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## TOWN OF COHASSET

### Annual Town Meeting – May 2, 2015

At the Annual Town Meeting held on Saturday May 2, 2015 at the Cohasset High School Sullivan Gymnasium the following articles were contained in the warrant and acted upon as follows.

Checkers sworn in by the Town Clerk, Carol L. St. Pierre at 9:30 a.m. were Elizabeth Anderson, Jody Doyle, Kelly Grech, Rita Killion-Jones, Debra Krupczak and Rebekah Matthey. Tellers appointed and sworn in Moderator Daniel Evans at 10:00 a.m. were Stephen Bobo, Bernadette Faulkner, Charles Higginson, Genevra Higginson and Linda Wakeman.

The Moderator called the meeting to order at 10:17 a.m. and a quorum of 100 was present at that time. The registered voters checked in on the voting list totaled 251. Precinct 1 – 129 voters and precinct 2 – 122.

Citizens recited the pledge of allegiance. A moment of silence was observed for citizens listed in the memoriam of the town report.

Congressman Stephen Lynch was recognized at this time.

**Voted unanimously** to dispense with the reading of the call of the Meeting and Return of service having been examined by the Moderator and found to be in order.

#### **Article 1: Annual Town Report**

To act upon the reports of the various Town Officers as printed in the Annual Town Report for 2014, or to take any other action related thereto.

**MOVED**, that the reports of the various Town Officers as printed in the Annual Town Report for 2015, be accepted and placed in the permanent records of the town.

**Motion adopted unanimously.**

#### **Article 2: Reports of Committees**

To hear the reports of any Committee heretofore chosen and act thereon, or to take any other action related thereto.

**MOVED**, that the subject matter of this article be indefinitely postponed.

**Motion adopted.**

**Article 3: Water Rate Restructuring**

To see if the town will vote to amend the current schedule of Water Rates by adopting the following new schedules of Quarterly Capital Recovery Charges and Annual Fire Service Charges., to take effect July 1, 2015, or to take any other action related thereto.

QUARTERLY CAPITAL RECOVERY CHARGES BY METER SIZE AND YEAR					
Meter Size	2016	2017	2018	2019	2020
1-1/2" or below	\$187	\$187	\$180	\$168	\$170
Unmetered Unit	\$93.50	\$93.50	\$90	\$84	\$85
2"	\$542	\$542	\$523	\$487	\$493
3"	\$1,056	\$1,056	\$1,017	\$949	\$961
4"	\$1,547	\$1,547	\$1,489	\$1,389	\$1,406

ANNUAL FIRE SERVICE CHARGES BY CONNECTION TYPE	
Hydrants (Municipal or Private)	\$730
4" and smaller Sprinkler Connection	\$370
6" and smaller Sprinkler Connection	\$1,100
Larger than 6" Sprinkler Connection	\$1,530

**MOVED**, that the current schedule of Water Rates be amended by adopting the following new schedules of Quarterly Recovery Charges and Annual Fire Service Charges, to take effect July 1, 2015:

QUARTERLY CAPITAL RECOVERY CHARGES BY METER SIZE AND YEAR					
Meter Size	2016	2017	2018	2019	2020
1-1/2" or below	\$187	\$187	\$180	\$168	\$170
Unmetered Unit	\$93.50	\$93.50	\$90	\$84	\$85
2"	\$542	\$542	\$523	\$487	\$493
3"	\$1,056	\$1,056	\$1,017	\$949	\$961
4"	\$1,547	\$1,547	\$1,489	\$1,389	\$1,406

<b>ANNUAL FIRE SERVICE CHARGES BY CONNECTION TYPE</b>	
Hydrants (Municipal or Private)	\$730
4" and smaller Sprinkler Connection	\$370
6" and smaller Sprinkler Connection	\$1,100
Larger than 6" Sprinkler Connection	\$1,530

**Motion Adopted.**

**Article 4: Operating Budget**

To see if the Town will vote to fix salaries and compensation of Elected Officers, and to see what sums the Town will vote to raise and appropriate from available funds or otherwise, for the payment of the salaries and compensation, expenses, equipment and outlays, capital and otherwise, of the several Town Departments, including the enterprise funds for the Water Department and Sewer Department, for the ensuing fiscal year, or to take any other action related thereto.

**MOVED** that Forty Six Million Three Hundred Fifty Four Thousand One Hundred Ninety Two Dollars (\$46,354,192) be appropriated for the Fiscal Year 2016 Annual Town Budget to be allotted as follows: \$87,391 for salaries of elected Town Officials consisting of the Town Clerk \$76,874; Clerk, Board of Registrars (4) at \$329 each, total of \$1,316; Moderator, \$1; Selectmen, Chairman \$1,500; Members (4) at \$1,000 each, total of \$4,000; Board of Assessors, Chairman, \$1,300; Members (2) at \$1,200 each, total \$2,400; and the remaining \$46,266,801 for Personal Services, Expenses, and Capital Outlays, interest on Maturing Debt and other charges for various departments, as is further described in Appendix A and Appendix B in the Warrant, and to meet the appropriation, the following transfers are made:

\$2,397,704 from Sewer Enterprise Revenue,  
 \$4,832,785 from Water Enterprise Revenue,  
 \$65,338 from School Construction Surplus Fund,  
 \$25,671 from Reserve for Community Preservation Debt,  
 \$220,734 from Capital Stabilization Fund,  
 \$5,000 from Wetland Fund,  
 \$75,000 from Title V Betterment Fund,  
 \$27,081 from Sewer Betterment Debt Stabilization Fund,

AND \$38,704,879 is raised from taxation and other general revenues of the Town.

