



TOWN OF DEDHAM
FINANCE AND WARRANT COMMITTEE

REPORT & RECOMMENDATIONS FOR THE SPRING ANNUAL TOWN MEETING

MONDAY, MAY 19, 2025 AT 7:00 P.M.
DEDHAM HIGH SCHOOL AUDITORIUM
140 WHITING AVENUE, DEDHAM, MA 02026

2024-2025 FINANCE AND WARRANT COMMITTEE

MEMBERS	PRECINCT	TERM ENDS
DAVE ROBERTS, CHAIR	3	2026
MICHAEL LEAHY, VICE CHAIR	AT-LARGE (5)	2025
MIKE PATRIARCA	1	2027
SARAH SMEGAL	4	2025
KEVIN PRESTON	2	2025
CINDY BARICH	6	2026
LIZ O'DONNELL	5	2027
ED DOCKHAM	7	2027
MIKE EMERY	AT-LARGE	2027

MODERATOR – DANIEL J. DRISCOLL (1993–PRESENT)

PAST MODERATOR – H. HOLTON WOOD (1964–1993)

PAST FINANCE AND WARRANT COMMITTEE CHAIRS

YEAR(S)	NAME
2021–PRESENT	DAVE ROBERTS
2018–2020	KEVIN PRESTON
2014–2017	JOHN HEFFERNAN
2012–2014	RUSSELL C. STAMM
2007–2012	DAVID N. MARTIN
2006–2007	MARK DRISCOLL
2002–2006	CHRISTOPHER E. MELLEN
2001–2002	WILLIAM A. PODOLSKI
2000–2001	VALERIE T. IRVING
1998–2000	CONSTANTINE P. CALLIONTZIS
1996–1998	PAUL G. JOYCE
1995–1996	FRANCIS T. KEALLY
1993–1995	RICHARD C. BREMER
1992–1993	DAVID E. KRUSZ
1991–1992	KEVIN E. YOUNG
1990–1991	JAMES A. MACDONALD
1989–1990	SANDRA A. LYNCH
1988–1989	JAMES V. HARRIGAN
1987–1988	STEPHEN P. RAHAVY
1986–1987	MARGOT C. PYLE
1985–1986	JAMES S. MCDONALD
1984–1985	FRANCIS J. SALLY
1983–1984	DAVID THIBODEAU
1981–1983	JOHN I. STANTON, JR.
1980–1981	ANTHONY THACHER

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2025 Spring Town Meeting Resource Page and Electronic Book

A digital copy of this book (along with links to recordings of public meetings, electronic voting instructions, informational videos, and more resources), can be found on the Town website:



www.dedham-ma.gov/2025SpringTM

or scan the QR code to the right with your mobile device





TOWN OF
DEDHAM
MASSACHUSETTS

Town Moderator, Dan Driscoll

Dear Town Meeting Representative,

Each year at the Spring Annual Town Meeting, we vote on both an Operating Budget (Article 3) and a Capital Budget (Article 4). The decisions we make will determine the level of taxes needed over the next fiscal year.

The Proposition 2 ½ law puts a cap on the amount of taxes that can be raised. This cap is called the Tax Levy Limit. If Town Meeting approves a budget that exceeds this limit, we must call a special election to seek a Proposition 2 ½ Override. Dedham has, for many years, been comfortably under the Tax Levy Limit, so there has been no need to ask for an override. Dedham, like most towns, has, however, held special elections to vote on a Debt Exclusion in order to fund major capital improvements. As you know, the Town recently held a Debt Exclusion election to fund the Oakdale School project. That request was not supported by the voters.

Dedham faces some very difficult decisions. We went through several years of reduced tax receipts due to COVID and are experiencing higher rates of inflation. We are getting closer to the Tax Levy Limit. The decisions we make on Articles 3 and 4 will, to a significant degree, impact our efforts to remain below the Tax Levy Limit.

The Town's Select Board, Town Manager and Director of Finance, as well as the School Committee, the School Superintendent and the Deputy Superintendent had been working with the Finance and Warrant Committee to prepare a responsible budget that still serves the residents' needs.

Balancing desired services and fiscal constraints will undoubtedly be the major focus of this Meeting. Please feel free to contact me at djdriscoll29@gmail.com with questions.

Dan Driscoll
Moderator



TOWN OF
DEDHAM
MASSACHUSETTS

Finance and Warrant Committee Chair, Dave Roberts

Dear Town Meeting Representatives and the Citizens of Dedham,

The Spring Town Meeting this year will consider what action should be taken on 27 warrant articles. Articles 15 thru 22 are under the purview of the Planning Board. The Finance and Warrant Committee (FWC) conducted ten public hearings where we heard from proponents and any opponents of each article. Our recommendations are presented at the end of each article.

The FWC would like to present the following information for consideration by Town Meeting members:

- The FWC will be providing Town Meeting members with a detailed document outlining the recommendations and information concerning Art. 3 (Town Budget).
- Article 13 provides a cost of living increase (COLA) for Town of Dedham retirees.
- Article 23 addresses abandoned, unregistered or uninspected motor vehicles within the Town.

On behalf of the FWC, I would like to recognize and thank the guidance and assistance of Town Manager Leon Goodwin, Assistant Town Manager Nancy Baker, Finance Director Brady Winsten and Assistant to Administration Doreen LaBrecque.

If you have any questions concerning any of the recommendations, please contact me at bostate72@gmail.com

Regards,
David Roberts, Chair
Finance and Warrant Committee

Fiscal Year 2026 Sources and Uses of Funds

General Fund Summary	FY2023 Actual	FY2024 Actual	FY2025 Original Budget	FY2026 Town Manager	FY2026 FWC
Sources					
State Aid	11,015,311	11,338,579	14,124,822	14,616,338	14,616,338
Local Receipts for Major Cap Stabil	-	-	-	-	-
Local Receipts for Operations	8,053,207	8,380,651	7,379,784	7,415,000	7,415,000
Free Cash (for All Uses)	2,180,003	2,881,488	4,024,999	4,136,754	4,029,899
Major Cap Stabil for Debt Service	4,586,682	1,849,283	2,503,689	2,503,548	2,503,548
Enterprise Funds Trsf In for Indirects	905,849	1,805,607	1,222,922	1,317,361	1,466,216
Other Available Funds	1,000,000	1,000,000	-	900,000	-
Tax Levy	101,712,664	109,648,329	115,378,785	120,660,506	119,635,706
Total Sources	129,453,716	136,903,937	144,635,001	151,549,507	149,666,707
Uses					
General Government	7,721,027	7,078,000	9,239,862	8,162,611	7,920,110
Public Safety	16,650,800	16,001,173	17,263,770	20,346,292	20,131,292
Public Works	7,912,085	8,319,444	8,217,465	8,547,963	8,547,963
Town Facilities	2,397,159	2,247,570	2,954,906	3,277,927	3,277,927
Human Services	1,531,698	1,268,282	1,489,568	1,539,306	1,515,306
Culture & Recreation	2,867,843	2,797,590	2,934,035	3,135,973	2,930,124
Town	38,748,517	37,712,059	42,099,606	45,010,072	44,322,722
Dedham District Education	53,162,287	55,530,306	58,558,234	61,880,335	60,880,335
Regional District Education	2,247,994	2,238,400	2,312,963	2,197,308	2,197,308
Schools	55,410,281	57,768,706	60,871,197	64,077,643	63,077,643
Employee Benefits	17,790,621	17,808,785	20,823,770	21,491,348	21,468,203
Debt Service	13,545,357	13,455,371	13,671,884	13,441,166	13,226,861
Shared Expenses	31,335,978	31,264,156	34,495,654	34,932,514	34,695,064
State charges	3,558,992	3,939,064	3,829,361	4,248,680	4,248,680
Cherry Sheet offsets	49,131	61,470	54,183	61,398	61,398
Abatement overlay	750,000	750,000	750,000	750,000	750,000
Other deficits to be raised	-	-	1,158,000	-	-
Other Charges to be Raised	4,358,123	4,750,534	5,633,544	5,060,078	5,060,078
Operating Expenditures	130,184,994	131,495,455	143,100,001	149,080,307	147,155,507
Major (Cash) Capital	-	1,266,501	875,000	2,169,200	2,169,200
Trsfr to Major Cap Stabil Fund Prior Yr	500,000	-	-	-	-
Trsfr to General Stabilization	500,000	-	660,000	-	-
Snow & Ice Deficit	-	-	-	300,000	342,000
Other Articles	447,500	-	-	-	-
Other Expenditures	1,447,500	1,266,501	1,535,000	2,469,200	2,511,200
Total Uses	\$ 131,632,494	\$ 132,761,956	\$ 144,635,001	\$ 151,549,507	\$ 149,666,707

\$ - \$ - \$ -

Enterprise Fund Summary

Sources					
Sewer/Stormwater Utility Enterprise	7,721,536	11,594,776	12,607,367	12,742,403	12,742,403
Total Sources	7,721,536	11,594,776	12,607,367	12,742,403	12,742,403
Uses					
Direct Operating	6,474,236	7,312,774	11,384,446	11,276,187	11,276,187
Indirect Expenditures	1,268,568	1,805,607	1,222,922	1,466,216	1,466,216
Total Uses	7,742,804	9,118,381	12,607,367	12,742,403	12,742,403
Surplus/(Deficit)	\$ (21,268)	\$ 2,476,395	\$ -	\$ -	\$ -

Note: Unless otherwise stated, all recommendations were unanimous votes of the FWC.

ARTICLE ONE: ELECTION OF TOWN OFFICIALS

To choose all necessary Town Officers. The following are to be chosen by the Ballot.

- Two members of the Select Board for a term of three years
- One member of the Board of Assessors for a term of three years
- Two members of the School Committee for a term of three years
- One member of the Board of Health for a term of three years
- One member of the Planning Board for a term of five years
- Two members of the Trustees of the Public Library for a term of three years
- Two members of the Commissioner of Trust Funds for a term of three years
- One member of the Park and Recreation Commission for a term of three years
- One member of the Housing Authority for a term of five years

Town Meeting Representatives as follows:

- Precinct One: Vote for not more than thirteen for a term of three years
- Precinct Two: Vote for not more than thirteen for a term of three years
- Precinct Three: Vote for not more than thirteen for a term of three years
- Precinct Four: Vote for not more than thirteen for a term of three years
- Precinct Four: Vote for not more than one for a term of one year
- Precinct Five: Vote for not more than thirteen for a term of three years
- Precinct Five: Vote for not more than two for a term of two years
- Precinct Six: Vote for not more than thirteen for a term of three years
- Precinct Six: Vote for not more than one for a term of one year
- Precinct Seven: Vote for not more than thirteen for a term of three years
- Precinct Seven: Vote for not more than one for a term of one year

**RECOMMENDATION OF
THE FINANCE AND
WARRANT COMMITTEE**

No action required.

ARTICLE TWO: PERSONNEL BYLAW CHANGES AND COLLECTIVE BARGAINING AGREEMENTS

By the Select Board: To see if the Town will vote to adopt changes in Schedule A (Classification Schedule), or Schedule B (Compensation Schedule), or Schedule C (Fringe Benefits) of the Personnel Wage and Salary Administration Plan; to act upon the recommendations of the Town Manager as to actions he deems advisable and necessary in order to maintain a fair and equitable pay level and compensation policy; to implement collective bargaining agreements listed below, the funding for which is included in the appropriate departmental budgets under Article Three:

1. AFSCME, Local #362 (Library Staff Unit)
2. Dedham Police Patrolman's Association, Massachusetts Coalition of Police, Local #448, AFL-CIO
3. Dedham Police Association (Lieutenants & Sergeants)
4. Dedham Firefighter's Association, Local 1735
5. AFSCME, Local #362 (DPW- Unit A)
6. AFSCME, Local #362 (DPW-Unit B)
7. AFSCME, Local #362 (Town Hall)
8. AFSCME, Local #362 (Parks)
9. AFSCME, Local #362 (Civilian Dispatchers)

or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE

That the Town vote to adopt changes to Schedule B (compensation schedule) which reflects a three percent (3.0%) cost of living adjustment for Management and Management Support staff, for the period beginning July 1, 2025 and ending on June 30, 2026; and that amounts to fund said changes be included in the appropriate personal services lines in Article 3 (Operating Budget).

DESCRIPTION OF ARTICLE

Article 2 would approve changes in Schedule B to the Personnel Wage and Salary Administration Plan for non-union employees.

REFERENCE INFORMATION

- Schedule B: Non-Union Personnel Salary Plan (FY26) – Appendix Page A-4

Note: Unless otherwise stated, all recommendations were unanimous votes of the FWC.

ARTICLE THREE: TOWN OPERATING BUDGET

To see what sum of money the Town will vote to raise and appropriate or transfer from available funds such sums of money needed to defray departmental and incidental expenses of the Town for the fiscal year commencing July 1, 2025, not otherwise provided for, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE

The Finance and Warrant Committee voted 8-1 that the sum of \$142,095,429 be raised and appropriated in the amounts and for the specific purposes hereafter designated, to be expended under the direction of respective boards, committees or officers of the Town.

DESCRIPTION OF ARTICLE

Article 3 provides for the salaries and benefits of all Town employees and necessary expenditures to provide Town services.

Note: Operating Budget tables begin on the next page (page 7)

Article Three: Town Operating Budget

		FY2023	FY2024	FY2025	FY2026	FY2026	FY2026
Line #	Town Manager	Actual	Actual	Revised Budget	Level Service	Town Manager	FWC
1	Personal Services	657,582	742,127	944,977	932,971	932,971	790,471
2	Purchase of Services	39,097	44,300	49,000	49,000	61,000	61,000
3	Supplies & Materials			0			0
4	Other Charges & Expenses	1,021,851	1,320,208	1,413,948	1,759,600	1,759,600	1,684,600
1-4	TOTAL	1,718,529	2,106,635	2,407,925	2,741,571	2,753,571	2,536,071
						14.35%	5.32%
	Legal						
5	Purchase of Services	457,962	602,828	285,098	285,098	285,098	285,098
6	Litigation & Judgments	238,803	58,365	25,000	25,000	25,000	25,000
5-6	TOTAL	696,765	661,193	310,098	310,098	310,098	310,098
						0.00%	0.00%
	Finance & Warrant Committee						
7	Purchase of Services						
8	Supplies & Materials						
9	Other Charges & Expenses						
10	Reserve Fund	286		183,100	250,000	250,000	250,000
7-10	TOTAL	286	0	183,100	250,000	250,000	250,000
						36.54%	36.54%
	Finance Department						
11	Personal Services	794,715	790,744	825,864	984,241	920,914	920,914
12	Purchase of Services	152,248	150,036	187,250	191,360	191,360	191,360
13	Supplies & Materials	11	205	3,000	3,000	3,000	3,000
14	Other Charges & Expenses	12,049	11,512	12,000	14,250	14,250	14,250
11-14	TOTAL	959,023	952,497	1,028,114	1,192,851	1,129,524	1,129,524
						9.86%	9.86%
	Technology Department						
15	Personal Services	371,499	398,742	378,346	224,947	224,947	224,947
16	Purchase of Services	758,021	1,093,012	1,238,640	1,078,686	1,078,686	1,078,686
17	Supplies & Materials	12,122	9,143	18,500	18,500	18,500	18,500
18	Other Charges & Expenses	2,609	3,343	7,600	7,000	7,000	7,000
19	Operating Capital			13,400		6,000	6,000
15-19	TOTAL	1,144,251	1,504,240	1,656,487	1,329,133	1,335,133	1,335,133
						-19.40%	-19.40%
	Central Purchasing						
20	Personal Services	9,700	7,250	10,000	10,000	10,000	10,000
21	Overtime	56,719	63,918	76,000	66,000	66,000	60,000
22	Purchase of Services	72,062	73,974	101,000	75,000	75,000	73,000
23	Supplies & Materials	63,357	75,882	91,000	90,000	90,000	73,000
24	Other Charges & Expenses						
20-24	TOTAL	201,838	221,024	278,000	241,000	241,000	216,000
						-13.31%	-22.30%
	Assessing						
25	Personal Services	388,937	405,171	431,722	455,396	455,396	455,396
26	Purchase of Services	42,739	39,915	48,250	203,250	203,250	203,250
27	Supplies & Materials		0	500	500	500	500
28	Other Charges & Expenses	1,837	2,718	3,500	3,500	3,500	3,500
25-28	TOTAL	433,512	447,804	483,972	662,646	662,646	662,646
						36.92%	36.92%
	Human Resources						
29	Personal Services	279,077	295,756	341,306	359,545	344,504	344,504
30	Purchase of Services	33,438	28,770	95,275	95,275	95,275	95,275
31	Other Charges & Expenses	901	1,449	4,400	4,400	4,400	4,400
29-31	TOTAL	313,416	325,975	440,981	459,220	444,179	444,179
						0.73%	0.73%
	Town Clerk						
32	Personal Services	359,635	356,056	407,019	382,276	382,276	382,276
33	Purchase of Services	62,608	62,217	93,100	52,600	52,600	52,600
34	Supplies & Materials	733	4,188	1,200	800	800	800
35	Other Charges & Expenses	1,455	980	1,450	1,450	1,450	1,450
32-35	TOTAL	424,431	423,441	502,769	437,126	437,126	437,126
						-13.06%	-13.06%

Article Three: Town Operating Budget

	FY2023 Actual	FY2024 Actual	FY2025 Revised Budget	FY2026 Level Service	FY2026 Town Manager	FY2026 FWC
Conservation						
	104,300	69,610				
	128	973				
	920	873				
	1,625	1,998				
TOTAL	106,974	73,454				
Planning, Zoning, Natural Resources						
36	265,348	309,431	492,040	523,034	523,034	523,034
37	86,666	50,764	121,450	71,450	71,450	71,450
38	2,494	1,543	4,850	4,850	4,850	4,850
39		0				
36-39	354,508	361,738	618,340	599,334	599,334	599,334
					-3.07%	-3.07%
Economic Development						
	8,421					
TOTAL	8,421					
*Econ Dev. Dept moved to Planning						
TOTAL GENERAL GOVERNMENT	6,361,954	7,078,000	7,909,787	8,222,979	8,162,611	7,920,111
Police						
40	5,850,292	5,814,924	6,726,110	7,678,613	7,628,613	7,628,613
41	755,109	909,749	724,912	924,333	924,333	884,365
42	343,685	226,624	243,228	248,670	257,770	257,770
43	144,933	148,964	150,575	168,954	168,954	168,954
44	16,374	23,586	27,271	26,227	26,227	26,227
45	148,639	235,114	292,500	244,900	244,900	244,900
40-45	7,259,033	7,358,960	8,164,596	9,291,699	9,250,799	9,210,830
					13.30%	12.81%
Fire						
46	6,143,424	6,110,658	7,192,099	7,799,652	7,826,641	7,826,641
47	755,676	769,475	700,378	856,279	856,279	816,247
48	104,251	145,107	291,915	362,915	362,915	362,915
49	121,356	199,585	287,210	296,710	220,710	220,710
50	9,328	13,645	14,685	14,685	14,685	14,685
51						
46-51	7,134,034	7,238,470	8,486,287	9,330,241	9,281,230	9,241,198
					9.37%	8.90%
Dispatch						
52	623,950	643,678	789,563	854,519	854,519	854,519
53	155,489	133,786	193,894	210,250	210,250	75,250
54	26,327	44,616	67,080	66,949	66,949	66,949
55		1,827	2,000	2,000	2,000	2,000
56			1,910	1,910	1,910	1,910
57						
52-57	805,766	823,907	1,054,447	1,135,628	1,135,628	1,000,628
					7.70%	-5.10%
Building Inspection						
58	558,891	579,165	609,915	638,391	633,891	633,891
59	16,428		0	0	0	0
60			0	0	30,000	30,000
61			2,000	1,500	1,500	1,500
62	933	670	1,500	1,500	1,500	1,500
63			0		8,000	8,000
58-63	576,252	579,835	613,415	641,391	674,891	674,891
					10.02%	10.02%

Article Three: Town Operating Budget

	FY2023 Actual	FY2024 Actual	FY2025 Revised Budget	FY2026 Level Service	FY2026 Town Manager	FY2026 FWC
Civil Preparedness						
64	Purchase of Services		1,395	1,395	1,395	1,395
65	Supplies & Materials	30	2,350	2,350	2,350	2,350
66	Other Charges & Expenses		0	0	0	0
64-66	TOTAL	30	3,745	3,745	3,745	3,745
TOTAL PUBLIC SAFETY						
	15,775,114	16,001,173	18,322,490	20,402,703	20,346,292	20,131,292
					11.05%	9.87%
Dedham Public Schools						
	Personal Services	39,537,683	41,534,574	43,946,950	46,909,999	45,560,775
	Purchase of Services	5,440,051	7,571,058	7,021,400	8,445,038	7,659,830
	Supplies & Materials	1,195,649	1,312,203	1,756,021	1,931,623	1,636,341
	Other Charges & Expenses	231,414	227,029	124,653	137,118	150,653
	Operating Capital			202,500	220,000	202,500
	TOTAL: DPS EDUCATION	46,404,797	50,644,864	53,051,523	57,643,778	55,210,099
				8.66%	5.83%	4.07%
	School Facilities	4,401,246	4,730,182	5,506,711	5,735,236	5,670,236
67	TOTAL: DPS	50,806,043	55,375,046	58,558,234	63,379,014	60,880,335
				8.23%	5.67%	3.97%
Regional School Districts						
68	Norfolk Agricultural School	50,928	51,744	76,619	80,016	80,016
69	Blue Hills Regional School Dist	2,139,362	2,186,656	2,236,344	2,325,798	2,117,292
	TOTAL	2,190,290	2,238,400	2,312,963	2,405,814	2,197,308
					-5.00%	-5.00%
	TOTAL (NET) EDUCATION*	48,595,087	52,883,264	55,364,486	60,049,592	57,407,407
*Net of employee benefits						
Engineering						
70	Personal Services	435,941	559,316	528,353	554,625	554,625
71	Purchase of Services	51,087	149,400	88,850	587,800	87,800
72	Supplies & Materials	4,666	12,375	16,950	16,950	16,950
73	Other Charges & Expenses	2,585	1,676	11,020	11,020	11,020
74	Operating Capital					
70-74	TOTAL	494,279	722,767	645,173	1,170,395	670,395
					3.91%	3.91%
Public Works						
75	Personal Services	1,851,023	1,775,879	1,904,048	2,057,299	1,970,403
76	Overtime	112,532	173,110	189,000	206,010	206,010
77	Purchase of Services*	1,340,640	1,518,674	1,542,321	1,667,000	1,590,000
78	Supplies & Materials	352,260	307,587	397,000	397,000	405,000
79	Other Charges & Expenses	6,567	10,959	0	14,000	14,000
80	Operating Capital			14,000		
75-80	TOTAL	3,663,021	3,786,209	4,046,369	4,341,309	4,185,413
	*Includes Cemeteries				3.44%	3.44%
Snow & Ice						
81	Snow & Ice Expenditures	660,318	638,974	677,000	677,000	677,000
	TOTAL	660,318	638,974	677,000	677,000	677,000
					0.00%	0.00%
Rubbish & Recycling						
82	Rubbish & Recycling	2,634,109	3,169,350	2,960,044	3,015,155	3,015,155
	TOTAL	2,634,109	3,169,350	2,960,044	3,015,155	3,015,155
					1.86%	1.86%
	TOTAL PUBLIC WORKS	7,451,728	8,317,300	8,328,586	9,203,859	8,547,963

