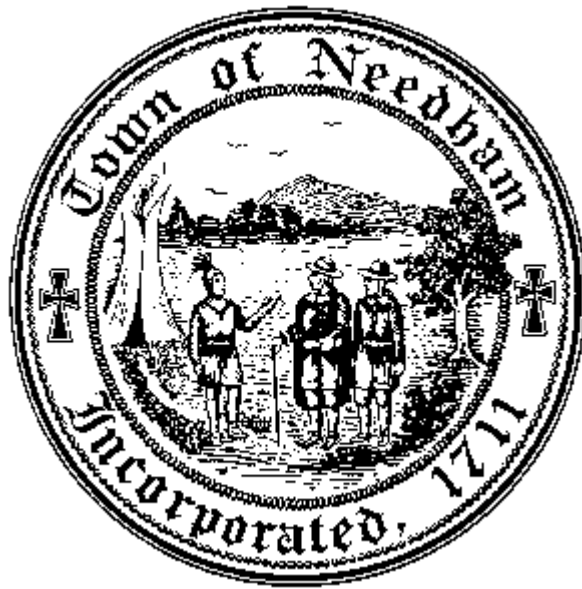


SPECIAL TOWN MEETING

WARRANT



TOWN OF NEEDHAM

MONDAY, MAY 12, 2014

7:30 P.M.

JAMES HUGH POWERS HALL, NEEDHAM TOWN HALL

1471 HIGHLAND AVENUE

NEEDHAM

Additional information on particular warrant articles will be made available from time to time at www.needhamma.gov/townmeeting during the weeks leading up to the Special Town Meeting.

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

To either of the Constables in the Town of Needham in said County, Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Needham qualified to vote in elections and in Town affairs to meet at the Town Hall:

MONDAY, THE TWELVETH DAY OF MAY, 2014

at seven-thirty in the afternoon, then and there to act upon the following articles, viz:

ARTICLE 1: AMEND THE FY2014 OPERATING BUDGET

To see if the Town will vote to amend and supersede certain parts of the fiscal year 2014 Operating Budget adopted under Article 9 of the May 2013 Annual Town Meeting and amended under Article 3 of the November 4, 2013 Special Town Meeting, by deleting the amounts of money appropriated under some of the line items and appropriating new amounts as follows:

<u>Line Item</u>	<u>Appropriation</u>	<u>Changing From:</u>	<u>Changing To:</u>
3	Group Health Insurance & Benefits	\$10,091,409	To be determined
4	Retiree Insurance & Liability Fund	\$5,035,139	To be determined

Or take any other action relative thereto.

INSERTED BY: Finance Committee

FINANCE COMMITTEE RECOMMENDS THAT: Recommendation to be Made at Town Meeting

Article Information: This article is to amend the Town’s operating budget for FY2014. Most often such amendments involve moving funds from one or more appropriation lines to other appropriation lines. In other cases, additional funds become available to address specific budget circumstances that require a Town Meeting appropriation. This article would transfer funds from the Group Health Insurance & Benefits line to the Retiree Insurance & Liability Fund, also known as OPEB. At the time of the printing of the Warrant, the specific amount proposed for transfer was not known. The amount and recommendation will be presented at Town Meeting.

ARTICLE 2: AMEND ZONING BY-LAW: LARGE-SCALE GROUND-MOUNTED SOLAR PHOTVOLTAIC INSTALLATION OVERLAY DISTRICT

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

- (a) In Section 3.13 Large-Scale Ground-Mounted Solar Photovoltaic Installation Overlay District, Subsection 3.13.6.3, Site Plan Review, paragraph (b)1)V, by adding the words “ if applicable,” in the

second sentence between the words “line,” and “power” so that the sentence now reads as follows: (new language underlined):

“The site plan shall include containment fencing line, if applicable, power lines and poles, and site access routes.”

- (b) In Section 3.13 Large-Scale Ground-Mounted Solar Photovoltaic Installation Overlay District, Subsection 3.13.6.8, Design Standards, paragraph (e) Fencing, by deleting the sentence and replacing it with the following sentence:

“In the discretion of the Planning Board, a security fence may be installed along or proximate to the perimeter of the system and any such fencing installed shall be maintained for the lifetime of the system.”

Or take any other action relative thereto.

INSERTED BY: PLANNING BOARD

FINANCE COMMITTEE RECOMMENDS THAT: Recommendation to be Made at Town Meeting

Article Explanation: Currently the Zoning By-Law requires perimeter fencing around large scale ground-mounted solar photovoltaic installations. Because the location of such installations may vary and because an issue has arisen about the advisability of such fencing at the Transfer Station, the proposed amendment allows the Planning Board discretion in requiring such fencing or not.

ARTICLE 3: AMEND COMMUNITY PRESERVATION FUND RESERVES

To see if the Town will vote to amend and supersede certain parts of the fiscal year 2014 Community Preservation Fund Reserve appropriations adopted under Article 37 of the May 2013 Annual Town Meeting by deleting the amounts of money appropriated under some of the line items and appropriating new amounts as follows:

<u>Line Item</u>	<u>Appropriation</u>	<u>Changing From:</u>	<u>Changing To:</u>
B	Community Preservation Fund Annual Reserve	\$915,200	\$857,000
C	Community Housing Reserve	\$240,900	\$270,000
E	Open Space Reserve	\$240,900	\$270,000

Or take any other action relative thereto.

INSERTED BY: Community Preservation Committee

FINANCE COMMITTEE RECOMMENDS THAT: Recommendation to be Made at Town Meeting

Article Information: The Town received a larger than projected 2014 Community Preservation Fund match from the Commonwealth in the amount of \$886,498 for FY2014. This request is to transfer funds from the Community Preservation Fund Annual Reserve to the Community Housing Reserve and Open Space Reserve to ensure that the Town has met its statutorily required allocations to reserves. The annual CPA debt service for the Town Hall is more than the ten percent minimum allocation for Historic Resources, so no funds need to be transferred to that reserve.

And you are hereby directed to serve this Warrant by posting copies thereof in not less than twenty public places in said Town at least fourteen (14) days before said meeting.

Hereof fail not and make due return of this warrant with your doings thereon unto our Town Clerk on or after said day and hour.

Given into our hands at Needham aforesaid this 9th day of April 2014.

JOHN A. BUILIAN, *Chairman*
MAURICE P. HANDEL, *Vice Chairman*
MATTHEW D. BORRELLI, *Clerk*
MARIANNE B. COOLEY
DANIEL P. MATTHEWS

Selectmen of Needham

A TRUE COPY

Attest:

Constable:

**Town Clerk's Office
Needham, MA 02492**

**First Class Mail
U.S. Postage Paid
Needham, MA
Permit No. 58224**

ATTN: SPECIAL TOWN MEETING WARRANT