**APPENDIX A**

**FISCAL YEAR 2016 GENERAL FUND OPERATING BUDGET**

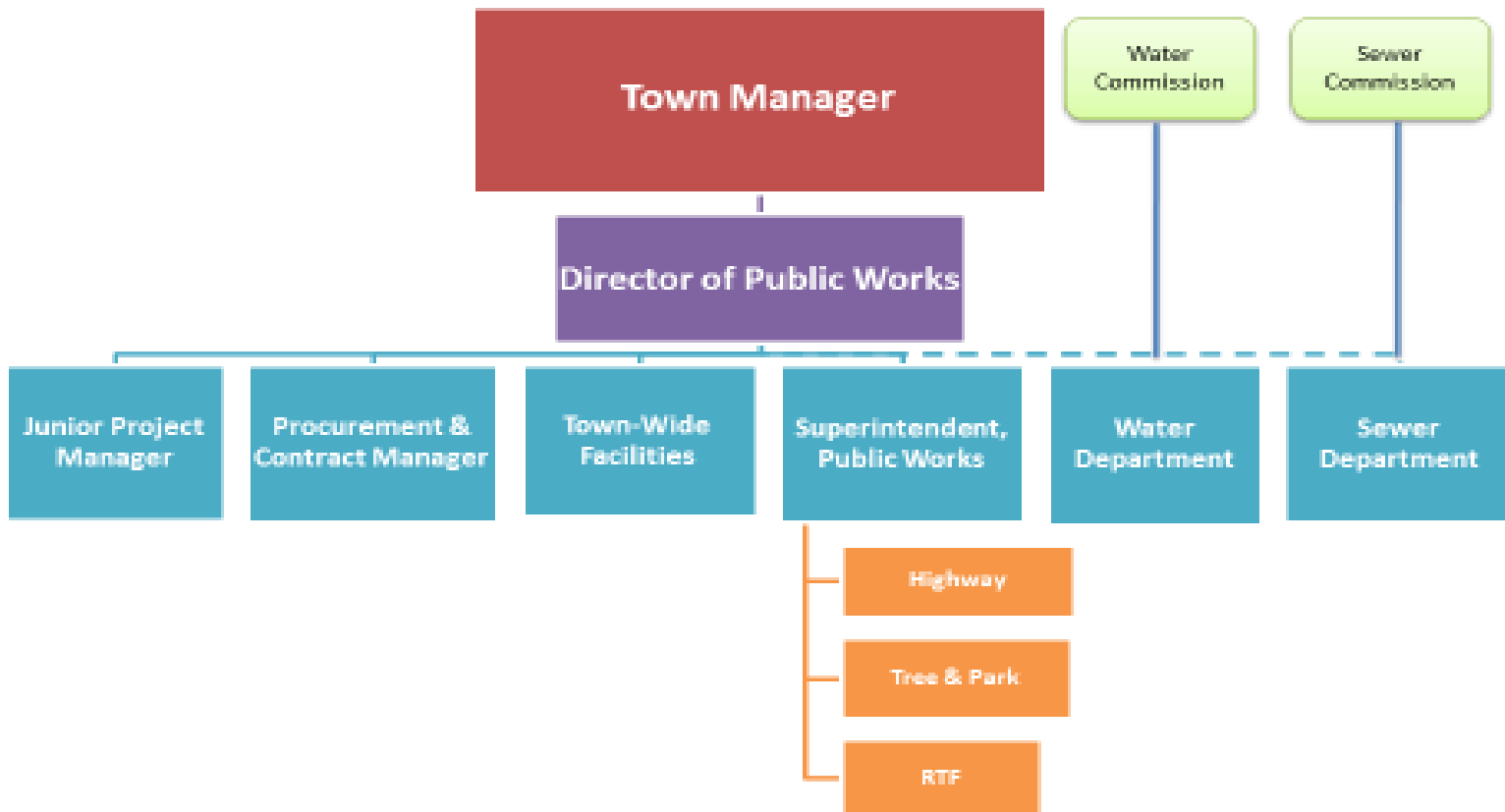
<b>DEPARTMENT</b>	<b>FISCAL 2013 BUDGET</b>	<b>FISCAL 2014 BUDGET</b>	<b>FISCAL 2015 BUDGET</b>	<b>FISCAL 2016 REQUESTED</b>	<b>FISCAL 2016 RECOMMENDED</b>
<b>ADMINISTRATIVE SERVICES</b>					
TOWN MODERATOR	500	500	500	500	500
BOARD OF SELECTMEN	236,918	238,621	227,950	230,300	230,300
TOWN MANAGER	387,841	432,649	435,465	369,737	369,737
HUMAN RESOURCE MANAGEMENT	-	-	50,000	70,000	70,000
SCHOOL SUPPORT OFFICER	-	-	-	70,000	70,000
ADVISORY COMMITTEE	360	360	360	360	360
RESERVE FUND	100,000	200,000	200,000	200,000	200,000
DIRECTOR OF FINANCE	230,057	231,426	270,635	265,429	265,429
BOARD OF ASSESSORS	197,884	203,874	221,697	212,636	212,636
TREASURER/COLLECTOR	227,733	283,098	293,397	303,836	303,836
LEGAL SERVICES	200,000	200,000	175,000	175,000	175,000
CHIEF TECHNOLOGY OFFICE	-	150,000	200,000	300,000	300,000
TOWN CLERK	129,013	134,041	149,865	148,728	148,728
PERMITS & INSPECTIONS	130,827	161,793	170,824	150,496	150,496
UNCLASSIFIED	364,710	363,710	367,210	367,210	367,210
<b>ADMINISTRATIVE TOTAL</b>	<b>2,205,843</b>	<b>2,600,072</b>	<b>2,762,903</b>	<b>2,864,232</b>	<b>2,864,232</b>
<b>PUBLIC SAFETY</b>					
POLICE	1,947,163	2,042,667	2,246,844	2,265,054	2,265,054
FIRE	2,057,013	2,081,700	2,210,777	2,258,766	2,258,766
BUILDING COMMISSIONER	130,115	134,494	137,393	139,793	139,793
EMERGENCY MANAGEMENT	11,000	18,000	26,000	38,000	38,000
HARBORMASTER	89,845	99,871	109,732	111,492	111,492
SHELLFISH CONSTABLE	475	475	475	475	475
<b>PUBLIC SAFETY TOTAL</b>	<b>4,235,611</b>	<b>4,377,207</b>	<b>4,731,221</b>	<b>4,813,580</b>	<b>4,813,580</b>
<b>EDUCATION SERVICES</b>					
COHASSET SCHOOLS	15,866,062	16,237,032	16,957,496	17,505,000	17,505,000
SOUTH SHORE VOCATIONAL	136,635	140,051	84,721	73,471	73,471
<b>EDUCATION SERVICES TOTAL</b>	<b>16,002,697</b>	<b>16,377,083</b>	<b>17,042,217</b>	<b>17,578,471</b>	<b>17,578,471</b>
<b>PUBLIC WORKS/FACILITIES</b>					
DEPT OF PUBLIC WORKS	1,082,378	944,139	973,912	1,175,168	1,175,168
SNOW & ICE REMOVAL	125,000	125,000	250,000	125,000	125,000
STREET LIGHTING	75,000	50,000	45,000	45,000	45,000
TRANSFER STATION	257,000	456,691	465,732	466,199	466,199
FACILITIES MANAGEMENT	610,511	658,025	675,777	801,523	801,523
<b>PUBLIC WORKS/FACILITIES TOTAL</b>	<b>2,149,889</b>	<b>2,233,855</b>	<b>2,410,421</b>	<b>2,612,890</b>	<b>2,612,890</b>

**APPENDIX A**

**FISCAL YEAR 2016 GENERAL FUND OPERATING BUDGET**

<b>DEPARTMENT</b>	<b>FISCAL 2013 BUDGET</b>	<b>FISCAL 2014 BUDGET</b>	<b>FISCAL 2015 BUDGET</b>	<b>FISCAL 2016 REQUESTED</b>	<b>FISCAL 2016 RECOMMENDED</b>
<b>HEALTH &amp; WELFARE</b>					
BOARD OF HEALTH	158,573	142,702	148,280	147,139	147,139
ELDER AFFAIRS	238,390	249,448	384,177	262,998	262,998
VETERANS SERVICES	94,120	112,550	134,250	138,850	138,850
<b>HEALTH &amp; WELFARE TOTAL</b>	<b>491,083</b>	<b>504,700</b>	<b>666,707</b>	<b>548,987</b>	<b>548,987</b>
<b>CULTURE &amp; RECREATION</b>					
LIBRARY	520,157	529,997	562,873	579,284	579,284
RECREATION	101,389	108,019	113,902	120,595	120,595
COMMON HISTORICAL COMMISSION	50	50	50	500	500
HISTORICAL PRESERVATION	800	600	600	600	600
CELEBRATIONS	2,500	-	-	-	-
<b>CULTURE &amp; RECREATION TOTAL</b>	<b>624,896</b>	<b>638,666</b>	<b>677,425</b>	<b>700,979</b>	<b>700,979</b>
<b>DEBT SERVICE</b>					
DEBT SERVICE	3,429,770	3,405,573	3,262,518	3,167,326	3,167,326
<b>DEBT SERVICE TOTAL</b>	<b>3,429,770</b>	<b>3,405,573</b>	<b>3,262,518</b>	<b>3,167,326</b>	<b>3,167,326</b>
<b>BENEFITS &amp; INSURANCE</b>					
PENSION ASSESSMENT WORKERS COMPENSATION	1,388,631	1,485,835	1,591,141	1,706,914	1,706,914
UNEMPLOYMENT	123,200	129,360	122,508	142,619	142,619
HEALTH INSURANCE	20,000	20,000	7,500	7,500	7,500
LIFE INSURANCE	3,155,879	3,376,791	3,570,467	4,556,164	4,556,164
MEDICARE TAX	9,000	9,360	9,360	9,547	9,547
PROPERTY & LIABILITY INSURANCE	267,280	277,971	284,920	292,043	292,043
	255,765	268,553	295,301	296,080	296,080
<b>BENEFITS &amp; INSURANCE TOTAL</b>	<b>5,219,755</b>	<b>5,567,870</b>	<b>5,881,197</b>	<b>7,010,867</b>	<b>7,010,867</b>
<b>GENERAL FUND GRAND TOTAL</b>	<b>34,359,544</b>	<b>35,705,026</b>	<b>37,434,609</b>	<b>39,297,332</b>	<b>39,297,332</b>
<b>SEWER ENTERPRISE FUND</b> (indirect costs included in General Fund Budget)	<b>2,657,897</b>	<b>2,484,667</b>	<b>2,242,921</b>	<b>2,322,625</b>	<b>2,322,625</b>
<b>WATER ENTERPRISE FUND</b> (indirect costs included in General Fund Budget)	<b>4,579,173</b>	<b>4,586,481</b>	<b>4,702,202</b>	<b>4,734,235</b>	<b>4,734,235</b>

# Division of Public Works



## APPENDIX B

This proposed change to the organization chart of the Town accomplishes three things: it renames the Director of Project Management and Planning as the Director of Public Works; it provides for a new position with day-to-day responsibility for procurement and contract management; and it streamlines the Town Manager’s day-to-day oversight responsibilities pursuant to the Town Manager Act and the Town By-laws, by allowing the Director of Public Works to provide supplemental professional oversight. There are no changes to the existing authority of the Water and Sewer Commissions.

