



MAY ANNUAL TOWN MEETING

PLYMOUTH, SS.

To either of the Constables of the Town of Hanson, in the County of Plymouth

GREETINGS,

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the Town of Hanson, qualified to vote in Town affairs, and elections, to meet in the Auditorium of the Hanson Middle School, 111 Liberty Street in said Hanson on **Monday the sixth day of May 2024** at 6:30 o'clock in the evening, to act on the following articles, to wit:

ARTICLE 1: To hear reports of the various Town Officers, Committees, Special Committees, and act thereon.

Proposed by the Select Board

Explanation: The Reports voted on are those published in the 2023 Town Report.

Recommendations: *Select Board: Placed and Recommended Voted 5 – 0*
Finance Committee: Recommended Voted 5 – 0

ARTICLE 2: To see if the Town will authorize the Treasurer/Collector to enter into compensating balance agreements during Fiscal Year 2025 as permitted by Mass. General Laws, Chapter 44, Section 53F; or take any other action in relation thereto.

Proposed by the Treasurer/Collector

Explanation: This article allows the Treasurer/Collector to maintain accounts using credits instead of money to pay for banking charges.

Recommendations: *Select Board: Placed and Recommended Voted 5 – 0*
Finance Committee: Recommended Voted 5 – 0

ARTICLE 3: To see if the Town will vote to fix the Salary and Compensation of all paid Elected Officers and Committees of the Town as follows:

	<u>FY24</u>	<u>FY25</u>
Town Clerk	\$77,630.00	\$80,000.00
or take any other action in relation thereto.		

Proposed by the Town Administrator



COMMONWEALTH OF MASSACHUSETTS
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Explanation: This article sets the salary limits for all elected officials. Article 5 funds the salaries.

Recommendations: *Select Board: Placed and Recommended Voted 5 – 0*
Finance Committee: Recommended Voted 5 – 0

ARTICLE 4: To see if the Town will vote to set the spending limits of the following revolving accounts in accordance with Hanson General By-law Article 2 – 9 Section 3 as follows; or take any other action in relation thereto.

Fund	Spending Limit
Assessors	\$ 1,500
Parks & Fields	\$ 10,000
Library	\$ 7,000
Senior Center Programs	\$ 2,500
Senior Center Fees	\$ 95,000
Conservation Comm.	\$ 7,500
Nathaniel Thomas Mill	\$ 1,500

Proposed by the Select Board

Explanation: This article sets the spending limits for the revolving the annual revolving accounts.

Recommendations: *Select Board: Placed and Recommended Voted 4 – 0*
Finance Committee: Recommended Voted 5 – 0

ARTICLE 5: To determine what sums of money the Town will raise and appropriate by taxation, transfer from free cash, transfer from Town Ambulance Funds, Water Department Revenue, Water Surplus, Title V Special Revenue Fund, MWPAT Loan Repayments Receipts Reserved for Appropriation, Conservation Notice of Intent Fund, Overlay Surplus, and Fund Balance Reserved for Reduction of Future Excluded Debt, to defray charges and expenses of the Town, including Debt and Interest, and to provide for a reserve fund for the **2025 Fiscal Year**; or take any other action in relation thereto.

Proposed by the Select Board

Explanation: This article refers to the FY25 Annual Budget Lines as presented in the Informational Warrant.

Recommendations: *Select Board: Placed Voted 5 – 0;*
Finance Committee: Recommended Voted 5 – 0



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Line #	GENERAL GOVERNMENT: 122 SELECTMEN/ADMINISTRATION 2 Salaries 3 Expenses 4 Capital Outlay 131 FINANCE COMMITTEE 5 Salaries 6 Expenses 7 Reserve Fund (budget) 135 ACCOUNTANT 8 Salaries 9 Expenses 10 Audit 141 ASSESSORS 10 Salaries 11 Expenses 145 TREASURER/COLLECTOR 12 Salaries 13 Expenses 14 MWPAT Admin Expenses 151 LEGAL SERVICES 15 Expenses 155 INFORMATION TECHNOLOGY 16 Salaries 17 Expenses 161 TOWN CLERK 18 Salaries 19 Expenses 162 ELECTIONS 20 Salaries 21 Expenses 163 BOARD OF REGISTRARS 22 Salaries 23 Expenses 171 CONSERVATION COMMISSION 24 Salaries 25 Expenses 175 PLANNING BOARD 26 Salaries 27 Expenses	Fiscal Year 2025				Funding source(s)	
		FY2023 BUDGET	FY2024 BUDGET	Department Request	Select Board/Town		Finance Committee
					Administrator Recommendations		with override Recommendations
1	229,951	224,604	239,582	239,582	239,582	Taxation	
2	66,600	56,800	43,600	43,600	43,600	Taxation	
3							
4	1,500	1,500	1,500	1,500	1,500	Taxation	
5	450	450	450	450	450	Taxation	
6	150,000	125,000	125,000	125,000	125,000	Taxation	
7	123,240	130,360	132,044	132,044	132,044	Taxation	
8	2,125	2,125	2,125	2,125	2,125	Taxation	
9	40,000	40,000	40,000	40,000	40,000	Taxation	
10	194,386	209,634	218,784	218,784	218,784	Taxation	
11	8,110	7,510	8,200	8,200	8,200	Taxation	
12	229,886	243,108	254,392	254,392	254,392	Taxation	
13	16,000	16,750	16,750	16,750	16,750	Taxation	
14	10,000	5,000	12,000	12,000	12,000	MWPAT Title V Interest	
15	145,000	135,000	135,000	135,000	135,000	Taxation	
16	105,000	108,000	146,200	146,200	146,200	Taxation	
17	151,844	172,000	152,000	152,000	152,000	Taxation	
18	140,579	144,629	150,566	150,566	150,566	Taxation	
19	4,055	5,055	4,205	4,205	4,205	Taxation	
20	27,234	15,360	30,993	30,993	30,993	Taxation	
21	15,948	15,427	26,025	26,025	26,025	Taxation	
22	10,298	8,730	10,100	10,100	10,100	Taxation	
23	1,782	1,782	1,782	1,782	1,782	Taxation	
24	99,032	120,353	123,069	123,069	123,069	107603 Taxation 12,750 Wetlands Protection	
25	9,835	10,235	10,235	10,235	10,235	Taxation	
26	107,278	111,100	124,604	124,604	124,604	Taxation	
27	4,905	4,900	4,150	4,150	4,150	Taxation	



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**OPERATING BUDGET FY2025
TOWN OF HANSON**

Line #	FY2023 BUDGET	FY2024 BUDGET	Fiscal Year 2025			Funding source(s)
			Department Request	Select Board/Town Administrator Recommendations	Finance Committee with override Recommendations	
176 APPEALS BOARD						
28 Salaries	40,550	41,361	42,191	42,191	42,191	Taxation
29 Expenses	750	750	750	750	750	Taxation
182 ECONOMIC DEVELOPMENT						
30 Expenses	-	1,500	1,500	1,500	1,500	Taxation
190 POSTAGE						
31 Expenses	35,000	40,000	42,500	42,500	42,500	Taxation
192 MUNICIPAL BUILDINGS						
32 Salaries	55,182	59,854	100,788	100,788	100,788	Taxation
33 Expenses	49,500	51,000	39,500	39,500	39,500	Taxation
193 UTILITIES						
34 Expenses	147,000	147,000	150,000	150,000	150,000	Taxation
Subtotal, GENERAL GOVERNMENT	2,223,020	2,256,877	2,390,585	2,390,585	2,390,585	
		1.52%	5.92%	5.92%	5.92%	
PUBLIC SAFETY:						
210 POLICE						
35 Salaries	2,622,201	2,819,250	2,939,677	2,939,677	2,939,677	Taxation
36 Expenses	304,600	314,800	327,300	327,300	327,300	Taxation
37 Capital Outlay	162,500	72,000	140,000	140,000	140,000	Free Cash
215 COMMUNICATIONS						
38 Salaries	-	-	-	-	-	Taxation
39 Expenses	36,200	238,400	338,400	338,400	338,400	Taxation
220 FIRE & AMBULANCE						
40 Salaries	2,282,882	2,355,459	2,413,458	2,413,458	2,413,458	\$1,738,458 Taxation \$675,000 Ambulance Repts Fund
41 Expenses	235,530	229,030	295,831	295,831	295,831	\$245,831 Taxation \$50,000 Ambulance Repts Fund
42 Capital Outlay	-	-	-	-	-	-
241 BUILDING INSPECTION						
43 Salaries	131,478	129,421	132,726	132,726	132,726	Taxation
44 Expenses	7,400	10,145	9,745	9,745	9,745	Taxation
242 GAS INSPECTION						
45 Salaries	7,378	6,700	6,700	6,700	6,700	Taxation
46 Expenses	-	200	200	200	200	Taxation
243 PLUMBING INSPECTION						
47 Salaries	7,378	6,700	6,200	6,200	6,200	Taxation
48 Expenses	-	200	500	500	500	Taxation
244 WEIGHTS & MEASURES						
49 Salaries	3,740	3,815	3,920	3,920	3,920	Taxation
50 Expenses	300	327	350	350	350	Taxation
245 WIRING INSPECTION						
51 Salaries	22,660	21,200	19,700	19,700	19,700	Taxation
52 Expenses	-	200	1,700	1,700	1,700	Taxation



