

of reducing the Town's energy costs to the maximum extent feasible, by means of the provision of electrical energy via a net metering agreement or to supply electrical load on the site directly, together with (ii) permission to grant a non-exclusive easement for the reasonable access for the purpose of constructing, installing, operating, and maintaining the solar energy array, and (iii) permission to grant an easement for the duration of the solar energy array lease to National Grid or a third party for the benefit of the Town of Cohasset as necessary for the purposes of providing electricity and telecommunications to and from Town-owned property, for the following Town-owned sites: the Town Water Plant, or take any other action related thereto.

Select Board for ALTERNATIVE ENERGY COMMITTEE

INFORMATIONAL SUMMARY: This Article would allow for the Select Board and the Water Commission to lease space at the Water Department for the placement of solar energy arrays.

Select Board: Recommend Approval by a Vote of 5-0

Advisory Committee: Recommend Approval by a Vote of 6-0

Article 18: Amendments to §30 Cohasset Affordable Housing Trust Bylaw

To see if the Town will vote to amend § 30-69 (Cohasset Affordable Housing Trust) as follows:

Delete the phrase "subject to approval by a majority vote of the Board of Selectmen from the first sentence of B. 10.

Delete B.14 in its entirety and replace it with the following language:

To provide grants or loans to assist in the identification and production of low- or moderate-income housing which advance the efforts to increase the Subsidized Housing Inventory in the Town of Cohasset.

Delete C. in its entirety and replace it with the following language:

In each fiscal year, the Trust shall prepare an Annual Report to be included in the Town of Cohasset's Annual Town Report. The Annual Report shall include a summary of the finances of the Trust and shall include the most recent audited financial statements of the Trust. The Annual Report shall also identify the short- and long-term goals of Trust.

Insert a new F with the following language:

As used in this Bylaw, the Subsidized Housing Inventory ("SHI") is the official measure of a community's stock of low-or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.

Renumber the remaining sections.

Or take any other action in relation thereto.

TEXT WITH CHANGES-old language in ~~strike through~~, new language underlined

§ 30-69. Cohasset Affordable Housing Trust. [Added 7-10-2008]

A. Trust Fund; Board of Trustees.

1. There shall be in the Town of Cohasset a Cohasset Affordable Housing Trust Fund (hereinafter referred to as the "Trust"). The purpose of the Trust is to provide for the creation and preservation of affordable housing in the Town of Cohasset for low- and moderate-income households and for the funding of community housing, as defined in and in accordance with the provisions of M.G.L. c. 44B. [Amended 4-30-2018 ATM by Art. 18]
2. There shall be a Board of Trustees which shall include seven Trustees. The Trustees shall be appointed by the Board of Selectmen and shall include one member of the Board of Selectmen and are designated as public agents for purposes of the Constitution of the Commonwealth. The initial terms of the Trustees shall be staggered as one- or two-year terms. All terms thereafter shall be for two years.

B. The powers of the Board of Trustees shall include the following:

1. To accept and receive real property, personal property or money, by gift, grant, contribution, devise or transfer, from any person, firm, corporation or other public or private entity, including but not limited to money, grants of funds or other property tendered to the Trust in connection with the provisions of the Cohasset Zoning Bylaw or General Bylaws, or any general or special law or any other source, including money from the Community Preservation Act, M.G.L. c. 44B; provided, however, that any such money received from M.G.L. c. 44B shall be used exclusively for community housing and shall remain subject to all the rules, regulations and limitations of that chapter when expended by the Trust, and such funds shall be accounted for separately by the Trust, and provided further that at the end of each fiscal year the Trust shall ensure that all expenditures of funds received from said M.G.L. c. 44B are reported to the Community Preservation Committee of the Town for inclusion in the Community Preservation Initiatives Report, Form CP-3, to the Department of Revenue [Amended 4-30-2018 ATM by Art. 18];
2. To accept and receive municipal, school, or other public property, subject to a majority vote of Town Meeting to transfer said property to the Trust, for the purposes of the Trust.
3. To purchase and retain real or personal property for the purposes of the Trust, including without restriction investments that yield a high rate of income or no income, and to hold all or part of the Trust property uninvested for such purposes and for such time as the Board may deem appropriate.
4. To manage or improve real property.
5. To sell, lease, exchange, transfer or convey any real property for such consideration and on such terms as to credit or otherwise, and to make such contracts and enter such undertakings relative to Trust property as the Board deems advisable, notwithstanding the length of any such lease or contract.
6. To execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases, grant agreements and other instruments, sealed or unsealed, necessary, proper, or incident to any transaction in which the Board engages for the accomplishment of the purposes of the Trust [Amended 4-30-2018 ATM by Art. 18].
7. To employ and pay reasonable compensation to advisors and agents, such as accountants, appraisers, and lawyers, as the Board deems necessary.