**A 2/3’s vote required. Budget adopted unanimously.**

## **Proclamation offered by Agnes McCann for Patience Towle**

Whereas, Patience Garrick Towle has served as a Trustee of the Paul Pratt Memorial Library for 22 years with immense dedication; and

Whereas, Patience has been Chairman of the Board several times and Chair of the Building Committee; and

Whereas, Patience was instrumental in moving the Library to the current location and instrumental in the design and the construction; and

Whereas Patience is recognized by the Trustees as a source of immense knowledge about the Library; and

Whereas, Patience has served on the Cohasset Library Trust and the Friends of Paul Pratt Memorial Library; and

Now Therefore the Trustees of the Paul Pratt Memorial Library would like to recognize Patience Garrick Towle and thank her for service to the Library.

**NOW THEREFORE BE IT RESOLVED that the Citizens of Cohasset, assembled here at Annual Town Meeting hereby acknowledge with sincere appreciation the long and devoted service to the Town of Cohasset and will be ever grateful to Patience Garrick Towle for her commitment and dedication to the Cohasset community.**

**GIVEN** under our hands and the seal of the **TOWN OF COHASSET** on this 2<sup>nd</sup> day of May in the year Two Thousand Fifteen.

### **BOARD OF SELECTMEN**

**Diane Kennedy, Chairman**  
**Steve Gaumer, Vice-Chairman**  
**Martha Gjestebj, Clerk**  
**Kevin McCarthy**  
**Karen Quigley**

**Voted in favor of the proclamation.**



**Article 5: Unpaid Bills from Previous Years**

To see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow, pursuant to any applicable statute, a sum or sums of money, to be expended by the Town Manager, to pay for unpaid bills of the Town, the Water Commission and/or Sewer Commission from previous fiscal years, or to take any other action related thereto.

**WilmerHale                      \$7,000                      Legal Fees, Alternative Energy Committee**

**Total Unpaid Bills:                      \$7,000**

**MOVED** that the following unpaid bills of the Town from previous fiscal years, be paid, as follows:

**General Fund:**

**WilmerHale                      \$7,000                      Legal Fees, Alternative Energy Committee**

**Total Unpaid Bills:                      \$7,000**

AND to meet this appropriation, Seven Thousand Dollars (\$7,000.00) be transferred from the Stabilization Fund of the Town.

**An 8/10's vote required. Motion adopted unanimously.**

**Article 6: Supplemental Appropriations for Fiscal 2015**

To see if the Town will vote to raise and appropriate, borrow pursuant to any applicable statute and/or transfer from available funds, a sum or sums of money, to be expended by the Town Manager, needed by various departmental budgets and appropriations to complete the fiscal year ending June 30, 2015 or to decrease or otherwise adjust any budget line item as appropriated by the town at the April 28, 2014 Annual Town Meeting or the November 17, 2014 Special Town Meeting, or to take any other action related thereto.

**MOVED** that Five Hundred Thirty Three Thousand Nine Hundred Sixty Dollars (\$533,960.00) be hereby appropriated for the items set forth below amending the amounts appropriated by the Town pursuant to the 2014 Annual Town Meeting held on April 28, 2014 and/or the Special Town Meeting held on November 17, 2014, which funds are to be expended by the Town Manager, to supplement certain departmental budgets and appropriations and to fund other deficits below to complete the fiscal year ending June 30, 2015 as follows:

**Additional appropriations:**

General Fund – to the following accounts

Snow & Ice Removal	\$266,000.00
DPW Expenses	\$50,000.00
Engineering Contract Services	\$90,000.00
Total:	\$406,000.00

**Funding Sources:**

Free Cash	\$111,000.00
Stabilization Fund	\$265,000.00
Overlay Surplus	\$30,000.00
Total:	\$406,000.00

**Budgetary Transfers:**

General Fund – From the following accounts

CTO – Personnel	\$81,460.00
Assessors – Personnel	\$26,500.00
Permits & Inspections - Personnel	\$20,000.00
Total:	\$127,960.00

General Fund – To the Following Accounts

Police Personnel	\$80,800.00
Police Expenses	\$15,500.00
Street Lights	\$14,700.00
Recreation Personnel	\$4,310.00
Veterans Services	\$12,650.00
Total:	\$127,960.00

Total Supplemental Appropriations: \$533,960.00

**A 2/3's vote required. Motion adopted unanimously.**

**Article 7: Stabilization Funds**

To see if the Town will vote to raise and appropriate, transfer from available funds and/or borrow pursuant to any applicable statute a sum of money to be deposited into the Capital Stabilization Fund, the OPEB Trust Fund and the Stabilization Fund, or to take any other action related thereto.

**MOVED** that the following amounts be appropriated to be deposited in the following stabilization funds:

*One Million Twenty Dollars (\$1,020,000) into the Capital Stabilization Fund;  
One Hundred Thousand Dollars (\$100,000) into the OPEB Trust Fund; and  
One Hundred Thousand Dollars (\$100,000) into the Town Stabilization Fund.*

*AND TO meet these appropriations, One Million Two Hundred Twenty Thousand Dollars (\$1,220,000) be raised and appropriated from taxation and other general revenues of the Town.*

**A 2/3's vote required. Motion adopted unanimously.**

**Proclamation offered by Diane Kennedy for Thomas Wigmore**

**WHEREAS, Thomas Wigmore** is a Cohasset native son and 1983 Cohasset High School graduate; and

**WHEREAS, Tom Wigmore** has worked for the Town of Cohasset since he was 13-years old when his distinguished service began during the Blizzard of '78; and

**WHEREAS, Tom Wigmore** has been a tireless and devoted advocate for Cohasset's veterans and has coordinated Cohasset's Memorial Day and Veteran's Day activities; and,

**WHEREAS, Tom Wigmore** has spearheaded Cohasset High School's participation in the Girls and Boys State programs; and

**WHEREAS, Tom Wigmore** is the visionary and driving force behind Cohasset's iconic and nationally recognized Healing Fields;

**NOW THEREFORE BE IT RESOLVED that the Citizens of Cohasset, assembled here at Annual Town Meeting, with great pride, recognize Tom Wigmore for his commitment and dedication to the Cohasset community and celebrate his well-deserved honor as Cohasset's Citizen of the Year, 2015.**

**GIVEN under our hands and the seal of the TOWN OF COHASSET on this second day of May in the year Two Thousand and Fifteen.**

**FOR THE TOWN OF COHASSET**

**COHASSET BOARD OF SELECTMEN**

**Diane M. Kennedy, Chairman  
Steve Gaumer, Vice Chairman  
Martha Gjestebly, Clerk  
Karen Quigley  
Kevin McCarthy**

**Voted in favor of the proclamation.**

**Article 8: Capital Improvements Budget**

To see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow pursuant to any applicable statute, a sum of money to fund various capital improvements, capital projects and/or capital equipment for the various departments, boards, commissions and agencies of the Town, or take any other action related thereto.

**MOVED** that One Million One Hundred Eighty Five Thousand Five Hundred Seventy Three Dollars (\$1,185,573.00) be appropriated to be spent by the Town Manager with the approval of the Board of Selectmen for the purpose of purchasing certain items or services relating to capital or property, as set forth below;

<b>Department</b>	<b>Purpose</b>	<b>Amount</b>
Fire Department	Refurbish Fire Rescue Pumper 1994	\$180,000
Fire Department	Powered Ambulance Cot / Cot Power Loading System	\$50,000
Police Department	Replace Frontline Cruiser	\$35,500
Police Department	Radios (portable and mobile)	\$59,257
Police Department	Electronic Parking Enforcement	\$13,500
Department of Public Works	Heavy haul Tractor	\$25,000
Department of Public Works	Truck #3 1999 replace truck body sander-catch basin	\$20,000
Facilities	Town Wide Facilities Condition and Functional Assessments	\$105,000
Facilities	Facility Vehicles (4x4 w/plow-'16)	\$45,000
Engineering	Treat's Pond Flood Relief	\$200,000
Engineering	Border Street Culvert	\$20,000
IT Department	Digital Learning Program: Replacement/Upgrades Classroom instruction/laptops (Lease)	\$47,500
IT Department	Digital Learning Program: Replacement/Upgrades Classroom instruction/laptops (Purchase)	\$68,816
IT Department	Upgrade switches, firewall, bandwidth, backbone switches	\$60,000
IT Department	Safety and Security Projects – Cameras	\$152,000
School Department	All School Buses Lease (supplement School Budget)	\$75,000
Town Clerk	Codification Bylaws – General and Zoning	\$15,000
Town Clerk	Image Cast Precinct Tabulator-vote tabulator	\$14,000
	<b>Total – ATM 2015</b>	<b>\$1,185,573</b>

AND to meet this appropriation,

\$9,635 in funds remaining after the completion of the Gas Remediation project, \$2,800 in funds remaining after the purchase of the Glass Recycling Container, and \$9,376 in funds remaining after the completion of Bridge Repairs on Border Street, all pursuant to Article 7 from the Annual Town Meeting of April 28, 2014, will be transferred from each Capital Project Account, and \$1,163,762 will be transferred from the Capital Stabilization Fund.

