

COPY OF THE WARRANT
and
THE REPORTS AND RECOMMENDATIONS
of the
FINANCE COMMITTEE



to be acted upon at the

Special Town Meeting
Halifax Elementary School
Thursday, December 14, 2023
6:30 p.m.



Have questions? Want to view supporting documents?

VISIT

HFXMA.US/ASTM

E-MAIL

BOS@HALIFAX-MA.ORG

CALL

(781) 294-1316

Supporting documents are available online. Physical copies will be provided at the Special Town Meeting.

Bring this copy with you to the Town Meeting

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INTENTIONALLY***

The Commonwealth of Massachusetts

PLYMOUTH, SS

To either of the Constables of the Town of HALIFAX in the County of Plymouth, GREETING.

IN THE NAME OF The Commonwealth of Massachusetts you are hereby directed to notify and warn the inhabitants of said Town, qualified to vote in elections and in Town affairs, to meet at the **HALIFAX ELEMENTARY SCHOOL** in said **HALIFAX** on **THURSDAY** the **14TH** day of **DECEMBER** next, at **6:30 o'clock in the afternoon**, then and there to act on the following articles:

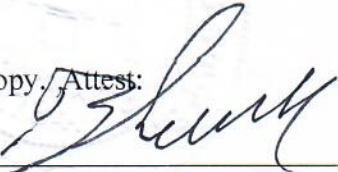
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INTENTIONALLY**

And you are directed to serve this Warrant, by posting attested copies thereof at the **Town Hall, Halifax Post Office and three other public places in said Town**, fourteen (14) days at least before the time of holding said meeting.

HEREOF FAIL NOT, and make do return of this Warrant, with your doings thereon, to the Town Clerk, at the time and place of meeting, as aforesaid.

Given under our hands this 21st day of November in the year of our Lord two thousand twenty-three.

A true copy. Attest:



Constable

11/30/2023

Selectmen of Halifax

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INTENTIONALLY**

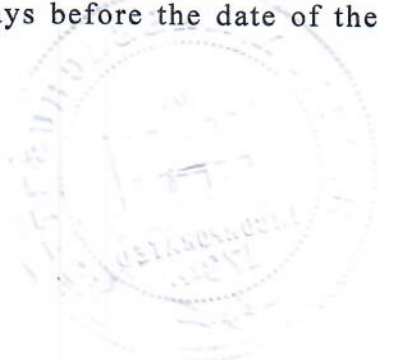
Plymouth, SS

PURSUANT TO THE WITHIN WARRANT, I have notified and warned the inhabitants of the TOWN OF HALIFAX by posting up attested copies of the same at **Town Hall, Halifax Post Office and three other public places in said Town**, fourteen (14) days before the date of the meeting, as within directed.



11/30/2013

Constable of Halifax



**TOWN OF HALIFAX
SPECIAL TOWN MEETING WARRANT
DECEMBER 14, 2023**

Please note that the actual order in which articles will be voted upon will be determined by lottery under the Town's by-laws, Chapter 47. The Moderator, at the Moderator's discretion, shall determine whether the article so chosen is contingent upon any articles yet to be acted upon and, if so, shall determine which articles must be acted upon and in which order before having Town Meeting act on the article chosen. Otherwise, the article numbers shown below are used to identify the articles.

PLYMOUTH, SS

To either of the Constables of the Town of Halifax in the County of Plymouth, Greeting.

In the name of The Commonwealth of Massachusetts you are hereby directed to notify and warn the inhabitants of said Town, qualified to vote in elections and in Town affairs, to meet at the Halifax Elementary School in said Halifax on Thursday the 14th day of December, at 6:30 o'clock in the afternoon, then and there to act on the following articles:

ARTICLE 1 To see if the Town will vote to amend the Wage and Personnel By-Law, as set forth below and recommended by the Board of Selectmen and Finance Committee, or take any action thereto:

(A): Any subsections not listed below remain unchanged in the By-Law.

ARTICLE V

§ 35-22.1. Grades.