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**OPERATING BUDGET FY2025
TOWN OF HANSON**

Line #	FY2023 BUDGET	FY2024 BUDGET	Fiscal Year 2025		Finance Committee without override	Finance Committee with override	Funding source(s)
			Department Request	Select Board/Town Administrator Recommendations			
292 ANIMAL CONTROL							
53 Salaries	20,163	20,566	20,977	20,977	20,977	Taxation	
54 Expenses	5,100	5,100	16,500	16,500	16,500	Taxation	
294 TREE WARDEN							
55 Salaries	3,370	3,438	3,507	3,507	3,507	Taxation	
56 Expenses	25,000	25,000	25,000	25,000	25,000	Taxation	
Subtotal, PUBLIC SAFETY	5,877,880	6,261,951	6,702,391	6,702,391	6,702,391		
		6.53%	7.03%	7.03%	7.03%		
EDUCATION:							
300 WHITMAN-HANSON REGIONAL							
57 Operating Assessment	13,245,052	13,907,233	14,974,735	14,602,595	14,602,595	Taxation	
58 Transportation Assessment	55,234	52,672	47,876	47,876	47,876	Taxation	
59 Debt Assessment	481,913	483,722	476,180	476,180	476,180	Free Cash	
60 330 SOUTH SHORE REGIONAL TECH	1,182,596	1,164,846	1,098,635	1,098,635	1,098,635	Taxation	
61 340 NORFOLK/BRISTOL AGRICULTURAL	105,000	213,330	213,330	213,330	213,330	Taxation	
Subtotal, EDUCATION	15,069,795	15,821,803	16,810,756	16,438,616	16,438,616		
		4.99%	6.25%	3.90%	6.25%		
PUBLIC WORKS:							
420 HIGHWAY							
62 Salaries	591,632	604,469	693,915	693,915	693,915	Taxation	
63 Expenses	257,840	338,650	343,000	343,000	343,000	Taxation	
64 Snow & Ice	300,000	300,000	300,000	300,000	300,000	\$177,820 Free Cash	
65 Street Sweeping	45,000	-	-	-	-	\$122,180 Taxation	
424 TOWN-WIDE FUEL							
66 Expenses	150,000	160,000	160,000	160,000	160,000	Taxation	
430 SOLID WASTE							
67 Salaries	125,752	116,515	130,338	130,338	130,338	Taxation	
68 Expenses	229,000	212,300	218,003	218,003	218,003	Taxation	
Subtotal, PUBLIC WORKS	1,699,224	1,731,934	1,845,256	1,845,256	1,845,256		
		1.92%	6.54%	6.54%	6.54%		
HUMAN SERVICES:							
511 BOARD OF HEALTH							
69 Salaries	126,040	128,590	128,427	128,427	128,427	Taxation	
70 Expenses	9,525	11,325	11,325	11,325	11,325	Taxation	
71 VNA Services	5,600	5,600	5,600	5,600	5,600	Taxation	
541 COUNCIL ON AGING							
72 Salaries	150,811	147,258	151,191	151,191	151,191	Taxation	
73 Expenses	11,000	12,000	12,200	12,200	12,200	Taxation	
74 VNA Services	6,800	6,800	6,800	6,800	6,800	Taxation	
543 VETERANS							
75 Salaries	31,988	60,000	61,200	61,200	61,200	Taxation	
76 Expenses	3,000	3,000	3,000	3,000	3,000	Taxation	
77 Assistance	40,000	42,000	42,000	42,000	42,000	Taxation	



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**OPERATING BUDGET FY2025
TOWN OF HANSON**

Line #	FY2023 BUDGET	FY2024 BUDGET	Fiscal Year 2025		Finance Committee without override Recommendations	Finance Committee with override Recommendations	Funding source(s)
			Department Request	Select Board/Town Administrator Recommendations			
78	2,000	2,000	2,000	2,000	2,000	2,000	Taxation
	386,764	418,573	423,743	423,743	423,743	423,743	
		8.22%	1.24%	1.24%	1.24%		
Subtotal, HUMAN SERVICES							
CULTURE & RECREATION:							
610 LIBRARY							
80 Salaries	361,716	371,533	378,344	378,344	378,344	378,344	Taxation
81 Expenses	154,625	155,160	156,514	156,514	156,514	156,514	Taxation
82 650 PARK & FIELDS Expenses	25,000	25,000	40,000	40,000	40,000	40,000	Taxation
83 692 PATRIOTIC OBSERVANCE COMM	2,000	2,000	2,000	2,000	2,000	2,000	Taxation
	543,341	553,693	576,858	576,858	576,858	576,858	
		1.91%	4.18%	4.18%	4.18%		
FIXED COSTS:							
710 DEBT SERVICE							
84 Principal	739,506	499,164	498,913	498,913	498,913	498,913	Taxation \$140,000 MWPAT Title V
85 Interest	57,020	50,535	59,800	59,800	59,800	59,800	Taxation \$8,450 MWPAT Title V Interest \$550 Debt Premium reserved
86 911 PLYMOUTH COUNTY RETIREMENT	1,895,320	2,108,120	2,335,581	2,335,581	2,335,581	2,335,581	Taxation
87 913 UNEMPLOYMENT COMPENSATION	30,000	30,000	30,000	30,000	30,000	30,000	Taxation
88 914 GROUP INSURANCE	2,120,381	2,205,000	2,254,517	2,254,517	2,254,517	2,254,517	Taxation
89 945 RISK MANAGEMENT	305,000	305,000	305,000	305,000	305,000	305,000	Taxation
	5,147,227	5,197,819	5,483,811	5,483,811	5,483,811	5,483,811	
		0.98%	5.50%	5.50%	5.50%		
Subtotal, FIXED COSTS							
WATER:							
90 Salaries	571,422	588,377	647,230	647,230	647,230	647,230	Water Revenue
91 Expenses	490,975	540,475	561,525	561,525	561,525	561,525	Water Revenue
92 Debt Service	559,925	462,550	428,550	428,550	428,550	428,550	Water Revenue
93 Indirect Costs	293,541	331,950	319,825	319,825	319,825	319,825	Water Revenue
	1,915,863	1,923,352	1,957,130	1,957,130	1,957,130	1,957,130	
		0.39%	1.76%	1.76%	1.76%		
Subtotal, WATER							
TOTAL - ALL BUDGETS							
	\$ 32,863,114	\$ 34,166,002	\$ 36,190,530	\$ 35,818,390	\$ 36,190,530	\$ 35,818,390	
		3.96%	5.93%	4.84%	5.93%		



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ARTICLE 6: To determine whether the Town will raise and appropriate an additional \$372,141.00 from taxation to fund the Whitman Hanson Regional School District Operating Assessment in Fiscal Year 2025, provided however, that the amount raised and appropriated hereunder shall be expressly contingent upon approval by the voters at an election of a so-called Proposition 2 ½ override question in accordance with the provisions of Chapter 59, Section 21C (g) of the General Laws; or take any other action in relation thereto.

Proposed by the Select Board

Explanation: This article refers to the FY2025 Annual budget line that would be increased if a Whitman Hanson Regional School District (WHRSD) Operational Assessment override is passed at the May 2024 Annual Town Election. The Town of Hanson informed the WHRSD and WHRSD School Committee that we had budgeted an increase to the prior year's assessment of 5.00% or less. The WHRSD School Committee District voted to set Hanson's assessment increase at 7.68%. The additional \$372,141.00 represents the delta of this override.

Recommendations: *Select Board: Placed Voted 5 – 0; Refer to Town Meeting Voted 4 – 0*
Finance Committee: Recommended Voted 5 – 0

ARTICLE 7: To see if the Town will vote to adopt the Capital Improvement Program as presented by the Capital Improvement Committee as shown in the Informational Warrant and on file with the Town Clerk's office; or take any other action in relation thereto.

Proposed by the Capital Improvement Committee
and Select Board

Explanation: This is the annual article which approves the Capital Improvement matrix for the next fiscal year.