Article Three: Town Operating Budget

	FY2023	FY2024	FY2025	FY2026	FY2026	FY2026
	Actual	Actual	Revised Budget	Level Service	Town Manager	FWC
Facilities - Town						
83	Personal Services	739,146	689,696	785,798	1,135,675	1,135,675
84	Overtime	27,547	63,703	61,520	65,000	65,000
85	Purchase of Services	502,884	437,991	689,677	753,942	658,193
86	Supplies & Materials	138,235	232,302	271,491	267,719	248,695
87	Utilities	682,282	748,896	887,438	972,438	972,438
88	Other Charges & Expenses	1,467	1,218	2,926	2,926	2,926
89	Operating Capital	49,544	73,763	275,000	195,000	195,000
83-89	TOTAL	2,141,105	2,247,570	2,973,850	3,392,700	3,277,927
					10.23%	10.23%
Facilities - School						
	Personal Services	2,158,580	1,918,990	2,365,561	2,273,913	2,273,913
	Overtime	205,334	163,348	198,077	250,551	250,551
	Purchase of Services	497,072	636,402	596,755	642,920	642,920
	Supplies	242,924	317,686	336,365	337,433	337,433
	Utilities	1,297,337	1,693,615	1,725,453	1,940,419	1,940,419
	Other Charges & Expenses		142	2,500		
	Operating Capital			282,000	290,000	250,000
	TOTAL	4,401,246	4,730,182	5,506,711	5,735,236	5,670,236
					4.15%	2.97%
TOTAL FACILITIES						
	6,542,351	6,977,753	8,480,561	9,127,936	9,013,163	8,948,163
Board of Health						
90	Personal Services	454,619	448,938	495,279	493,286	493,286
91	Purchase of Services	5,147	4,639	11,895	11,895	11,895
92	Supplies & Materials	642	1,758	1,850	1,850	1,850
93	Other Charges & Expenses	23,778	21,783	32,700	32,700	32,700
94	Operating Capital			8,000	8,000	8,000
90-94	TOTAL	484,186	477,117	549,724	547,731	547,731
					-0.36%	-0.36%
Council On Aging						
95	Personal Services	353,123	336,851	342,515	368,260	388,960
96	Purchase of Services	12,933	26,213	30,000	30,000	30,000
97	Supplies & Materials	22,954	18,506	38,500	38,500	38,500
98	Other Charges & Expenses	3,000	4,148	4,500	5,500	5,500
95-98	TOTAL	392,010	385,719	415,515	442,260	462,960
					11.42%	5.64%
Youth Commission						
99	Personal Services	320,609	264,737	323,497	353,114	333,513
100	Purchase of Services		3,505	15,000	17,000	17,000
101	Supplies & Materials	1,005	4,524	5,500	5,500	5,500
102	Other Charges & Expenses	1,350	1,531	1,000	3,000	3,000
99-102	TOTAL	322,964	274,298	344,997	378,614	359,013
					4.06%	4.06%
Veterans Services						
103	Personal Services	90,324	95,661	101,843	108,152	108,152
104	Purchase of Services			500	500	500
105	Supplies & Materials			300	300	300
106	Other Charges & Expenses	48,519	35,488	110,650	110,650	60,650
103-106	TOTAL	138,843	131,148	213,293	219,602	169,602
					-20.48%	-20.48%
TOTAL HUMAN SERVICES						
	1,338,003	1,268,282	1,523,529	1,588,207	1,539,306	1,515,306
Library						
107	Personal Services	1,136,414	1,139,309	1,276,399	1,325,198	1,324,523
108	Overtime	7,855	7,666	10,000	12,000	12,000
109	Purchase of Services	110,816	111,498	100,950	101,315	101,315
110	Supplies & Materials	233,706	264,537	267,944	277,170	277,170
111	Other Expenses	5,361	7,239	8,700	8,700	8,700
107-111	TOTAL	1,494,153	1,530,250	1,663,993	1,724,383	1,723,708
					3.59%	3.59%

Article Three: Town Operating Budget

		FY2023	FY2024	FY2025	FY2026	FY2026	FY2026
		Actual	Actual	Revised Budget	Level Service	Town Manager	FWC
Parks & Recreation							
112	Personal Services	833,936	829,649	879,865	907,281	907,281	701,432
113	Overtime	11,155	7,151	12,000	12,000	12,000	12,000
114	Purchase of Services	55,598	60,191	72,000	72,000	72,000	72,000
115	Supplies & Materials	152,024	137,898	159,000	159,000	159,000	159,000
116	Utilities	1,379	1,198	2,250	2,250	2,250	2,250
117	Other Charges & Expenses	360	390	600	600	600	600
118	Operating Capital						
112-118	TOTAL	1,054,453	1,036,477	1,125,715	1,153,131	1,153,131	947,282
						2.44%	-15.85%
Endicott Estate							
119	Personal Services	175,714	182,926	193,407	200,884	200,884	200,884
120	Purchase of Services	13,260	13,993	21,350	21,350	21,350	21,350
121	Supplies & Materials	2,841	3,913	5,000	5,000	5,000	5,000
122	Other Charges & Expenses	59	31	1,900	1,900	1,900	1,900
119-122	TOTAL	191,874	200,863	221,657	229,134	229,134	229,134
						3.37%	3.37%
Civic & Cultural Programs							
123	Civic Pride	20,000	20,000	20,000	20,000	20,000	20,000
124	Cultural Council	10,000	10,000	10,000	10,000	10,000	10,000
123-124	TOTAL	30,000	30,000	30,000	30,000	30,000	30,000
						0.00%	0.00%
TOTAL CULTURE & RECREATION		2,770,479	2,797,590	3,041,365	3,136,648	3,135,973	2,930,124
Debt Service							
	Principal On Debt	8,415,825	9,060,825	9,499,075	9,555,325	9,298,217	9,130,645
	Interest	4,246,527	4,394,546	4,172,809	4,191,559	4,142,949	4,096,216
125	TOTAL DEBT SERVICE	12,662,352	13,455,371	13,671,884	13,746,884	13,441,166	13,226,861
						-1.69%	-3.26%
Thereof: Excluded Debt							
	Excluded Debt Service	1,939,156	1,777,050	1,708,532	1,178,768	1,178,768	1,178,768
	Premium Adjustment						
	TOTAL EXCLUDED DEBT SERVICE	1,939,156	1,777,050	1,708,532	1,178,768	1,178,768	1,178,768
	Major Capital Debt Service	4,586,682	5,874,705	5,736,030	5,598,940	5,598,940	5,598,940
Employee Benefits							
126	Unemployment	32,384	79,734	50,000	50,000	50,000	50,000
127	Medicare Tax	1,005,645	1,034,144	1,029,310	1,132,240	1,132,240	1,132,240
128	Health Insurance	11,411,588	12,112,949	14,609,278	16,070,206	15,339,744	15,316,598
129	OPEB Liability Contribution	500,000	750,000	500,000	500,000	250,000	250,000
130	Pensions, Contributory	4,519,863	4,440,657	4,530,182	4,614,365	4,614,365	4,614,365
131	Pensions, Non-Contributory						
132	Deferred Compensation						
133	Life Insurance	57,479	53,714	60,000	60,000	60,000	60,000
134	111F Claims	38,000	87,587	45,000	45,000	45,000	45,000
126-134	TOTAL BENEFITS	17,064,958	18,558,785	20,823,770	22,471,811	21,491,349	21,468,203
						3.21%	3.09%
TOTAL OPERATING EXPENDITURE		118,562,026	127,337,518	137,466,457	147,950,619	144,020,229	142,095,429
						4.77%	3.4%

ARTICLE FOUR: CAPITAL IMPROVEMENT BUDGET

To see what sum of money the Town will vote to raise and appropriate, transfer from available funds or borrow to implement capital improvements and capital projects, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE

That the Town appropriate \$2,169,200.00 from Free Cash to pay the costs of items 3, 5, 7, 8, 11, 13, 14, 16, 23-25, 28-32, and 34-37, and all incidental and related expenses, including, as applicable, equipping of vehicles, all as shown in the table on the following page.

That the Town borrow \$4,506,000.00 to pay the costs of items 4, 6, 12, 15, 17, 18, 20, 22, 26, 27, and 33 and all incidental and related expenses, including, as applicable, equipping of vehicles, all as shown in the following table, and that to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow said amount under and pursuant to Chapter 44, Sections 7 and 8 of the General Laws, or any other enabling authority, and to issue bonds or notes of the Town therefor.

DESCRIPTION OF ARTICLE

Article 4 funds capital requests for FY2026.

REFERENCE INFORMATION

- MGL Chapter 44, Section 7 - Appendix Page A-7
- MGL Chapter 44, Section 8 - Appendix Page A-9

Note: Capital Improvements Budget table included on the next page (page 13)

Article Four: Capital Improvement Budget

Line #	Department	FY26 Project Request	Department Request	CEC Recommend	Town Manager Recommend	FWC Recommend	Free Cash	Bonded
1	Parks and Recreation	Capen Relocation	\$ 16,958	\$ 8,280	\$ -	\$ -	\$ -	\$ -
2	Parks and Recreation	Pick up Truck	\$ 58,740	\$ 58,740	\$ -	\$ -	\$ -	\$ -
3	Fire	Department Vehicles/Deputy Chief Car	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ -
4	Fire	Firefighter Turnout Gear (coat and pants) / 66 @ \$4,000	\$ 264,000	\$ 264,000	\$ 264,000	\$ 264,000	\$ -	\$ 264,000
5	Police	Mobile Data Terminals	\$ 19,200	\$ 19,200	\$ 19,200	\$ 19,201	\$ 19,200	\$ -
6	Engineering	Bussey St / Milton St - Design	\$ 19,200	\$ 19,200	\$ 19,200	\$ 19,201	\$ 19,200	\$ -
7	Engineering	Improvements At Avery Elementary School - Appraisals	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ -
8	Engineering	Pavement Management Program	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
9	Public Works	ADA Transition Plan - Roads - Sidewalks	\$ 700,000	\$ 700,000	\$ 700,000	\$ 665,000	\$ 165,000	\$ 500,000
10	Public Works	F 150	\$ 85,000	\$ 85,000	\$ -	\$ -	\$ -	\$ -
11	Public Works	F550 Non Hook Dump Body w/ Plow and Sander	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ -
12	Public Works	Loader	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000	\$ -	\$ 375,000
13	Public Works	Cedar St Sidewalk	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ -
14	Public Works	Columbium	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ -
15	Public Works	Maverick St Culvert	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ -	\$ 500,000
16	Public Works	Crane St Drainage	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ -
17	Sewer	Sewer Repairs	\$ 500,000	\$ 500,000	\$ 500,000	\$ 1,555,000	\$ 680,000	\$ 875,000
18	Sewer	Inflow & Infiltration	\$ 1,160,000	\$ 1,160,000	\$ 363,000	\$ 363,000	\$ -	\$ 363,000
19	Town Facilities	Endicott Estate Sprinkler System. Utilities and code upgrades	\$ 1,660,000	\$ 1,660,000	\$ 863,000	\$ 863,000	\$ -	\$ 863,000
20	Town Facilities	Town Wide Facilities Assessment	\$ 555,000	\$ 555,000	\$ 555,000	\$ -	\$ -	\$ -
21	Town Facilities	Endicott Library Branch Exterior Repairs	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ -	\$ 300,000
22	Town Facilities	Video Surveillance and Access Control	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -
23	Information Technology	IT Firewalls (2)	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ -	\$ 500,000
24	School Facilities	Electrical Infrastructure Modernization - Systemwide - Riverdale, Oakdale, Greenlodge, DHS - Phase I - Study	\$ 1,385,000	\$ 1,385,000	\$ 1,355,000	\$ 800,000	\$ -	\$ 800,000
25	School Facilities	Controlled Entry/Access and Front Office Reconfiguration - Greenlodge - Phase I & II - Design & Bid	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
26	School Facilities	Exterior Door Replacement and Electronic Access Control - Greenlodge	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
27	School Facilities	Exterior Door Replacement and Electronic Access Control - Oakdale	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ -
28	School Facilities	Exterior Door Replacement and Electronic Access Control - Greenlodge and Oakdale	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ -
29	School Facilities	Exterior Rehabilitation - Oakdale - Addition Walls/Windows - Phase I - Design	\$ 182,000	\$ 182,000	\$ -	\$ -	\$ -	\$ 429,000
30	School Facilities	Exterior Rehabilitation - Riverdale - Addition Walls/Windows - Phase I - Design	\$ 247,000	\$ 247,000	\$ -	\$ -	\$ -	\$ 429,000
31	School Facilities	Exterior Rehabilitation - DHS - Exterior Facade - Scrape, prep, paint - Phase III - Construction	\$ 225,000	\$ 225,000	\$ -	\$ -	\$ -	\$ 425,000
32	School Facilities	Exterior Rehabilitation - Oakdale, Riverdale, DHS	\$ -	\$ -	\$ 425,000	\$ 425,000	\$ -	\$ 425,000
33	School Facilities	Interior security camera systems - Riverdale - Phase I - System design and infrastructure install	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -

Article Four: Capital Improvement Budget

Line #	Department	FY26 Project Request	Department Request	CEC Recommend	Town Manager Recommend	FWC Recommend	Free Cash	Bonded
29	School Facilities	Interior security camera systems - Greenlodge - Phase I - System design and infrastructure install	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
30	School Facilities	Interior security camera systems - Avery - Phase I - System design and infrastructure install	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
31	School Facilities	Interior security camera systems - Oakdale - Phase I - System design and infrastructure install	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
32	School Facilities	Interior Ceiling/Light Fixture Replacement - Riverdale - Addition - Phase I - Design & Phase III - Installation	\$ 165,000	\$ 165,000	\$ 165,000	\$ 165,000	\$ 165,000	\$ -
33	School Facilities	Roof Replacement - Riverdale/Greenlodge/Oakdale - Phase I - Design	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ -	\$ 350,000
34	School Facilities	Exterior Window Caulking and Weather Seal - DMS	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
35	School Facilities	Grey Water Wystem Mechanical System Update/Repair - DMS	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ -
36	School Facilities	Envelope Repair - Systemwide - Existing Roof System Repairs	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ -
37	School Facilities	Emergency Egress/Fire Alarm Control Panel - DHS - Phase I - Design	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ -
38	School Facilities	Restroom Repair/Rehabilitation - DHS - Phase III - Contruction/Installation (Move to operating capital in F27)	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -
39	School Facilities	Gymnasium Maintenance/Repair - DHS - Basketball Hoop Mechanical System Repair/Replace	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -
40	School Facilities	Gymnasium Maintenance/Repair - Avery - Basketball Hoop Mechanical System Repair/Replace	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -
41	School Facilities	Gymnasium Maintenance/Repair - DHS - Large Gym Rehabilitation - Phase I - Design	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -
42	School Facilities	HVAC Maintenance/Repair - Systemwide (Move to operating capital in F28)	\$ 40,000	\$ 40,000	\$ -	\$ -	\$ -	\$ -
43	School Facilities	Play/Recreation Maintenance and Repair - Backstop/Fence/Playground Canopies	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -
SUBTOTAL			\$ 2,699,000	\$ 2,699,000	\$ 2,374,000	\$ 2,374,000	\$ 1,170,000	\$ 1,204,000

Dept. Request	CEC Rec.	TM Rec.	FWC Rec.	Free Cash	Total Bonded
9,242,898	9,234,220	7,930,200	6,675,201	2,169,200	4,506,000
Total					

Notes: ↕²⁶ This symbol indicates that this line has been added to line 26 for a total capital budget line for vote
 ↕²⁷ This symbol indicates that this line has been added to line 27 for a total capital budget line for vote

Note: Unless otherwise stated, all recommendations were unanimous votes of the FWC.

ARTICLE FIVE: PRIOR YEAR BILLS

By the Director of Finance: To see what sum of money the Town will vote to raise and appropriate or transfer from available funds for payment of outstanding bills of prior fiscal years, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE

That the sum of \$6,431.50 be appropriated from Free Cash for payment of the following bills from prior fiscal years: Employee testing/HR (\$370), MS4 Professional Services (\$4,767.84), Tech support/DPD (\$159.60), Officer & Safety Supplies/DPD (72.00), Grounds Supplies/ Parks (\$731.39), Custodial Supplies/DPW (\$41.50), and Norwood Printing (\$289.17).

DESCRIPTION OF ARTICLE

Article 5 appropriates funds which enables the Town to pay for prior year bills (see table below.)

Department and Use			
Line #	Department Name	Code Description	Amount
1	Human Resources	Employee Testing	\$370.00
2	Sewer Enterprise Fund	MS4 Professional Svc	\$4,767.84
3	Police Department	Tech Support	\$159.60
4	Police Department	Officer & Safety Supplies	\$72.00
5	Parks and Recreation	Grounds Supplies	\$731.39
6	Public Works	Custodial Supplies	\$41.50
7	Town Manager	Printing & Mailing	\$289.17
Line #	Descriptions		
1	HR BI Deaconess visits for June 2024, for which the invoice was received late.		
2	Invoices for bioretention area maintenance that were delayed by the vendor.		
3	To pay for the Police Language Line prior period amount due.		
4	Balance due on a prior year invoice for taser supplies.		
5	To pay for a prior period balance to Dedham Westwood Water.		
6	To pay for a freight charge omitted from payment.		
7	To pay for a prior charge from Norwood Printing, for which the invoice was late.		

Note: Unless otherwise stated, all recommendations were unanimous votes of the FWC.

ARTICLE SIX: LINE ITEM TRANSFERS FOR CURRENT FISCAL YEAR

By the Finance and Warrant Committee: To see what sum of money the Town will vote to raise and appropriate or transfer from available funds to meet additional expenses of the current fiscal year not adequately funded under Article Three of the 2024 Spring Annual Town Meeting (FY25) or any other article thereof, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE

That the following sums of money, totaling \$458,383.90 be transferred from available funds as scheduled in the chart on the following page to meet additional expenses for the current fiscal year.

DESCRIPTION OF ARTICLE

Article 6 transfers money from one municipal account to another for the payment of additional expenses in the current fiscal year ending June 30, 2025.

Note: Line item transfer table included on the next page (page 17)

Article 6 Line Item Transfers

		FROM (Decrease)				TO (Increase)					
Line #	Department Name	Code Description	Org	Obj	Amount	Line #	Department Name	Code Description	Org	Obj	Amount
1	Police	Technology	12105700	530100	\$ 55,000.00	1	Police	Overtime Public Safety	12105100	513500	\$ 55,000.00
2	Police	Vehicle Fuel	12105700	548010	\$ 20,000.00	2	Police	Overtime Public Safety	12105100	513500	\$ 20,000.00
3	IT	IT Director	11335100	510155	\$ 50,000.00	3	Police	Overtime Public Safety	12105100	513500	\$ 50,000.00
4	IT	Equipment Repair/Maint	11335700	524045	\$ 30,000.00	4	Police	Overtime Public Safety	12105100	513500	\$ 30,000.00
5	Town Facilities	HVAC Repair/Maint	14655700	524043	\$ 20,000.00	5	Police	Overtime Public Safety	12105100	513500	\$ 20,000.00
6	Town Manager	Temporary/Substitutes	11205100	512010	\$ 10,000.00	6	Police	Overtime Public Safety	12105100	513500	\$ 10,000.00
7	Town Manager	Clerical/Admin	11205100	510725	\$ 40,000.00	7	Police	Overtime Public Safety	12105100	513500	\$ 40,000.00
8	Finance	Town Accountant	11305100	510135	\$ 5,000.00	8	Police	Overtime Public Safety	12105100	513500	\$ 5,000.00
9	Fire	Positional Stipend	12205100	519000	\$ 15,000.00	9	Fire	Overtime Public Safety	12205100	513500	\$ 15,000.00
10	Fire	Educational Differential	12205100	514010	\$ 37,000.00	10	Fire	Overtime Public Safety	12205100	513500	\$ 37,000.00
11	Fire	Training Services	12205700	530290	\$ 48,000.00	11	Fire	Overtime Public Safety	12205100	513500	\$ 48,000.00
12	Fire	Other Supplies	12205700	558060	\$ 20,000.00	12	Fire	Overtime Public Safety	12205100	513500	\$ 20,000.00
13	HR	Professional Services	11505700	530160	\$ 40,000.00	13	Fire	Overtime Public Safety	12205100	513500	\$ 40,000.00
14	Youth Commission	Technical Services Other	15425700	530250	\$ 500.00	14	Youth Commission	Dues/Memberships/Conferences	15425700	573000	\$ 500.00
15	Library	Library Assistants	16105100	510615	\$ 10,000.00	15	Library	Overtime	16105100	513000	\$ 10,000.00
16	IT	Software & Systems Contracts	11335700	530200	\$ 13,196.73	16	Legal	Litigation Costs	11225700	576000	\$ 13,196.73
17	Finance	Temporary/Substitutes	11305100	512010	\$ 10,000.00	17	Legal	Litigation Costs	11225700	576000	\$ 10,000.00
18	PZNR	Staff Planner	11755100	510650	\$ 4,687.17	18	Legal	Litigation Costs	11225700	576000	\$ 4,687.17
19	PZNR	Staff Planner	11755100	510650	\$ 30,000.00	19	Employee Benefits	111F Insurance	19105700	519150	\$ 30,000.00

LIT # Descriptions

1-8 A significant number of officers have been unavailable for duty throughout the fiscal year for various reasons resulting in a greater reliance on overtime to staff shifts. Overtime rates increased with new collective bargaining agreements. Demonstrations outside of the Superior Courthouse are expected in association with the second Commonwealth v. Karen Read trial. Increased security measures are necessary.

9-13 To cover the projected Fire Department overtime costs for the remainder of FY25 from savings resulting from fewer than anticipated educational credits were achieved, fewer EMT certifications, and several stipend positions vacant.

14 Shifting funds to pay for a training for the Youth Commission Coordinator. The savings come from a line dedicated to clinical supervision for the Youth Commission Clinician, as the position is currently vacant.

15 Due to several vacancies in the first half of the fiscal year, overtime was used more than expected.

16-18 Savings from consolidating two software contracts into one to fund one-year legal costs.

19 Savings from staffing turnover to fund injured leave for police and fire department staff.

Notes:	LIT #	Line Item Transfer Number
	111F	Insurance for public safety personnel injured on duty

Note: Unless otherwise stated, all recommendations were unanimous votes of the FWC.

ARTICLE SEVEN: APPROPRIATION(S) FROM SPECIAL PURPOSE STABILIZATION FUNDS

By the Director of Finance: To see what sum of money the Town will vote to appropriate from any special purpose fund, or from one or more special purpose stabilization funds, to one or more of the stated purposes for such funds to be expended at the direction of a specified officer or multiple member body of the Town, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE

That the sum of \$2,503,548 be appropriated from the Robin Reyes Major Capital Facilities Stabilization Fund for the purpose of paying debt service for Fiscal Year 2026 and, further, that the sum of \$205,031.03 be appropriated from the Special Revenue Fund for Cable for Public, Education and Government ("PEG") programming, for the purpose of making a grant to the Dedham Visionary Access Corp. for PEG purposes.