*Provided, however that the amounts listed above for particular projects are not to be construed as individual appropriations but instead the sums shown are intended to be estimates of individual projects but the amount appropriated is one line item in the total sum of \$1,185,573.00. The Town Manager, with the approval of the Board of Selectmen, is hereby authorized to distribute such funds in such a manner as may be needed to accomplish the forgoing list of projects, provided further, however, that the excess funds are available because one or more items cost less than estimated and not because an item intended to be procured is not so procured.*

**A 2/3's vote required. Motion adopted.**

**Article 9: Establishment of and/or Annual Renewal of Revolving Funds**

To see if the Town will vote to establish and/or renew revolving fund accounts for various departments of the Town according to Massachusetts General Law, Chapter 44 Section 53E½ or to take any other action related thereto.

**MOVED** that new revolving funds be hereby authorized commencing effective July 1, 2015 for the Department of Health and for the Conservation Commission, and that the previously established revolving fund for the Department of Elder Affairs be renewed, all pursuant to Massachusetts General Laws, Chapter 44, Section 53E ½ , which funds shall be kept separate and apart from other monies by the Treasurer, and in which shall be deposited receipts received that may be spent only from those sources identified below under "Source of Funds" without further appropriation during Fiscal Year 2016 and as identified below under "Use of Funds," and shall be expended under the direction of those so indicated. Said annual amount expended from this revolving account shall not exceed the amount indicated below under "Annual Expenditure."

<b>Source of Funds</b>	<b>Use of Funds</b>	<b>Expended Under Direction Of</b>	<b>Annual Expenditure</b>
Conservation and Storm water Permit and Filing Fees	Staff and services for the Conservation Agent	Town Manager	\$40,000
Food Permit Fees	Inspectional Services	Director of Public Health	\$30,000
Elder Affairs Program Fees	Elder Affairs programs and trips	Director of Elder Affairs	\$15,000

**Motion adopted unanimously.**

**Proclamation offered by Karen Quigley for Frederick Koed**

**WHEREAS, Frederick R. Koed**, or Fred as he is called, was first appointed to the Advisory Committee in 1982 and served until 1987; and

**WHEREAS, Fred** was appointed by the Governor in 1987 to the Cohasset Housing Authority, a position he held until 1992; and

**WHEREAS, Fred** was involved in many other committees and groups including, *the Fair Housing Committee* (1988-1989), *Election officer* (1991-1997), the *Metropolitan Area Planning Council* (2005-2014) and the *Norfolk County Advisory Board* (2007-2013); and

**WHEREAS, Fred** was elected to the position of Water Commissioner from 1994 -1997, where he discharged his responsibilities with fairness and impartiality; and

**WHEREAS, Fred** was elected to the Board of Selectmen in 1999 where he served with honor and distinction for 15 years; and

**WHEREAS** such dedication and service to the Town cannot come without great sacrifice to personal matters and family life; and

**WHEREAS**, the Board of Selectmen now recommends this Unanimous Motion for Commendation to **Frederick R. Koed**.

**NOW THEREFORE BE IT RESOLVED** that the Citizens of Cohasset, assembled here at Annual Town Meeting hereby acknowledge with sincere appreciation the long and devoted service to the Town of Cohasset and will be ever grateful to **Frederick R. Koed** for his commitment and dedication to the Cohasset community.

**GIVEN** under our hands and the seal of the **TOWN OF COHASSET** on this 2<sup>nd</sup> day of May in the year Two Thousand Fifteen.

**BOARD OF SELECTMEN**

**Diane Kennedy, Chairman**  
**Steve Gaumer, Vice-Chairman**  
**Martha Gjestebj, Clerk**  
**Kevin McCarthy**  
**Karen Quigley**

**Voted in favor of the proclamation.**

**Article 10: Funds for Road Repair and Maintenance**

To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute, a sum to be expended by the Town Manager for road repairs and maintenance projects as identified by the Department of Public Works, or to take any other action related thereto.

**MOVED** that Two Hundred Thousand Dollars (\$200,000) be appropriated to be spent by the Town Manager for road repairs and maintenance projects as identified by the Department of Public Works,

AND TO meet this appropriation, Two Hundred Thousand Dollars (\$200,000) be raised and appropriated *from taxation and other general revenues of the Town.*

**Motion adopted unanimously.**

**Article 11. Funds for Facilities Projects**

To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute, a sum of to be expended by the Town Manager for various Facilities Improvements identified by the Facilities Department, or to take any other action related thereto.

**MOVED** that Fifty Thousand Dollars (\$50,000) be hereby appropriated to be spent by the Town Manager with the approval of the Board of Selectmen for the following purposes, and to meet this appropriation Fifty Thousand Dollars (\$50,000) be raised and appropriated *from taxation and other general revenues of the Town:*

- PURCHASE OF NON PERISHABLE STOCK ITEMS IN BULK FOR FUTURE USE SUCH AS / Custodial Supplies, HVAC Supplies, Salt for Sidewalks/ Lamps for Town Buildings / \$15,000.00
- INTERIOR PAINTING OF TOWN BUILDINGS / DOOR AND WINDOW REPLACEMENT IN TOWN BUILDINGS / \$15,000.00
- FUNDS TO BE USED ON MISCELLANEOUS PROJECTS ON TOWN BUILDINGS NOT NECESSARILY COVERED BY BUDGET LINES / \$20,000.00

*Provided, however that the amounts listed above for particular projects are not to be construed as individual appropriations but instead the sums shown are intended to be estimates of individual projects but the amount appropriated is one line item in the total sum of \$50,000. The Town Manager, with the approval of the Board of Selectmen, is hereby authorized to distribute such funds in such a manner as may be needed to accomplish the forgoing list of projects.*

**Motion adopted unanimously.**

**Article 12: Allocation of Funds for One Time Cost**

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute a sum of money for funding one time expenditures and projects, or to take any other action related thereto.

<b>Amount</b>	<b>Source of Funds</b>	<b>Project</b>
\$20,000	General Revenues	Fire Hydrant Fee Increase
\$34,500	General Revenues	Settlement of Grievance with Firefighters Local 2804

**MOVED** that Fifty Four Thousand Five Hundred Dollars (\$54,500) be appropriated to be spent by the Town Manager for the following purposes:

- Twenty Thousand Dollars (\$20,000) for increased Fire Hydrant fees in FY 16
- Thirty Four Thousand Five Hundred Dollars (\$34,500) for resolution of a grievance with Firefighters Local 2804

AND TO meet this appropriation, Fifty Four Thousand Five Hundred Dollars (\$54,500) be raised and appropriated *from taxation and other general revenues of the Town.*

**Motion adopted unanimously.**

**Proclamation offered by Rebecca McArthur-Bates for David Wadsworth**

**WHEREAS**, David Wadsworth served with honor and distinction on the Cohasset Historical Commission from 1979 until his death in January of this year, and

**WHEREAS**, David Wadsworth contributed his vast knowledge to Commission projects such as the Captain’s Walk, the Minot’s Ledge Lighthouse watch room rebuilt on Government Island, and the National Register listings for the Cohasset Common Historical District, and

**WHEREAS**, David Wadsworth was a strong advocate for the preservation of Cohasset’s historic character, and was always ready to share with others his deep appreciation and love of Cohasset’s long history and its unique way of life; and

**WHEREAS**, David Wadsworth served as Town Archivist from 1979 to 2013 and helped to ensure that the town records were properly preserved for future generations, and

**WHEREAS**, David Wadsworth spent countless hours of his time to inventory the historic properties of Cohasset which are on file at the Massachusetts Historical Commission, and

**WHEREAS**, David Wadsworth was born in the Cohasset Hospital on Ripley Road, graduated from the original Osgood School on Elm Street in 1949 and returned to Cohasset after college, he was a true “Townie” and dedicated his life to the town and its history,



**NOW, THEREFOR BE IT RESOLVED, that the citizens of Cohasset, assembled at the 2015 Annual Town Meeting hereby acknowledge and affirm to David's family our deepest gratitude and appreciation for his many years of dedicated service to the Town of Cohasset.**

**Given under our hands and the seal of Town of Cohasset on the 2nd day of May, in the year of two thousand fifteen.**

**BOARD OF SELECTMEN**

**Diane Kennedy, Chairman  
Steve Gaumer, Vice-Chairman  
Martha Gjestebj, Clerk  
Kevin McCarthy**

**Voted in favor of the proclamation.**

**Article 13: Massachusetts General Laws Chapter 91 Liability**

To see if the Town will vote to assume liability in the manner provided by the MGL Chapter 91, Section 29, as amended, for all damages that may be incurred by the work to be performed by the Massachusetts Department of Environmental Protection for the improvement, development maintenance, and protection of tidal and non-tidal rivers and streams, great ponds, harbors, tidewaters, foreshores, and shores along a public beach in accordance with Section 11 of said Chapter 91 and to authorize the Selectmen to execute and deliver bond on indemnity therefore to the Commonwealth, or to take any other action related thereto.