Recommendations: *Select Board: Placed Voted 4 – 0*
Finance Committee: Recommended Voted 5 – 0

ARTICLE 8: To see if the Town will vote to amend the Wage and Personnel Bylaws, Article 2 - 12, Classification and Compensation by deleting Sections 11A through 11E in its entirety and inserting the new Sections 11A through 11E as follows:



COMMONWEALTH OF MASSACHUSETTS
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SECTION 11 A: PROFESSIONAL POSITIONS

Line	Position	10/2/2023	5/6/2024
A	Director of Elder Affairs	35,000 to 75,000	35,000 to 75,000
B	Town Accountant	75,000 to 95,000	75,000 to 95,000
	Town Accountant – Part-Time hourly rate	24.00 to 41.00	24.00 to 41.00
C	Inspector of Buildings – Full-time Salary	51,700 to 80,000	75,000 to 80,000
	Inspector of Buildings – Part-time hourly rate	35.00 to 45.00	35.00 to 45.00
D	Health Agent	40,000 to 70,000	40,000 to 70,000
E	Conservation Agent – Full Time	35,000 to 89,000	35,000 to 89,000
	Conservation Agent – Part-time hourly rate	28.00 to 45.00	28.00 to 45.00
F	Library Director	70,000 to 90,000	70,000 to 90,000
G	Town Planner	70,000 to 105,000	90000 to 105,000
H	Informational Technology Director	60,000 to 115,000	60,000 to 115,000
J	Recreation Director **	30,000 to 50,000	30,000 to 50,000
K	Grant Writer/ Procurement Administrator	50,000 to 70,000	50,000 to 70,000

SECTION 11 B: ADMINISTRATIVE AND/OR FULL TIME

<i>A</i>	<i>Executive Assistant</i>	28.00 to 38.00	28.00 to <i>40.00</i>
<i>B</i>	<i>Assistant to Police Chief</i>	18.00 to 40.00	<i>28.00</i> to 40.00
<i>C</i>	<i>Veterans' Agent ~ Annual salary</i>	55,000 to 62,000	55,000 to <i>63,000</i>
D	Animal Control Officer ~ Annual Salary	17,000 to 28,000	17,000 to 28,000
E	Van Drivers/Aide *	15.00 to 17.00	15.00 to 17.00
F	Social Day Care Coordinator *	15.00 to 21.00	15.00 to 21.00
G	Camp Kiwanee Caretaker **	15.00 to 25.00	15.00 to 25.00
H	Library/Senior Center Custodian	22.00 to 26.00	22.00 to 26.00
I	Facilities Manager	70,000 to 80,000	70,000 to 80,000



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SECTION 11 C: PART TIME POSITIONS

Line	Position	10/2/2023	5/6/2024
A	Assistant Inspector of Building	22.00 to 30.00	22.00 to 30.00
B	Gas Inspector	22.00 to 30.00	22.00 to 30.00
C	Plumbing Inspector	22.00 to 30.00	22.00 to 30.00
D	Wiring Inspector	22.00 to 30.00	22.00 to 30.00
E	Civil Defense Director ~ Annual Salary	900 to 1,300 yr.	900 to 1,300 yr.
F	Police Matron	18.00 to 30.00	18.00 to 30.00
G	Outreach/Seniors *	15.00 to 22.00	15.00 to 22.00
H	Assistant Coordinator *	15.00 to 22.00	15.00 to 22.00
I	Volunteer Services Intergenerational Coordinator	15.00 to 19.00	15.00 to 19.00
J	Senior Center Support Staff *	15.00 to 17.00	15.00 to 17.00
K	Back-up Van Driver *	15.00 to 17.00	15.00 to 17.00
L	Animal Inspector	1,000 to 3,500	1,000 to 3,500
M	Election Clerk	15.00 to 17.00	15.00 to 17.00
N	Election Officer	15.00 to 17.00	15.00 to 17.00
O	Election Warden	15.00 to 17.00	15.00 to 17.00
P	Registrar of Voters	15.00 to 20.00	15.00 to 20.00
	Assistant Caretaker **	15.00 to 25.00	15.00 to 25.00
R	Sealer of Weights & Measurers ~ Annual Salary	2,500 to 4,200	2,500 to 4,200
S	Milk Inspector	150 to 300 yr.	150 to 300 yr.
<i>T</i>	<i>Assistant Veterans Agent</i>	15.00 to 15.00	15.00 to <i>25.00</i>
U	Committee Clerical/Administrative Support Staff	15.00 to 25.00	15.00 to 25.00
<i>V</i>	<i>Emergency Clerical Labor</i>	15.00 to 15.00	15.00 to <i>25.00</i>
W	Facilities Manager Part Time Hourly Rate	15.00 to 25.00	15.00 to 25.00
X	Public Buildings Custodian	18.00 to 24.00	18.00 to <i>30.00</i>
Y	Assistant Health Agent	15.00 to 22.00	15.00 to 22.00
Z	Student Police Officer	25.00 to 40.00	25.00 to 40.00
AA	Part-time Police Officers/Special Police Officers	25.00 to 90.00	25.00 to 90.00
BB	Civilian Traffic Control Agent	25.00 to 90.00	25.00 to 90.00
CC	Information Technology Assistant	28.00 to 35.00	28.00 to 35.00
DD	Select Board Part-time Administrative Assistant	17.00 to 34.00	17.00 to 34.00
<i>EE</i>	<i>Emergency Management Support Staff</i>	<i>NA</i>	<i>16.00 to 22.00</i>
<i>FF</i>	<i>Building Commissioner (per review)</i>	<i>NA</i>	<i>25.00 to 30.00</i>



COMMONWEALTH OF MASSACHUSETTS
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SECTION 11 D: SEASONAL POSITIONS **

Line	Position	10/2/2023	5/6/2024
A	Beach Director	15.00 to 25.00	15.00 to 25.00
B	Water Safety Instructor	15.00 to 25.00	15.00 to 25.00
C	Lifeguards	15.00 to 25.00	15.00 to 25.00
D	Boat Coordinator	15.00 to 16.00	15.00 to 16.00
E	Boating Instructor	15.00 to 20.00	15.00 to 20.00
F	Concession Worker	15.00 to 16.00	15.00 to 16.00
G	Recreation Assistant	15.00 to 16.00	15.00 to 16.00
H	Security/Gate Attendants	15.00 to 16.00	15.00 to 16.00

* Positions are funded through the Multi-Service Senior Center’s revolving account or grants

** Positions are funded through the Camp Kiwanee Commission’s Enterprise Fund.

SECTION 11 E: CALL FIREFIGHTERS/OFFICERS

Position	Start 10/3/22	10 years	15 years	20 years	25 years
Call Firefighter in training	\$ 16.00	0%	0%	0%	0%
Probationary Firefighter	\$ 18.00	0%	0%	0%	0%
Call Firefighter	\$ 22.00	2%	2%	2%	2%
Call Fire Lieutenant	\$ 24.00	2%	2%	2%	2%

\$500.00 stipend will be paid in June of each fiscal year to those call firefighters who successfully complete and maintain the certification of an EMT recognized by the State and approved by the Fire Chief. Paramedics will receive a \$1,000.00 stipend

or take any other action in relation thereto.

Proposed by the Select Board

Explanation: The changes to the Compensation Plan are in *bold italicized* text. Other updates include:

1. removal of Transfer Station Attendant and Camp Kiwanee Event Coordinator as now union roles
2. creation of Emergency Management Support position
3. adjustment of salary ranges to reflect market demand.

Recommendations: *Select Board: Placed and Recommended Voted 5 – 0*
Finance Committee: Recommended Voted 5 – 0



COMMONWEALTH OF MASSACHUSETTS
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ARTICLE 9: To see if the Town will vote to appropriate or reserve from Fiscal Year 2025 Community Preservation Fund estimated annual revenues in the amounts recommended by the Community Preservation Committee for committee administrative expenses, community preservation projects and other expenses in fiscal year 2025, with each item to be considered a separate appropriation:

Appropriations:

Appropriations:	
From FY 2024 estimated revenues for Committee Administrative Expenses	\$ 23,600
Reserves:	
From FY 2025 estimated revenues for Historic Resource Reserve	\$ 47,200
From FY 2025 estimated revenues for Community Housing Reserve	\$ 47,200
From FY 2025 estimated revenues for Open Space Reserve	\$ 47,200
From FY 2025 estimated revenues for Budgeted Reserve	\$ 306,800

or take any other action in relation thereto.

Proposed by the Community Preservation Committee

Explanation: This article ensures that Hanson’s Community Preservation Accounts are compliant with the Community Preservation Act which requires that a certain portion of the CPA funds be set aside for open space projects, community housing projects, historical projects, and recreation projects. In addition, it sets aside money for the administrative expenses of the Community Preservation Committee.

Recommendations: *Select Board: Placed and Recommended Voted 5 – 0*
Finance Committee: Recommended Voted 5 – 0

ARTICLE 10: To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money for Capital Improvements and purchases for the items printed below for the Town departments listed below:

Line	Department	Item	AMOUNT	Capital Improvement recommendation	Funding Source
1	Fire Department	Lucas CPR Device	\$ 50,000	4 - 0	Ambulance Fund
2	Fire Department	Car 4	\$ 75,000	4 - 0	Free Cash
3	Highway	John Deer Tractor	\$ 150,000	4 - 0	Free Cash
4	Highway	Vibratory Roller	\$ 51,000	4 - 0	Free Cash
5	Nathaniel Mill	Roof Repair	\$ 35,000	4 - 0	Free Cash
TOTAL			\$ 361,000		



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or take any other action in relation thereto.

Proposed by the Capital Improvement Committee

Explanation: The items listed below are proposed by the Capital Improvement Committee after having met and discussed with the Town's department heads.

Recommendations: *Select Board: Placed Voted 5 – 0; Recommended Voted 4 – 0*

*Finance Committee: Line 1: Recommend Voted 5 – 0,
Line 2: Not Recommend Voted 5 – 0,
Line 3: Not Recommend Voted 5 – 0,
Line 4: Not Recommend Voted 5 – 0,
Line 5: Not Recommend Voted 5 – 0*

ARTICLE 11: That the Town of Hanson will vote to charge for each written demand issued by the collector a fee of \$30.00 to be added to and collected as part of the tax, as authorized by MGL Chapter 60, Section 15, effective as of May 6, 2024; or take any other action in relation thereto.