DESCRIPTION OF ARTICLE

Article 7 authorizes an expenditure from the Robin Reyes Major Capital Facilities Stabilization Fund to pay for debt service for Fiscal Year 2026, and that funds be used from the Special Revenue Fund for local cable access programming.

ARTICLE EIGHT: DEPOSIT TO GENERAL STABILIZATION FUND

By the Finance and Warrant Committee: To see what sum of money the Town will vote to raise and appropriate or transfer from available funds for deposit in the General Stabilization Fund, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE

That it be indefinitely postponed.

DESCRIPTION OF ARTICLE

Article 8 would authorize the transfer of funds from Free Cash to the General Stabilization Fund.

Note: Unless otherwise stated, all recommendations were unanimous votes of the FWC.

ARTICLE NINE: SEWER AND STORMWATER ENTERPRISE FUND

By the Director of Finance: To see what sum of money the Town will vote to raise and appropriate or transfer from available funds to operate the Sewer & Stormwater Enterprise Funds for the fiscal year commencing on July 1, 2025, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE

That the following sums listed under the heading "Revenues" be raised or transferred from available funds to operate the Sewer & Stormwater Enterprise Fund for FY2026, and, further, to approve the FY2026 budget for the Sewer & Stormwater Enterprise, including amounts appropriated under Article 4 and included herein for reference only, all as set forth in the table on the following page.

DESCRIPTION OF ARTICLE

Article 9 would authorize the budget for the operation, maintenance, and extension of the sewer system and for stormwater management, and the billing and collection of sewer and stormwater management use fees as an enterprise fund in Fiscal Year 2026.

Note: Sewer and Stormwater Enterprise Fund table included on the next page (page 20)

Article 9 Sewer and Stormwater Enterprise Fund

Utility Enterprise Consolidated	FY2023 Actual	FY2024 Actual	FY2025 Adopted	FY2026 Town Manager	FY2026 FWC
Revenues					
Sewer Receipts	7,421,576	8,032,271	8,714,570	8,849,606	8,849,606
Stormwater Receipts	-	3,562,504	3,892,797	3,892,797	3,892,797
All other revenues or penalties	251,901	-	-	-	-
Retained Earnings	48,060	-	-	-	-
Total Revenues	7,721,536	11,594,776	12,607,367	12,742,403	12,742,403
Personal Services	117,380	191,022	249,190	496,372	496,372
MWRA Assessment	6,153,063	6,409,056	6,360,670	6,382,741	6,382,741
Purchased Services-MS4 Permitting	-	513,592	1,700,000	1,322,118	1,322,118
Purchase Services - Other	203,793	33,407	468,956	469,326	469,326
I/I Maintenance	-	165,696	250,000	250,000	250,000
Stormwater Operating Capital			2,355,630	2,355,630	2,355,630
Direct Operating	6,474,236	7,312,774	11,384,446	11,276,187	11,276,187
Indirect Expenditures	905,849	1,343,124	800,923	811,837	811,837
Capital Outlay (debt)	362,719	462,483	421,999	654,379	654,379
Indirect Expenditures	1,268,568	1,805,607	1,222,922	1,466,216	1,466,216
Total Enterprise Expenditures	7,742,804	9,118,381	12,607,368	12,742,403	12,742,403

ARTICLE TEN: MWRA INFLOW/INFILTRATION PHASE 13

By the Town Manager at the request of the Director of Engineering: To see if the Town will vote to raise and appropriate or transfer from available funds, or borrow the sum of ONE MILLION ONE HUNDRED SIXTY THOUSAND (\$1,160,000.00) DOLLARS, for the purpose of participating in the Massachusetts Water Resources Authority (MWRA) Inflow/Infiltration Local Financial Assistance Program – Phase 13, and to meet such appropriation to authorize the Treasurer, with approval of the Select Board, to borrow said sum in accordance with Section 7(1) and 7(1A) of Chapter 44 of the General Laws, or any other enabling authority, and issue bonds and notes therefor, and to authorize the Town to apply for any grants or loans available for the project, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE

That the Town borrow the sum of \$1,452,000.00 for the purpose of participating in the Massachusetts Water Resources Authority (MWRA) Phase 16 Inflow/Infiltration Local Financial Assistance Program; and to meet this appropriation, the Treasurer, with the Select Board, is authorized to borrow said amount under and pursuant to Chapter 44, Sections 7(1) and 7(1A) of the General Laws, or any other enabling authority, and to issue bonds or notes of the Town therefor, and further that any premium received upon the sale of any such bonds or notes, less any premium applied to the payment of the costs of the issuance thereof, may be applied to the payment of costs approved hereunder in accordance with G.L. c. 44, Section 20, thereby reducing by a like amount authorized to be borrowed to pay such costs.

DESCRIPTION OF ARTICLE

Article 10 authorizes borrowing and an expenditure to complete Phase 16 of the MWRA's I/I Local Financial Assistance Program.

REFERENCE INFORMATION

- MGL Chapter 44, Section 7 – Appendix Page A-7
- MGL Chapter 44, Section 20 – Appendix Page A-13

ARTICLE ELEVEN: AMEND FUNDING SOURCES FOR CERTAIN CAPITAL PROJECTS

By the Director of Finance: To see if the Town will vote to amend the funding sources for certain capital projects for which borrowings have been authorized, but not yet issued, and, in turn, to rescind such borrowing authorizations, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE

That it be so voted, as noted below:

From	To	Amount
Cellular Tower Construction at Transfer Station	Smokestack and Transfer Station Building Demolition	\$296,160

DESCRIPTION OF ARTICLE

Article 11 authorizes the Town to use funds previously appropriated by Town Meeting for another project that have not yet been issued or used. This article does not authorize the use of additional funds.

ARTICLE TWELVE: SETTLEMENT FOR AMES BUILDING PROJECT

By the Town Manager: To see if the Town will vote to raise and appropriate, transfer or borrow a sum of money to pay additional costs and/or resolve outstanding claims for completion of the Town Hall and Senior Center project, and/or pay a judgment in the matter of CTA Construction Company, Inc. v. Town of Dedham, Turowski2 Architecture, Inc., and Atlantic Construction and Management, Inc., Middlesex Superior Court, C.A. No. 1881CV01465-B, and, further, to the extent that same may be necessary, to authorize the Select Board to petition the General Court for special legislation providing additional flexibility with respect to the borrowing scope or term, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE

Recommendation at Town Meeting.

DESCRIPTION OF ARTICLE

Article 12 authorizes the Town to use funds to pay a settlement/judgement for the outstanding claims pertaining to the Ames Building Project.

ARTICLE THIRTEEN: DEDHAM RETIREMENT BOARD COST OF LIVING ADJUSTMENT

By the Dedham Retirement Board: To see if the Town will vote pursuant to the provisions of G.L. c. 32 § 103(j), to approve the acceptance by the Dedham Retirement Board of an increase of \$3,000 in the maximum base amount on which the cost of living adjustment is calculated for pension payments, which would increase such base amount from \$15,000 to a base amount of \$18,000 as of July 1, 2025, and which, once accepted, may not be revoked, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE

That it be so voted.

DESCRIPTION OF ARTICLE

Article 13 approves the Dedham Retirement Board to raise the maximum base amount for calculating pension cost-of-living adjustments from \$15,000 to \$18,000, starting July 1, 2025.

REFERENCE INFORMATION

- MGL Chapter 32, Section 103(j) – Appendix Page A-6

ARTICLE FOURTEEN: REPORTS OF COMMITTEES

By Town Meeting Vote: To hear and act upon the reports of the various Town Committees, as required by vote of prior Town Meetings; to see what sum of money the Town will vote to raise and appropriate, transfer from available funds, or borrow to carry out the recommendations of said committees, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE

That it be indefinitely postponed.

DESCRIPTION OF ARTICLE

Article 14 provides for reports from various boards, committees and commissions when necessary and available.

ARTICLE FIFTEEN: ZONING BYLAW AMENDMENT - ACCESSORY DWELLING UNIT

By the Planning Board: To see if the Town will vote to amend the Dedham Zoning By-laws, Chapter 280 of the Town Code, to regulate and define Accessory Dwelling Units [NOTE: The full text of Article 15 is found in the Appendix in a document entitled, "Article 15 Original Zoning Bylaw Amendment"].

or take any other action relative thereto. **Referred to Planning Board for study and report**

RECOMMENDATION OF THE PLANNING BOARD

Recommended (4-1) that it be so voted with additional revisions approved by the Planning Board following its public hearings, to read as follows [NOTE: additional revisions shown in the Appendix in a document entitled, Article 15 Revised Zoning Bylaw Amendment"]:

§ 280-10 Definitions.

ACCESSORY DWELLING UNIT

A self-contained housing unit, inclusive of sleeping, cooking, and sanitary facilities located on the same lot as a principal dwelling, either attached or detached from the principal dwelling and accessory to that dwelling, that maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress.

§ 280-7.7 Accessory Dwelling Units.

A. Purpose

The purpose of providing for Accessory Dwelling Units include:

- Provide a place for adult children, aging parents or other relatives to stay and live; and
- Provide additional rental income for property owners, which can help offset maintenance and repair costs.

B. Requirements for all ADU's

An Accessory Dwelling Unit (ADU) shall meet the following requirements:

(1) An attached ADU or detached ADU of more than one-story shall comply with the dimensional requirements applicable to single family detached houses for the zoning district in which the ADU is located as set forth in Article IV of the Zoning By-laws. A one-story detached ADU shall comply with the dimensional requirements applicable to accessory structures for the zoning district in which the ADU is located as set forth in Article IV of the Zoning By-laws.

**RECOMMENDATION OF
THE PLANNING BOARD
(CONTINUED)**

(2) The ADU may not be maintained in separate ownership from the principal dwelling, and may not be rented or occupied as a "short-term rental" as that term is defined in G.L. c.64G, §1.

(3) An ADU shall not consist of a trailer or other structure mounted on a permanent chassis.

C. Requirements for ADUs allowed by-right

(1) One (1) Accessory Dwelling Unit not larger in gross floor area than one-half the gross floor area of the principal dwelling or nine hundred square feet, whichever is smaller, and meeting the requirements of this bylaw, is allowed by right as accessory to a principal dwelling in each zoning district where single-family detached houses are allowed.

(2) Where the principal dwelling is nonconforming, the ADU shall in addition meet the requirements of Section 280-3.3, provided that when a determination is required that the ADU will not be substantially more detrimental than the existing nonconforming structure to the neighborhood, such determination will be made by majority vote of the Board of Appeals and shall not be subject to special permit criteria.

(3) One off-street parking space shall be provided and designated for each ADU, provided that where an ADU allowed by right is located within 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, no parking space shall be required. Such parking space shall be created in conformance with all applicable dimensional requirements and screened appropriately from abutting properties.

(4) Only one ADU is allowed per lot.

D. Requirements for ADUs allowed by Special Permit

One (1) Accessory Dwelling Unit having a gross floor area greater than what is allowed by right and otherwise meeting the requirements of this bylaw, may be allowed in each zoning district where single-family detached houses are allowed by-right, by special permit issued by the Board of Appeals as accessory to a principal dwelling consisting of a single-family detached house in accordance with the Use Regulation Table of these By-laws, subject to the following special permit requirements:

(1) Either the proposed ADU or the principal residence is occupied by the owner of the lot on which the ADU is located.

**RECOMMENDATION OF
THE PLANNING BOARD
(CONTINUED)**

(2) The accessory dwelling unit shall have a maximum gross floor area of 1,000 square feet.

(3) One parking space shall be provided for an ADU. Such parking space shall be created in conformance with all applicable dimensional requirements and screened appropriately from abutting properties

The Board of Appeals may waive compliance with any of the above special permit requirements upon its written determination that compliance is impractical or unfeasible and that such waiver is consistent with the intent and purpose of this bylaw.

1. Amend Section 280-3.3 Nonconforming Uses and Structures, subsection E., to add the underlined language as follows:

E. Nonconforming single and two family residential structures. Nonconforming single and two family residential structures may be reconstructed, extended, altered, or structurally changed upon a determination by the Building Inspector that such proposed reconstruction, extension, alteration, or change does not increase the nonconforming nature of said structure.

(d) Addition of an ADU on a lot with insufficient area or frontage improved by a principal residence, or that is accessory to a principal residence encroaching upon one or more required yard setback areas, that complies with all current setback, yard, floor to area ratio, building coverage, and building height requirements for a principal residence.

**DESCRIPTION OF
ARTICLE**

Article 15 is focused on Accessory Dwelling Units (ADUs). An ADU is a secondary housing unit located on the same property as a primary residence, often referred to as a granny flat or in-law suite. Massachusetts just passed new regulations allowing homeowners to add accessory dwelling units "by right," meaning without special permission from the town, if they meet certain requirements. Article 15 would update the Dedham Zoning Bylaw to be in compliance with state law.

**REFERENCE
INFORMATION**

- Planning Board Report – Appendix Page A-15
- Article 15 Original Zoning Bylaw Amendment – Appendix Page A-20
- Article 15 Revised Zoning Bylaw Amendment – Appendix Page A-24
- Article 15 ADU Frequently Asked Questions – Appendix Page A-25

ARTICLE SIXTEEN: PROPOSED ZONING MAP CHANGES ALONG BRIDGE STREET - GENERAL RESIDENCE ZONING DISTRICT

By the Planning Board: To see if the Town will vote to change the zoning district designation of the below-listed parcels to General Residence, and amend the Zoning Map of the Town of Dedham accordingly, as follows:

From zoning district designation split between General Residence/General Business – Map 14, Parcels 9, 10, 24, 30, 31; and Map 55, Parcels 7, 10, 44, 46, 86, 91, 92;

From zoning district designation split between General Residence/Limited Manufacturing A – Map 39, Parcels 49, 57, 63; and Map 55, Parcels 33, 36;

From zoning district designation split between General Residence/Local Business – Map 24, Parcels 77, 80; and Map 39, Parcel 43; and

From zoning district designation split between General Residence/General Business/Local Business – Map 24, Parcel 85.

The Zoning Map changes for said parcels are shown on a map prepared by the Town of Dedham Geographic Information Systems (GIS) Division and available for review in the Office of the Town Clerk, or take any other action relative thereto. **Referred to Planning Board for study and report.**

RECOMMENDATION OF THE PLANNING BOARD

The Planning Board voted (4-0) to recommend approval to Town Meeting, as listed below:

That it be so voted with the insertion of additional language shown in bold underlined, as follows:

By the Planning Board: To see if the Town will vote to amend the zoning district designation of the below-listed parcels **along Bridge Street** to General Residence, and amend the Zoning Map of the Town of Dedham accordingly, as follows:

DESCRIPTION OF ARTICLE

Article 16 proposes to change 21 split lots along the corridor, all of which are partially General Residence zoning, to be entirely zoned General Residence (GR). The GR Zoning District allows single and two-family dwellings by right and makes up the majority of properties along Bridge Street. This Article is meant to protect the existing residential uses of these parcels.

REFERENCE INFORMATION

- Planning Board Report – Appendix Page A-15
- Articles 16 to 19, and Article 22 Frequently Asked Questions – Appendix Page A-31
- Article 16 Proposed Zoning Map Amendments (4 Maps) – Appendix Page A-27

ARTICLE SEVENTEEN: PROPOSED ZONING MAP CHANGES ALONG BRIDGE STREET - GENERAL BUSINESS

By the Planning Board: To see if the Town will vote to change the zoning district designation of the below-listed parcels to General Business, and amend the Zoning Map of the Town of Dedham accordingly, as follows:

From Limited Manufacturing A – Map 39, Parcels 46, 47, 48, 59, 60, 62;

From zoning district designation split between Limited Manufacturing A/General Residence – Map 39, Parcel 45; and Map 55, Parcel 35;

From zoning district designation split between General Business/General Residence – Map 14, Parcels 1, 4, 5, 8, 28, 29; and Map 55, Parcels 42, 89, 90;

From zoning district designation split between General Business/Local Business – Map 14, Parcel 54; and

From zoning district designation split between General Business/Local Business/General Residence – Map 25, Parcel 3.

The Zoning Map changes for said parcels are shown on a map prepared by the Town of Dedham Geographic Information Systems (GIS) Division and available for review in the Office of the Town Clerk, or take any other action relative thereto. **Referred to Planning Board for study and report.**

RECOMMENDATION OF THE PLANNING BOARD

The Planning Board voted (4-0) to recommend approval to Town Meeting, as listed below:

That it be so voted with the insertion of additional language shown in bold underlined, as follows:

By the Planning Board: To see if the Town will vote to amend the zoning district designation of the below-listed parcels **along Bridge Street** to General Business, and amend the Zoning Map of the Town of Dedham accordingly, as follows:

DESCRIPTION OF ARTICLE

Article 17 proposes to change six (6) properties zoned Limited Manufacturing A (LMA) to become General Business (GB). Additionally, 13 split lots partially located in GB are proposed to be entirely zoned GB. GB allows for commercial businesses like retail stores, offices, and professional services (barbershops/hair salons) and can currently be found at the two "bookends" of the corridor (the intersections at Needham Street and Ames/Pine Streets). Removing the LMA zoning district from Bridge Street would make most industrial and automotive allowed only by Special Permit through the Zoning Board of Appeals, where they are currently allowed by right.

**REFERENCE
INFORMATION**

- Planning Board Report - Appendix Page A-15
- Articles 16 to 19, and Article 22 Frequently Asked Questions - Appendix Page A-31
- Article 17 Proposed Zoning Map Amendments (1 through 3) - Appendix Page A-33

ARTICLE EIGHTEEN: PROPOSED ZONING MAP CHANGES ALONG BRIDGE STREET - LOCAL BUSINESS

By the Planning Board: To see if the Town will vote to change the zoning district designation of the below-listed parcels to Local Business, and amend the Zoning Map of the Town of Dedham accordingly, as follows:

From zoning district designation split between Local Business/General Residence – Map 25, Parcel 9;

From zoning district designation split between Local Business/General Business – Map 25, Parcel 4; and

From zoning district designation split between Local Business/General Business/General Residence – Map 25, Parcel 5.

The Zoning Map changes for said parcels are shown on a map prepared by the Town of Dedham Geographic Information Systems (GIS) Division and available for review in the Office of the Town Clerk, or take any other action relative thereto. **Referred to Planning Board for study and report.**

RECOMMENDATION OF THE PLANNING BOARD

The Planning Board voted (4-0) to recommend approval to Town Meeting, as listed below:

That it be so voted with the insertion of additional language shown in bold underlined, as follows:

By the Planning Board: To see if the Town will vote to amend the zoning district designation of the below-listed parcels **along Bridge Street** to Local Business, and amend the Zoning Map of the Town of Dedham accordingly, as follows:

DESCRIPTION OF ARTICLE

Article 18 proposes to change three (3) split lots, all of which are partially Local Business, to be entirely zoned Local Business (LB). LB allows for small-scale businesses as well as single family dwellings. These three parcels are located between McGolf and the mixed-use building at 80 Bridge Street.

REFERENCE INFORMATION

- Planning Board Report - Appendix Page A-15
- Articles 16 to 19, and Article 22 Frequently Asked Questions - Appendix Page A-31
- Article 18 Proposed Zoning Map Amendment - Appendix Page A-36

ARTICLE NINETEEN: PROPOSED ZONING MAP CHANGES ALONG BRIDGE STREET - SINGLE RESIDENCE B

By the Planning Board: To see if the Town will vote to change the zoning district designation of the below-listed parcel to Single Residence B, and amend the Zoning Map of the Town of Dedham accordingly, as follows:

From zoning district designation split between Single Residence B /General Business – Map 55, Parcel 126.

The Zoning Map change for said parcel is shown on a map prepared by the Town of Dedham Geographic Information Systems (GIS) Division and available for review in the Office of the Town Clerk, or take any other action relative thereto. **Referred to Planning Board for study and report.**

RECOMMENDATION OF THE PLANNING BOARD

The Planning Board voted (4-0) to recommend approval to Town Meeting, as listed below:

That it be so voted with the insertion of additional language shown in bold underlined, as follows:

By the Planning Board: To see if the Town will vote to amend the zoning district designation of the below-listed parcels **along Bridge Street** to Single Residence B, and amend the Zoning Map of the Town of Dedham accordingly, as follows:

DESCRIPTION OF ARTICLE

Article 19 proposes to change one (1) lot split between General Business and Single Residence B to become entirely Single Residence B (SRB). The SRB Zoning District allows single family dwellings by right.

REFERENCE INFORMATION

- Planning Board Report - Appendix Page A-15
- Articles 16 to 19, and Article 22 Frequently Asked Questions - Appendix Page A-31
- Article 19 Proposed Zoning Map Amendment - Appendix Page A-37

ARTICLE TWENTY: ZONING BYLAW AMENDMENT - FLOOR AREA RATIO DEFINITION

By the Planning Board: By the Planning Board. To see if the Town will vote to amend the definition of "Floor Area Ratio (FAR)" set forth in Section 280-10.1 of the Dedham Zoning ByLaws by deleting the text shown in ~~striketrough~~:

FLOOR AREA RATIO (FAR) -- The ratio of the net floor area to the gross area of the lot on which such building is located, ~~exclusive of land in Flood Plain districts or wetlands subject to General Laws Chapter 131, Section 40.~~

or take any other action relative thereto. **Referred to Planning Board for study and report.**

RECOMMENDATION OF THE PLANNING BOARD

The Planning Board voted unanimously (5-0) that it be so voted.

DESCRIPTION OF ARTICLE

Article 20 is to update the definition of Floor Area Ratio (FAR), which determines the maximum floor area allowed on a plot of land, calculated by dividing a building's total floor area by the total land area. The changes proposed would the FAR definition to be similar to surrounding communities.

REFERENCE INFORMATION

- Planning Board Report - Appendix Page A-15

ARTICLE TWENTY-ONE: ZONING BYLAW AMENDMENT - FLOOD PLAIN OVERLAY DISTRICT (FPOD)

By the Planning Board: To see if the Town will vote to amend the Dedham Zoning By-Laws, Section 280-8.1, Flood Plain Overlay District, by deleting the ~~striketrough~~ text and inserting the **bold underlined** text, and renumber existing subsections to incorporate said amendments, all as follows, and further to amend the Zoning Map to include the changes to the boundaries of said Flood Plain Overlay District made thereby:

8.1 FLOOD PLAIN OVERLAY DISTRICT

C. Applicability. The Flood Plain Overlay District is herein established as an overlay district. The District includes all special flood hazard areas in the Town of Dedham designated as Zones A and AE on the Norfolk County Flood Insurance Rate Map (FIRM), dated ~~July 6, 2021~~, **July 8, 2025**, issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program (NFIP). The exact boundaries of the District are defined by the 100-year base flood elevations shown on the FIRM and further defined by the Norfolk County Flood Insurance Study report dated ~~July 6, 2021~~, **July 8, 2025**. The FIRM Floodway Maps and Flood Insurance Study report ~~are~~**is** incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Department, and Conservation Commission.