**MOVED** that liability be assumed by the Town of Cohasset in the manner provided by the MGL Chapter 91, Section 29, as amended, for all damages that may be incurred by the work to be performed by the Massachusetts Department of Environmental Protection for the improvement, development maintenance, and protection of tidal and non-tidal rivers and streams, great ponds, harbors, tidewaters, foreshores, and shores along a public beach in accordance with Section 11 of said Chapter 91 and that the Board of Selectmen be hereby authorized to execute and deliver bond on indemnity therefore to the Commonwealth

**Motion adopted unanimously.**

**Article 14: Additional Real Estate Exemptions**

To see if the town will vote to accept Section 4 of Chapter 73 of the Acts of 1986 to grant an additional real estate tax exemption of not more than one hundred percent (100%). Such additional exemption may be granted to persons who qualify for property tax exemptions under clauses 17, 17C ½, 17D, 22, 22A, 22B, 22C, 22D, 22E, 37, 37A, 41, 41B, 41C, 42 and 43 of Section 5 of Chapter 59 of the Massachusetts General Laws and also, to see if the town will vote to accept the amendment of Clause 41C in accordance with Chapter 184, Section 51 of the Acts of 2002, to subsequently grant an additional real estate tax exemption of not more than one hundred percent (100%). Such additional exemption may be granted to persons who qualify for

property tax exemption under clause 41C of Section 5 of Chapter 59 of the Massachusetts General Laws, or to take any other action related thereto.

**MOVED** that Section 4 of Chapter 73 of the Acts of 1986 be hereby accepted to grant an additional real estate tax exemption of not more than one hundred percent (100%), where such additional exemption may be granted to persons who qualify for property tax exemptions under clauses 17, 17C 12, 17D, 22, 22A, 22B, 22C, 22D, 22E, 37, 37A, 41, 41B, 41C, 42 and 43 of Section 5 of Chapter 59 of the Massachusetts General Laws and further, that the amendment of Clause 41 C in accordance with Chapter 184, Section 51 of the Acts of 2002, be hereby accepted to subsequently grant an additional real estate tax exemption of not more than one hundred percent (100%) where such additional exemption may be granted to persons who qualify for property tax exemption under clause 41C of Section 5 of Chapter 59 of the Massachusetts General Laws.

**Motion adopted unanimously.**

**Article 15: Community Preservation Committee**

To see if the Town will vote to hear and act on recommendations by the Community Preservation Committee for Fiscal Year 2015 pursuant to Chapter 44B of the General Laws, also known as the Community Preservation Act: to implement such recommendations by appropriating and/or reserving a sum or sums of money from the Community Preservation Fund established pursuant to such Act for (i) the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee; (ii) the acquisition, creation and preservation of open space; (iii) the acquisition, preservation, rehabilitation and restoration of historic resources; (iv) the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use; (v) the acquisition and preservation of historic resources; (vi) the acquisition, creation, preservation and support of community housing; and (vii) the rehabilitation or restoration of open space and community housing acquired or created under such Act; to authorize the Board of Selectmen with the approval of the Community Preservation Committee, to acquire by purchase, gift or eminent domain such real property interests in the name of or enforceable by the Town, acting by and through the Board of Selectmen or such other Town board as the Board of Selectmen may designate, including real property interests in the form of permanent affordable housing restrictions, historical preservation restrictions and conservation restrictions that will meet the requirements of Chapter 184 of the General Laws, as may be necessary or proper to carry out the foregoing; or to take any other action related thereto.

**MOVED** that the recommendations of the Community Preservation Committee be acted upon as follows:

**Recommendation A.** That the following amounts be appropriated from the Fiscal Year 2016 Community Preservation Fund estimated revenues to the Community Preservation Fund accounts as follows:

1. Fifty Three Thousand Four Hundred Forty Four Dollars (\$53,444) be appropriated to the Community Housing Reserve Fund and reserved for community housing purposes,
2. Fifty Three Thousand Four Hundred Forty Four Dollars (\$53,444) be appropriated to the Historic Reserve Fund for historic resources; and
3. Fifty Three Thousand Four Hundred Forty Four Dollars (\$53,444) be appropriated to the Community Preservation Open Space Reserve Fund for open space; and

Recommendation B. That Twenty Five Thousand Dollars (\$25,000) be appropriated from the estimated FY 2016 revenues of the undesignated reserve balance in the Community Preservation Fund for administrative and operating expenses of the Community Preservation Committee, including professional services; and

Recommendation C. That One Thousand Sixty Dollars (\$1,060) be appropriated from the Historic Reserve Fund for the preservation, rehabilitation and restoration of the Cohasset Bi-Centennial Flag, to be expended by the Town Manager, and further that after June 30, 2016, any residual unexpended portion of such sum shall not be further expended and shall be restored to the Historic Reserve Fund in the Community Preservation Fund; and

Recommendation D. That Fifty Three Thousand Four Hundred Twenty Four Dollars (\$53,424) be appropriated from the Community Housing Fund for the purchase and installation of new water heaters and storm doors for the apartments at 60 Elm Street, to be expended by the Town Manager, and further that after June 30, 2016, any residual unexpended portion of such sum shall not be further expended and shall be restored to the Community Housing Fund in the Community Preservation Fund; and

Recommendation E. That Thirty Two Thousand Eight Hundred Fifteen Dollars (\$32,815) be appropriated from the Open Space Fund for the expansion and improvement of walking trails in the Cohasset portion of the Turkey Hill preserve, to be expended by the Town Manager, and further that after June 30, 2016, any residual unexpended portion of such sum shall not be further expended and shall be restored to the undesignated reserve balance in the Open Space Fund; and

Recommendation F. That Twenty Five Thousand Dollars (\$25,000) be appropriated from the Historic Reserve Fund, to fund the efforts of the Cohasset Historical Commission to place the Cedar Street, Beechwood and Green Gate cemeteries on the Historical Register, to be expended by the Town Manager, and further that after June 30, 2016, any residual unexpended portion of such sum shall not be further expended and shall be restored to the Historic Reserve Fund.

Recommendation G: That for each of the above recommendations, the Board of Selectmen, or such other Town board as the Board of Selectmen may designate, be authorized to acquire by purchase or gift and hold in the name of or enforceable by the Town and to grant to a nonprofit organization, charitable corporation or foundation, such land, real property interests and permanent affordable housing restrictions, preservation restrictions and conservation restrictions

that will meet the requirements of Chapter 184 of the General Laws, as may be necessary or proper to carry out the foregoing.

**A 2/3's vote required. Motion adopted unanimously.**

**Proclamation offered by David Drinan for Stuart Ivimey**

**WHEREAS, STUART IVIMEY** was elected to the Planning Board in 2004 and has served the citizens of Cohasset with incomparable honor and distinction for the past 11 years; and

**WHEREAS, STUART IVIMEY** served as Clerk of the Planning Board from 2004 to 2008, Vice Chairman of the Planning Board from 2008 to 2011, and Chairman of the Planning Board from 2011 to 2015; and

**WHEREAS, STUART IVIMEY** as a member of the Planning Board has brought great wisdom, experience, consideration, forethought, leadership and camaraderie during the discharge of his duties; and

**WHEREAS, STUART IVIMEY** in his capacity as Chairman of the Planning Board has guided the Board in the discharge of its duties and responsibilities in an open-minded, competent, effective and efficient manner; and

**WHEREAS, STUART IVIMEY** has worked diligently and effectively with other Town Boards and Committees, developers and residents during periods of great change while at all times providing thoughtful leadership, exercising common sense and exhibiting good humor, in the furtherance of the resolution of complex and often contentious issues; and

**WHEREAS, STUART IVIMEY** served on the Community Preservation Committee from 2001 to 2011; and

**WHEREAS, STUART IVIMEY** has been a resident of Cohasset since 1999 during which time he has exhibited the strongest interest, involvement in and dedication to the well-being of the Town of Cohasset; and

**WHEREAS,** such dedication and service to the Town cannot come without great sacrifice to personal matters and family life; and

**WHEREAS,** the Planning Board now recommends this Unanimous Motion for Commendation to **STUART W. IVIMEY, JR.**

**NOW THEREFORE BE IT RESOLVED** that the Citizens of Cohasset, assembled at Annual Town Meeting hereby acknowledge and affirm their appreciation to Planning Board Member Stuart W. Ivimey, Jr., for his many years of dedicated service to the Town of Cohasset.