Proposed by the Select Board

Explanation: Massachusetts General Law allows a fee of up to \$30.00 to be charged for all demands for late taxes.

Recommendations: *Select Board: Placed Voted 5 – 0; Recommended Voted 4 – 1*

Finance Committee: Recommended Voted 5 – 0

ARTICLE 12: To see if the Town will vote to amend Article 2-11 Section 2 of the Capital Improvement Committee General Bylaws of Hanson by reducing the capital improvement expense subject to the jurisdiction of the committee from \$35,000 to \$20,000 by deleting said section in its entirety and replacing it with the following:

Sec. 2.

The Committee shall study proposed capital projects and improvements involving major non-recurring tangible assets and projects which 1) are purchased or undertaken at intervals of not less than five years; 2) have a useful life at least ten five years; and, 3) cost over \$20,000. In order that the Town 1) coordinate development of a capital improvement budget with the operating budget of the current year, and 2) develop a capital program including the subsequent 5 years, all officers, boards, and committees including the Selectmen and the Regional School Committee shall, by a date specified annually by the Capital Improvement Committee, prepare for the committee information concerning all anticipated capital improvement projects requiring Town Meeting action for the period specified. No appropriation shall be voted for a capital improvement



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requested by a department, board, or commission unless the proposed capital improvement is considered in the committee report. However, in order to allow consideration of a project reflecting an extraordinary circumstance which must be addressed before the formulation of the next year's capital program, a department, board or committee may submit a proposal to the Capital Improvement Committee for consideration. The Committee must then submit a report to the Finance Committee: Recommended Voted 5 – 0 and the Board of Selectmen with a satisfactory explanation why the proposal was not considered by the Capital Improvement Committee at a time when it could be included in the committee's report. Each of the boards and committees must vote that the proposed project meets the extraordinary circumstance issue.

or take any other action in relation thereto.

Proposed by the Capital Improvement Committee

Explanation: Changing the capital reporting limit would give more transparency to the citizens of Hanson.

Recommendations: *Select Board: Placed and Recommended Voted 5 – 0*
Finance Committee: Recommended Voted 5 – 0

ARTICLE 13: To see if the Town will vote to raise and appropriate the following sums of money to operate Camp Kiwanee during Fiscal Year 2025, under the provisions of Mass. General Laws Chapter 44, Section 53F ½:

Estimated Revenues Item	FY25 Budget
Program Receipts (fee)	\$ 350,000
Retained Earnings	\$ 14,000
Free Cash	\$ -
Taxation	\$ -
Total Budget Revenues:	\$ 364,000
Estimated Revenues Item	FY25 Budget
Salaries	\$ 181,700
Expenses	\$ 150,800
Debe Service	\$ -
Indirect Costs	\$ 31,500
Total Budget Expenses:	\$ 364,000

or take any other action in relation thereto.



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Proposed by the Camp Kiwanee Commission

Explanation: This is a level-funded budget. This budget is comprised of anticipated revenues (program receipts), and a transfer of \$14,000.00 from Camp Kiwanee retained earnings. This budget represents that which is necessary to run and operate Camp Kiwanee and Cranberry Cove for FY2025.

Recommendations: *Select Board: Placed and Recommended Voted 5 – 0*
Finance Committee: Recommended Voted 5 – 0

ARTICLE 14: To see if the Town will vote to amend the Town of Hanson bylaws to amend Article 2-21, to require all elected and appointed boards to post meeting agendas and minutes of their meetings as follows within three meetings or thirty days, of which comes first:

Article 2-21, Town Boards, Committees and Commissions

Sec. 1

All Town of Hanson Boards, Committees and Commissions, elected and appointed, shall video or audio record all meetings, which recordings shall be posted to the Town's website and/or the Whitman-Hanson Cable Access Television website, unless protected as an executive session.

Sec. 2

All Town of Hanson Boards, Committees and Commissions, elected and appointed, shall post all meeting agendas and open session meeting minutes, to the Town's website within three (3) meetings or thirty (30) days.

or take another other action relative thereto.

Proposed by the Select Board

Explanation: In order to increase transparency and citizen engagement, the Town of Hanson passed a bylaw at 2022 October Special Town meeting requiring recording by either video or audio, or both, of all meetings available to the general public. To further that transparency, meeting agendas and minutes should be posted to the Town's website, providing ample opportunity for resident to know of planned discussions for each meeting. While agendas must be posted on the Town Hall bulletin board at least 48 hours' ahead of a meeting per the requirements of the Open Meeting Law, posting on the website provides additional transparency. Although we currently have a policy that requires Select Board appointed boards to videotape their meetings, several of our appointed boards and elected boards continue to not comply. This article would improve the transparency of all elected and appointed Hanson boards and committees.



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Recommendations: *Select Board: Placed and Recommended Voted 5 – 0*
Finance Committee: Recommended Voted 4 – 1

ARTICLE 15: To see if the Town will vote to transfer \$16,500 from the Ambulance revenues to purchase three laptop computers; or take any other action in relation thereto.

Proposed by the Fire Chief

Explanation: This is requested to purchase three laptops used for Patient Care reports as well as other EMS and Life Safety programs on the ambulances. The current laptops are out of warranty and 10 years old.

Recommendations: *Select Board: Placed and Recommended Voted 5 – 0*
Finance Committee: Recommended Voted 5 – 0

ARTICLE 16: To see if the Town will vote to transfer \$10,000 from free cash or any available funding source to purchase two electric vehicle blankets and emergency plugs for lithium-ion battery fires; or take any other action in relation thereto.

Proposed by the Fire Chief

Explanation: This is requested to purchase two electric vehicle blankets and plugs. These will be used in the event of an electric vehicle fire where traditional extinguishment methods are ineffective.

Recommendations: *Select Board: Placed and Recommended Voted 4 – 0*
Finance Committee: Not Recommended Voted 5 – 0

ARTICLE 17: To see if the Town will vote to amend the Town of Hanson Zoning Map to include an MBTA Communities Multi-family Overlay District (MCMOD). The MCMOD consists of the following parcels (49-0-12, 50-0-101, 42-0-19K, 42-0-59, 42-0-56, 42-0-19J, 42-0-18, 42-0-17, 43-0-1, 42-0-11, 42-0-60A, 43-0-29, 43-0-30) as shown in the Informational Warrant and on file with the Town Clerk's office, and to amend the Town of Hanson Land Use Regulations Zoning By-law by adding Section VI(O) MBTA Communities Multi-family Overlay District (MCMOD) to meet the requirements of MGL Chapter 40A, Section 3A; or take any other action in relation thereto.

Proposed by the Planning Board

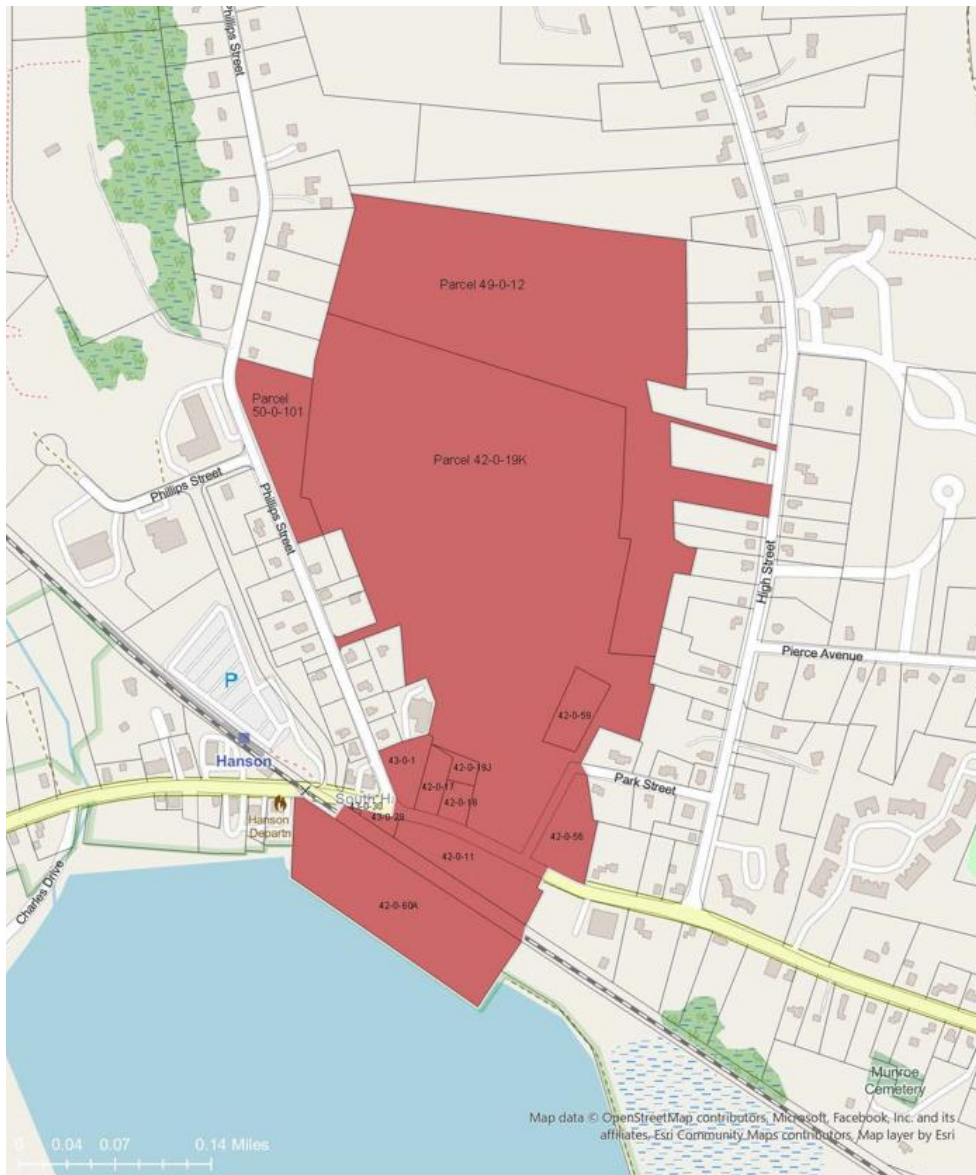
Explanation: The Town of Hanson is a Commuter Rail Community and as such must create one (1) district of reasonable size in which multi-family housing is permitted as of right in accordance with MGL 40A, Section 3A. The proposed district and zoning bylaws meet the requirements issued by the Commonwealth of Massachusetts Executive Office of Housing & Livable Communities (formerly the DHCD).