H. Requirement to Submit New Technical Data. If the Town acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town will, within six months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s.) Notification shall be submitted to: FEMA Region I Risk Analysis Branch Chief ~~99 High St., 6th floor, Boston, MA 02110~~ And copy of notification to: Massachusetts NFIP State Coordinator MA Dept. of Conservation & Recreation ~~251 Causeway Street Boston, MA 02114~~

O. Recreational Vehicles. In A1 and AE Zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

Q. Procedures. Any work within a FPOD shall require a Special Permit issued by the Board of Appeals. Notice of each such Flood Plain special permit application shall be given to the Town Public Works Department, to the Town Administrator, the Board of Selectmen, the Board of Health, the Planning Board, and the Conservation Commission, as well as all other parties deemed necessary by the Board of Appeals.

(1) The Board of Appeals, in hearing such application, shall consider, in addition to any other factors said Board deems pertinent, the following aspects with respect to flooding and FPOD zoning provisions; that any such building or structure shall be designed, placed, and constructed to offer a minimum obstruction of the flow of water; and that it shall be firmly anchored to prevent floating away.

~~(2) If any land in the FPOD is proven to the satisfaction of the Board of Appeals after the question has been referred to the Planning Board, the Conservation Commission, the Board of Health, and the Board of Selectmen, and reported on by all three boards or the lapse of 30 days from the date of referral without a report, as being in fact not subject to flooding or not unsuitable because of drainage conditions for any use which would otherwise be permitted if such land were not, by operation of this section, in the FPOD, and that the use of such land for any such use will not interfere with the general purposes for which FPOD have been established, and will not be detrimental to the public health, safety or welfare, the Board of Appeals may, after a public hearing with due notice, issue a permit for any such use. If an applicant feels that he has sufficient evidence to prove that an area identified as floodplain by FEMA is not subject to flooding, there are formal procedures which allow FEMA to review such individual cases and, if appropriate, remove the area in question from the flood plain.~~

S. Watercourse alteration and relocation. In cases where a project will alter or relocate a watercourse, the following must be notified:

- (1) Adjacent Communities, especially upstream and downstream.
- (2) Bordering States, if affected.
- (3) NFIP State Coordinator. Massachusetts Department of Conservation and Recreation 251 Causeway Street, 8th floor Boston, MA 02114
- (4) NFIP Program Specialist Federal Emergency Management Agency, Region I 99 High Street, 6th Fl

or take any action relative thereto. **Referred to Planning Board for study and report.**

RECOMMENDATION OF THE PLANNING BOARD

The Planning Board voted unanimously (5-0) that it be so voted.

DESCRIPTION OF ARTICLE

Article 21 is an update of the Flood Plain Overlay District zoning map and zoning bylaw text to be compliant with Federal Emergency Management Agency (FEMA) flood maps.

REFERENCE INFORMATION

- Planning Board Report - Appendix Page A-15
- Article 21 Proposed Flood Plain Overlay District Map Amendment - Appendix Page A-38

ARTICLE TWENTY-TWO: ZONING BYLAW AMENDMENT - ZONING DIMENSIONAL REQUIREMENTS

By the Planning Board. To see if the Town will vote to amend Table 2 (Table of Dimensional Requirements) of the Town of Dedham Zoning By-Laws by deleting the ~~strikethrough~~ text and inserting the **bold underlined** text, as follows:

Table 2 – Table of Dimensional Requirements

	SRA	SRB	GR	LMA/LMB	HB	LB	GB	CB
				RDO/AP ₄				
Minimum Frontage (ft.)	125 ¹³	95	*1	150 ⁴	200 ⁴	N/A	N/A ⁹	N/A ⁹
Minimum Lot Area (sq. ft.)	40,000	12,500	*1	1 acre ⁴	1 acre ⁴	12,500	N/A ⁹	N/A ⁹
Minimum Lot Width as percentage of required Minimum Frontage	70 ^{12,13}	70 ¹²	*1 ¹²	70	70	70	N/A ⁹	N/A ⁹
Minimum Front Yard (ft.)	25	25	20	30 ¹¹	30	20 <u>5</u>	*2 <u>5</u>	*2
Minimum Side Yard (ft.)	25 ⁵	15 ⁵	15 ⁵	15 ¹¹	20	15 ⁶	N/A	N/A
1-st. Det. Accessory Building ¹⁵	5	5	5	15	15	5	N/A	N/A
Minimum Rear Yard (ft.)	25 ⁵	25 ⁵	25 ⁵	25 ¹¹	25	25	N/A	N/A
1-st. Det. Accessory Building	5	5	5	25	25	20 ⁷	N/A	N/A
Maximum Lot Coverage ⁸ (%)	30	30	30	50	40	40 <u>80</u>	80	80
Maximum Floor Area Ratio	.15 <u>.15</u> ¹⁴	.5 ¹⁴	0.9	.35 ¹⁰	0.35	0.4 <u>1.5</u>	0.4 <u>1.5</u>	2.4
Space between Buildings (ft.) for buildings erected, moved, or added after January 22, 1990	10	10	10	15	15	10	15	N/A

or take any other action relative thereto. **Referred to Planning Board for study and report**

RECOMMENDATION OF THE PLANNING BOARD

The Planning Board voted (4-0) that it be so voted.

DESCRIPTION OF ARTICLE

Article 22 is a change to dimensional requirements of the zoning bylaw based on the Bridge Street Corridor Plan referenced in Articles 16-19.

REFERENCE INFORMATION

- Planning Board Report – Appendix Page A-15
- Article 16 to 19, and Article 22 Frequently Asked Questions – Appendix Page A-31

ARTICLE TWENTY-THREE: PROPOSAL FOR NEW BYLAW FOR MOTOR VEHICLE REGISTRATIONS

By the Select Board at the request of Select Board member Dimitria Sullivan: To see if the Town will vote to amend the Town of Dedham By-laws by adding the following Chapter, and, further, to authorize the Town Clerk to assign and/or make such changes to numbering as is necessary to bring the by-law into conformance with the Town Code:

Motor Vehicle Registration By-law Chapter _____

§1 Purpose And Intent

The purpose of this By-law is to maintain public safety and reduce nuisances and environmental hazards associated with abandoned, unregistered, or uninspected motor vehicles within the Town.

§2 Restrictions

A. Any motor vehicle, subject to registration under G.L. c.90, § 2, parked, stored, kept, or left in the Town of Dedham must be registered in the Commonwealth of Massachusetts, or in any other state, and display thereon a valid windshield inspection sticker, so-called, as required by G.L. c.90, § 7A, or by the laws of the state of registration.

B. A motor vehicle not meeting these requirements is prohibited ("Non-compliant vehicle"), unless such motor vehicle is:

- i. Contained in an enclosed building, shielded from view by a tent, or otherwise out of view of the public or of the abutters;
- ii. Held subject to a license granted under G.L. c. 140, consistent with permitted uses under applicable provisions of the Zoning By-laws, and/or Chapter 255 of the Town By-laws in connection with the motor vehicle business or the junk business; or
- iii. A working farm vehicle.

§3 By-Right Compliance Extension; Temporary Storage Permit

Any property owner, defined for purposes of this bylaw as the legal owner or occupant of the land upon which a non-compliant motor vehicle is located, may park, store, keep or leave a non-compliant vehicle on the property only if they:

A. Establish a by-right compliance extension of 30 days by filing notice thereof with the Code Enforcement Officer; or

B. Are approved, for a temporary storage permit to provide 30 days in addition to the by-right compliance extension, subject to one 30-day renewal (for a total of 90 days from the filing of the by-right compliance extension notice), by applying to the Code Enforcement Officer with evidence that the property owner is actively repairing or restoring the vehicle and, if a renewal is requested, demonstrating reasonable progress toward compliance.

§ 4: Enforcement And Penalties

A. This By-law may be enforced by the Code Enforcement Officer or any Police Officer in the Town of Dedham, as well as through criminal indictment, or on a complaint in district or superior court, all in accordance with Section 1-6 of the General By-laws.

B. For purposes of Section 1-6(B), the following shall also apply:

First violation – Warning: The Code Enforcement Officer shall issue a warning notice providing 30 days to bring the vehicle into compliance, file for a by-right compliance extension and/or a temporary storage permit, and/or remove the vehicle from the property or otherwise properly garage or shield the vehicle.

Additional violations: Additional violations shall follow the fee schedule set forth in Section 1-6, provided, however, that the Code Enforcement Officer may provide a period of time for the property owner to come into compliance before an additional fine is issued; and, thereafter, each day shall constitute an additional violation.

or take any other action relative thereto. **Referred to Bylaw Review Committee and Finance and Warrant Committee for study and report.**

**RECOMMENDATION OF
THE FINANCE AND
WARRANT COMMITTEE**

That it be so voted.

DESCRIPTION OF ARTICLE

Article 23 proposes the adoption of a general bylaw to more efficiently regulate unregistered and uninspected vehicles within Dedham and develop a mechanism to encourage compliance rather than punishment. If adopted, the general bylaw would take effect immediately and apply to all vehicles within Dedham, regardless of the effective date. Town Counsel provided a written description in response to questions raised during the review process (in Appendix, Page A-39).

**REFERENCE
INFORMATION**

- Town Counsel Information re: Article 23 - Appendix Page A-39

ARTICLE TWENTY-FOUR: BYLAW AMENDMENT FOR SCHOOL BUILDING REHABILITATION COMMITTEE MEMBERSHIP

By the School Building Rehabilitation Committee and the Planning Board: To see if the Town will vote to amend the General Bylaws, Chapter 12, Article IX (School Building Rehabilitation Committee), by inserting the text shown below in **bold** and deleting the text shown in ~~strikethrough~~:

Article IX. School Building Rehabilitation Committee
[Adopted 11-16-2015 ATM by Art. 12]

§ 12-33. Purpose.

The purpose of this by-law is to provide a permanent School Building and Rehabilitation Committee ("SBRC") that shall have continuing responsibility to direct engineering and architectural studies to determine the current physical condition of the Town School Department buildings and to make recommendations to the Town relative to proposed rehabilitation, expansion and/or new construction projects.

§ 12-34. Establishment.

There shall hereby be established an SBRC, which shall oversee and supervise the design, construction, reconstruction, major alteration, renovation, enlargement, major maintenance, demolition, and removal of Town School Department buildings as provided in this by-law.

§ 12-35. Committee membership.

A. Voting Members. The SBRC shall be comprised of seven ~~eleven~~ voting members, ~~or where specified, their designees, all of whom shall be registered voters of the Town of Dedham, and~~ all serving on the SBRC without compensation, as follows:

- (1) Two School Committee members, or designees.
- (2) One **Select** Board of ~~Selectmen~~ member, or designee.
- (3) One Finance and Warrant Committee member, or designee.
- (4) One Planning Board member, or designee.**
- (5) The Town Manager, or, should the Town Manager so designate, the Director of Facilities.**
- (6) The Superintendent of Schools, or designee.**
- (7) Three Members-at-Large appointed by Town Moderator, whose appointments shall be made consistent with the appointment goals identified in 963 CMR 2.40**06(32)(b) and (e)** to provide a broad range of expertise and perspective, ~~and which appointment(s) may, but need not, include a parent of a child enrolled in the Town's school system at the time of such appointment(s).~~
- (8) One Member-at-Large appointed by the School Committee, who shall be a caretaker of a child in the Dedham Public Schools who attends or will attend the affected school.**

All voting members shall be registered voters of the Town of Dedham, except for the Town Manager and/or the Director of Facilities, and the Superintendent of Schools.

B. Ex Officio Members.

- (1) The principal of the affected school, for the duration of the project involving that school, shall be an ex officio member of the SBRC and have** ~~(1) Persons holding the following offices shall be considered ex officio members of the Committee, with a voice but no vote, and therefore shall not count towards the quorum required for the SBRC to take action under the Open Meeting Law.~~

- ~~(a) Town Manager, or Town Manager's designee,~~
- ~~(b) Superintendent of Schools, and~~
- ~~(c) Principal of the affected school for the duration of the project involving that school.~~

(2) Further, for each project, the SBRC may designate temporary ex officio members or staff, with the approval of the Town Manager, or other Town residents with particular expertise to advise the Committee, solely and exclusively in an advisory capacity, related to a particular project. The SBRC may also consult with, and seek participation from, other Town employees with applicable expertise, including but not limited to: (i) building maintenance and engineering staff; (ii) finance and procurement staff; (iii) school system administrators; (iv) school business management staff; (v) school system curriculum and programming staff; and (vi) direct student-support staff, such as teachers and counselors.

§ 12-36. Term of appointment.

A. Members of the SBRC serving on behalf of multiple-member bodies, or their designees, shall serve for such periods of time as may be authorized by each member's respective multiple-member body in its sole discretion.

B. The three Members-at-Large **appointed by the Town Moderator** shall be appointed for alternating three-year terms. Pursuant to Section 6-4 of the Town Charter, in making the original appointments under this By-Law, the appointing authority shall designate one Member-at-Large to serve for three years, one Member-at-Large to serve for two years, and one Member-at-Large to serve for one year. Thereafter, vacancies shall be filled for three-year terms, except as otherwise provided below. **The Member-at-Large appointed by the School Committee shall be appointed for a two-year term, and may be reappointed for as long as they meet the stated qualifications.** Upon expiration of a term, Members-at-Large shall continue to serve until a successor has been appointed and qualified. Notwithstanding the foregoing, however, the appointing authority may authorize a Member-at-Large to serve for such additional period or periods of less than three years as will allow a Member-at-Large to serve until the completion of a project on which they have participated. When filling any vacancies in the position of a Member-at-Large arising other than by expiration of the term, the appointing authority shall make such appointments for the remainder of the unexpired term or otherwise to continue to provide for alternating terms.

C. Ex officio members listed in § 12-35B(1) shall serve for such period(s) as they hold their respective underlying positions and as specified therein. In the case of a Town Manager's designee, such designee shall serve for the period authorized by the Town Manager.

§ 12-37. Officers.

The SBRC shall annually elect among its members a chairperson, vice-chairperson, clerk and such other officers as the SBRC, in its discretion, shall deem necessary and proper.

§ 12-38. Duties.

The SBRC shall be responsible for monitoring the Massachusetts School Building Authority Grant Program application process and advise the Eligible Applicant (as defined under G.L. c.70B, § 2) during the selection and construction of the Approved Project, including but not limited to: initiation and direction of engineering/architectural studies, subject to an appropriation for such purposes, to determine the current physical condition of Town School Department Buildings. Recommendations of the SBRC shall be made to the Town in accordance with applicable law, and after consideration of factors likely to maximize state reimbursement available for school building construction and/or rehabilitation projects.

~~§ 12-39. Effective date.~~

~~This By-Law shall take effective on July 1, 2016, at which time the appointment of the four Members-at-Large then in office shall be deemed to have expired, and the size of the SBRC shall be reduced from 11 voting members to seven voting members, and three ex officio members as set forth herein.~~

or take any other action relative thereto. **Referred to Bylaw Review Committee and Finance and Warrant Committee for study and report.**

**RECOMMENDATION OF
THE FINANCE AND
WARRANT COMMITTEE**

That it be indefinitely postponed.

DESCRIPTION OF ARTICLE

Article 24 proposes changes to the current membership of the School Building Rehabilitation Committee.

ARTICLE TWENTY-FIVE: BYLAW AMENDMENT TO CAPITAL IMPROVEMENT BUDGET PROCESS

By the Select Board at the request of Select Board Vice Chair Erin Boles Welsh and the Financial Policies Committee: To see if the Town will vote to amend Section 39-8 of the General Bylaws to increase from \$10,000 to \$25,000 the cost of "capital improvements" and "operating capital expenditures" subject to the capital budget process outlined in Section 39-9, with ~~strike through~~ text to be deleted and **bold underlined** text to be inserted, as follows:

§ 39-8 Capital budget process; definitions

For the purposes of this bylaw, a "Capital Improvement" is defined as a physical betterment, including, but not limited to, the construction of new buildings or facilities, the alteration of buildings or facilities now or hereafter existing, and the purchase of land, or items of equipment, provided that any such physical betterment shall have a cost of at least ~~\$10,000~~ **\$25,000**. Capital Improvements include both "Operating Capital Expenditures" and "Debt Capital."

An "Operating Capital Expenditure" is defined as a physical betterment of items or equipment costing at least ~~\$10,000~~ **\$25,000** with a useful life of at least three years. Operating capital expenditures that are recurring, such as department vehicles, should be financed from the respective department operating budget in a separate line item.

"Debt Capital" includes but is not limited to the construction of new buildings or facilities now and hereafter existing, the purchase of land, or items of equipment, provided that it has a cost of at least \$100,000 with a useful life of at least five years. On an annual basis, detailed estimates of the expenditures necessary for Debt Capital should be identified by each department for the ensuing five years and such projects should be financed as a separate capital expense of the Town annually in a capital expenditure warrant article.

or take any other action relative thereto. **Referred to Bylaw Review Committee and Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE

That it be so voted.

DESCRIPTION OF ARTICLE

Article 25 proposes amending Town bylaws to increase the minimum cost for capital improvements and operating capital expenditures from \$10,000 to \$25,000. This change would mean that recurring expenses (i.e. department vehicles) are funded by their respective departments, while projects costing \$100,000 or more are planned and funded separately.

ARTICLE TWENTY-SIX: ESTABLISH SENIOR PROPERTY TAX RELIEF POLICY STUDY COMMITTEE

By School Committee Member Stephen Acosta, Precinct One Town Meeting Representative Adam Chapdelaine, Precinct Five Town Meeting Representative Sara Rosenthal, Precinct Six Town Meeting Representative John Heffernan and Josh Donati (resident): To see if the Town will vote to establish a Senior Property Tax Relief Policy Study Committee, to investigate and evaluate potential policy options to assist seniors in managing rising property taxes, and to make recommendations to the Select Board and Town Meeting as to options for action at a future Town Meeting:

The Committee shall have 9 members, as follows;

1. A member of the Select Board, or their designee, as determined by the Board;
2. A member of the Board of Assessors, or their designee, as determined by the Board;
3. A member of the Finance and Warrant Committee, or their designee, as determined by the Committee;
4. A member of the Council on Aging, or their designee, as determined by the Council;
5. The Town Treasurer/Collector, or their designee;
6. One resident aged 65 or older appointed by the Town Moderator;
7. One resident aged 65 or older with experience in municipal finance, real estate, or related fields, appointed by the Town Moderator;
8. One representative of a senior advocacy or community services organization, appointed by the Town Moderator; and
9. One resident with interest or expertise in property tax policy, economic development, or local government, appointed by the Town Moderator.

or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE

That it be so voted.

DESCRIPTION OF ARTICLE

Article 26 proposes the establishment of a Senior Property Tax Relief Policy Study Committee to explore ways to help seniors manage increasing property taxes. This committee will consist of nine members from various town boards and members of the community to recommend policy options to the Select Board and Town Meeting.

REFERENCE INFORMATION

- Summary of article prepared by Warrant Article Proponents - Appendix Page A-41

Note: Unless otherwise stated, all recommendations were unanimous votes of the FWC.

ARTICLE TWENTY-SEVEN: ACCEPT PROVISIONS OF MGL CH. 59, SECTION 5K, CLAUSE 41D (PROPERTY TAX EXEMPTIONS FOR ELIGIBLE RESIDENTS)

By the Town Manager: To see if the Town will vote to accept the provisions of G.L. c.59, §5K, Clause Forty-first D to make an annual cost of living adjustment to the maximum gross receipts and whole estate, real and personal, a senior may have and be eligible for a tax exemption under G.L. c.59, §5, Clause Forty-first C, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

RECOMMENDATION OF THE FINANCE AND WARRANT COMMITTEE

That the Town vote pursuant to G.L. c.59, §5, Clause Forty-first A to adopt a maximum qualifying gross receipts amount for a tax deferral equal to the so-called "Circuit Breaker" maximum income level determined annually by Commissioner of Revenue.

DESCRIPTION OF ARTICLE

Article 27 allows Dedham to increase the income and whole estate limits for senior citizen property tax deferrals under G.L. C. 59, § 5, Clause Forty-first A.

MUNICIPAL FINANCE TERMINOLOGY

The following terms are frequently used in the Annual Town Report and at Town Meeting. Definitions are provided in order to provide an understanding of their meaning:

CAPITAL IMPROVEMENTS: Construction, renovation or improvement of buildings or grounds which exceeds \$50,000

CAPITAL OUTLAY EXPENDITURE EXCLUSION: A type of tax override that allows towns to raise funds for capital projects. Its rules are similar to those for debt exclusions, except the cost is only added to the levy for the year in which the project is undertaken.

CHAPTER 70: State aid funding to public elementary and secondary schools.

CHERRY SHEET: Named for the cherry colored paper on which the Massachusetts Department of Revenue traditionally has printed it, listing the amounts of state and county assessments, as well as the estimated state distribution (State Aid).

COLA: Cost of Living Adjustment

COLLECTIVE BARGAINING: A process in which employees, through their unions, negotiate contracts with employers to determine terms of employment (i.e., pay, hours, benefits, etc.)

DEBT EXCLUSION: A debt exclusion allows towns to raise funds to pay for debt incurred by the town. The amount of the payment is added to the levy for the life of the debt, and is not included in calculations of the new levy limit for future years. A debt exclusion requires a two-thirds majority vote to borrow at town meeting and requires a majority vote at a special town election.

ENTERPRISE FUND: A separate fund inclusive of the direct and indirect costs to provide a service and amounts of revenue to support the fund in exchange for the service (i.e., sewer enterprise fund).

EXCESS LEVY CAPACITY: If a community sets its levy below its levy limit, the difference between them is called excess levy capacity. The levy limit is not affected by excess capacity, however, meaning that in future years a town can tax up to that limit regardless of the previous levy. For example, a one percent levy increase one year allows the town to raise the levy by 4 percent the next year - the normal 2 ½ percent, plus the 1 ½ percent not taxed the year before.

FREE CASH: The amount certified annually by the State Bureau of Accounts by deducting from Surplus Revenue (formally the "Unreserved Fund Balance" or "Excess and Deficiency") all uncollected taxes of prior years. Surplus Revenue is the amount by which the cash accounts receivable and other assets of the Town exceed the liabilities and reserves. Surplus revenues build up mainly from unexpended balances of general appropriations and from excess receipts from non-tax sources (Local Receipts) over estimated receipts. Free Cash may be appropriated by vote of the Town Meeting.

Municipal Finance Terminology continued on next page →

MUNICIPAL FINANCE TERMINOLOGY (CONTINUED)

GENERAL OVERRIDE: Residents can vote to increase tax levies beyond the levy limit, as long as the community is below the levy ceiling. The increase is included in the levy for that year and added to the base used to calculate future levy limits. An override requires a majority vote of the town at a special town election.

GENERAL STABILIZATION FUND: This fund serves as a general financial reserve for the Town. Money may be appropriated to the Fund up to ten percent of the preceding year's tax levy, but the Fund may not exceed ten percent of the total tax valuation of the Town. The Fund may be used for any legal purpose by a two-thirds vote of the Town Meeting. Interest earned remains in the Fund.

