

TOWN OF HALIFAX
MARCH 7, 2017

Special Town Meeting
Quorum 100

Present: 215
Guest: 15

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 article numbers shown below are used to identify the articles.

The meeting was called to order at 7:40 p.m. by Moderator John Bruno. Town Clerk Barbara J. Gaynor read the Call to Order of the meeting. The Pledge of Allegiance was recited. Mr. Bruno spoke to the Lottery System that is used for calling town meeting articles.

ARTICLE 8 Voted to accept Massachusetts General Laws, Chapter 41, Section 110A allowing Town Departments to remain closed on Saturdays.

Proposed by the Town Clerk - Barbara J. Gaynor
Passed Unanimously

ARTICLE 4 Voted to provide the authority for the Board of Selectmen (or their designee, The Board of Assessors) to negotiate a proposed Solar Energy PILOT Agreement between the Town of Halifax and SunConnect MA12 LLC on behalf of the Town.

Proposed by the Board of Assessors – Thomas Millias
Passed Unanimously

ARTICLE 5 Voted to approve the Agreement for Payment in Lieu of Taxes for Real and Personal Property (the "PILOT Agreement") as approved by the Board of Selectmen on February 28, 2017 among and by the Town of Halifax and the solar energy generation company SunConnect MA12 LLC as such PILOT Agreement was negotiated by the Board of Assessors on behalf of the Board of Selectmen.

Proposed by the Board of Assessors – Thomas Millias
Passed Unanimously

A motion was made by Thomas Millias and seconded to Pass Over the following article.

Passed

ARTICLE 2: To see if the Town will vote to appropriate, borrow or transfer from available funds, \$687,876 to be expended under the direction of the Halifax School Building Committee for repairs and renovations to the Halifax Elementary School, located at 464 Plymouth Street, including but not limited to the fire suppression system and security system, including but not limited to any architectural, engineering, and administrative work associated with this project.

Proposed by the Board of Selectmen

Finance Committee Recommendation at Town Meeting

The article was Passed Over by a majority vote.

ARTICLE 1: Voted to appropriate the amount of Seven Million, One Hundred Ninety-Four Thousand, Nine Hundred Fifty-Five Dollars (\$7,194,955) for the purpose of paying costs of repairs and renovations to the Halifax Elementary School, located at 464 Plymouth Street, including but not limited to, the roof, windows, doors, siding, and trees work including but not limited to any architectural. Engineering, and administrative work associated with this project, including the payment of all costs incidental or related thereto (the "Project"), which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the Town has applied for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of Halifax School Building Committee. To meet this appropriation the Town Treasurer, with the approval of the Board of Selectmen, is authorized to borrow said amount under M.G.L. Chapter 44, or pursuant to any other enabling authority.

The Town acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and if the MSBA's Board of Directors votes to invite the Town to collaborate with the MSBA on this proposed repair project, any project costs the Town incurs in excess of any grant that may be approved by and received from the MSBA shall be the sole responsibility of the Town; provided 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 principle on said borrowing from the limitation on taxes imposed by M.G.G. c 59, s 21C (Proposition 2 1/1); and that if invited to collaborate with the MSBA on the proposed repair project, the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in Project Funding Agreement that may be executed between the Town and the MSBA.

Proposed by the Board of Selectmen – Thomas Millias
A two-thirds vote is required
Passed Unanimously

A motion was made by Troy Garron and seconded to pass over the following article.

Planning Board voted to pass over the following article.

Passed Unanimously

ARTICLE 3: To see if the Town will vote to amend Chapter 167-7(C) (Schedule of Use Regulations) by changing to the following from:

Commercial indoor or outdoor amusements, recreation places, or places of assembly, excluding outdoor movie theatres [See § 167-7D(6)], adult clubs, adult mini motion-picture theatres and adult motion-picture theatres

Use	AR	B	I	I-2	C
	N	Y	SP	N	SP

- (6) Commercial indoor or outdoor amusements or recreation places, permitted in the B District and allowable by special permit from the Board of Appeals in the I and C Districts. This excludes outdoor movie theatres. It requires that the building be so insulated and maintained as to confine any noise to the premises and that it be located at least one hundred (100) feet from a residential district.

To:

Commercial indoor or outdoor amusements, recreation places, or places of assembly, excluding outdoor movie theatres [See § 167-7D(6)], adult clubs, adult mini motion-picture theatres and adult motion-picture theatres

Use	AR	B	I	I-2	C
	SP	Y	SP	N	SP

- (6) Commercial indoor or outdoor amusements or recreation places, permitted in the B District and allowable by special permit from the Board of Selectmen in the AR, I and C Districts. This excludes outdoor movie theatres. It requires that the building be so insulated and maintained as to confine any noise to the premises and that it be located at least one hundred (100) feet from a residential district.

And to amend Chapter 167-12 (Density regulations for specific uses) from:

- D. Commercial indoor or outdoor amusements, recreation places or places of assembly must be located at least one hundred (100) feet from a residential district.

To:

- D. Buildings for commercial indoor or outdoor amusements, recreation places or places of assembly must be located at least one hundred (100) feet from a residential district and to take any other action relative thereto.

Proposed by the Board of Selectmen
Finance Committee Recommendation at Town Meeting
Passed Over Unanimously

A motion was made by Troy Garron and seconded to pass over the following article.

Passed Unanimously

ARTICLE 6 To see if the Town will vote to request that the Board of Selectmen notify the Silver Lake Regional School Committee that the Town of Halifax recommends approval or disapproval of the proposed sale of land owned by the Silver Lake Regional School District to the Town of Kingston for a police station in the Town of Kingston and to take any other action relative thereto.

Proposed by the Board of Selectmen
Finance Committee Recommendation at Town Meeting
Passed Over Unanimously

ARTICLE 7 Voted to transfer from undesignated fund balance the sum of \$1 to fund the provisions of the collective bargaining agreement for Fiscal Year 2017 between IAFF, Local 3159 (Firefighters) and the Town of Halifax, including a provision that the Town pay the difference in pay between the pay received by an employee in military service and the amount that the employee would receive working for the Town or take any action thereon.

Proposed by the Board of Selectmen – Kim R. Roy
Passed Unanimously

A motion was made by Troy Garron and seconded to adjourn to a date and time certain on Saturday, March 11, 2017.

Meeting adjourned at 8:55 p.m.

And on Saturday, March 11, 2017 from 10:00am to 6:00pm to meet at the Halifax Elementary School:

Question 1: Shall the Town of Halifax be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bonds issued to pay for the costs of repairs and renovations to the Halifax Elementary School, including but not limited to the roof, windows, doors, siding and trees, including but not limited to any architectural, engineering and administrative work associated with this project?

☐ Yes ☐ No

Question 2: Shall the Town of Halifax be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bonds issued to pay for the costs of repairs and renovations to the Halifax Elementary School, including but not limited to the fire suppression system and security system, including but not limited to any architectural, engineering and administrative work associated with this project?

☐ Yes ☐ No