**GIVEN** under our hands and the seal of the TOWN OF COHASSET on this 2<sup>nd</sup> day of May in the year Two Thousand and Fifteen.

## **BOARD OF SELECTMEN**

**Diane Kennedy, Chairman**

**Steve Gaumer, Vice-Chairman**

**Martha Gjestebj, Clerk**

**Kevin McCarthy**

**Karen Quigley**

**Voted in favor of the proclamation.**

### **Article 16: Cohasset Elder Affairs – Lease or Acquisition of a Senior Center Facility**

To see if the Town will vote to Lease or Purchase a facility for the provision of services to the Town's elderly population, and for such other municipal uses as may be required, or to take any other action related thereto.

**Moved**, that the Town Manager, with approval by the Board of Selectmen, be authorized to acquire by gift, purchase and eminent domain pursuant to G.L. c. 40 and G.L. c. 79 or any other applicable laws all or any portions of and interests in that certain property and improvements thereto known as 91 Sohier Street, Cohasset for general municipal purposes, including space for the Cohasset Council of Elder Affairs, and access thereto; that to pay for such acquisition an amount not to exceed \$1,030,000 be appropriated for a purchase, and equipment and furnishings, and to meet such appropriation, the Treasurer of the Town, with approval by the Board of Selectmen, be authorized to borrow such amount and issue bonds and notes of the Town therefore; and that the Town Manager, with approval by the Board of Selectmen, be authorized to execute any necessary agreements and to take any and all other actions necessary or convenient to the carrying out of the purposes of this vote, provided however the authority granted by this vote shall be exercised in accordance with the following conditions: the property and completed building shall not be encumbered by any encumbrances except for those encumbrances agreed to by the Town Manager with the approval by the Board of Selectmen, or by any mortgages or liens, and shall be free of defects; and no restrictions shall survive the conveyance except for such restrictions as may be required by the Commonwealth of Massachusetts' Attorney General and agreed to by the Town Manager with approval by the Board of Selectmen.

**A 2/3's vote required. Motion adopted.**

### **Article 17: Creation of Steering Committee for the 250<sup>th</sup> Anniversary of Cohasset**

To see if the Town will vote to establish a committee for the purpose of planning and carrying out events in relation to Cohasset's 250<sup>th</sup> Anniversary, or to take any other action related thereto.

**MOVED**, that a committee be established for the purposes of planning and carrying out events in relation to Cohasset's 250<sup>th</sup> Anniversary; that the Board of Selectmen shall appoint members to such committee, to include two (2) representatives from each of the Cohasset Historical Commission and the Cohasset Historical Society, as well as members representing civic groups

and organizations, the business community, and such other members as the Board shall deem necessary; that the Committee make regular reports to the Board of Selectmen, the Town Manager, and to Town Meeting; and that the Committee shall sunset on December 31, 2020.

**Motion adopted unanimously.**

**Article 18: Adoption of Stretch Energy Code**

To see if the Town will vote to amend the General Bylaws to add a new Article XVI, Stretch Energy Code, as set forth below, to adopt the “Stretch Energy Code” for the purpose of regulating the design and construction of buildings for the effective use of energy, pursuant to Appendix 115.AA of the Massachusetts Building Code, 780 CMR, including future editions, amendments and modifications, or to take any other action related thereto.

ARTICLE XVI

ADOPTION OF STRETCH ENERGY CODE

Section 1 Definitions

The terms below shall have the following meanings for the purposes of this Article XVI.

International Energy Conservation Code (IECC) - The International Energy Conservation Code (IECC) is a building energy code created by the International Code Council. It is a model code adopted by many state and municipal governments in the United States for the establishment of minimum design and construction requirements for energy efficiency, and is updated on a three-year cycle. The baseline energy conservation requirements of the MA State Building Code are the IECC with Massachusetts amendments, as approved by the Board of Building Regulations and Standards.

Stretch Energy Code - Codified by the Board of Building Regulations and Standards as 780 CMR Appendix 115.AA of the 8th edition Massachusetts Building Code, the Stretch Energy Code is an appendix to the Massachusetts Building Code, based on further amendments to the International Energy Conservation Code (IECC) to improve the energy efficiency of buildings built to this Code.

Section 2 Purpose

The purpose of 780 CMR 115.AA is to provide a more energy efficient alternative to the Base Energy Code applicable to the relevant sections of the Building Code for both new construction and existing buildings.

Section 3 Applicability

The Stretch Code applies to residential and commercial buildings. Buildings not included in this scope shall comply with 780 CMR 13, 34, 51, as applicable.

Section 4 Stretch Code

The Stretch Code, as codified by the Board of Building Regulations and Standards as 780 CMR Appendix 115.AA, including any future editions, amendments or modifications, is herein incorporated by reference into these General Bylaws, Article XVI.

Section 5 Enforcement

The Stretch Code is enforceable by the Building Commissioner.

**MOVED** that the Town of Cohasset General Bylaws be amended by adding a new Article XVI, as set forth in Article 18 of the Warrant.

**Motion adopted unanimously.**

**Proclamation offered by Martha Gjestebj for Margaret Chapman**

**WHEREAS**, Margaret (Peggy) Chapman was elected to the Board of Health as a write in candidate in April of 2000 and has served on the Board of Health with honor and distinction for fifteen years: and

**WHEREAS**, as a member of the Board of Health, Peggy Chapman has brought great wisdom and patience to the many issues that face our community: and

**WHEREAS**, as a member of the Board of Health, Peggy Chapman has helped the board discharge its responsibilities in a very effective and efficient manner; at all times providing thoughtful leadership, exercising common sense and exhibiting good humor, and

**WHEREAS**, such dedication and service to the Town of Cohasset cannot come without great sacrifice to personal, family and professional matters, and

**NOW THEREFORE BE IT RESOLVED** that we, the Town of Cohasset who have benefited from her tireless commitment and hard work for the Town of Cohasset do hereby salute and thank her for her 15 years of dedicated service.

**BOARD OF SELECTMEN**

**Diane Kennedy, Chairman**  
**Steve Gaumer, Vice-Chairma**  
**Martha Gjestebj, Clerk**  
**Kevin McCarthy**  
**Karen Quigley**

**Voted in favor of the proclamation.**

**Article 19: Lease of Town Property for Siting of Solar Power Electric Generation Facility**

To see if the Town will vote to authorize the Board of Selectmen to lease certain parcels of Town owned land identified as Town of Cohasset Assessors map/parcels B4-05-048, B4-06-025B, and B4-06-003, with access located at 81-91 Cedar Street (old land fill), for development and operation of a solar (PV) power electric generation facility to provide electrical energy to the Town of Cohasset via a net metering agreement, or to take any other action related thereto.

**MOVED**, that the Board of Selectmen is hereby authorized to lease certain parcels of Town owned land identified as Town of Cohasset Assessors map/parcels B4-05-048, B4-06-025B, and B4-06-003, with access located at 81-91 Cedar Street (old land fill), for development and operation of a solar (PV) power electric generation facility to provide electrical energy to the Town of Cohasset via a net metering agreement

**A 2/3's vote required. Motion adopted unanimously.**

**Article 20: Ground-Mounted Solar Photovoltaic Installations Overlay District**

To see if the Town will vote to amend the Zoning Bylaw by adding a new Section 21, Ground Mounted Solar Photovoltaic Installations Overlay District, as set forth below or take any other action related thereto.

Section 21: Ground-Mounted Solar Photovoltaic Installations Overlay District

21.1 Purpose and Intent

21.1.1. The purpose of this Section 21: Ground-Mounted Solar Photovoltaic Installations Overlay District ("GMSP Overlay District") is to create a zoning overlay district that allows the installation, operation, maintenance and decommissioning of Ground-Mounted Solar Photovoltaic (GMSP) Arrays as a permitted use in such district, to provide standards for the placement, design, construction, operation, monitoring, modification, maintenance and decommissioning of such installations, to establish the process and procedures for review and approval of an installation, to address public safety, minimize impacts on scenic, natural and historic resources, and provide adequate financial assurance for the installation, operation, maintenance and decommissioning of GMSP installations.

21.1.2. The requirements set forth in this Section 21 shall establish the set of standards that apply to the construction, operation, maintenance, and decommissioning of GMSP Installations in the GMSP Overlay District and the process and procedures for Site Plan review and approval of an application for a GMSP Installation.

21.1.3 If an applicant does not receive GMSP Installation Site Plan Review approval or such approval lapses, then all requirements of the underlying district shall apply to the land and this alternative set of standards for the construction, operation, and/or repair of GMSP Installations shall not apply.