LEVEL FUNDING: Appropriates the same amount of money as the prior year to each department, and includes cost increases.

LEVEL SERVICES: No cuts are made and the budget is prepared to accommodate for changes that provide the same services and staffing levels as the previous year. These changes can include COLA increases, inflation, contractual obligations, etc.

LEVY CEILING: The maximum amount a community may levy under all conditions. A community's levy ceiling is 2 ½ percent of the aggregated valuation of all taxable properties.

LEVY LIMIT: The maximum amount a community may levy in a year. The levy limit can increase only by 2 ½ percent each year, plus adjustment for new growth and the addition of the debt service for previously voted tax overrides, such as debt exclusions.

MAJOR CAPITAL FACILITIES STABILIZATION: This is another special purpose reserve created by vote of Town Meeting. Expenditures may be made from the fund only on a two-thirds vote of Town Meeting. It is a management policy of the Town that this fund be used for major construction or renovation of buildings estimated to cost \$4 million or more.

MITIGATION STABILIZATION: These are special purpose reserves created by vote of Town Meeting. Like the General Stabilization Fund, expenditures from these funds require a two-thirds vote of Town Meeting.

MWRA: The Massachusetts Water Resources Authority was established in 1985 to provide water supply services and sewer collection, treatment and disposal services to the region. To fund its operations and debt the MWRA sets user rates and assesses each town in the area according to the metered flow of water through the sewers. Dedham funds its sewer assessment from billings based upon a metered water use rate set by the Selectmen. The Town is not assessed water use charges.

NEW GROWTH: A community can increase its levy limit annually based on new development and other growth in the tax base. Property that has increased in value because of new construction, new subdivision parcels and condominium conversions, and new properties are all considered new growth. An increase in property value assessed during triennial reevaluation (appreciation) is not considered new growth.

Municipal Finance Terminology continued on next page →

MUNICIPAL FINANCE TERMINOLOGY (CONTINUED)

OTHER AVAILABLE FUNDS: Certain receipts, when received by the Town, must be set aside and reserved for particular appropriation. These include the Endicott Estate Receipts, Sale of Cemetery Lots and Graves, and Parking Meter Receipts. In addition, funds from the Overlay Surplus (the accumulated amount of the overlay for various years not used or required to be held in the overlay account) may be used by a town to offset budget requests for the next year. Also, all unused balances from prior years' Special Article Appropriations may be transferred to meet a new appropriation.

OVERLAY SURPLUS: The Overlay is the amount from the property tax levy in excess of appropriations and other charges. It is used to cover abatements and exemptions granted locally or on appeal. The Overlay Surplus is the unused portion of previous years' overlays.

PROPERTY TAX LEVY: The total revenue a community raises through property taxes. Often just called the "levy," it is the largest source of revenue for most Massachusetts cities and towns. This is different from the tax rate, which is the tax amount charged individual properties per \$1,000 of property valuation. The tax rate is set each year by the town.

RESERVE FUND: This fund is established by the Town Meeting and may be composed of (a) an appropriation (not exceeding 5% of last year's levy), (b) money transferred from existing accounts or funds, or (c) both. The Reserve Fund amounts to an omnibus appropriation, to be transferred by vote of the Finance Committee for extraordinary or unforeseen expenditures where the Committee decides such expenditures would be approved by Town Meeting. "Extraordinary" covers items, which are not in the usual line, or are great or exceptional. "Unforeseen" includes items which were unforeseen at the time of the Town Meeting, when appropriations were voted.

Schedule B - Salary Plan FY26: Non-Union Personnel

Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10
Management Support Staff										
1	\$ 45,082.70	\$ 46,435.19	\$ 47,828.24	\$ 49,263.09	\$ 50,740.98	\$ 52,263.21	\$ 53,831.11	\$ 55,446.04	\$ 57,109.42	\$ 58,822.70
2	\$ 54,099.25	\$ 55,722.23	\$ 57,393.90	\$ 59,115.71	\$ 60,889.18	\$ 62,715.86	\$ 64,597.34	\$ 66,535.25	\$ 68,531.31	\$ 70,587.25
3	\$ 64,919.09	\$ 66,866.67	\$ 68,872.66	\$ 70,938.85	\$ 73,067.01	\$ 75,259.03	\$ 77,516.80	\$ 79,842.30	\$ 82,234.32	\$ 84,704.70
Management Staff										
4	\$ 70,557.36	\$ 72,674.08	\$ 74,854.30	\$ 77,099.93	\$ 79,412.93	\$ 81,795.32	\$ 84,249.19	\$ 86,776.66	\$ 89,379.96	\$ 92,061.35
5	\$ 76,554.75	\$ 78,851.38	\$ 81,216.91	\$ 83,653.43	\$ 86,163.03	\$ 88,747.92	\$ 91,410.36	\$ 94,152.68	\$ 96,977.25	\$ 99,886.57
6	\$ 83,061.89	\$ 85,553.75	\$ 88,120.36	\$ 90,763.96	\$ 93,486.89	\$ 96,291.50	\$ 99,180.25	\$ 102,155.66	\$ 105,220.32	\$ 108,376.93
7	\$ 90,122.15	\$ 92,825.81	\$ 95,610.58	\$ 98,478.90	\$ 101,433.28	\$ 104,476.28	\$ 107,610.57	\$ 110,838.88	\$ 114,164.05	\$ 117,588.97
8	\$ 97,782.52	\$ 100,716.02	\$ 103,737.49	\$ 106,849.61	\$ 110,055.10	\$ 113,356.75	\$ 116,757.45	\$ 120,260.17	\$ 123,867.99	\$ 127,584.03
9	\$ 106,094.05	\$ 109,276.88	\$ 112,555.18	\$ 115,931.84	\$ 119,409.78	\$ 122,992.07	\$ 126,681.84	\$ 130,482.30	\$ 134,396.78	\$ 138,428.67
10	\$ 115,112.04	\$ 118,565.41	\$ 122,122.36	\$ 125,786.03	\$ 129,559.62	\$ 133,446.40	\$ 137,449.79	\$ 141,573.29	\$ 145,820.49	\$ 150,195.12
11	\$ 124,896.56	\$ 128,643.46	\$ 132,502.76	\$ 136,477.84	\$ 140,572.18	\$ 144,789.36	\$ 149,133.04	\$ 153,607.02	\$ 158,215.24	\$ 162,961.69
12	\$ 135,512.76	\$ 139,578.15	\$ 143,765.49	\$ 148,078.47	\$ 152,520.82	\$ 157,096.44	\$ 161,809.33	\$ 166,663.61	\$ 171,663.53	\$ 176,813.44
Management Police										
	\$ 181,195.74	\$ 186,631.60	\$ 192,230.56	\$ 197,997.48	\$ 203,937.39	\$ 210,055.50				
DPW Business Manager										
	\$ 108,966.21	\$ 112,234.98	\$ 115,602.30							

Town Personnel

DEDHAM FTEs	FY2022	FY2023	FY2024	FY2025	FY2026
	Actual	Actual	Actual	Actual	Request
Administration^^	44.0	42.6	44.6	43.5	43.5
Public Safety	137.0	137.0	137.0	137.0	137.0
Public Works	28.4	28.4	28.4	25.4	28.4 [#]
Combined Facilities ⁺	41.5	41.5	41.5	36.0	36.0
Health & Human Services	15.1	16.1	16.1	17.9	17.9
Culture & Recreation	4.0	4.0	29.0	28.1	28.1
Town	270.1	269.7	296.7	287.9	290.9
Change	11.8	(0.4)	27.0	(8.8)	3.0

Notes:

^^ Adjusted FTE counts to correct a historical error.

⁺ Includes total FTE personnel for both Town and Schools

[#] Includes 3 DPW positions funded by enterprise funds.

Education Personnel

The following Dedham Public School District personnel information is available on pages 18 and 19 of the FY2026 School Budget Book (www.dedham.k12.ma.us/departments/operations/school-budget/fy2026-budget).

Faculty & Staffing Trends by Category

	2022	2023	2024	2025**	2026**
General Education	201.9	206.9	208.9	214.9	211.5
Special Education	191.8	191.8	185.8	218.5	218.5
Instructional Support	33.5	34.5	39	40.1	40.1
Operations	15	15	16	15	15
Policy & Admin	30.6	30.6	28	29.7	29.4
Custodial & Maintenance	-	-	-	32.5	27
Total	472.8	478.8	477.7	550.7	541.5

** METHODOLOGICAL ADJUSTMENTS OF NOTE

It is important to note that the District employed a series of methodological changes in preparing the FY26 budget. One of these adjustments to the budgeting process included reconstruction of all personnel and non-personnel accounts that comprise the budget. Through this process the District learned that the historical data reported in the Staffing Trends table was generally accurate but did not reflect all budget reporting categories, types of employees, or any employees not assigned to a budget reporting category.

As such the District has (1) ensured that all employees are coded to a budget reporting category and (2) adjusted the data in the Staffing Trends table to reflect all reporting categories and all employee roles funded by the operating budget.

The resulting differential between FY24 (477.7 FTE) and the current FY26 budget proposal (541.5 FTE) was 63.8 FTE. The 63.8 FTE differential is the sum of accounting for 27 FTE custodial/maintenance staff, correcting 10 FTE that did not carry forward from previous fiscal years, and assigning 26.8 FTE to budget reporting categories that were not historically reported in the data captured.

SELECTED STATUTES AND BYLAWS REFERENCED

Below are a list of statutes and bylaws referenced in the warrant articles, in the order they are referenced:

MGL Ch. 32, Section 103 (j) - Systems other than state employees' retirement system and teachers' retirement system; cost-of living; funding schedule; annual determination of changes; supplemental payments

(j) Notwithstanding paragraph (a), the board of any system that establishes a schedule pursuant to section 22D or 22F, may increase the maximum base amount on which the cost-of-living adjustment is calculated, in multiples of \$1,000. Each increase in the maximum base amount shall be accepted by a majority vote of the board of such system, subject to the approval of the legislative body. For the purpose of this section, "legislative body" shall mean, in the case of a city, the city council in accordance with its charter, in the case of a town, the town meeting, in the case of a district, the district members, and, in the case of an authority, the governing body. In the case of a county or region, acceptance shall be by the county or regional retirement board advisory council at a meeting called for that purpose by the county or regional retirement board that shall notify council members at least 60 days before the meeting. Upon receiving notice, the treasurer of a town belonging to the county or regional retirement system shall make a presentation to the town's chief executive officer, as defined in paragraph (c) of subdivision (8) of section 22, regarding the impact of the increase in the cost-of-living adjustment base, the failure of which by a treasurer shall not impede or otherwise nullify the vote by the advisory council. Acceptance of an increase in the maximum base amount shall be deemed to have occurred upon the filing of the certification of such vote with the commission. A decision to accept an increase in the maximum base amount may not be revoked.

MGL Ch. 44, Section 7 - Cities and Towns, Purposes for Borrowing Money Within Debt Limit

Section 7. Cities and towns may incur debt, by a two-thirds vote, within the limit of indebtedness prescribed in section 10, for the following purposes and payable within the periods hereinafter specified not to exceed 30 years or, except for clauses (2), (3), (6) and (7), within the period determined by the director to be the maximum useful life of the public work, improvement or asset being financed under any guideline issued under section 38:

(1) For the acquisition of interests in land or the acquisition of assets, or for the following projects: the landscaping, alteration, remediation, rehabilitation or improvement of public land, the dredging, improvement, restoration, preservation or remediation of public waterways, lakes or ponds, the construction, reconstruction, rehabilitation, improvement, alteration, remodeling, enlargement, demolition, removal or extraordinary repair of public buildings, facilities, assets, works or infrastructure, including: (i) the cost of original equipment and furnishings of the buildings, facilities, assets, works or infrastructure; (ii) damages under chapter 79 resulting from any such acquisition or project; and (iii) the cost of engineering, architectural or other services for feasibility studies, plans or specifications as part of any acquisition or project; provided that the interest in land, asset acquired or project shall have a useful life of at least 5 years; and provided further, that the period of such borrowing shall not exceed the useful life of the interest in land, asset acquired or project.

(2) For a revolving loan fund established under section 53E.75; to assist in the development of renewable energy and energy conservation projects on privately-held buildings, property or facilities within the city or town, 20 years.

(3) For the payment of final judgments, 1 year or for a longer period of time approved by a majority of the members of the municipal finance oversight board after taking into consideration the ability of the city, town or district to provide other essential public services and pay, when due, the principal and interest on its debts and such other factors as the board may deem necessary or advisable.

(4) In Boston, for the original construction, or the extension or widening, with permanent pavement of lasting character conforming to specifications approved by the Massachusetts Department of Transportation established under chapter 6C and under the direction of the board of park commissioners of the city of Boston, of ways, other than public ways, within or bounding on or connecting with any public park in said city, including land damages and the cost of pavement and sidewalks laid at the time of said construction, or for the construction of such ways with stone, block, brick, cement concrete, bituminous concrete, bituminous macadam or other permanent pavement of similar lasting character under specifications approved by said department of highways, 10 years.

(5) For the cost of repairs to private ways open to the public under section 6N of chapter 40, 5 years.

(6) For the payment of charges incurred under contracts authorized by section 4D of chapter 40, but only for those contracts for purposes comparable to the purposes for which loans may be authorized under this section. Each authorized issue shall constitute a separate loan, and the loans shall be subject to the conditions of the applicable clauses of this section.

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(7) For the cost of feasibility studies or engineering or architectural services for plans and specifications for any proposed project for which a city, town or district is authorized to borrow, 5 years if issued before any other debt relating to the project is authorized, otherwise the period for the debt relating to the project.

(8) For energy audits as defined in section 3 of chapter 25A, if authorized separately from debt for energy conservation or alternative energy projects; 5 years.

(9) For the development, design, purchase and installation of computer hardware or software and computer-assisted integrated financial management and accounting systems; 10 years.

(10) For the cost of cleaning up or preventing pollution caused by existing or closed municipal facilities not referenced in clause (20) of section 8, including cleanup or prevention activities taken pursuant to chapter 21E or chapter 21H, 10 years; provided, however, that no indebtedness shall be incurred hereunder until plans relating to the project shall have been submitted to and approved by the department of environmental protection.

(11) For any other public work, improvement or asset with a maximum useful life of at least 5 years and not otherwise specified in this section, 5 years.

MGL Ch. 44, Section 8 - Cities and Towns, Purposes for Borrowing Money Outside Debt Limit

Section 8. Cities and towns may incur debt, by a two-thirds vote, outside the limit of indebtedness prescribed in section 10, for the following purposes and payable within the periods hereinafter specified or, except with respect to clauses (1), (2), (3A), (9) and (18), within such longer period not to exceed 30 years determined by the director to be the maximum useful life of the public work, improvement or asset being financed under any guidelines issued under section 38:

(1) For temporary loans under sections 4, 6, 6A and 17, the periods authorized by those sections.

(2) For maintaining, distributing and providing food, other common necessities of life and temporary shelter for their inhabitants upon the occasions and in the manner set forth in section 19 of chapter 40, 2 years.

(3) For establishing or purchasing a system for supplying a city, town, or district and its inhabitants with water, for taking or purchasing water sources, either from public land or private sources, or water or flowage rights, for the purpose of a public water supply, or for taking or purchasing land for the protection of a water system, 30 years.

(3A) For conducting groundwater inventory and analysis of the community water supply, including pump tests and quality tests relating to the development of using said groundwater as an additional source or a new source of water supply for any city, town or district, 10 years.

(4) For the construction or enlargement of reservoirs, the construction of filter beds, the construction or reconstruction or making extraordinary repairs to standpipes, buildings for pumping stations including original pumping station equipment, and buildings for water treatment, including original equipment therefor, and the acquisition of land or any interest in land necessary in connection with any of the foregoing, 30 years.

(4A) For remodeling, reconstructing or making extraordinary repairs to reservoirs and filter beds, 30 years; provided, however, that no indebtedness shall be incurred hereunder until plans relating to the project shall have been submitted to the department of environmental protection, and the approval of said department has been granted therefor.

(5) For constructing or reconstructing, laying or relaying aqueducts or water mains or for the extension of water mains, or for lining or relining such mains, and for the development or construction of additional well fields and for wells, 40 years.

(6) For the purchase and installation of water meters, 10 years.

(7) For the payment of the city, town or district share of the cost to increase the storage capacity of any reservoir, including land acquisition, constructed by the water resources commission for flood prevention or water resources utilization, 20 years.

(7A) For the purchase, replacement or rehabilitation of water departmental equipment, 10 years.

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(8) For establishing, purchasing, extending, or enlarging a municipally owned gas or electric lighting plant, community antenna television system, or telecommunications system, 20 years.

(8A) For remodeling, reconstructing, or making extraordinary repairs to a municipally owned gas or electric lighting plant, community antenna television system, or telecommunications system, when approved by a majority of the members of the municipal finance oversight board, for the number of years not exceeding 10, as said board shall fix. Each city or town seeking approval by the board of a loan under this clause shall submit to said board all plans and other information considered by the board to be necessary for a determination of the probable extended use of such plant, community television antenna system or telecommunications system likely to result from the remodeling, reconstruction, or repair, and in considering approval under this clause of a requested loan and the terms thereof, special consideration shall be given to that determination.

(9) For emergency appropriations that are approved by the director, not more than 2 years or such longer period not to exceed 10 years as determined by the director after taking into consideration the ability of the city, town or district to provide other essential public services and pay, when due, the principal and interest on its debts, the amount of federal and state payments likely to be received for the purpose of the appropriations and such other factors as the director may deem necessary or advisable; provided, however, that for the purposes of this clause, "emergency" shall mean a sudden, unavoidable event or series of events which could not reasonably have been foreseen or anticipated at the time of submission of the annual budget for approval; provided, further, that emergency shall not include the funding of collective bargaining agreements or items that were previously disapproved by the appropriating authority for the fiscal year in which the borrowing is sought; and provided, further, that for the purposes of this clause, debt may be authorized by the treasurer of the city, town or district, with the approval of the chief executive officer in a city or town, or the prudential committee, if any, or by the commissioners in a district.

(9A) For emergency appropriations approved by a majority of the members of the municipal finance oversight board, up to the period fixed by law for the debt as determined by the board; provided, however, that this clause shall apply only to appropriations for capital purposes including, but not limited to, the acquisition, construction, reconstruction or repair of any public building, work, improvement or asset, and upon a demonstration by the city, town or district that the process for authorizing debt in the manner otherwise provided by law imposes an undue hardship in its ability to respond to the emergency; provided further, that for purposes of this clause, "emergency" shall mean a sudden, unavoidable event or series of events which could not reasonably have been foreseen or anticipated at the time of submission of the annual budget for approval; and provided, further, that for the purposes of this clause, debt may be authorized by the treasurer of the city, town or district, with the approval of the chief executive officer in a city or town, or the prudential committee, if any, or by the commissioners in a district.

(10) For acquiring land or constructing buildings or other structures, including the cost of original equipment, as memorials to members of the army, navy, marine corps, coast guard, or air force, 20 years.

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The designation of any such memorial shall not be changed except after a public hearing by the board of selectmen or by the city council of the municipality wherein said memorial is located, notice of the time and place of which shall be given, at the expense of the proponents, by the town or city clerk as the case may be, by publication not less than 30 days prior thereto in a newspaper, if any, published in such town or city; otherwise, in the county in which such town or city lies; and notice of which shall also have been given by the proponents, by registered mail, not less than 30 days prior to such hearing, to all veterans' organizations of such town or city.

(11) For acquiring street railway or other transportation property under sections 143 to 158, inclusive, of chapter 161, operating the same, or contributing toward the sums expended or to be expended by a transportation area for capital purposes, 10 years.

(12) For the acquisition, construction, establishment, enlargement, improvement or protection of public airports, including the acquisition of land, 10 years. The proceeds of indebtedness incurred hereunder may be expended for the acquisition, construction, establishment, enlargement, improvement or protection of such an airport, including the acquisition of land, jointly by 2 or more municipalities.

(13) For the financing of a program of eradication of Dutch elm disease, including all disbursements on account of which reimbursement is authorized or may be authorized by the commonwealth, county, any city or town, or by any manner of assessment or charges, pursuant to and consistent with chapter 132, 5 years.

(14) For the construction of sewers, sewerage systems and sewage treatment and disposal facilities, or for the lump sum payment of the cost of tie-in to such services in a contiguous city or town, for a period not exceeding 30 years; provided, however, that either: (i) the city or town has an enterprise or special revenue fund for sewer services, and that the accountant, auditor or other officer having similar duties in the city or town shall have certified to the treasurer that rates and charges have been set at a sufficient level to cover the estimated operating expenses and debt service related to the fund; or (ii) the issuance of the debt is approved by a majority of the members of the municipal finance oversight board.

(15) For the construction and rehabilitation of municipal golf courses, including the acquisition and reconstruction of land, installation and replacement of irrigation systems, the construction and rehabilitation of buildings, and the cost of equipment and furnishings, 20 years.

(16) For the payment of charges incurred under contracts authorized by section 4D of chapter 40, but only for those contracts for purposes comparable to the purposes for which loans may be authorized under this section. Each authorized issue shall constitute a separate loan, and the loans shall be subject to the conditions of the applicable clauses of this section.

(17) For the construction of a regional incinerator for the purpose of disposing solid waste, refuse and garbage by 2 or more communities, 20 years.

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(18) For the lending or granting of money to industrial development financing authorities and economic development and industrial corporations, with the approval of the Massachusetts office of business development and the director of housing and community development, 20 years.

(19) For the purposes of implementing a project financed in whole or in part by the Farmers Home Administration of the United States Department of Agriculture, pursuant to Chapter 50 of Title 7 of the United States Code, up to 40 years. Regional school districts established under any general or special law shall be authorized to incur debt for the purposes and within the limitations described in this clause.

(20) For the cost of cleaning up or preventing pollution caused by existing or closed landfills or other solid waste disposal facilities, including clean up or prevention activities taken pursuant to chapter 21E or chapter 21H, 30 years; provided, however, that no indebtedness shall be incurred hereunder until plans relating to the project shall have been submitted to the department of environmental protection and the approval of said department has been granted therefor.

(21) For the construction of incinerators, refuse transfer facilities, recycling facilities, composting facilities, resource recovery facilities or other solid waste disposal facilities, other than landfills, for the purpose of disposing of waste, refuse and garbage, 25 years; provided, however, that no indebtedness shall be incurred hereunder until plans relating to the project shall have been submitted to the department of environmental protection and the approval of said department has been granted therefor.

(22) For remodeling, reconstructing or making extraordinary repairs to incinerators, refuse transfer facilities, recycling facilities, resource recovery facilities or other solid waste disposal facilities, other than landfills, owned by the city, town or district, and used for the purpose of disposing of waste, refuse and garbage, 10 years; provided, however, that no indebtedness shall be incurred hereunder until plans relating to the project shall have been submitted to the department of environmental protection and the approval of said department has been granted therefor.