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M.G.L Chapter 40A Section 5 allows a simple majority of the relevant legislative body to adopt an amendment to a zoning ordinance or bylaw to allow multi-family housing as of right in an eligible location.

**Recommendations: Select Board: Placed and Referred to Town Meeting Voted 4 – 0
Finance Committee: Recommended Voted 4 – 1**



Town of Hanson
Draft MBTA Communities Multi-family
Overlay District (MCMOD)



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Section VI.O - MBTA Communities Multi-family Overlay District

A. Purpose

The purpose of the MBTA Communities Multi-family Overlay District (MCMOD) is to allow multifamily housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). This zoning provides for as of right multi-family housing to accomplish the following purposes:

1. Encourage the production of a variety of housing sizes and typologies to provide equal access to new housing throughout the community for people with a variety of needs and income levels;
2. Support vibrant neighborhoods by encouraging an appropriate mix and intensity of uses to support an active public space that provides equal access to housing, jobs, gathering spaces, recreational opportunities, goods, and services within a half-mile of a transit station.
3. Locate housing within walking distance of public transit and downtowns or town centers to promote general public health, reduce the number of vehicular miles travelled, support economic development, and meet community-based environmental goals, including reducing greenhouse gases and improving air quality.
4. Preserve open space in a community by locating new housing within or adjacent to existing developed areas and infrastructure.
5. Support public investment in public transit and pedestrian- and bike-friendly infrastructure.
6. Increase the municipal tax base through private investment in new residential developments.

B. Establishment and Applicability

This MCMOD is an overlay district having a land area of approximately 78.74 acres in size that is superimposed over the underlying zoning district (s) and is shown on the Zoning District Map of the Town of Hanson.

1. **Applicability of MCMOD.** An applicant may develop multi-family housing located within a MCMOD in accordance with the provisions of this Section VI.O.
2. **Underlying Zoning.** The MCMOD is an overlay district superimposed on underlying zoning districts. The regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the respective underlying zoning district(s) shall remain in full force, except for uses allowed as of right or by special permit in the MCMOD. Uses that are not identified in Section D are governed by the requirements of the underlying zoning district(s).

C. Definitions

For purposes of this Section VI.O, the following definitions shall apply. Terms not listed below are as defined elsewhere in the Zoning bylaw or by statute under M.G.L. c. 40A.

1. **Affordable unit.** A multi-family housing unit that is subject to a use restriction recorded in its chain of title limiting the sale price or rent or limiting occupancy to an individual or household of a specified income, or both.



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2. **Affordable housing.** Housing that contains Affordable Units as defined by this Section VI.O.C.
3. **Applicant.** A person, business, or organization that applies for a building permit, Site Plan Review, or Special Permit.
4. **Area Median Income (AMI).** The median family income for the metropolitan statistical region that includes the Town of Hanson, as defined by the U.S. Department of Housing and Urban Development (HUD).
5. **As of right.** Development that may proceed under the Zoning in place at time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.
6. **Building coverage.** The maximum area of the lot that can be attributed to the footprint of the buildings (principal and accessory) on that lot. Building Coverage does not include surface parking.
7. **Compliance Guidelines.** *Compliance Guidelines for Multi-Family Zoning Districts Under Section 3A of the Zoning Act* as further revised or amended from time to time.
8. **Community space.** An area within a building set aside for shared use by residents or the broader public for gathering, recreation, childcare, and other community needs.
9. **Development standards.** Provisions of **Section G. General Development Standards** made applicable to projects within the MCMOD.
10. **EOHLC.** The Executive Office of Housing and Livable Communities, or any successor agency.
11. **Infill Lot.** A vacant parcel or underutilized land located between other parcels that have been developed. Infill lots may include retreat/estate lots that are not part of an approved and recorded subdivision.
12. **Lot.** An area of land with definite boundaries that is used or available for use as the site of a building or buildings.
13. **MBTA.** Massachusetts Bay Transportation Authority.
14. **Mixed-use development.** Development containing a mix of residential uses and nonresidential uses, including, commercial, institutional, industrial, or other uses.
15. **Multi-family housing.** A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.
16. **Multi-family zoning district.** A zoning district, either a base district or an overlay district, in which multi-family housing is allowed as of right.
17. **Open space.** Contiguous undeveloped land within a parcel boundary.
18. **Parking, structured.** A structure in which vehicle parking is accommodated on multiple stories; a vehicle parking area that is underneath all or part of any story of a structure; or a vehicle parking area that is not underneath a structure, but is entirely covered, and has a parking surface at least eight feet below grade. Structured Parking does not include surface parking or carports, including solar carports.
19. **Parking, surface.** One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.



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- 20. **Residential dwelling unit.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
- 21. **Section 3A.** Section 3A of the Zoning Act.
- 22. **Site plan review authority.** The Hanson Planning Board will be responsible for Site plan review.
- 23. **Special permit granting authority.** The Special Permit Granting Authority shall be the Hanson Zoning Board of Appeals.
- 24. **Sub-district.** An area within the MCMOD that is geographically smaller than the MCMOD district and differentiated from the rest of the district by use, dimensional standards, or development standards.
- 25. **Subsidized Housing Inventory (SHI).** A list of qualified Affordable Housing Units maintained by EOHLC used to measure a community's stock of low-or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.
- 26. **Transit station.** An MBTA subway station, commuter rail station, or ferry terminal.
 - a. **Commuter rail station.** Any MBTA commuter rail station with year-round, rather than intermittent, seasonal, or event-based, service.

D. Permitted Uses

- 1. **Uses Permitted As-of Right.** The following uses are permitted as of right within the MCMOD.
 - a. Multi-family housing.
 - b. **Mixed-use development.** As of right uses in a mixed-use development are as follows:

Ground Floor
Community space.
Educational uses.
Personal services.
Retail.
Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.
Restaurant, café, and other eating establishments without a drive-through.
Office, professional office, medical and dental offices, and co-working space
Artists' studios, maker space, and small-scale food production [no more than 5,000 SF], and retail associated with each use.



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Any Floor
Residential (required component).

2. **Uses Permitted by Special Permit.** The following uses require a Special Permit from the Special Permit Granting Authority.
 - a. **Second-floor Office Use in Mixed-Use Developments.** Office use on the second floor of a mixed-use development with employees.
3. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section D.1.
 - a. Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.

E. Dimensional Standards

1. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the MCMOD are as follows:

Lot Size	
Minimum (SF)	30,000
Height	
Stories (Maximum)	3
Feet (Maximum)	40
Minimum Open Space	30%

Floor Area Ratio (FAR)	2.00
Maximum Building Coverage	25%

Minimum Frontage (ft)	150
Front Yard Setback	
Min. (ft.)	20
Side Yard Setback	



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Corner (ft)	30
Interior (ft)	20
Rear Yard Setback	
Min. (ft.)	20

1. **Multi-Building Lots.** In the MCMOD, lots containing more than one (1) acre of land may have more than one principal building. Total units per lot must not exceed 15 units per acre. Proposed buildings must conform to Section E.
2. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
3. **Dimensional Standards.** The Planning Board may provide flexibility in the dimensional standards to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment through site plan review. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

F. Off-Street Parking

These parking requirements are applicable to development in the MCMOD.

1. **Number of parking spaces.** The following minimum numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	2 spaces per Residential Dwelling Unit
Mixed-Use (Non-residential)/ Commercial	1 space per 150 square feet of gross floor area.

Use/Location	Maximum Spaces per Residential Dwelling Unit
Multi-family	
Within ¼ mile of a Transit Station	1.00



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Within ½ mile of a Transit Station	1.25
Over ½ mile from a Transit Station	2.00
Mixed-use, non-residential	1 space per 150 square feet of gross floor area.