The following positions are classified as indicated:

A. Grade 1:

(1) Recycling Attendant

B. Grade 2:

(1) Office Assistant

(2) Library Technician

(3) COA Van Driver

C. Grade 3:

(1) Administrative Assistant

D. Grade 4:

(1) Administrative Assessor

(2) COA Outreach and Services Coordinator

(3) Library Associate

(4) Assistant Treasurer

(5) Assistant Collector

(6) Assistant Town Clerk

(7) Assistant Town Accountant

E. Grade 5:

(1) Executive Assistant

(2) Conservation Agent

- F. Grade 6:
 - (1) Recycling and Solid Waste Coordinator
- G. Grade 7:
 - (1) Assistant Library Director
- H. Grade 8:
 - (1) Technical Support/IT Specialist
- I. Grade 9:
 - (1) Human Resources Manager
- J. Grade 10:
 - (1) Council on Aging Director
 - (2) Principal Assessor
- K. Grade 11:
 - (1) Building Commissioner
 - (2) Health Agent
 - (3) Library Director
 - (4) Town Accountant
 - (5) Water Superintendent
- L. Grade 12:
 - (1) Director of Town Buildings and Maintenance

(B): Appendix A – Rates Effective July 1, 2023

See the Attachment titled “Fiscal Year 2024 Compensation Schedule.”

	<u>Minimum</u>	<u>Maximum</u>
Grade 1:	\$18.51 per hour	\$24.99 per hour
Grade 2:	\$19.44 per hour	\$26.24 per hour
Grade 3:	\$20.41 per hour	\$27.55 per hour
Grade 4:	\$21.39 per hour	\$28.88 per hour
Grade 5:	\$23.53 per hour	\$31.77 per hour
Grade 6:	\$25.89 per hour	\$34.95 per hour
Grade 7:	\$28.48 per hour	\$38.44 per hour
Grade 8:	\$31.32 per hour	\$42.29 per hour
Grade 9:	\$68,500.00	\$92,745.00
Grade 10:	\$75,350.00	\$101,723.00
Grade 11:	\$85,885.00	\$111,895.00
Grade 12:	\$91,174.00	\$123,084.00

Proposed by the Board of Selectmen and Finance Committee

ARTICLE 2 To see if the Town will vote to amend the following the salaries of several elected Town Officers for, July 1, 2023, to June 30, 2024, or take any action thereto:

2023-2024

Town Clerk	\$72,389.70
Treasurer-Collector	\$77,459.80
Highway Surveyor	\$80,884.34

Proposed by the Board of Selectmen

Finance Committee Recommendation at Town Meeting

ARTICLE 3 To see if the Town will vote to adopt the amended Regional Agreement to be effective July 1, 2024, as presented in the handout titled "SILVER LAKE REGIONAL SCHOOL DISTRICT AGREEMENT" or take any other action relative thereto;

Proposed by the Board of Selectmen

Finance Committee Recommendation at Town Meeting

ARTICLE 4 To see if the Town will vote to rescind Article 32 of the May 9, 2022, Annual Town Meeting and reappropriate the remaining portion of the \$1,740,000 for the purpose of funding the design, construction and project management of the Halifax Council on Aging facility or take any other action relative thereto;

Proposed by the Board of Selectmen

Finance Committee Recommendation at Town Meeting

ARTICLE 5 To see if Town Meeting will vote to amend the Code of the Town of Halifax, Chapter 167-4 (Zoning Enumeration of Districts), and the Zoning Map as follows:

1. By amending Section 167-4, Enumeration of districts, by adding a new Subsection H, as follows:

H. SHO Senior Housing Overlay District.

- (1) Purpose: To accommodate as of right senior housing development in appropriate areas of the Town of Halifax. The Senior Housing Overlay District allows multifamily housing for persons 55 years of age or older to be developed on lots located entirely within the Senior Housing Overlay District and establishes bulk and dimensional standards that encourage site plans that will meet the needs of our senior population effectively.
- (2) Overlay District. The Senior Housing Overlay District is an overlay district that does not replace but is superimposed over the underlying zoning district. The provisions of this section shall apply only to senior housing development, as defined herein, on lots located entirely within the Senior Housing Overlay District. All requirements of the underlying zoning district shall remain in full force and effect, except as specifically superseded herein. In the event of any conflict between this Subsection and any other provision of this Zoning Chapter, the provisions of this Subsection shall prevail. The location and boundaries of the Senior Housing Overlay District are as shown on map entitled "Zoning Map of Halifax, Massachusetts," dated March 14, 1966, as amended and on file in the office of the Town Clerk.