(23) For the purpose of closing out a landfill area, opening a new landfill area, or making improvements to an existing landfill area, 25 years; provided, however, that no indebtedness shall be incurred hereunder until plans relating to the project shall have been submitted to the department of environmental protection and the approval of said department has been granted therefor.

(24) For the acquisition of a dam or the removal, repair, reconstruction and improvements to a dam owned by a municipality, as may be necessary to maintain, repair or improve such dam, 40 years; provided, however, that this clause shall include dams as defined in section 44 of chapter 253 acquired by gift, purchase, eminent domain under chapter 79 or otherwise and located within a municipality, including any real property appurtenant thereto, if the dam and any appurtenant real property is not at the time of such acquisition owned or held in trust by the commonwealth.

MGL Ch. 44, Section 20 - Proceeds from sale of bonds; restrictions on use; disposition of premiums

Section 20. The proceeds of any sale of bonds or notes shall be used only for the purposes specified in the authorization of the loan; provided, however, that such proceeds may also be used for costs of preparing, issuing and marketing the bonds or notes, except as otherwise authorized by this section. If a balance remains after the completion of the project for which the loan was authorized, the balance may at any time be appropriated by a city, town or district for any purposes for which a loan may be incurred for an equal or longer period of time than that for which the original loan, including temporary debt, was issued. Any balance not in excess of \$50,000 may be applied, with the approval of the chief executive officer, for the payment of indebtedness. If a loan has been issued for a specified purpose but the project for which the loan was authorized has not been completed and no liability remains outstanding and unpaid on account thereof, a city, by a two-thirds vote of all of the members of the city council, or a town or district, by a two-thirds vote of the voters present and voting thereon at an annual town or district meeting, may vote to abandon or discontinue the project and the unexpended proceeds of the loan may be appropriated for any purpose for which a loan may be authorized for an equal or longer period of time than that for which the original loan, including temporary debt, was issued. Any premium received upon the sale of notes, less the cost of preparing, issuing and marketing the notes, and any accrued interest received upon the delivery of the notes, shall be applied to the first payment of interest on the note. Any premium received upon the sale of bonds, less the cost of preparing, issuing and marketing the bonds, and any accrued interest received upon the delivery of bonds shall be: (i) in the case of bonds sold by a city or town that have been excluded under section 21C of chapter 59, or bonds sold by a regional school district for which 1 or more member cities or towns have so excluded their share of the bond, applied by the treasurer to pay costs of the project being financed by the bonds and to reduce the amount authorized to be borrowed for the project by like amount; or (ii) in the case of any other bonds, applied by the treasurer to pay costs of the project being financed by the bonds and to reduce the amount authorized to be borrowed for the project by like amount; provided, however, that in the case of a bond under clause (ii), if any such premium or accrued interest is not so applied, any such premium or accrued interest shall be appropriated to pay costs of a project for which the city, town or district has authorized a borrowing or may authorize a borrowing. Notwithstanding this section, any premium and accrued interest received on account of an issue of bonds, less the cost of preparing, issuing and marketing the bonds, not in excess of \$50,000 may be applied, with the approval of the chief executive officer in a city or town, for the payment of indebtedness. Notwithstanding this section, no appropriation from a loan or balance thereof shall be made that would increase the amount available from borrowed money for any purpose to an amount in excess of any limit imposed by general law or special act for that purpose. Additions to the levy limit for a debt exclusion are restricted to the true interest cost incurred to finance the excluded project.

MGL Ch. 44, Section 53E1/2 - Revolving Funds

Section 53E1/2. Notwithstanding section 53, a city or town may authorize by by-law or ordinance the use of 1 or more revolving funds by 1 or more municipal agencies, boards, departments or offices, which shall be accounted for separately from all other monies in the city or town and to which shall be credited any fees, charges or other receipts from the departmental programs or activities supported by the revolving fund. Expenditures may be made from such revolving fund without further appropriation, subject to the provisions of this section; provided, however, that expenditures shall not be made or liabilities incurred from any such revolving fund in excess of the balance of the fund or in excess of the total authorized expenditures from such fund, and no expenditures shall be made unless approved in accordance with sections 41, 42, 52 and 56 of chapter 41.

Interest earned on any revolving fund balance shall be treated as general fund revenue of the city or town. No revolving fund may be established under this section for receipts of a municipal water or sewer department, a municipal hospital, a cable television access service or facility or for receipts reserved by law or as authorized by law for expenditure for a particular purpose. Revolving fund expenditures shall not be made to pay wages or salaries for full-time employees unless the revolving fund is also charged for the costs of fringe benefits associated with the wages or salaries so paid; provided, however, that such prohibition shall not apply to wages or salaries paid to full-time or part-time employees who are employed as drivers providing transportation for public school students; provided further, that only that portion of a revolving fund which is attributable to transportation fees may be used to pay the wages or salaries of those employees who are employed as drivers providing transportation for public school students; and provided further, that any such wages or salaries so paid shall be reported in the budget submitted for the next fiscal year.

A revolving fund shall be established pursuant to this section by by-law or ordinance. The by-law or ordinance shall specify for each fund: (1) the programs or activities for which the revolving fund may be expended; (2) the departmental receipts in connection with those programs or activities that shall be credited to the revolving fund; (3) the board, department or officer authorized to expend from such fund; and (4) any reporting or other requirements the city or town may impose. The establishment of any fund shall be made not later than the beginning of the fiscal year in which the fund shall begin. Notwithstanding this section, whenever, during the course of any fiscal year, any new revenue source becomes available for the establishment of a revolving fund under this section, such a fund may be established in accordance with this section upon certification by the city auditor, town accountant, or other officer having similar duties that the revenue source was not used in computing the most recent tax levy.

The city or town shall, on or before July 1 of each year, vote on the limit on the total amount that may be expended from each revolving fund established under this section. In any fiscal year, the limit on the amount that may be spent from a revolving fund may be increased with the approval of the city council and mayor in a city or with the approval of the board of selectmen and finance committee in a town.

Upon termination of a revolving fund, the balance in the fund at the end of that fiscal year shall revert to surplus revenue at the close of the fiscal year.

The director of accounts may issue guidelines further regulating revolving funds established pursuant to this section.

PLANNING BOARD
John R. Bethoney, Chair
Jessica L. Porter, Vice-Chair
James E. O'Brien IV, Clerk
Michael A. Podolski, Esq.
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TOWN OF DEDHAM

PLANNING BOARD

2025 SPRING TOWN MEETING RECOMMENDATIONS REPORT

April 28, 2025

This report summarizes the eight (8) Planning Board-sponsored zoning amendments that appear on the 2025 Spring Town Meeting Warrant and the Planning Board's Recommendations to Town Meeting. Please note, zoning maps accompanying Articles 16-19 and 21, and "FAQs" for Articles 15 and 16-19 are available on the Spring Town Meeting 2025 website: www.dedham-ma.gov/2025SpringTM.

Article 15 Purpose

The purpose of Article 15 is to update the Town's existing Accessory Dwelling Unit (ADU) zoning bylaw regulations, in order to comply with recent state legislation. The legislation known as the Affordable Homes Act, amends the definition of accessory dwelling unit under Section 1A of Chapter 40A of the General Laws to allow "by-right" an ADU with a maximum size of no more than half of the gross floor area of the principal dwelling, or 900 square feet, whichever is smaller. The definition was also amended to prohibit owner-occupancy requirements and unreasonably restricting the creation or rental of an ADU.

Background Summary

On August 6, 2024, Governor Healey signed the Affordable Homes Act into law (Chapter 150 of the Acts of 2024). One of the most significant provisions of the Act is the creation of a statewide definition of ADUs and the establishment of uniform rules governing the creation of ADUs. The Act established "as of right" ADUs in every city and town, effective February 2, 2025. Overall, an "as of right" ADU must:

- Maintain a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress;
- Be either no larger than half the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and
- Meet municipal restrictions, including, but not limited to, additional size restrictions and restrictions or prohibitions on short-term rental.

Proposed Zoning Change

To ensure compliance with the Affordable Homes Act, the Planning Board has been working diligently with Town Counsel and Town staff to develop Article 15 since August 2024. The following is a summary of Article 15 to ensure compliance with state ADU regulations:

- New ADU definition;
- New ADU purpose statement;
- Attached & detached ADUs will be regulated similarly to existing primary dwellings and accessory structures zoning dimensional requirements;
- Regulations for ADUs on properties w/dimensional nonconformities;
- An ADU may not be a trailer;
- Allowing ADUs “by-right” consistent with 2024 Affordable Homes Act in any zoning district where single family dwellings are allowed by-right or by Special Permit (SRA, SRB, GR, LB, GB, and RDO zoning districts);
- Allowing only one (1) ADU on a property;
- Reduction in the number of existing Special Permit ADU requirements that are redundant or unenforceable; and
- Allow waivers of existing requirements for ADUs requiring a Special Permit.

Work to Date by the Planning Board:

The following is a summary of efforts by the Planning Board to date to comply with recent state ADU legislation:

- Planning Board Discussion w/Town Counsel (October 2025)
- 2nd Planning Board Discussion w/Town Counsel (October 2025)
- Planning Board review/discuss revisions/updates to existing ADU zoning bylaw (December 2024)
- Planning Board submitted Spring 2025 Town Meeting zoning articles to update existing ADU zoning bylaw (December 2024)
- Planning Board Public Hearings on Article 15 (January 12, 2025 & March 12, 2025)

Planning Board Recommendation

The Planning Board held the required public hearings regarding Article 15 on January 22, 2025 and March 12, 2025. On March 26, 2025, the Planning Board voted (4-1) to recommend approval to Town Meeting as amended. On April 9, 2025, the Planning Board voted (4-1) to modify the previous recommendation to allow for the presentation of a “clean” version of the final amendments to Town Meeting in main warrant book (changes provided in Appendix).

Articles 16-19 Purpose

Articles 16-19 are zoning map changes as a result of the Bridge Street Corridor Plan, a recent two-year study of Bridge Street initiated by the Planning Board. The articles propose adjusting many of Bridge Street’s split lots (properties located in multiple zoning districts), protecting the predominant General Residence zoning district (allowing single-family and two-family homes), and changing a small commercial area along Bridge Street currently zoned Limited Manufacturing (automotive and industrial uses) to General Business (retail, professional offices, etc.).

Background Summary

In December 2022, the Planning Board formed an advisory committee consisting of members of the Planning and Select Boards, as well as several residents of the Riverdale neighborhood, to develop a future vision for the Bridge Street corridor. The advisory committee was tasked to work with town staff and a consultant team to develop a roadmap as to how to preserve the attributes that are valued while also embracing changes that will foster fiscal stability and meet the needs of residents and businesses into the future.

The Bridge Street Corridor Plan Advisory Committee found that a large number of parcels along Bridge Street are split lots, meaning they have two or more zoning district designations for a single parcel of land. Removing split lots reduces confusion and makes it easier for property owners to know what they are allowed to do with their property. Cleaner zoning boundaries also make it easier for Town staff to interpret and enforce Dedham's zoning bylaw.

During the Bridge Street Corridor Plan process, the community envisioned promoting small businesses along the corridor and moving away from any industrial uses allowed by right. The proposed removal of the Limited Manufacturing A Zoning District in Article 17 reflects this desire.

Proposed Zoning Changes (please refer to attached maps)

- Article 16 proposes to change 21 split lots along the corridor, all of which are partially General Residence zoning, to be entirely zoned General Residence (GR). The GR Zoning District allows single and two-family dwellings by right and makes up the majority of properties along Bridge Street. This Article is meant to protect the existing residential uses of these parcels.
- Article 17 proposes to change six (6) properties zoned Limited Manufacturing A (LMA) to become General Business (GB). Additionally, 13 split lots partially located in GB are proposed to be entirely zoned GB. GB allows for commercial businesses like retail stores, offices, and professional services (barbershops/hair salons) and can currently be found at the two "bookends" of the corridor (the intersections at Needham Street and Ames/Pine Streets). Removing the LMA zoning district from Bridge Street would make most industrial and automotive allowed only by Special Permit through the Zoning Board of Appeals, where they are currently allowed by right.
- Article 18 proposes to change three (3) split lots, all of which are partially Local Business, to be entirely zoned Local Business (LB). LB allows for small-scale businesses as well as single family dwellings. These three parcels are located between McGolf and the mixed-use building at 80 Bridge Street.
- Article 19 proposes to change one (1) lot split between General Business and Single Residence B to become entirely Single Residence B (SRB). The SRB Zoning District allows single family dwellings by right.

Planning Board Recommendation

The Planning Board held the required public hearing regarding Article 21 on March 12, 2025. On March 26, 2025, the Planning Board voted (4-0) to recommend approval to Town Meeting.

Article 20 Purpose

Article 20 would amend the definition of Floor Area Ratio (FAR) in the Zoning Bylaw to remove the existing requirement excluding Flood Plain and wetlands areas from a property's FAR calculation.

Background Summary

FAR is a building density calculation, the percentage of a building's total square footage divided by the square footage of the lot. Currently, Flood Plain and wetland areas are not included in a property's FAR calculation. Planning and Zoning staff found that none of our peer communities calculate FAR in this way. This change to remove this language from the definition of FAR is calculated would not affect any of Dedham's existing wetlands or Flood Plain regulations.

Planning Board Recommendation

The Planning Board held the required public hearing regarding Article 20 on March 12, 2025. On March 26, 2025, the Planning Board voted unanimously (5-0) to recommend approval to Town Meeting.

Article 21 Purpose

Article 21 would authorize changes to the provisions of the Dedham Zoning Bylaw concerning the Flood Plain Overlay District (FPOD).

Background Summary

The Town of Dedham's local FPOD was established in the 1960's, and last updated in 2022. In Massachusetts, the FPOD is part of a federal requirement for communities that choose to participate in the National Flood Insurance Program (NFIP). NFIP provides affordable home insurance to property owners.

The Charles Watershed RiskMAP mapping update for Norfolk County was recently completed and updated Flood Insurance Rate Maps (FIRM) are to become effective in late July 5, 2025. Communities that participate in the NFIP, which includes Dedham, are required to update their local zoning bylaw to reflect the updated mapping. Updates to local regulations must also be consistent with the State's model bylaw, which includes all standards necessary to be compliant with NFIP regulations. Communities that fail to enact the necessary floodplain management regulations will be suspended from participating in the NFIP and subject to prohibitions.

The Planning, Zoning & Natural Resources Department have been coordinating with the Commonwealth's Department of Conservation and Recreation (DCR) to ensure compliance with NFIP regulations. The proposed changes are an updated FPOD map and a handful of minor administrative changes requested by DCR.

Planning Board Recommendation

The Planning Board held the required public hearing regarding Article 21 on March 12, 2025. On March 26, 2025, the Planning Board voted unanimously (5-0) to recommend approval to Town Meeting.

Article 22 Purpose

Like Articles 16-19, Article 22 is proposed as a result of the Bridge Street Corridor Plan. The article seeks to update zoning dimensional requirements in order to ensure any redevelopment reflects the desire of the community.

Background Summary

An important discussion in the community process and the advisory committee meetings included what type of buildings people would like to see developed along Bridge Street. The design guidelines in the final plan offer recommendations for how a building should be designed and placed on the lot to be more cohesive with neighboring lots and with Riverdale as a whole.

The Bridge Street Corridor Plan Advisory Committee concluded that a minimum front setback of five (5) feet would provide a better streetscape with pedestrian oriented buildings, an appropriate front landscaping buffer, and promote placing parking behind a building. The committee also recommended increasing Floor Area Ratio (FAR) to incentivize property owners to update and redevelop their properties. Overall, these dimensional changes would incentivize better, more predictable development that fit into the desired design guidelines from the Bridge Street Corridor Plan.

Proposed Zoning Changes

- Reduce required Front Setbacks in Local Business and General Business to 5 feet
- Increase Maximum Lot Coverage from 40% to 80% in Local Business
- Increase Floor Area Ratio from 0.4 to 1.5 in Local Business and General Business
- Fix clerical error currently showing FAR in Single Residence A as 15 (correct FAR=0.15)

Planning Board Recommendation

The Planning Board held the required public hearing regarding Article 22 on March 12, 2025. On March 26, 2025, the Planning Board voted (4-0) to recommend approval to Town Meeting.

Article 15 – Original Zoning Bylaw Amendment

By the Planning Board. To see if the Town will vote to amend the Dedham Zoning By-Laws, Chapter 280 of the Town Code, to regulate and define Accessory Dwelling Units, as follows:

1. Amend Section 280-10 Definitions, to replace the existing definition of “Accessory Dwelling Unit” with the following definition:

ACCESSORY DWELLING UNIT

A self-contained housing unit, inclusive of sleeping, cooking, and sanitary facilities located on the same lot as a principal dwelling, either attached or detached from the principal dwelling and accessory to that dwelling, that maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress.

2. Amend Section 280-7.7 Special Residential Regulations, to add the underlined language and delete the strikethrough language, as follows:

~~§ 280-7.7 Special residential regulations~~ Accessory Dwelling Units.

A. Purpose

The purpose of providing for Accessory Dwelling Units include:

- Provide a place for adult children, aging parents or other relatives to stay and live; and
- Provide additional rental income for property owners, which can help offset maintenance and repair costs.

B. Requirements for all ADU’s

An Accessory Dwelling Unit (ADU) shall meet the following requirements:

- (1) An ADU shall comply with the dimensional requirements applicable to single family detached houses for the zoning district in which the ADU is located as set forth in Article IV of the Zoning By-laws. For purposes of applying such requirements, both attached and detached ADU’s shall be considered part of the principal dwelling to which they are accessory, and not as a separate accessory structure.
- (2) The ADU may not be maintained in separate ownership from the principal dwelling, and may not be rented or occupied as a “short-term rental” as that term is defined in G.L. c.64G, §1.
- (3) An ADU shall not consist of a trailer or other structure mounted on a permanent chassis.

C. Requirements for ADUs allowed by-right

- (1) One (1) Accessory Dwelling Unit not larger in gross floor area than one-half the gross floor area of the principal dwelling or nine hundred square feet, whichever is smaller, and meeting the requirements of this bylaw, is allowed by right as accessory to a principal dwelling in each zoning district where single-family detached houses are allowed.
- (2) Where the principal dwelling is nonconforming, the ADU shall in addition meet the requirements of Section 280-3.3, provided that when a

Article 15 – Original Zoning Bylaw Amendment

determination is required that the ADU will not be substantially more detrimental than the existing nonconforming structure to the neighborhood, such determination will be made by majority vote of the Board of Appeals and shall not be subject to special permit criteria.

- (3) One off-street parking space shall be provided and designated for each ADU, provided that where an ADU allowed by right is located within 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, no parking space shall be required. Such parking space shall be created in conformance with all applicable dimensional requirements and screened appropriately from abutting properties.

D. Requirements for ADUs allowed by Special Permit

~~An accessory dwelling unit may be created by Special Permit from the Board of Appeals in Single Residence A and Single Residence B upon the determination that all of the following conditions have been met.~~

~~One (1) Accessory Dwelling Unit having a gross floor area greater than one-half the gross floor area of the principal dwelling or nine hundred square feet, whichever is smaller, and meeting the requirements of this bylaw, may be allowed in each zoning district where single-family detached houses are allowed by-right, by special permit issued by the Board of Appeals as accessory to a principal dwelling consisting of a single-family detached house in accordance with the Use Regulation Table of these By-laws, subject to the following additional requirements:~~

- ~~A. No more than one such accessory dwelling unit shall be allowed per lot.~~
- ~~B. The lot on which the dwelling unit is located contains at least 10% greater land area than required by the dimensional regulations for its district.~~
- ~~C.(1) The proposed dwelling unit is accessory to the principal residence and either the proposed ADU or the principal residence is occupied by the owner of the lot on which the ADU is located.~~
- ~~D. The proposed dwelling unit shall be designed for two person and shall not be occupied by more than two persons.~~
- ~~E. The building in which the proposed dwelling unit is to be located existed on the date of the adoption of this subsection of the Bylaw.~~
- ~~F. The Special Permit, if granted, shall clearly state that it is not transferable to a purchaser of the lot, and shall require, as a condition of its validity, that a certified copy of the permit be filed with the Registry of Deeds by the applicant.~~
- ~~G. Exterior alterations required to meet applicable building, fire, or health codes are permitted and must be designed to conform to the architectural integrity of the structure and the residential character of the neighborhood.~~

Article 15 – Original Zoning Bylaw Amendment

- ~~H.(2) The accessory dwelling unit created shall be a minimum of 350 square feet and a maximum gross floor area of 1,000 square feet or 33% of the gross floor area of the principal dwelling, whichever is less.~~
- ~~H.(3) One parking space shall be provided and designated for each accessory apartment established in addition to the prior requirements for the property for an ADU. Such parking space shall be created in conformance with all applicable dimensional requirements and screened appropriately from abutting properties~~
- ~~J. Alterations to the building dwelling unit shall be designed to be compatible with the surrounding residential district, and shall not create a second entrance in the front of the building.~~
- ~~K. The Board shall review and approve the septic system on site as part of the approval process.~~
- ~~L. Any Special Permit granted pursuant to this section shall require that the applicant request certification of the permit every three years, and failure to request such certification shall cause the permit to lapse.~~

The Board of Appeals may waive compliance with any of the above special permit requirements upon its written determination that compliance is impractical or unfeasible and that such waiver is consistent with the intent and purpose of this bylaw.

- 3. Amend Section 280-3.3 Nonconforming Uses and Structures, subsection E., to add the underlined language as follows:
 - E. Nonconforming single and two family residential structures.
Nonconforming single and two family residential structures may be reconstructed, extended, altered, or structurally changed upon a determination by the Building Inspector that such proposed reconstruction, extension, alteration, or change does not increase the nonconforming nature of said structure.
 - (1.) The following circumstances shall not be deemed to increase the nonconforming nature of said structure:
 - (a) Alteration to a structure located on a lot with insufficient area which complies with all current setback, yard, building coverage, and building height requirements.
 - (b) Alteration to a structure located on a lot with insufficient frontage which complies with all current setback, yard, building coverage, and building height requirements.
 - (c) Alteration to a structure which encroaches upon one or more required yard setback areas, where the alteration will comply with all current setback, yard, building coverage, and building height requirements.
 - (d) Addition of an ADU on a lot with insufficient area or frontage improved by a principal residence, or that is

Article 15 – Original Zoning Bylaw Amendment

accessory to a principal residence encroaching upon one or more required yard setback areas, that complies with all current setback, yard, floor to area ratio, building coverage, and building height requirements for a principal residence.

or take any other action relative thereto.

Article 15 – Revised Zoning Bylaw Amendment

Planning Board Recommendation (March 26, 2025)

That it be so voted with the insertion of additional language shown in bold underlined and deleting language shown in bold strikethrough underlined, as follows:

B. Requirements for all ADU's

An Accessory Dwelling Unit (ADU) shall meet the following requirements:

- (1) An **attached ADU or detached ADU of more than one-story** shall comply with the dimensional requirements applicable to single family detached houses for the zoning district in which the ADU is located as set forth in Article IV of the Zoning By-laws. **A one-story detached ADU shall comply with the dimensional requirements applicable to accessory structures for the zoning district in which the ADU is located as set forth in Article IV of the Zoning By-laws. For purposes of applying such requirements, both attached and detached ADU's shall be considered part of the principal dwelling to which they are accessory, and not as a separate accessory structure.**
- (4) Only one ADU is allowed per lot.