2. **Number of bicycle parking spaces.** The following **minimum** numbers of covered bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Mixed-Use (Non-residential)/ Commercial	1 space per 200 Gross Square Feet or other measure

Location	Multi-family	Mixed-Use (Non-residential)/ Commercial
Within 1 mile of a Transit Station	1 per dwelling unit	1 per every [five (5)] parking spaces
Over 2 miles from a Transit Station	1 per every [two (2)] dwelling units	1 per every [ten (10)] parking spaces

3. **Bicycle storage.** For a multi-family development of ten (10) units or more, or a mixed-use development of 10,000 square feet or more, covered parking bicycle parking spaces shall be integrated into the structure of the building(s). Electric bike storage to meet all building and fire code requirements.

4. **Shared Parking within a Mixed-Use Development.** Parking requirements for a mix of uses on a single site may be adjusted through the Site Plan Review process, if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies.

G. General Development Standards

1. Development standards in the MCMOD are applicable to all multi-family development with more than five (5) units or mixed-use development of more than 5,000 SF within the MCMOD. These standards are components of the Site Plan Review process in **Section I. Site Plan Review**.

2. **Site Design.**

a. **Connections.** Sidewalks shall provide a direct connection among building entrances, the public sidewalk (if applicable), bicycle storage, and parking.



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- b. **Vehicular access.** Where feasible, curb cuts shall be minimized, and shared driveways encouraged.
 - c. **Open Space.** 30% of the site will be dedicated for open space.
 - d. **Screening for Parking.** Surface parking adjacent to a public sidewalk shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than [6 (six)] feet. The buffer may include a fence or wall of no more than three feet in height unless there is a significant grade change between the parking and the sidewalk.
 - e. **Parking Materials.** The parking surface may be concrete, asphalt, including pervious asphalt materials but not including grass or soil.
 - f. **Plantings.** Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
 - g. **Lighting.** Light levels shall meet or exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skyglow. Exterior lighting shall be Dark Sky compliant.
 - h. **Mechanicals.** Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way.
 - i. **Dumpsters.** Dumpsters shall be screened by a combination of fencing and plantings. Where possible, dumpsters or other trash and recycling collection points shall be located within the building.
 - j. **Stormwater management.** Strategies that demonstrate compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and, if applicable, additional requirements under the Hanson MS4 Permit for projects that disturb more than one acre and discharge to the Hanson municipal stormwater system, and an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements.
3. **Buildings: General.**
 - a. **Position relative to principal street.** The primary building shall have its principal façade and entrance facing the principal street. See also Section G.7. Buildings: Corner Lots.
 - b. **Entries.** Where feasible, entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.
 - c. **Aesthetics.** Buildings shall be constructed with an exterior façade and form that is consistent with traditional New England architecture. Colonial, Cape, Victorian, Federal and Art and Crafts are examples of acceptable styles that will complement the existing built environment.
 4. **Buildings: Multiple buildings on a lot.**



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- a. For a mixed-use development, uses may be mixed within the buildings or in separate buildings.
 - b. Parking and circulation on the site shall be organized so as to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.
 - c. A paved pedestrian network shall connect parking to the entries to all buildings and the buildings to each other.
 - d. The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.
 - e. The building(s) adjacent to the public street shall have a pedestrian entry facing the public street.
5. **Buildings: Mixed-use development.**
- a. In a mixed-use building, access to and egress from the residential component shall be clearly differentiated from access to other uses. Such differentiation may occur by using separate entrances or egresses from the building or within a lobby space shared among different uses.
 - b. Paved pedestrian access from the residential component shall be provided to residential parking and amenities and to the public sidewalk, as applicable.
 - c. Materials for non-residential uses shall be stored inside or under cover and shall not be accessible to residents of the development.
 - d. Parking and circulation on the site shall be organized so as to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.
6. **Buildings: Shared Outdoor Space.** Multi-family housing and mixed-use development shall have common outdoor space that all residents can access. Such space may be located in any combination of ground floor, courtyard, rooftop, or terrace. All outdoor space shall count towards the project's minimum Open Space requirement.
7. **Buildings: Corner Lots.** A building on a corner lot shall indicate a primary entrance either along one of the street-facing façades or on the primary corner as an entrance serving both streets.
- a. Such entries shall be connected by a paved surface to the public sidewalk, if applicable.
 - b. All façades visible from a public right-of-way shall be treated with similar care and attention in terms of entries, fenestration, and materials.
 - c. Fire exits serving more than one story shall not be located on either of the street-facing façades.
8. **Buildings: Infill Lots.** If the adjacent buildings are set back at a distance that exceeds the minimum front yard requirements, infill buildings shall meet the requirements of **Section E. Dimensional Standards**. Otherwise, infill buildings may match the setback line of either adjacent building, or an average of the setback of the two buildings to provide consistency along the street.



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9. **Buildings: Principal Façade and Parking.** Parking shall be subordinate in design and location to the principal building façade.
 - a. **Surface parking.** Surface parking shall be located to the rear or side of the principal building. Parking shall not be located in the setback between the building and any lot line adjacent to the public right-of-way.
 - b. **Integrated garages.** The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
 - c. **Parking structures.** Building(s) dedicated to structured parking on the same lot as one or more multi-family buildings or mixed-use development shall be subordinate in design and placement to the multi-family or mixed-use building(s) on the lot.
10. **Waivers.** Upon the request of the Applicant and subject to compliance with the Compliance Guidelines, the Site Plan Review Authority may waive the requirements of this **Section G. General Development Standards**, in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the MCMOD.

H. Affordability Requirements.

1. **Purpose.**
 - a. Promote the public health, safety, and welfare by encouraging a diversity of housing opportunities for people of different income levels;
 - b. Provide for a full range of housing choices for households of all incomes, ages, and sizes;
 - c. Increase the production of affordable housing units to meet existing and anticipated housing needs; and
 - d. Work to overcome economic segregation allowing Hanson to be a community of opportunity in which low and moderate-income households have the opportunity to advance economically.
2. **Applicability.** This requirement is applicable to all residential and mixed-use developments with ten (10) or more dwelling units, whether new construction, substantial rehabilitation, expansion, reconstruction, or residential conversion (“Applicable Projects”). No project may be divided or phased to avoid the requirements of this section.
3. **Affordability requirements.**
 - a. **Subsidized Housing Inventory.** All units affordable to households earning 80% or less of AMI created in the MCMOD under this section must be eligible for listing on EOHLC’s Subsidized Housing Inventory (“SHI”). All applicants for housing that has an affordable component shall be required to comply with any local and state requirements for the inclusion of units on the SHI.
4. **Provision of Affordable Housing.** In Applicable Projects, not fewer than ten percent (10%) of housing units constructed shall be Affordable Housing Units. For purposes of calculating the number of units of Affordable Housing required within a development project, a fractional unit shall be rounded down to the next whole



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number. The Affordable Units shall be available to households earning income up to eighty percent (80%) of the AMI, in accordance with EOHLIC requirements.

5. **Fee in Lieu.**

- a. As an alternative to the requirements of paragraph (3) of this section, and at the sole discretion and majority vote of Planning Board upon a recommendation of the Town Planner the developer or property owner shall contribute a fee to a special account established specifically for the creation and preservation of affordable housing in lieu of providing all or a portion of the required Affordable Housing Units within the proposed development.
- b. The fee in lieu of providing one or more Affordable Housing Units shall be a minimum of 125% of the current Median Income (MI) for the Metropolitan Statistical Area (MSA) which includes Hanson as determined by the U.S. Department of Housing and Urban Development on an annual basis or \$100,000 per required Affordable Housing Units not provided within the development, whichever is greater.
- c. Any payment made to the Town as in lieu contribution for Affordable Housing Units shall be made as follows: at least 50 percent of the total owed prior to the issuance of the first building permit for any project; and the remaining total owed prior to the issuance of the first occupancy permit for any project. Payments made to the Town are to be used for the creation of new affordable units by the Town, or its designee.
- d. No building permit shall be issued for any project utilizing this section until an agreement specifying, among other items, the fee and fee payment schedule, has been approved by the Planning Board, and fully executed by the Town and the developer/property owner.

6. **Development Standards.** Affordable Units shall be:

- a. Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and/or lots;
- b. Dispersed throughout the development;
- c. Located such that the units have equal access to shared amenities, including light and air, and utilities (including any bicycle storage and/or Electric Vehicle charging stations) within the development;
- d. Located such that the units have equal avoidance of any potential nuisances as market-rate units within the development;
- e. Distributed proportionately among unit sizes; and
- f. Distributed proportionately across each phase of a phased development.
- g. Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development provided that occupancy permits for Affordable Units are issued simultaneously on a pro rata basis.

7. **Administration.**

- a. The Zoning Enforcement Officer shall be responsible for administering and enforcing the requirements in this section.



