selectmen" and inserting in place thereof the words "Select Board"; and by striking out, in every instance in which they appear, the word "Selectman" and "Selectmen" and inserting in place thereof the words "Select Board Member" or "Select Board Members"; and further, to authorize the Town Clerk to make any non-substantive, ministerial revisions to ensure that gender and numerical issues in the related text of the General Bylaws are revised to properly reflect such change in title; and, further, to amend Article III, Section 2 of the General Bylaws, a copy of which is on file with the Town Clerk and available on the municipal website, by inserting the following new section therein, with the remaining sections of said Article to be renumbered accordingly; or take any action relative thereto:

SECTION 2. Select Board

- A. The Select Board shall have all the powers and duties of a board of selectmen under the General Laws and any special laws, bylaws, regulations, or policies applicable to the Town, as well as such other powers and duties as are provided in the Town's Bylaws.

Per petition of the Board of Selectmen

ARTICLE 13: To see what sum of money the Town will vote to appropriate or transfer from available funds for the purpose of reducing the tax rate, or take any other action relative thereto.

Per petition of the Board of Selectmen

And you are directed to serve this warrant by posting attested copies thereof, one at the Town Hall Building, one at the Police Station, one at the Fire House, one at the Memorial School, and one at the Post Office, twenty-one (21) days, at least, before the time of holding said meeting.


Hereof fail not to make due return of this warrant, with your doings thereon, to the Town Clerk three (3) days before the day of this meeting.

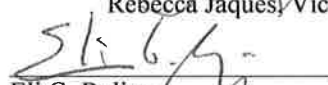
Given under our hands at Manchester-by-the-Sea, aforesaid, this 29th day of March, 2022.


BOARD OF SELECTMEN


Jeffrey Bodmer-Turner, Chair


Rebecca Jaques, Vice Chair

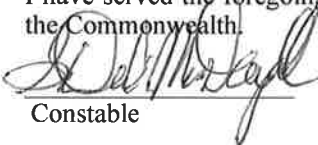

Ann Harrison


Eli G. Boling,


John Round

To the Town Clerk:

I have served the foregoing Warrant by posting attested copies thereof as directed by the By-Law of the Town and the Commonwealth.


Constable

3/31/22
Date of Posting


Received by Town Clerk