D. Requirements for ADUs allowed by Special Permit

~~An accessory dwelling unit may be created by Special Permit from the Board of Appeals in Single Residence A and Single Residence B upon the determination that all of the following conditions have been met.~~

One (1) Accessory Dwelling Unit having a gross floor area greater than ~~what is allowed by right one-half the gross floor area of the principal dwelling or nine hundred square feet, whichever is smaller,~~ and **otherwise** meeting the requirements of this bylaw, may be allowed in each zoning district where single-family detached houses are allowed by-right, by special permit issued by the Board of Appeals as accessory to a principal dwelling consisting of a single-family detached house in accordance with the Use Regulation Table of these By-laws, subject to the following **additional special permit** requirements:

- ~~H.~~(2) The accessory dwelling unit ~~created~~ shall ~~be a~~ minimum of 350 square feet and ~~a~~ **have a** maximum gross floor area of 1,000 square feet ~~or 33% of the gross floor area of the principal dwelling, whichever is less.~~

PLANNING BOARD

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**TOWN OF DEDHAM
PLANNING BOARD**

**Spring Town Meeting 2025
Article 15 (ADUs) FAQs**

What is an Accessory Dwelling Unit (ADU)?

An ADU is a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling subject to otherwise applicable dimensional and parking requirements, that maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the Building Code for safe egress.

ADUs can be within an existing primary residence, like converting a basement into an apartment, attached to a primary residence as a new construction addition, or completely detached, like a converted detached garage in a backyard.

What is the purpose of Article 15?

The purpose of Article 14 is to update the Town's existing Accessory Dwelling Unit (ADU) zoning bylaw regulations, in order to comply with recent state legislation. On August 6, 2024, Governor Healey signed the Affordable Homes Act into law (Chapter 150 of the Acts of 2024). One of the most significant provisions of the Act is the creation of a statewide definition of ADUs and the establishment of uniform rules governing the creation of ADUs. The Act established "as of right" ADUs in every city and town, effective February 2, 2025. Overall, an "as of right" ADU must:

- Maintain a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress;
- Be either no larger than half the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and
- Meet municipal restrictions, including, but not limited to, additional size restrictions and restrictions or prohibitions on short-term rental.

To ensure compliance with the Affordable Homes Act, the Planning Board has been working diligently with Town Counsel and Town staff to develop Article 15 since August 2024. The following is a summary of Article 15 to ensure compliance with state ADU regulations:

- New ADU definition;
- New ADU purpose statement;
- Attached & detached ADUs will be regulated similarly to existing primary dwellings and accessory structures zoning dimensional requirements;
- Regulations for ADUs on properties w/dimensional nonconformities;
- An ADU may not be a trailer;
- Allowing ADUs “by-right” consistent with 2024 Affordable Homes Act in any zoning district where single family dwellings are allowed by-right or by Special Permit (SRA, SRB, GR, LB, GB, and RDO zoning districts);
- Allowing only one (1) ADU on a property;
- Reduction in the number of existing Special Permit ADU requirements that are redundant or unenforceable ; and
- Allow waivers of existing requirements for ADUs requiring a Special Permit.

What happens if Dedham does not pass Article 15?

If Article 15 were to not pass by a majority of Town Meeting members, the existing ADU zoning bylaw regulations would be in conflict with the Affordable Homes Act. This conflict would create confusion amongst property owners seeking pursue an ADU, in addition to the burden on Town staff that regulate the permitting of ADUs to address the conflict.

Are ADUs currently allowed in Dedham?

Currently, ADUs are allowed by Special Permit from the Zoning Board of Appeals (ZBA) in Single Residence A and Single Residence B Zoning Districts. These two zoning districts encompass the majority of Dedham’s single family neighborhoods. ADU zoning regulations were enacted circa 1998. Since 2020, 12 ADUs have been granted Special Permits by the ZBA.

How many ADUs can I have on my property?

One (1) ADU is permitted on a property.

How large can the ADU be?

A “by-right” ADU can be no larger than 50% of the main home or 900 square feet – whichever is smaller. An ADU larger than 900 square feet requires a Special Permit from the ZBA.

Who can live in an ADU?

Restrictions are not permissible as to who may live in an as of right ADU. ADUs requiring a Special Permit require the property owner to reside either in the primary residence of the property or the ADU. The number of people that can live in either is based on building, health and fire codes.

Where I can I learn more?

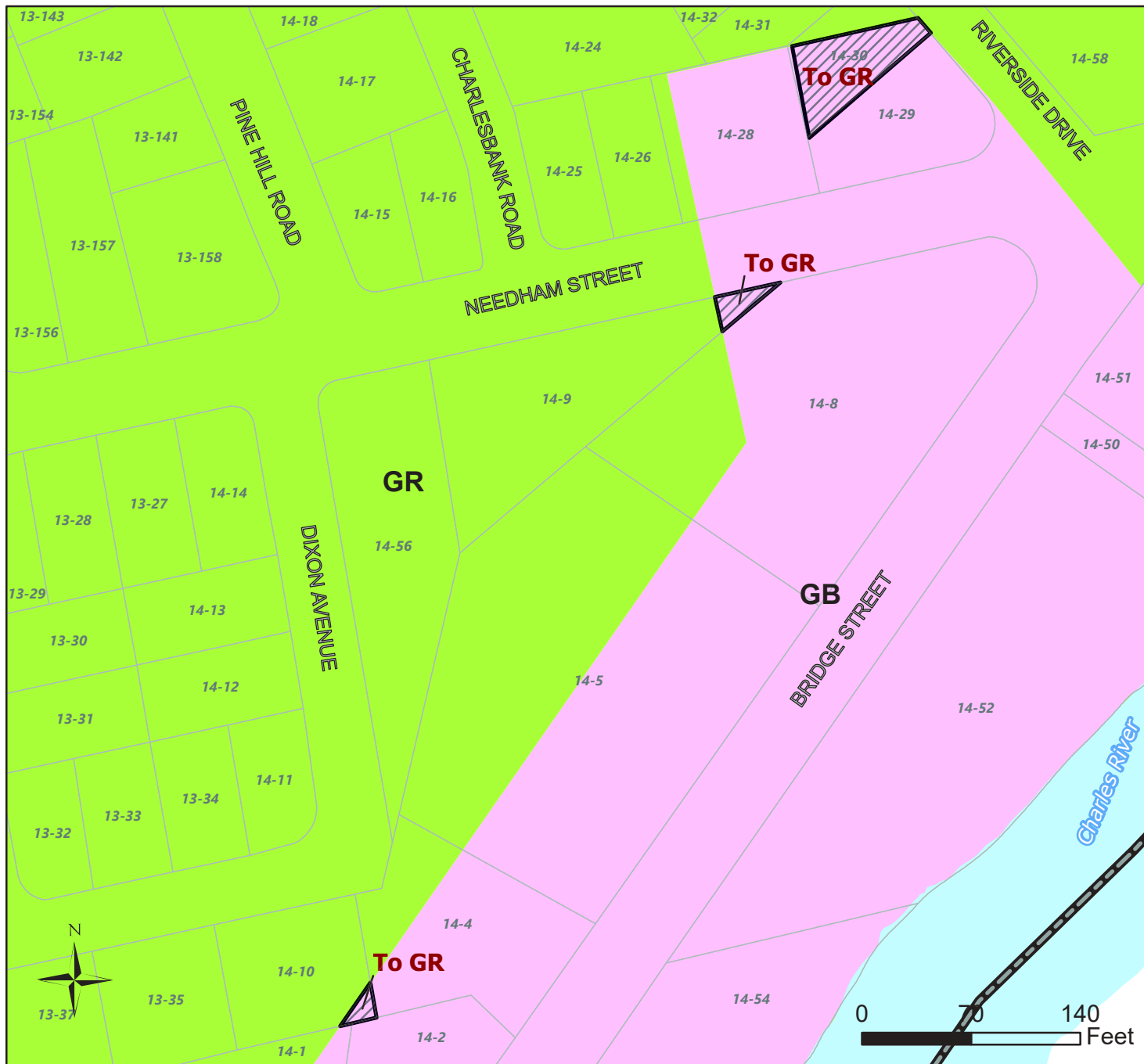
- Existing ADU Zoning Bylaw: <https://ecode360.com/35079244#35079244>
- Commonwealth of Massachusetts ADU webpage: <http://www.mass.gov/adu>




PROPOSED ZONING MAP AMENDMENT

SPRING TOWN MEETING 2025 - ARTICLE 16



SECTION 1 OF 4





Proposed Rezoning

 To General Residence (GR)

Zoning Districts

 General Business
 General Residence

 Parcels
 Town Boundary

Prepared for the Planning & Zoning Department by the Engineering Department GIS Division March 20, 2025

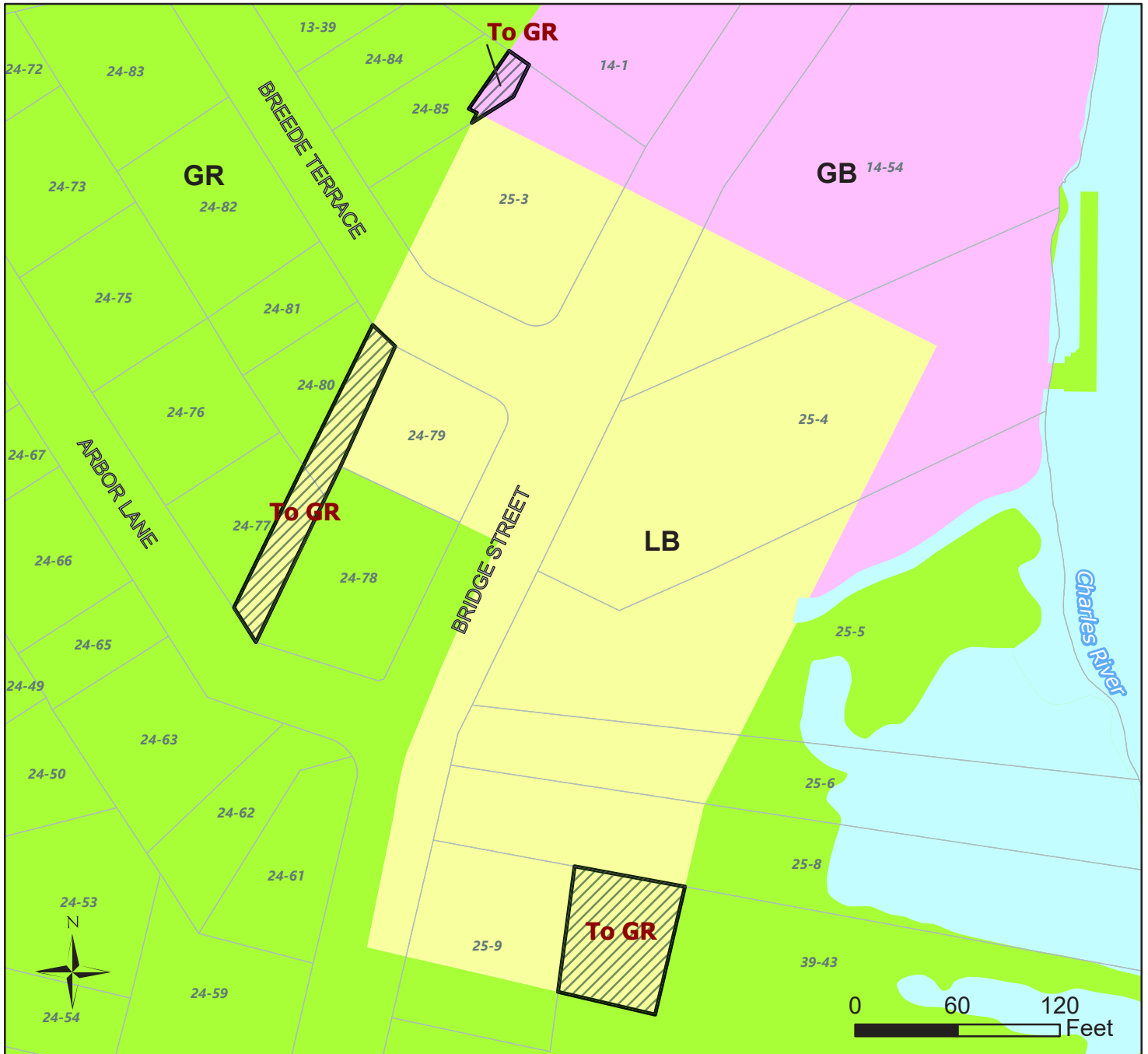
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PROPOSED ZONING MAP AMENDMENT

SPRING TOWN MEETING 2025 - ARTICLE 16


SECTION 2 OF 4





Proposed Rezoning


 To General Residence (GR)


Zoning Districts

 General Business

 Local Business

 General Residence

 Parcels

 Town Boundary

Prepared for the Planning & Zoning Department by the Engineering Department
GIS Division
March 20, 2025

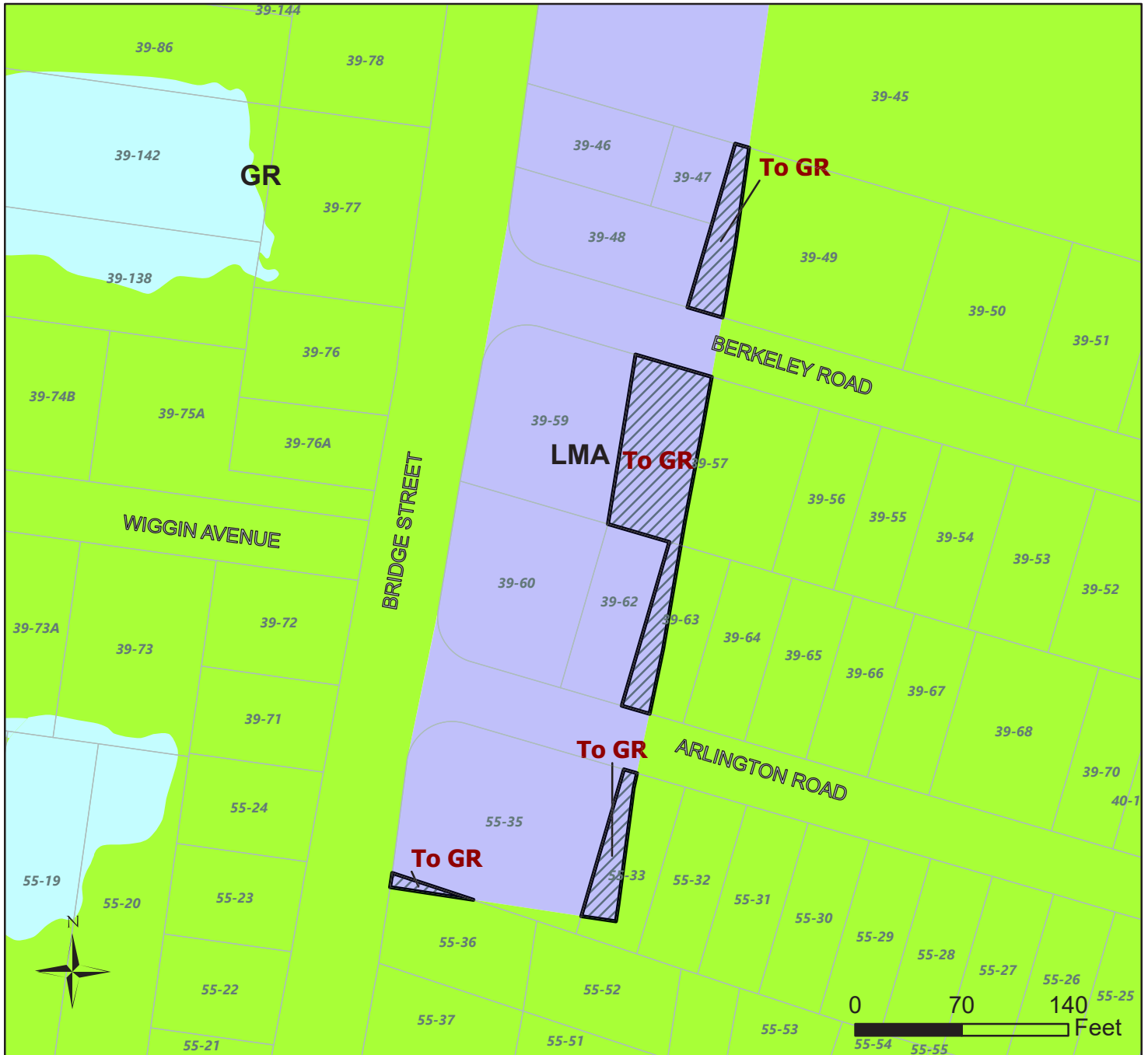
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PROPOSED ZONING MAP AMENDMENT

SPRING TOWN MEETING 2025 - ARTICLE 16


SECTION 3 OF 4





Proposed Rezoning


 To General Residence (GR)

Zoning Districts

 Limited Manufacturing

 General Residence

 Parcels

 Town Boundary

Prepared for the Planning & Zoning Department by the Engineering Department GIS Division
March 20, 2025

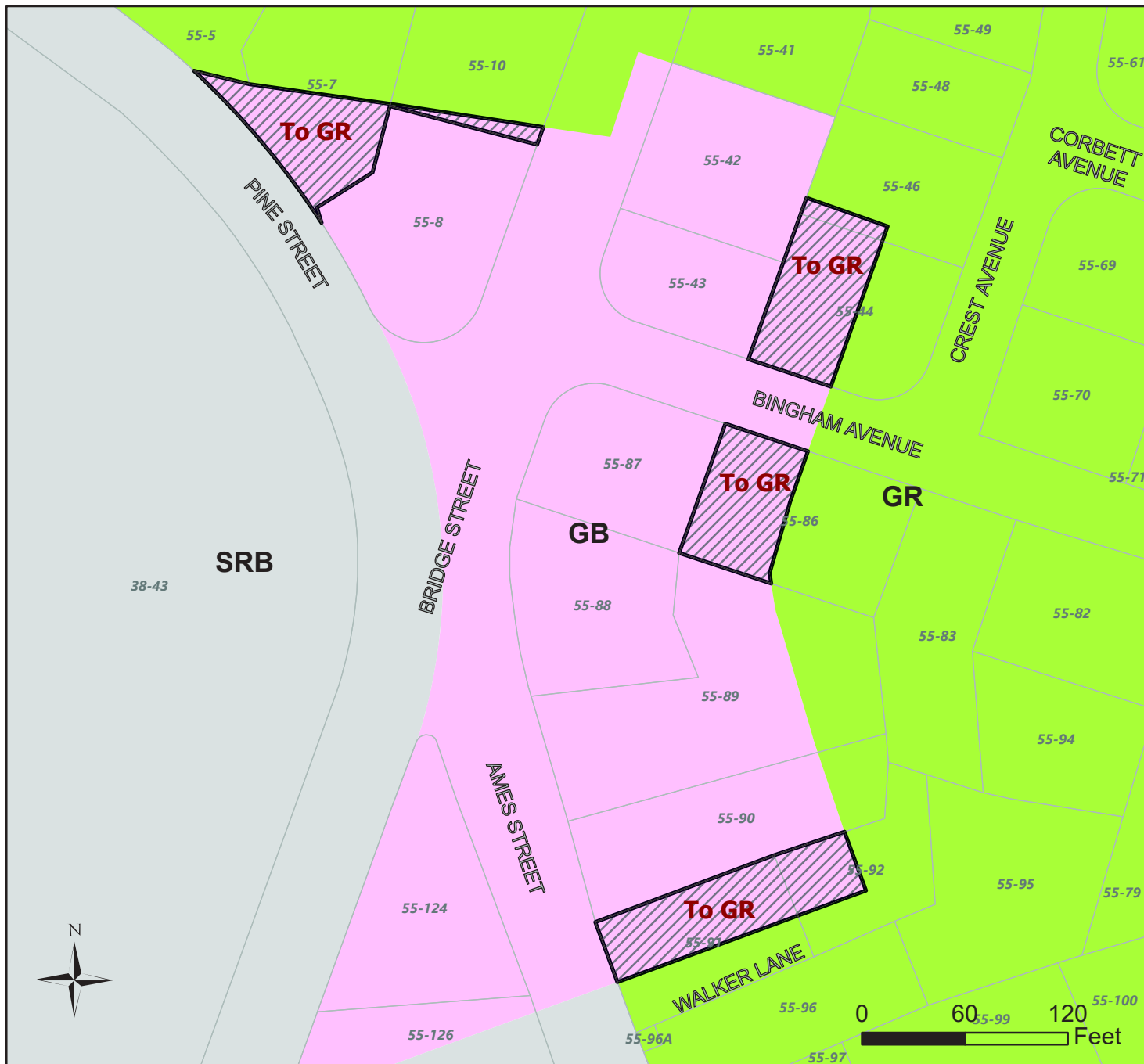
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PROPOSED ZONING MAP AMENDMENT

SPRING TOWN MEETING 2025 - ARTICLE 16


SECTION 4 OF 4





Proposed Rezoning


 To General Residence (GR)


Zoning Districts

 General Business

 Single Residence B

 General Residence

 Parcels

 Town Boundary

Prepared for the Planning & Zoning Department by the Engineering Department GIS Division
March 20, 2025

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PLANNING BOARD

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**TOWN OF DEDHAM
PLANNING BOARD**

**Spring Town Meeting 2025
Articles 16-19 & 22 FAQs**

What is the purpose of Articles 16-19 & 22?

Articles 16-19 (Zoning Bylaw map changes) and Article 22 (Zoning Bylaw dimensional changes) are a product of a two-year study of the Bridge Street corridor initiated by the Planning Board, called the Bridge Street Corridor Plan.

What is the Bridge Street Corridor Plan?

The Planning Board called for the creation of an advisory committee and planning process to proactively address increased development pressure on Bridge Street. The task of the advisory committee was to come up with design guidelines (what the community wants future development to look like), and zoning recommendations (how Dedham's Zoning Bylaw could be changed to incentivize better redevelopment). The advisory committee was comprised of elected officials and Riverdale residents appointed by the Planning Board.

The public process for the Bridge Street Corridor Plan kicked off with a well-attended community meeting at the Riverdale School in February 2023. The Riverdale community expressed the desire for walkability, an enhanced streetscape, more open space, and a greater diversity of uses along Bridge Street. The advisory committee held seven public meetings throughout the process, taking the community's vision to create the draft plan, released in September 2024. An extensive community outreach was conducted seeking public comment on the draft plan, including a direct mailing to approximately 600 properties on and around Bridge Street. The final draft of the plan was presented to the Planning Board in December 2024.

What are the proposed zoning map changes (Articles 16-19)?

Articles 16-19 would remedy Bridge Street's many split lots (a parcel of land that falls into more than one zoning district). Well-defined zoning boundaries make it easier for property owners to know what they are allowed to do on their property, and allow Town staff to better interpret and enforce the Zoning Bylaw.