- (3) Establishment; Location. Establishment of a senior housing development, as defined herein, within the Senior Housing Overlay District shall require not less than one and fifty hundredths (1.50) acres of contiguous lot area, one hundred fifty (150) feet of continuous frontage, and location entirely within the Commercial and Business District.
- (4) Senior Housing Development. For the purposes of this Subsection, “senior housing development” means a building with three (3) or more residential dwelling units, or two (2) or more buildings on the same lot with more than one (1) residential dwelling unit in each building, intended and operated for occupancy by persons 55 years of age or older. For the purpose of this Subsection, housing intended and operated for occupancy by persons 55 years of age or older shall comply with the provisions set forth in 42 U.S.C. 3601 et seq. Senior housing development does not include a nursing home, rest home, or convalescent home.
- (5) Requirements. Senior housing development shall be permitted as of right in the Senior Housing Overlay District, subject only to the site plan requirements of Section 167-28 and the following.
 - (a) The specific use requirements of Section 167-7.D(2) do not apply. Senior housing development shall be subject to the following specific use requirements:
 - [1] The complete parcel must be under the ownership of the developer before a building permit is granted.
 - [2] Design guidelines. The shapes, scale, location and materials of all buildings shall be consistent with New England style architecture and, in general, utilize horizontal siding, pitched roofs and traditional New England colors. Lighting fixtures shall be residential in scale and streets shall be bordered by street trees wherever practical.
 - [3] All utilities in a senior housing development shall be installed underground.
 - (b) With the exception of Sections 167-10.C, 167-10.D, and 167-10.M, the dimensional and density regulations of Sections 167-10, 167-11, and 167-12 do not apply. Senior housing development shall be subject to the following dimensional and density requirements:
 - [1] Senior housing development shall be limited to a maximum density of twenty (20) dwelling units per acre.
 - [2] More than one residential building and more than one accessory building are permitted on a single lot provided the bulk and dimensional requirements of this Subsection 5 are met.
 - [3] The minimum parcel size shall be one and fifty hundredths (1.50) acres.
 - [4] The maximum building height shall be three (3) stories and fifty (50) feet, as measured from average finished grade.
 - [5] Setbacks; Primary Buildings. The minimum front setback shall be twenty (20) feet, the minimum side yard shall be twenty-five (25) feet, the minimum rear yard shall be fifteen (15) feet, and there shall be at least forty (40) feet between any two (2) primary buildings.
 - [6] Setbacks; Accessory Buildings and Garages. The minimum front setback shall be twenty (20) feet, the minimum side yard shall be five (5) feet, the

minimum rear yard shall be five (5) feet, and there shall be at least ten (10) feet between any accessory building or garage and any primary building and at least ten (10) feet between any two (2) accessory buildings or garages.

[7] Minimum residential floor area. No senior housing development, whether condominium or rental, shall be erected, reconstructed, remodeled or altered so that the lowest level, (i.e., ground floor or equivalent) of living space per dwelling unit (i.e., in a unit) contains less than seven hundred fifty (750) square feet.

[8] Fire protection.

[a] Every senior housing development, whether condominium or rental, shall install an automatic fire-detection system in each building. This system shall not include the smoke-detection systems unless so directed by the State Building Code or MGL c. 148, § 26C.

The automatic fire-detection system shall be wired into the fire station, and the alarm notification system shall be compatible to the present alarm notification system. All expenses of the installation, including the tie-in at the fire station, shall be borne by the developer. The system shall be approved by the Fire Chief before any construction is started on the site. The maintenance of the system shall be the responsibility of the owner or condominium association, if any.

[b] Every senior housing development, whether condominium or rental, shall have a hydrant system which is capable of supplying the required fire flow, plus fifty percent (50%). The water main shall not be less than eight (8) inches in diameter. All hydrants shall be set at five hundred (500) feet apart within the development.

[c] Every senior housing development, whether condominium or rental, shall supply adequate space in front of each building for fire apparatus to approach the buildings as determined by the Town of Halifax Fire Department.