21.1.4 The Planning Board is the Site Plan Review Authority (SPRA) for all applications for GMSP Installations in the GMSP Overlay District defined in this article of the Bylaws.

21.1.5 An application for a GMSP Installation shall follow all Planning Board processes and procedures for a Site Plan Review as defined by these Bylaws unless either listed as an exception or modified by this article.

## 21.2 Applicability

21.2.1. Section 21 shall apply to proposal(s) for Site Plan Review and approval of GMSP Installations and construction of approved GMSP installations in the GMSP Overlay District after the effective date of this Section 21. This Section 21 shall also apply to physical modifications that materially alter the type, configuration, or size of these installations or related equipment over the operational life of the installation.

21.2.2. Location of GMSP Overlay District: The GMSP Overlay District shall be comprised of Town Assessors Map parcels B4-05-048, B4-06-025B, and B4-06-003 and the land identified as 81-91 Cedar Street. The GMSP Overlay District is shown on a map entitled "Old Landfill Drawing," which map is hereby incorporated by reference in and made part of this Zoning Bylaw.

21.2.3 Areas for additional GMSP Overlay Districts may be added from time to time by vote at Town Meeting to amend this Bylaw article.

## 21.3 Definitions

21.3.1. As-of-Right Siting: As-of-Right Siting shall mean that development may proceed without the need for a special permit, variance, amendment, waiver, or other discretionary approval. As-of-Right development shall be subject to Solar Photovoltaic Installations Site Plan Review to determine conformance with the Town's Zoning Bylaw. Projects subject to Solar Photovoltaic Installation Site Plan Review that comply with the Town's Zoning Bylaw cannot be prohibited, but can be reasonably regulated by the Site Plan Review Authority.

21.3.2. Ground-Mounted Solar Photovoltaic (GMSP) Installation: A solar photovoltaic system that is structurally mounted on the ground and is not roof-mounted, and has a minimum nameplate capacity of 250 kW DC and a minimum area of one acre.

21.3.3 Site Plan Review Authority (SPRA): The Cohasset Planning Board is the SPRA for GMSP Installations.

21.3.4. Solar Photovoltaic Installation Site Plan Review: A review and approval by the Site Plan Review Authority ("SPRA") to determine conformance with the Town's Zoning Bylaw.

21.3.5. Nameplate Capacity: The maximum rated output of the electric power production of the photovoltaic system in Direct Current (DC).

## 21.4 Compliance with Laws, Bylaws and Regulations

21.4.1. The construction, installation operation, maintenance, decommissioning and interconnection with an electricity distribution utility of GMSP Installations shall comply with all applicable local, state and federal requirements, including but not limited to all applicable electrical, construction, noise, safety, environmental and communications requirements. No GMSP Installation shall be constructed, installed or modified without first obtaining a building permit.

21.4.2. Solar Photovoltaic Installation Site Plan Review: Prior to obtaining a building permit, construction, installation or modification, GMSP Installations shall undergo Solar Photovoltaic Installation Site Plan Review by the SPRA as provided below. In accordance with Section 22(c) of the Massachusetts Green Communities Act, Solar Photovoltaic Installation Site Plan Review shall be expedited and no decision shall be rendered more than one (1) year after the date of filing of a complete application, as determined by the SPRA.

## 21.5 Application and Plan Requirements

21.5.1. Subject to submittal requirements detailed in the Planning Board's "Site Plan Review Application Package," a completed application for Solar Photovoltaic Installation Site Plan Review shall be filed with the SPRA. Along with receipt of an application, the SPRA may engage, at the applicant's cost, professional and technical consultants, including legal counsel, to assist the SPRA with its review of the application, in accordance with the requirements of G.L. c.44, §53G. The SPRA may direct the applicant to deposit funds with the SPRA for such review at the time the application is determined to be complete, and may direct the applicant to add additional funds as needed upon notice. Failure to comply with this section shall be valid grounds for denying the application. Upon approval of the application, any excess amount attributable to the

application processing by the SPRA, including any interest accrued, shall be refunded to the applicant.

### 21.5.2. Site Plan Review

The applicant shall follow the Site Plan Review policies and procedures as defined by Section 12.6 of these Zoning Bylaws and the "Site Plan Review Application Packet, Planning Board of the Town of Cohasset, Massachusetts" except as may be modified by this Section 21. The SPRA has the authority to reduce or waive the application fee. The following shall be specifically included in the Site Plan Review package:

- a. Site plan(s), prepared by a Professional Engineer licensed in the Commonwealth of Massachusetts, at a scale of one inch equals forty feet (1" = 40'), including:
  - i. North arrow and locus map;
  - ii. Property boundaries and physical features, including roads;

- iii. Name/Description of project;
- iv. Topography, proposed changes to the landscape of the site, grading, vegetation clearing, including proposed drainage;
- v. Zoning designation;
- vi. Location of proposed structures, drives, etc., including setbacks;
- vii. Sign(s) location(s);
- viii. Landscaping, both existing and proposed;
- ix. Lighting, including locations, type and wattage.

b. Plans or drawings of the GMSP Installation prepared by a Registered Professional Engineer licensed in the Commonwealth of Massachusetts, showing the proposed layout of the system and any potential shading from nearby structures or vegetation.

c. One or three line electrical diagram detailing the Ground-Mounted Solar Photovoltaic Installation, associated components, and electrical interconnection methods, with all National Electrical Code compliant disconnects and overcurrent devices.

d. Documentation of the major system components to be used, including the photovoltaic panels, mounting system, and inverter(s).

e. Documentation of actual or prospective access and control of the project site sufficient to allow for construction and operation of the proposed installation.

f. An operation and maintenance plan (see also “Operation & Maintenance Plan” Section 21.6).

g. Proof of liability insurance. The owner or operator of the Ground-Mounted Solar Photovoltaic Installation shall provide the Town Clerk and SPRA with a certificate of insurance showing that the owner or operator has sufficient liability coverage pursuant to industry standards and naming the Town as an additional insured.

h. Description of financial surety that satisfies “Financial Surety” Section 21.13.

i. Name, address and phone number and signature of the applicant(s) and property owner(s), if the applicant is not the property owner. If the applicant is not the property owner, a statement, signed by the property owner, authorizing the applicant to proceed is required.

21.5.3. Application Submission: The application packet must comply with Section 12.6 of the Cohasset Zoning By-Law and the Cohasset Planning Board’s Rules and Regulations concerning Commercial Site Plan Review.

## 21.6 Construction

21.6.1 The Solar Photovoltaic Installation Commercial Site Plan Review Application must detail the proposed GMSP Installation’s resistance to extreme wind, temperature,

snow, ice, rain, and humidity conditions. All resistance specifications to such elements must meet or exceed current State and Town building regulations.

21.6.2 Repair of damage sustained by the installation under these conditions shall be the responsibility of the owner/operator of the installation.

21.6.3 Glare shall be mitigated at the applicant's expense by the placement of fencing, vegetation or other means as reasonably required by the SPRA.

21.6.4 The GMSP Installation shall be enclosed by suitable fencing, access gates and/or other barriers to prevent unauthorized access and shall contain closed circuit cameras and motion detectors for security if required by the SPRA.

21.6.5 All utilities connections to the external electricity distribution network and lighting system shall be underground. This requirement may be partially or completely waived by the SPRA if the SPRA finds that this requirement is impractical for a specific installation.

21.6.6 All electrical installation shall be done by licensed, certified electricians. The SPRA/Town reserves the right to retain a licensed, certified electrician/engineer with experience in GMSP facility construction to inspect and approve the installation prior to the GMSP facility being placed into service.

## 21.7 Operation & Maintenance Plan

The applicant shall submit as part of the Solar Photovoltaic Installation Commercial Site Plan Review Application an operation and maintenance plan for the Ground-Mounted Solar Photovoltaic Installation, which shall include measures for maintaining safe access to the installation, storm water controls, as well as general procedures for operational maintenance of the installation.

The Operation and Maintenance Plan shall include without limitation the following:

- 21.7.1 Plans for replacing damaged or inoperative array panels.
- 21.7.2 Plans for replacing panels that have deteriorated in efficiency in excess of the manufacturer's warranty.
- 21.7.3 Measures to ensure that the panels are kept clean including plans for snow/ice removal.
- 21.7.4 Measures to ensure that the structure and brackets that support the panels shall be maintained such that no major rust or corrosion is visible for the life of the installation.
- 21.7.5 Measures to ensure that all buildings, enclosures, fences and other facilities that are part of the installation shall be maintained in a manner that they retain the original appearance and operational function, reasonable wear and tear excluded, including but not limited to paint, shingles, siding, roofing, roadways, gates, access panels, etc.