8. To apportion receipts and charges between income and principal as the Board deems advisable, to amortize premiums and establish sinking funds for such purpose, and to create reserves for depreciation, depletion or otherwise.
9. To carry property for accounting purposes at other than acquisition date values.
10. To borrow money on such terms and conditions and from such sources as the Trustees deem advisable, to mortgage and pledge Trust assets as collateral. ~~subject to approval by a majority vote of the Board of Selectmen.~~ (Any debt issued by the Trust shall not be deemed to constitute a debt or liability of the Town of Cohasset or a pledge of the faith and credit of the Town, but shall be payable solely from the revenues, funds and/or assets of the Trust. Any debt instrument executed by the Trust shall contain on the face thereof a statement to the effect that the Town of Cohasset is not obligated to pay the same or the interest thereof except from revenues, funds and/or assets of the Trust and that neither the faith and credit nor the taxing power of the Town of Cohasset is pledged to the payment of the principal of or the interest on such debt. The issuance of debt by the Trust shall not directly or indirectly or contingently obligate the Town of Cohasset to levy or to pledge any form of taxation whatever therefor or to make any appropriation for their payment).
11. To make distributions or divisions of principal in kind.
12. To defend, enforce, release, settle or otherwise adjust claims in favor or against the Trust, including claims for taxes, and to accept any property, either in total or partial satisfaction of any indebtedness or other obligation, and subject to the provisions of this bylaw, to continue to hold the same for such period of time as the Board may deem appropriate.
13. To extend the time for payment of any obligation to the Trust.
14. To provide grants or loans to assist in the identification and production of low- or moderate-income housing home buyers to purchase or rehabilitate a dwelling unit which advance the efforts to increase the Subsidized Housing Inventory in the Town of Cohasset; and
15. To convey, through sale, lease or transfer, real property purchased under this bylaw to any for-profit or nonprofit developer or any public agency to provide low- or moderate- income housing, subject to an affordable housing restriction under M.G.L. c. 184, § 26 or §§ 31 to 33.

~~C. Expenditures for the acquisition or disposition of real property shall be subject to approval by a majority vote of the Board of Selectmen. In each fiscal year, expenditures from the fund shall be in accordance with an allocation plan approved by the Town at the Annual Town Meeting and upon the recommendation of the Trustees, for purposes consistent with this bylaw. The allocation plan shall be a general plan for the use of funds during the fiscal year to which the plan applies, and may provide for moneys to be held in reserve for expenditure in later years. The plan may be amended at a Town Meeting upon favorable recommendation of the Board of Trustees.~~ In each fiscal year, the Trust shall prepare an Annual Report to be included in the Town of Cohasset's Annual Town Report. The Annual Report shall include a summary of the finances of the Trust and shall include the most recent audited financial statements of the Trust. The Annual Report shall also identify the short- and long-term goals of Trust.

D. Payments to Trust.

1. As a means of providing available assets for the Trust, all moneys received by the Town through the following means shall be paid directly into the Trust and need not be appropriated or accepted and approved into the Trust:

- a. Cash payments made by developers to the Town for purposes of creating or preserving affordable housing, under any development agreements or development approvals pursuant to the Cohasset Zoning Bylaw.
 - b. Gifts, grants, donations, contributions, or other cash payments to the Trust for the purpose of providing low- or moderate-income housing.
2. General revenues appropriated into the Trust become Trust property, and to be expended these funds need not be further appropriated.
3. All moneys remaining in the Trust at the end of any fiscal year, whether or not expended by the Board of Trustees within one year of the date they were appropriated into the Trust, shall remain Trust property.
4. The Trust is exempt from M.G.L. c. 59 and 62, and from any other provisions concerning payment of taxes based upon or measured by property or income imposed by the commonwealth or any political subdivision thereof; and
5. The books and records of the Trust shall be reviewed annually by an independent auditor in accordance with accepted accounting practices.