Additionally, Article 17 proposes to change the section of Bridge Street zoned Limited Manufacturing (allowing industrial and automotive uses by right) to General Business (allowing

commercial uses such as retail and offices). This change would make the underlying zoning on Bridge Street more reflective of the Riverdale community's desired future uses.

What are the proposed zoning dimensional changes (Article 22)?

Article 22 proposes to adjust front yard setbacks, maximum lot coverage, and floor area ratio (FAR) requirements in the General Business and Local Business zoning districts. The dimensional changes would incentivize better, more predictable redevelopment that aligns with the design guidelines in the Bridge Street Corridor Plan.

Where can I learn more?

The Spring 2025 Town Meeting webpage provides maps corresponding to Articles 16-19:
www.dedham-ma.gov/2025SpringTM

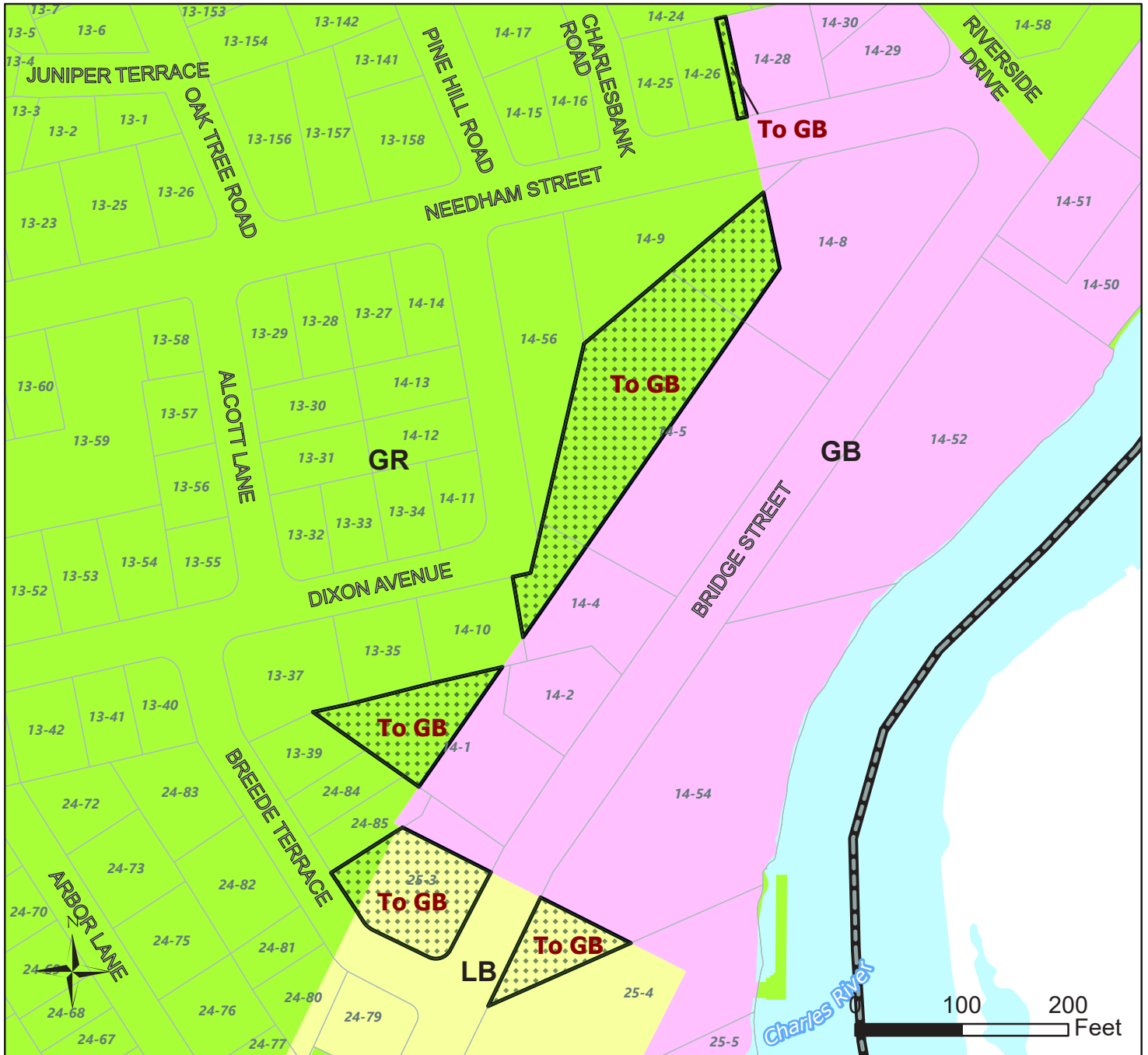
Access the final Bridge Street Corridor Plan on the Town website:
www.dedham-ma.gov/BridgeStreetPlan



PROPOSED ZONING MAP AMENDMENT

SPRING TOWN MEETING 2025 - ARTICLE 17

SECTION 1 OF 3



Proposed Rezoning

 To General Business (GB)

Zoning Districts

 General Business

 Local Business

 General Residence

 Parcels

 Town Boundary

Prepared for the Planning & Zoning
Department by the
Engineering Department
GIS Division
March 20, 2025

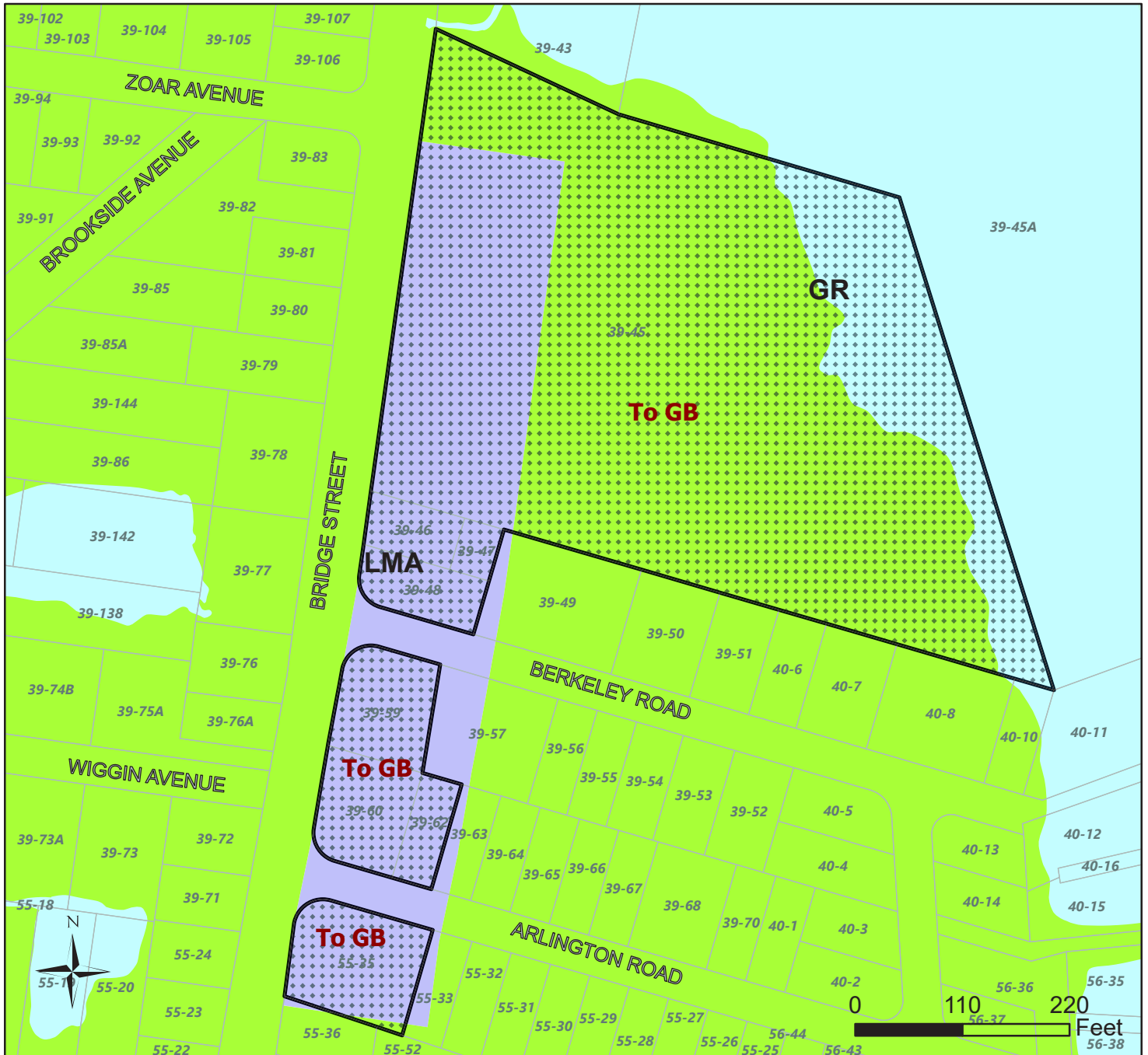
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PROPOSED ZONING MAP AMENDMENT

SPRING TOWN MEETING 2025 - ARTICLE 17

SECTION 2 OF 3



Proposed Rezoning

To General Business (GB)

Zoning Districts

Limited Manufacturing

General Residence

Parcels

Town Boundary

Prepared for the Planning & Zoning
Department by the
Engineering Department
GIS Division
March 20, 2025

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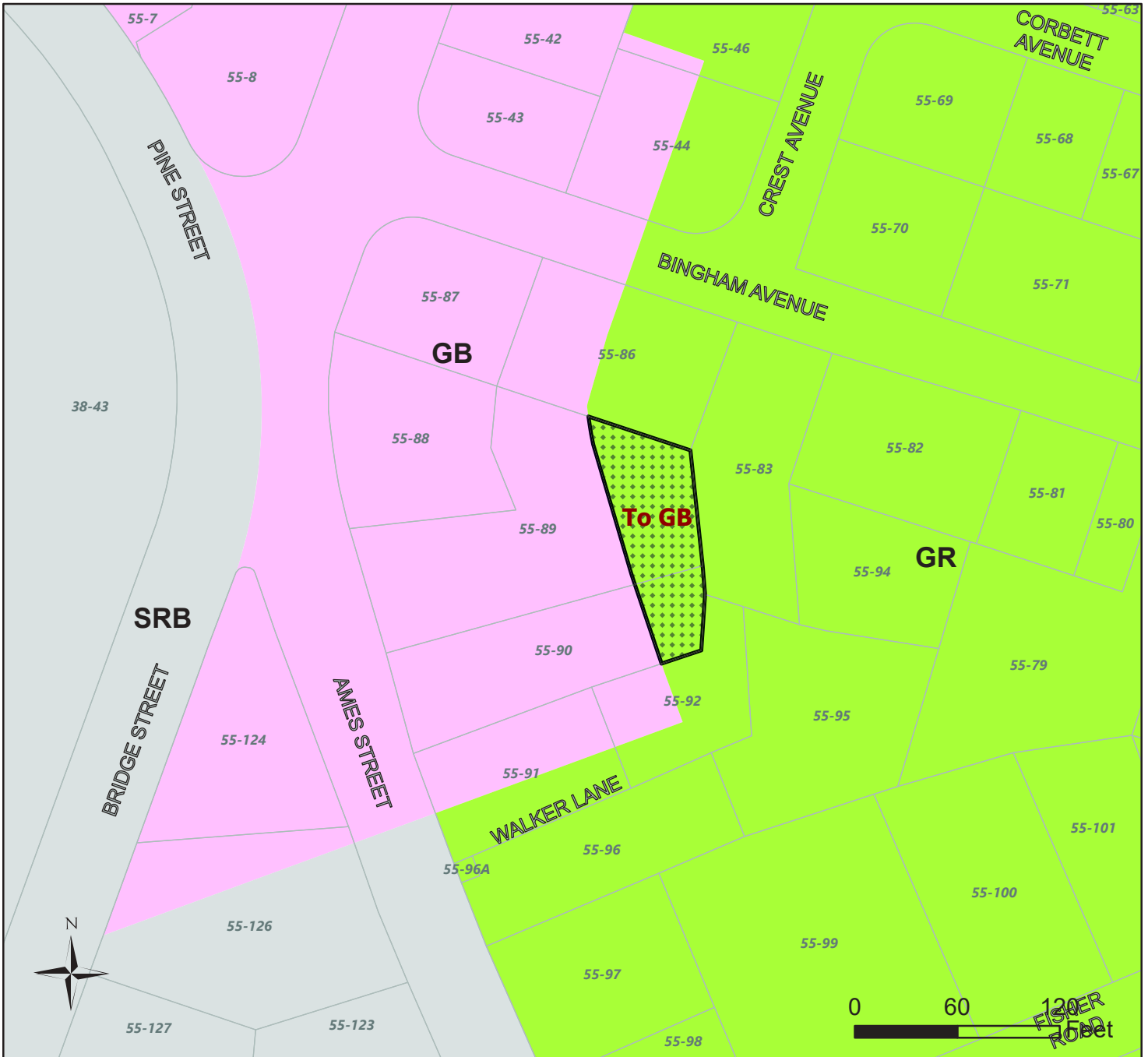
TOWN OF DEDHAM
MASSACHUSETTS



PROPOSED ZONING MAP AMENDMENT

SPRING TOWN MEETING 2025 - ARTICLE 17

SECTION 3 OF 3



Proposed Rezoning

To General Business (GB)

Zoning Districts

General Business

Single Residence B

General Residence

Parcels

Town Boundary

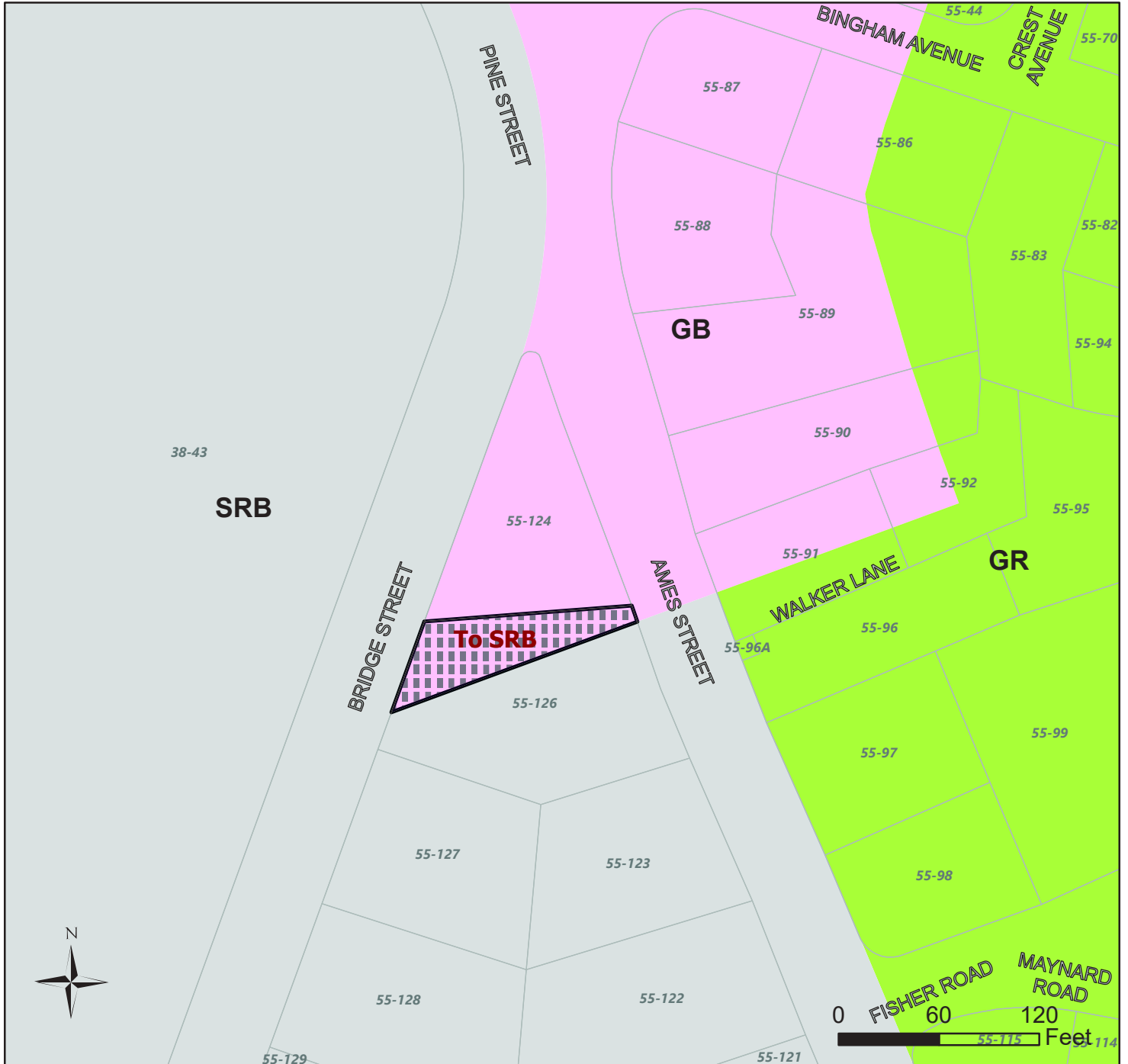
Prepared for the Planning & Zoning
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GIS Division
March 20, 2025

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PROPOSED ZONING MAP AMENDMENT




SPRING TOWN MEETING 2025 - ARTICLE 19





Proposed Rezoning

 To Single Residence B (SRB)

Zoning Districts

-  General Business
-  Single Residence B
-  General Residence

-  Parcels
-  Town Boundary

Prepared for the Planning & Zoning Department by the Engineering Department
GIS Division
March 20, 2025

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ARTICLE 23 - ADDITIONAL INFORMATION PROPOSAL FOR NEW BYLAW FOR MOTOR VEHICLE REGISTRATIONS

This information was prepared by Town Counsel and provided to the Bylaw Review Committee and Finance and Warrant Committee in response to questions raised during their respective review of the proposed article.

Adoption of a general bylaw addressing all unregistered and uninspected vehicles that are not garaged is, in my opinion, an effective approach to regulating unregistered and uninspected vehicles. The proposed General Bylaw presents a mechanism aimed at gaining compliance, rather than punishment. It allows for escalation of remedies only when needed, and avoids expensive litigation. It includes a local appeal in the event a property owner believes that the enforcing officer has erred in issuing tickets or taking other enforcement action.

The distinction between a zoning and general bylaw also implicates the following considerations:

(1) Upon adoption, in accordance with G.L. c.41, §32, a general bylaw takes effect upon its passage, approval by the Attorney General and then posting or publishing in accordance with the statute. Such a bylaw applies equally to all existing and preexisting conditions, meaning, regardless of whether a violation existed prior to the effective date, the bylaw is applicable and can be enforced.

(2) In contrast, a newly adopted zoning bylaw does not apply to any uses existing as of the effective date of the bylaw, which, simplified, is the date of Town Meeting for these purposes. This means that if this bylaw was adopted as a zoning bylaw, a property owner had several unregistered, uninspected cars on the property prior to the effective date of the bylaw, would, upon the effective date of the new zoning bylaw, be able to continue to use the property in this way. Such use would be considered a "preexisting non-conforming use", i.e., a "grandfathered" use (that term is not used these days, but has been used historically to describe this status).

(3) If an amendment to the zoning bylaws was made similar to the general bylaw, the particular status of any particular parcel for zoning purposes, and the potential existence of a preexisting non-conforming use, is fact intensive and would require evaluation on a case by case basis. This, would, in my opinion, complicate enforcement efforts.

(4) Further, enforcement of a zoning bylaw, pursuant to G.L. c.40A, §17, follows a mandated, exclusive process. The process involves (1) the Zoning Enforcement Officer (ZEO) taking personal cognizance of a violation, (2) issuance by the ZEO of a compliance order, (3) option for property owner to appeal the ZEO's decision to the full Zoning Board of Appeals; and, (4) option for property owner to appeal Zoning Board of Appeals decision to Superior Court.

(5) Enforcement of a general bylaw is quicker, and more direct, than enforcement of a zoning bylaw. The enforcing officer would follow the procedure laid out in the bylaw, allowing a property owner time to comply, a potential extension of time, then the issuance of a series of escalating fines, and, a local appeal process if the property owner disagrees with the decisions of the enforcing officer.

(6) If the current bylaw were adopted as a zoning bylaw, additional revisions to the Zoning Bylaw would be required. The current limited reference to non-garaged vehicles appears in the "accessory use" table for residential districts only. The language is convoluted and difficult to interpret, and also allows the Zoning Board of Appeals to issue a permit allowing such vehicles. The proposed bylaw has no such exemption. Based upon the grandfathering concerns generally addressed, above, it is much easier to delete provisions from the zoning bylaw than it is to add them.

(7) Finally, note that the General Bylaws addresses "wrecked" vehicles in Section 265-8 – 265-10. These provisions are directed at vehicles that are "dismantled, non-operating, wrecked, junked or discarded vehicles", and prohibit an owner from allowing and a person from leaving such a vehicle on privately owned or Town property. The bylaw authorizes the Chief of Police or a Police Officer to impound the vehicle. It also provides that a person "violating any of the provisions of this section shall be deemed guilty of a misdemeanor and upon conviction thereof may be imprisoned for a period not exceeding 30 days or be both so fined and imprisoned". In contrast, the proposed bylaw requires vehicles to be registered and inspected, and establishes a compliance mechanism to ensure that such vehicles are "contained in an enclosed building, shielded from view by a tent, or otherwise out of view by the public." The proposed bylaw does not authorize removal by the Chief of Police or Police Officers, and does not authorize a court to find a violation is a misdemeanor or imprisonment.

ARTICLE 26 - ADDITIONAL INFORMATION ESTABLISH SENIOR PROPERTY TAX RELIEF POLICY STUDY COMMITTEE

DESCRIPTION

This article seeks to establish a policy study committee to address concerns about the financial burden rising property taxes place on seniors in Dedham. The committee will investigate policy solutions such as residential exemptions, deferrals, abatements, and other mechanisms. The committee will collect and analyze data, review best practices from other communities and the state, and engage stakeholders to present informed recommendations.

The committee will submit a report with findings and recommendations no later than the Spring 2026 Annual Town Meeting.

Further, the committee may also consult with, and seek participation from, Town employees with applicable expertise. These employees may participate at the discretion of the Town Manager, solely in an advisory capacity to the committee.

TASKS OF THE COMMITTEE

1. Assess Existing Programs: Review Dedham's current property tax programs for seniors.
2. Research Best Practices: Investigate senior tax relief measures in other Massachusetts communities, with particular attention to residential exemptions and means-tested programs.
3. Engage Stakeholders: Conduct community outreach to gather input from seniors and other residents.
4. Analyze Feasibility: Evaluate the financial and administrative feasibility of potential policy options.
5. Present Recommendations: Develop and submit a final report to the Select Board and Town Meeting including any recommendations for further action.

RATIONALE

The rising property tax burden is a growing concern for seniors in Dedham, many of whom live on fixed incomes. This committee will ensure a thorough review of equitable and effective options, allowing the town to make informed decisions on potential policy changes.

FINANCE COMMITTEE



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