## 21.8 Dimension and Density Requirements

21.8.1 Structures: GMSP Installations and all appurtenant structures to Ground-Mounted Solar Photovoltaic Installations shall, to the extent not otherwise covered in this Section 21, be subject to the restrictions concerning the bulk and height of structures, lot area, setbacks, open space, and building coverage requirements set forth in this Zoning Bylaw for the zoning district in which the GMSP Overlay District is located, provided that only one parking space shall be required per GMSP Installation and the GMSP Installation may cover up to 70% of any lot, provided other setback requirements are met.

21.8.2 The maximum height from grade to the top of the Ground-Mounted Solar Photovoltaic Installation shall not exceed 15 feet for each individual solar panel.

21.8.3 All appurtenant structures, including but not limited to, equipment shelters, storage facilities, transformers, and substations, shall be architecturally compatible with each other. The SPRA may require that structures be screened from view by vegetation and/or joined or clustered to avoid adverse visual impacts.

## 21.9 Design Standards

21.9.1. Lighting: Lighting of Ground-Mounted Solar Photovoltaic Installations shall be consistent with local, state and federal law. Lighting of other parts of the installation, such as appurtenant structures, shall be limited to that required for safety and operational purposes, and shall be reasonably shielded from abutting properties. Where feasible, lighting of the Ground-Mounted Solar Photovoltaic Installation shall be directed downward and shall incorporate full cut-off fixtures to reduce light pollution.

21.9.2. Signage: Signs on Ground-Mounted Solar Photovoltaic Installations shall comply with this Zoning Bylaw. A sign that identifies the owner and/or operator and provides a 24-hour emergency contact phone number shall be required. Ground-Mounted Solar Photovoltaic Installations shall not display any advertising. Advertising does not include signs providing reasonable identification of the owner, manufacturer or operator of the installation.

21.9.3. Utility Connections: Electrical lines for utility interconnections shall be routed underground unless found to be impractical by the SPRA or otherwise required by the interconnecting utility.

21.9.4 Color: The GMSP panels, including all replacement panels, which make up the GMSP Installation, shall each have similar color, reflectivity and tone. The SPRA may in its discretion grant a case-by-case exception.

## 21.10 Safety and Environmental Standards

21.10.1. Emergency Services: The Ground-Mounted Solar Photovoltaic Installation owner or operator shall provide a copy of the project summary, electrical schematic and approved site plan to the Cohasset Fire Chief and Police Chief. The owner and operator shall cooperate with local public safety and emergency services in developing an emergency response plan. All means of shutting down the installation shall be clearly marked. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation. Access capability (lock keys, combinations, entry

codes, etc.) shall be provided by the owner and/or operator to these public safety officials.

21.10.2. Land Clearing, Soil Erosion and Habitat Impacts: Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of the GMSP Installation or otherwise prescribed by applicable local, state and federal laws and regulations.

21.10.3. GMSP Installation on Landfill: If the GMSP Installation will be located on a landfill, it may be required to obtain a Post-Closure Use Permit from the Massachusetts Department of Environmental Protection pursuant to 310 CMR 19.143. The SPRA may defer action on any application until such Post-Closure Use Permit is obtained or evidence is provided by the applicant that a Post-Closure Use Permit is not required.

## 21.11 Monitoring and Maintenance

21.11.1. GMSP Installation Conditions: The GMSP Installation owner or operator shall maintain the facility in good condition and repair. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures, buildings, roadways, access gateways, structural integrity, and elimination of rust and/or corrosion. Site access shall be maintained to a level acceptable to the Cohasset Fire Chief and other public safety officials. The Town may continue to maintain driveways and parking areas that exist at the time of the application. The owner, operator or property owner shall be responsible for the cost of maintaining the installation and any access road(s) installed by such party, unless accepted as a public way.

21.11.2. Modifications: All modifications to a GMSP Installation made after issuance of the required building permit shall require approval by the SPRA.

21.11.3 Monitoring and Reporting: The operator or owner of the GMSP Installation shall monitor the facility for correct and efficient operation and to detect degradation, incorrect operation or other anomalies. The operator or owner shall provide a report once per quarter to the Town documenting all pertinent details surrounding the operation and maintenance of the GMSP Installation.

21.11.4 Clearing of Vegetation and Trees: The owner/operator of the GMSP Installation shall be responsible for maintaining the immediate area around the GMSP Installation by keeping vegetation, trees and any other growth trimmed for the operational life of the GMSP Installation. For the purpose of this section, trimming means:

- a. Grass or other ground vegetation no higher than 2 feet.
- b. Trees and bushes shall be maintained to eliminate additional solar shading, to ensure safe access, to prevent damage caused by weather (wind, rain, snow, etc.) if a tree or bush is in danger of falling across an array and to present a clean and professional aesthetic appearance.

## 21.12 Abandonment and Decommissioning

21.12.1. Removal Requirements: Any GMSP Installation that has reached the end of its useful life or has been abandoned consistent with Section 21.12.2 "Abandonment" shall be removed by the owner or operator. The owner or operator shall physically remove the

installation no more than 150 days after the date of discontinued operations. The owner or operator shall notify the SPRA by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:

- a. Unless requested otherwise by the property owner (i.e. the Town), physical removal of all structures, equipment, security barriers and transmission lines associated with the GMSP Installation from the site.
- b. Disposal of all solid and hazardous waste associated with the decommissioning of the GMSP Installation in accordance with local, state, and federal waste disposal regulations.
- c. Stabilization or re-vegetation of the site of the GMSP Installation as necessary to minimize erosion. The SPRA may allow the owner or operator to leave landscaping or designated below-grade foundations and conduit in order to minimize erosion and disruption to vegetation.

#### 21.12.2. Abandonment

Absent written notice by the owner or operator to the SPRA of a proposed date of decommissioning or written notice by the owner or operator requesting an extension due to extenuating circumstances, the GMSP Installation shall be deemed abandoned when it fails to operate or operations are discontinued for more than one (1) year without the written consent of the SPRA. If the owner or operator of the GMSP Installation fails to remove the installation in accordance with the requirements of this Section 21 within 150 days of abandonment or the proposed date of decommissioning, the Town may enter the property and physically remove the installation.

#### 21.13 Financial Surety

21.13.1. An applicant for a Ground-Mounted Solar Photovoltaic Installation shall provide a form of financial surety acceptable to the Town as set forth in 21.13.2.b below, to cover costs associated with:

- a. Decommissioning of the GMSP Installation and the return of the site to its state prior to the installation of the GMSP Installation at any time subsequent to the owner's discontinuance of operation or abandonment of the installation.
- b. Insurance coverage as specified in section 21.5.2.g.
- c. The financial surety must be of a form that survives the financial viability of the owner/operator of the facility.

21.13.2 The owner/operator shall furnish or cause to be furnished, for the Town's benefit, performance and payment bonds, or other security reasonably acceptable to the Town and the SPRA, issued by a surety licensed to do business in the Commonwealth and whose name appears on the U.S. Treasury Department Circular 570, in industry standard form and as follows:

- a. prior to the initiation of any ground disturbing or construction activities at

the premises, a bond or other security reasonably acceptable to the Town/SPRA in an amount equal to the estimated cost to procure, install and fully commission the GMSP Installation; and

- b. no later than one (1) year prior to the expiration of the initial lease term for the GMSP Installation, a bond or other security reasonably acceptable to the Town/SPRA in amount equal to \$50 per kW of installed capacity of the GMSP Installation, as security to pay for the removal of the GMSP Installation from the premises upon expiration of the lease.

**MOVED**, that the Zoning Bylaw be amended by adding a new Section 21, Ground Mounted Solar Photovoltaic Installations Overlay District, as set forth in Article 20 of the Warrant.

**A 2/3's vote required. Motion adopted unanimously.**

**Article 21: Special Permits in the Village Business District**

To see if the Town will vote to amend Section 18 of the Zoning Bylaws as follows, or take any other action related thereto:

1. By amending existing Section 18.1.b “The total gross floor area of a single apartment in the VB District shall be not less than 700 square feet nor more than 1500 square feet.” as follows so as to read:

“The total Residential Gross Floor Area of a Dwelling Unit in the VB District shall be not less than 700 square feet nor more than 1500 square feet.”

and,

2. By amending existing Section 18.2 “In the VB District, the special permit granting authority may allow apartment units on ground floors of buildings only where:” as follows so as to read:

“In the VB District, the special permit granting authority may allow Dwelling Units on ground floors of buildings only where:” [no change to subsections a. and b.]

**MOVED**, that the Zoning Bylaw be amended as set forth in the Article 21 of the Warrant.

**A 2/3's vote required. Motion adopted.**

**It was moved and seconded that this Annual Town Meeting be dissolved at 12:53 p.m.**

A True Record, ATTEST:  
Carol L. St. Pierre  
Town Clerk