E. As used in this bylaw, the term "low- or moderate-income housing" shall mean "low-income housing" or "moderate-income housing" as defined in M.G.L. c. 44B, § 2.

F. As used in this Bylaw, the Subsidized Housing Inventory ("SHI") is the official measure of a community's stock of low-or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.

G. The Town Treasurer-Collector shall be the custodian of the Trust's funds. Any income or proceeds received from the investment of funds shall be credited to and become part of the fund. [Amended 4-30-2018 ATM by Art. 18]

H. General provisions.

1. The Trust is a governmental body for purposes of M.G.L. c. 30A, §§ 18 to 25. [Amended 4-30-2018 ATM by Art. 18]
2. The Trust is a board of the Town for purposes of M.G.L. c.30B and M.G.L. c. 40, § 15A, but agreements and conveyances between the Trust and agencies, boards, commissions, authorities, departments, and public instrumentalities of the Town shall be exempt from M.G.L. c. 30B.
3. The Trust is a public employer, and the members of the Board are public employees for purposes of M.G.L. c. 258.
4. The Trust shall be deemed a public agency and Trustees as special municipal employees for purposes of M.G.L. c. 268A.
5. All projects for new construction of affordable housing or conversion of existing units into affordable housing that are proposed to be funded or subsidized by the Trust shall be so constructed or converted through the Local Initiative or Local Access Programs as governed by the then-applicable regulations of the Department of Housing and Community Development, or its successor.
6. At any time after the expiration of five years after the date on which this Trust is created by the Town, it may be terminated in the same manner as it was created, except that it shall remain in existence to complete any pending undertakings or obligations. During such winding down, the then-membership of the Board of Selectmen shall serve as the Trustees. The balance of any funds held by the Trust after winding down shall pass to the Town's Community Preservation Fund or some other substitute affordable housing fund created by the Town. Non-monetary assets of the

Trust shall pass to the Town under the control of the Board of Selectmen under such restrictions as applicable law may require or as may have been prior imposed upon such assets.

Select Board for the AFFORDABLE HOUSING TRUST COMMITTEE

INFORMATIONAL SUMMARY: This Article proposes changes in the Affordable Housing Trust Bylaw that will allow the Trust to act more effectively in its mission to preserve and create additional affordable housing opportunities in Cohasset.

Select Board: Recommend Approval by a Vote of 5-0

Advisory Committee: Recommend Approval by a Vote of 6-0

Article 19: Debt Authorization for the South Shore Regional Vocational School District

To see if the Town will authorize the South Shore Regional Vocational School District (SSRVSD) to incur debt in the amount of \$10,516,372 under the authority of Massachusetts General Law Chapter 71 Section 16(d), or any other enabling authority, for the purpose of remodeling and making extraordinary repairs to its school building which will extend the useful life of the school and support the required education program, under the following terms:

1. SSRVSD will use any and all monies borrowed to make extraordinary repairs and permanent improvements to its school building and, where necessary, remodel and expand its building footprint. Priority project determinations will include but are not limited to recommendations from its 2018 Facilities Master Plan as provided to the town.
2. The terms of any agreement to incur debt or borrow monies under this Article shall be approved by the school committee and any sums borrowed pursuant to this Article will be expended under the direction of the school committee.
3. The monies received pursuant to this Article shall be kept separate and apart from other School funds and may be expended by the school committee without further appropriation provided, however, that any balance remaining in such account at the close of a fiscal year shall remain in said account and may be expended for the upkeep and maintenance of any facility under the control of the school committee, or take any other action related thereto.

SELECT BOARD

INFORMATIONAL SUMMARY: As this Warrant was being finalized, the South Shore Regional Vocational School Committee reduced its request for funding for improvements to its building from \$18 million to \$10 million. The initial request for the full \$18 million was reviewed favorably by both the Select Board and Advisory Committee. Each Board will need to revote their recommendation based on this reduced amount prior to Town Meeting. Updated project information will be provided on the Town website.

Select Board: Recommendation at ATM

Advisory Committee: Recommendation at ATM