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I. **Site Plan Review**

1. **Applicability.** Site Plan Review is required for a project that proposes any mixed use or commercial development. An application for Site Plan Review shall be reviewed by the Planning Board for consistency with the purpose and intent of Sections D through H.
2. **Submission Requirements.** As part of any application for Site Plan Review for a project within the MCMOD submitted under Sections E through I (or, for projects not requiring Site Plan Review, prior to submission of any application for a building permit), the Applicant must submit the following documents to the Municipality:
 - a. Application and fee for Site Plan Review.
 - b. Site plans that show the position of the building on the site, points of vehicular access to and from the site and vehicular circulation on the site, stormwater management, utilities, and landscape treatments, including any screening of adjacent properties, and other information commonly required by the Planning Board for Site Plan Review.
 - c. Elevations of the building(s) showing the architectural design of the building.
 - d. All site plans shall be prepared by a certified civil engineer registered in the Commonwealth of Massachusetts. All landscape plans shall be prepared by a certified landscape architect registered in the Commonwealth of Massachusetts. All building elevations shall be prepared by a certified architect registered in the Commonwealth of Massachusetts. All plans shall be signed and stamped, and drawings prepared at a scale of [one-inch equals forty feet (1"=40') or larger], or at a scale as approved in advance by the Planning Board.
 - e. Narrative of compliance with the applicable design standards.
3. **Timeline.** Site Plan Review should be commenced no later than 45 days after the submission of a complete application and should be completed expeditiously. The site plan review authority may, when appropriate, seek the input of other municipal boards or officials. In general, site plan review should be completed within 120 days after a complete application is submitted to the Planning Board.
4. **Site Plan Approval.** Site Plan approval for uses listed in Section D Permitted Uses shall be granted upon determination by the Planning Board that the following conditions have been satisfied. The Planning Board may impose reasonable conditions, at the expense of the applicant, to ensure that these conditions have been satisfied.
 - a. the Applicant has submitted the required fees and information as set forth in Municipality's requirements for Site Plan Review; and
 - b. the project as described in the application meets the development standards set forth in Section G. General Development Standards.
5. **Project Phasing.** An Applicant may propose, in a Site Plan Review submission, that a project be developed in phases subject to the approval of the Site Plan Review Authority, provided that the submission shows the full buildout of the project and all associated impacts as of the completion of the final phase. However, no project may be phased solely to avoid the provisions of **Section H. Affordability Requirements.**



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J. Severability. If any provision of this Section V.O is found to be invalid by a court of competent jurisdiction, the remainder of Section V.O shall not be affected but shall remain in full force. The invalidity of any provision of this Section shall not affect the validity of the remainder of the Zoning bylaw.

ARTICLE 18: To see if the Town will vote to rename the Recreation Committee to Recreation Commission; or take any other action in relation thereto.

Proposed by the Select Board

Explanation: The Select Board believes this name change will better reflect the tasks, duties and responsibilities of the Recreation Commission.

Recommendations: *Select Board: Placed and Recommended Voted 5 – 0*
Finance Committee: Recommended Voted 5 – 0

ARTICLE 19: To see if the Town will vote to amend the Part 1, Articles Relating to Town Meeting, Article 1-1 of the Town's General Bylaws, to at a new section 8 as follows:

Sec. 8. All citizens' petitioned warrant articles submitted pursuant to M.G.L. c. 39, §10 for inclusion on any town meeting warrant must be delivered to the Select Board's office no later than sixty (60) calendar days prior to the date of such town meeting.

or take any other action in relation thereto.

Proposed by the Select Board

Explanation: This article will require reasonable advance notice for any new bylaw proposed through a citizens' petition to be considered by a Town Meeting. This advance notice will allow time for public notice and discussion of any such new bylaw in advance of a Town Meeting vote.

Recommendations: *Select Board: Placed and Recommended Voted 5 – 0*
Finance Committee: Recommended Voted 4 – 0 – 1

ARTICLE 20: To see if the Town will vote to amend the Town of Hanson General Bylaws, Finance Committee, Article 2-10 Section 1A. by deleting the first sentence and inserting in its place the following:

The Finance Committee shall consist of five (5) voters of the Town other than Town Officers or employees.



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or take any other action in relation thereto.

Proposed by the Finance Committee and Town Moderator

Explanation: This would reduce the number of members on the Finance Committee and align the number of Finance Committee members with other towns across the Commonwealth. This reduction is in accordance with many of the best practices put forth by the Massachusetts Municipal Association and the Association of Town Finance Committees.

Recommendations: *Select Board: Placed and Recommended Voted 5 – 0*
Finance Committee: Recommended Voted 5 – 0

ARTICLE 21: To see if the Town will vote to reduce the interest rate applicable to tax deferral and recovery agreements entered into pursuant to G.L. c 59, § 5, Clause 18A, from 8% to 2%, which provides for a temporary financial hardship property tax deferral, with such reduced rate to apply to taxes assessed for any fiscal year beginning on or after July 1, 2024; or take any other action in relation thereto.

Proposed by the Board of Assessors

Explanation: Town Meeting voters will now be able to establish an alternative lower interest rate to apply to temporary financial hardship property tax deferrals. Any changes in the rate would need to be voted no later than July 1st of the fiscal year to which the tax relates. The Assessors are recommending an interest rate of 2% for the temporary property tax deferral, commencing with taxes deferred in fiscal 2025. The passing of this article will unify ALL deferrals at the same interest rate.

Recommendations: *Select Board: Placed and Recommended Voted 5 – 0*
Finance Committee: Recommended Voted 5 – 0

ARTICLE 22: To see if the Town will vote to apply for, accept, and expend Massachusetts Public Library Construction Program (“MPLCP”) grant funds if approved, and vote to appropriate the sum of \$150,000, or any other sum if said MPLCP grant is approved, from the \$200,000 in ARPA funds previously appropriated at October 3, 2022 Special Town Meeting Article 6 for Library and Senior Center HVAC replacement, said sum to be expended by the Town for library planning, feasibility and/or design; or take any other action in relation thereto.

Proposed by the Board of Library Trustees

Explanation: The Library is applying for a state grant through the Massachusetts Public Library Construction Program. The grant application requires a Town Meeting vote to appropriate funds in the amount of \$150,000 in anticipation of the planning and design phase of a construction project. The amount expended from these funds for planning and design would be matched by



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the grant up to \$100,000. The funding source for the \$150,000 would be a reallocation of the \$200,000 in ARPA funds previously voted at Oct 2022 STM Article 6 for Library and Senior Center HVAC replacement. The appropriated funds will not be expended if the Town does not receive the grant.

Recommendations: Select Board: Placed and Recommended Voted 5 – 0
Finance Committee: Recommended Voted 5 – 0

Hanson
Public
Library

Planning & Design Grant

The Library is applying for a Massachusetts Public Library Construction Program (MPLCP) Grant

What is the MPLCP?

2023-2024 Grant Round

Grant Requirements

The MPLCP is a program administered by the Massachusetts Board of Library Commissioners that provides state grants to municipalities for new or renovated library facilities.

Projects must design a facility projected to meet the 30-year needs of the community for library service.

Phase 1: Planning & Design

- ▶ Maximum cost expected: \$250,000
- ▶ Grant covers 50% of costs up to \$100,000
- ▶ Town appropriates \$150,000

Phase 2: Construction

- ▶ Grant covers about 50% of eligible costs
- ▶ Remaining funds come from the town and fundraising efforts

The following requirements for the grant are due by May 31, 2024:

\$150,000 Town Appropriation

- ▶ Required to fund 50% of planning & design costs not covered by grant

Town Financial Details

- ▶ Annual budgets
- ▶ Capital plans
- ▶ Financial policies
- ▶ Funding scenarios

Facility Assessment

- ▶ Required to assess current building if considering a renovation/expansion

Official Management Plan

- ▶ Required to address management of operations if considering a shared facility

Site Options

- ▶ Must select at least two potential sites
- Site Option 1: Current Library Site
- Site Option 2: Maquan School Land

Library Building Program

- ▶ Serves as instructions to architect for design of a library

Strategic Plan

- ▶ Sets library goals for next five years

Why Is the Library Applying for an MPLCP Grant?

The 34-year-old library building can not meet current community needs for library service.

From the Community:

- ▶ Children's Room excessively small
- ▶ Lack of library & community meeting/program space
- ▶ Electrical/data access inconvenient, dates from 1990
- ▶ Wifi weak and unstable
- ▶ Building not ADA compliant
- ▶ Ongoing roof leaks
- ▶ HVAC insufficient, outdated, constantly needs repair
- ▶ Dark, poor ventilation, few windows
- ▶ No sound control or quiet areas
- ▶ Bookcases too tall, light doesn't reach lower shelves
- ▶ Poor sight lines & staff visibility into children's areas
- ▶ Furnishings 34 years old and fixed in place
- ▶ Inadequate storage space

Year of Construction
1990

Current Size of Library
8,000 sq ft

Estimated Size Required for New or Renovated Library
22,000 sq ft

Hanson was denied state grant funds to build the current facility in 1990 because the state determined the design was not large enough to meet community needs through 2010.

Community Comments

During our planning process, we asked for the community's input about the Library facility and services. Here's a sample of what we heard.

"This library "is an outstanding asset to the community"..."is an invaluable part of our daughter's education"..."provides a multitude of resources and assistance to the entire community"..."does a great job offering programs for all ages and interests".

"I would like the library to have more meeting rooms, a cafe area, & outdoor seating areas so that it is a place residents can get together & enjoy a sense of community."

"I would love to see the library be more the center of/hub of the community. A place where community members gather for a variety of different events."

"I would like a larger children's area with more interactive and engaging learning materials."

"The library is very small and isn't as inviting (physical structure, not the employees!) as other libraries in the area."