(c) The off-street parking requirement of Section 167-14.B shall not apply. Senior housing development shall provide two (2) spaces of off-street parking per dwelling unit. Parking may be provided either in garages attached to the residential building served thereby, in detached free standing structures, or as paved surface parking spaces, provided that any such parking is located not more than two hundred fifty (250) feet from the residential building served thereby and may be provided pursuant to fee simple or easement interest on a lot abutting or directly across the street from the lot on which the residential building served thereby is located. Parking spaces shall be a minimum of nine (9) feet by eighteen (18) feet.

2. By amending the Zoning Map by changing the following parcel from A-R Residential District to B Commercial and Business District and adding the following parcel to the Senior Housing Overlay District:

A certain parcel of land with the buildings thereon, situated in the Town of Halifax, Plymouth County, Commonwealth of Massachusetts, on the Easterly sideline of Monponsett Street (Route 58), bounded and described as follows:

Beginning at a point on the Easterly sideline of Monponsett Street, said point being the southwest corner of the premises herein described, said point being marked by a drill hole in a concrete bound; thence,

- N 09°13'57" W by said easterly sideline of Monponsett Street, a distance of five hundred sixty five and twenty-nine hundredths feet (565.29'), to a point; thence,
- N 84°24'38" E by land n/f of the Halifax Meadows Condominiums, a distance of seven hundred sixty two and twenty-three hundredths feet (762.23'), to a point near a drill hole in a concrete bound, said bound being out S 46°34'22" W a distance of zero feet and thirty-two hundredths feet (0.32'); thence,
- S 15°44'56" E again by land n/f of the Halifax Meadows Condominiums, a distance of seven hundred ninety three and seventy-one hundredths feet (793.71') to a point; thence,
- S 48°21'02" W by land n/f of Halifax Housing Authority, a distance of four hundred twenty six and ninety hundredths feet (426.90'), to a point; thence,
- N 02°43'14" E again by land n/f of Halifax Housing Authority, a distance of three hundred twenty eight and ninety-eight hundredths feet (328.98'), to a point; thence,
- N 81°29'17" W again by land n/f of Halifax Housing Authority, a distance of five hundred eighty six and forty-two hundredths feet (586.42'), to a point on said easterly sideline of Monponsett Street, said point being the point of beginning.

As shown on that certain "Plan of Land, 265 Monponsett Street in Halifax (Plymouth County), Massachusetts," prepared by JDE Civil, and dated November 1, 2023, a reduced size copy of which is attached hereto at Exhibit A. Said parcel of land containing approximately 588,554 s.f. or 13.511 acres in area.

3. By amending the Zoning Map by adding to the Senior Housing Overlay District the parcel shown on the Halifax Board of Assessors documents as Map 63, Parcel 8A (266 Monponsett Street).
4. By finding that the parcels proposed to be located within the Senior Housing Overlay District comprise one or more "eligible locations" as defined by General Laws Chapter 40A, Section 1A, and accordingly that the amendments set forth in Items 1, 2, and 3, above, are eligible for passage by a simple majority of Town Meeting under General Laws Chapter 40A, Section 5.

Proposed by the Board of Selectmen

Recommended by the Halifax Planning Board 5-0-0

Finance Committee Recommendation at Town Meeting

- ARTICLE 6 To see if Town Meeting will vote to approve a Development Agreement substantially in the form set forth in the attachment titled "Development Agreement" with the owners of the properties located at 265 and 266 Monponsett Street in Halifax, to advance and implement the design and development of a new Senior Center for the Town of Halifax in connection with the establishment of a Senior Housing Overlay District and new senior housing development thereon, and to authorize the Halifax Board of Selectmen and the Town Administrator to finalize and execute the same on behalf of the Town or take any other action relative thereto;

Proposed by the Board of Selectmen

Finance Committee Recommendation at Town Meeting

ARTICLE 7 To see if the Town will authorize the Board of Selectmen to purchase the real property containing approximately 2.03+/- acres, identified as lots one and three in Exhibit B of the document titled, "Development Agreement" for the municipal purpose of constructing a Senior Center and any applicable amenities, and to further authorize the Board of Selectmen to take any and all actions necessary to finalize said purchase and to effectuate all necessary instruments to transfer and acquire said property; said purchase in the amount of Ten Dollars and 00/100 (\$10.00) will be paid for with funding from the operating budget; or take any other action relative thereto;

Proposed by the Board of Selectmen

Finance Committee Recommendation at Town Meeting