"More windows and natural light would be good, more visibility through the stacks, and more accessibility for those who need it."

Important Dates

Applications Due	May 31, 2024
Recipients Announced	Oct 2024
Planning & Design	Oct 2024-Jan 2026
Construction:	
Preliminary Work	Feb 2026-Aug 2027
Start of Construction	Aug/Sep 2027
Estimated Completion	Jan 2029-Sep 2029

To learn more visit:

[hansonlibrary.org/
building-project](https://hansonlibrary.org/building-project)



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ARTICLE 23: To see if the Town will vote to revise its approval of Article 15 of the May 3, 2021 Annual Town Meeting which revised the approval of Article 24 of the May 6, 2019 Annual Town Meeting and submit an Amendment to the Acts of 2022 Chapter 133 to the Commonwealth of Massachusetts Legislature a Home Rule Petition to change the use of an 8.5 acre portion land of a larger 62-acre parcel of land, known as the Webster-Billings Conservation Area, so called “Article 97 Land”, which portion of land is shown on the schematic prepared by CDM Smith entitled “Proposed Waterworks Facilities and Proposed Areas for Land Use Conversion” on file with the Town Clerk and will be described more particularly described on a plan to be placed on file with the Town Clerk at least seven days prior to the Town Meeting and which Home Rule Petition will amend the restriction set forth in a certain Order of Taking dated February 25, 1975 and recorded at the Plymouth Registry of Deeds in Book 4050, Page 355, limiting the use of the parcel to conservation purposes and allowing the 8.5 acre parcel to be used as conservation land and well head area purposes and to remove any other encumbrances on the title as may be required;

And further, as consideration for the change in the conservation restriction authorized above, to see if the Town will vote, pursuant to section 3 of chapter 40 of the General Laws, to transfer care, custody, and control of a 25.405 +/- acre parcel identified as Assessors Map 49, Parcel 1-1A and shown as Lot 3 on a Plan recorded with the Plymouth County Registry of Deeds in Plan Book 54, Page 585 from the Select Board to the Conservation Commission for the purpose of wildlife, recreation, and forestry.

And further, as consideration for the change in the conservation restriction authorized above, to see if the Town will vote, pursuant to section 3 of chapter 40 of the General Laws, to transfer care, custody, and control of a 3,922 +/- SF parcel identified as Assessors Map 105, Parcel 6 and shown as Parcel ID# 105-0-6-0 on a Plan recorded with the Plymouth County Registry of Deeds in Plan Book 67, Page 712 from the Select Board to the Conservation Commission for the purpose of wildlife, recreation, and forestry; or take any other action in relation thereto.

Proposed by the Select Board

Explanation: This article is a revision due to Article 15 of 2021 May Annual Town meeting stating an incorrect square footage area (21,780 square feet) for Map 105, Lot 6, and a survey showed the area is only 3,922 square feet.

Recommendations: *Select Board: Placed and Recommended Voted 4 – 0*
Finance Committee: Recommended Voted 5 – 0

ARTICLE 24: To see if the Town will vote to transfer the sum of \$50,000 from the Community Preservation undesignated fund account to complete the funding for the construction of a new soccer field and football field at Hanson Middle School; or take any other action in relation thereto.

Proposed by the Community Preservation Committee



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Explanation: This article was originally funded with approval of Article 7 at the Special Town Meeting in May 2023. Combined with \$215,000 from Community Preservation funds, the State of Massachusetts provided \$200,000, Hanson Youth Soccer provided \$7,500 and Hanson Youth Football provided \$7,500.

These additional funds are requested by the Hanson Parks & Fields Commission to complete the funding for the new playing fields for use by Hanson Middle School students, Hanson youth soccer and football programs, and the public. These funds are needed due to inflation as well as unanticipated problems that arose beneath the playing surfaces, including completely cleaning the existing well chamber of debris and removing a large drainpipe that hindered the ability to construct a modern irrigation system. Additional funding to be used for this project includes a contribution of \$22,500 from Hanson Youth Soccer (for a total of \$72,500 to complete the project).

Recommendations: *Select Board: Placed and Recommended Voted 5 – 0*
Finance Committee: Recommended Voted 5 – 0

ARTICLE 25: To see if the Town will vote to place the property identified as Assessors Map 67, Lot 17 into the care and custody of the Water Department for water credit land protection under the Massachusetts Water Management Act, and regulations 310 CMR 36; or take any other action in relation thereto.

Proposed by the Water Department

Explanation: The new well off Old Pine Drive is authorized to pump 291,000 gallons per day. Under a credit system established by the Mass DEP, the well can be authorized to pump 340,000 gallons per day. One of the available credits is to designate Town-owned land in a Zone II for protection against development, thus protecting the underlying aquifer. The State requires that the credit land be under the care and custody of the Water Department. The parcel requested meets the State requirements and has the advantage of being contiguous with existing Water Department land. Much of it is wetland and unbuildable in any case, and all of it lies within Zone II.

Recommendations: *Select Board: Placed and Recommended Voted 5 – 0*
Finance Committee: Recommended Voted 5 – 0

ARTICLE 26: To see if the Town will vote to transfer from free cash or raise and appropriate \$30,000 to replenish the Conservation Fund; or take any other action in relation thereto.

Proposed by the Conservation Commission

Explanation: The Conservation Fund supports the Commission's efforts to carry out its care and custody responsibilities for open space and recreation areas. These efforts include trail



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building and maintenance; provision of signage, notices, and other information; property enhancements, such as mowing, invasive vegetation removal, and site clean-up; wildlife habitat and stream improvements; removal of encroachments; establishment of bounds and survey recordings; and obtaining equipment necessary to support these activities.

Recommendations: *Select Board: Placed Voted 5 – 0; Recommended Voted 4 – 0*
Finance Committee: Not Recommended Voted 5 – 0

ARTICLE 27: To see if the Town will vote to transfer from free cash or raise and appropriate \$15,000 to eradicate invasive phragmites at Smitty’s Bog, to be added to Article 26 of the May 2023 Annual town Meeting; or take any other action in relation thereto.

Proposed by the Conservation Commission

Explanation: Phragmites have invaded the Smitty’s Bog Reserve and threaten to spread throughout this important resource area. The Town’s agreement with the federal USDA/NRCS requires that this Reserve be maintained in good health for the continued enjoyment of future users. A wetlands specialist was engaged to treat the invasive weed in FY2024. It is highly recommended that treatment be repeated annually over a three-year period to ensure it is eradicated at the site. This request will fund the second and third annual treatments.

Recommendations: *Select Board: Placed Voted 5 – 0; Recommended Voted 4 – 0*
Finance Committee: Not Recommended Voted 4 – 1

ARTICLE 28: To see if the Town will vote to authorize the Select Board to accept and enter into a contract for the expenditure of any allocated or to be allocated funds by the Commonwealth and/or County pursuant to Mass. General Laws Ch. 90, for the construction, reconstruction and improvements of Town accepted roads. Said sum of money to be expended under the direction of the Highway Director; or take any other action in relation thereto.

Proposed by the Select Board

Explanation: This article is a requirement of the Commonwealth of Massachusetts for the Town of Hanson to accept state funding, including Chapter 90 funding for accepted roadways. This article authorizes the use of funds which will be 100% reimbursed by the Commonwealth of Massachusetts. The budget approved each fiscal year by the legislature and governor establishes the total funding available for Chapter 90 local transportation aid for that year. These funds are then apportioned to the 351 Massachusetts towns and cities.

Recommendations: *Select Board: Placed and Recommended Voted 5 – 0*
Finance Committee: Recommended Voted 5 – 0



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ARTICLE 29: To see if the Town will vote to adopt the following ban on the sale of miniature single use containers for alcoholic beverages as a general bylaw and to insert in the bylaws of the Town as follows:

Definitions:

Miniature Single Use Alcohol Containers (Nip) – Any bottle or container of alcohol that is 100 milliliters or less in size

Establishment – Establishment shall mean any business within the Town of Hanson offering nips for sale.

Findings, Purpose, and Declaration:

- a) Findings: The town meeting finds and determines that:
 - i. Nip bottles are harmful to the environment and wildlife as they take hundreds of years to biodegrade, leach toxins, and are not recyclable in Massachusetts due to their size.
 - ii. Nip bottles are a significant part of litter in the town.
 - iii. Nip bottles are frequently found on roadsides discarded by motorists who may have consumed the contents while operating a vehicle.
- b) Purpose: The purpose of this bylaw is to:
 - i. Help lessen the deterioration of the environment
 - ii. Provide an additional method to protect public and private property from litter while reducing some of the burden of enforcement.
 - iii. To increase public safety by discouraging driving while intoxicated.
- c) Declaration: Town Meeting declares that for all these reasons, as well as others, that nip bottles are a nuisance to the town that must be abated as set forth herein.

Ban on Sale of Nips by Establishments within the Town of Hanson:

The sale of alcoholic beverages in containers less than or equal to 100 milliliters is prohibited by all establishments within the Town of Hanson effective January 1, 2025.

Please see additional information listed in the Information Warrant.

Citizens' Petition

proposed by Sharon B. Kennedy and 100 others.

Recommendations: *Select Board: Refer to Town Meeting*
Finance Committee: Refer to Town Meeting