

COMMONWEALTH OF MASSACHUSETTS



TOWN OF PEMBROKE
SPECIAL FALL TOWN MEETING WARRANT
TUESDAY, NOVEMBER 12, 2013

PLYMOUTH, ss.

To either of the Constables of the Town of Pembroke in the county aforesaid.

GREETING: In the name of the Commonwealth of Massachusetts, you are hereby required and directed to notify and warn the inhabitants of the Town of Pembroke who are qualified to vote on Town Affairs and Elections therein to meet at the PEMBROKE HIGH SCHOOL, Learning Lane, on TUESDAY, the TWELFTH DAY OF NOVEMBER, 2013 at SEVEN THIRTY O'CLOCK in the evening, then and there to act on the following:

ARTICLES 1 THROUGH 26

ARTICLE 1: To see if the Town will vote to raise and appropriate, transfer from available funds and/or authorize the Treasurer to borrow, a sum or sums of money, to be expended for capital projects and/or equipment in accordance with the following capital budget schedule which is incorporated by reference herein, or take any other action relative thereto.

DEPARTMENT	PROJECT	REQUEST	FUNDING	RECOMMENDATION
Selectmen	Snow Thrower Purchase	\$ 2,500	Free Cash	Take No Action
Police Department	TASER X26 Electronic Device (3)	\$ 2,700	Free Cash	Take No Action
DPW – Water Division	(2) Roofs, Pump Station 3&4	\$ 45,000	Water Surplus	Take No Action
DPW – Water Division	Water System Master Plan	\$ 45,000	Water Surplus	Take No Action
DPW – Water Division	Half Ton 4x4 Pickup Truck	\$ 25,000	Borrowing	Take No Action
DPW – Water Division	4x4 Backhoe	\$ 125,000	Borrowing	Take No Action
DPW – Water Division	Leak Detection	\$ 20,000	Water Surplus	Take No Action

Submitted by Various Town Departments

SELECTMEN'S RECOMMENDATION:

Town Meeting Floor

ADVISORY'S RECOMMENDATION:

Take No Action

EXPLANATION: *This article seeks approval and funding of the Town's Capital Plan for Fiscal Year 2014. Borrowing requires a 2/3 vote.*

ARTICLE 2: To see if the Town will vote to raise and appropriate from taxation, and/ or transfer from available funds a sum of money to fund the below listed supplements to the amounts voted under Article 3 of the April 2013 Annual Town Meeting, or take any other action relative thereto:

Transfer To

Amount

Transfer From

Police – Wages and Salaries

\$42,356

Taxation

Submitted by the Town Accountant

SELECTMEN'S RECOMMENDATION:

Favorable Action

ADVISORY'S RECOMMENDATION:

Town Meeting Floor

EXPLANATION: *This article requests the transfer of funds to supplement the Town's operating budget that was voted at past April's Annual Town Meeting.*

ARTICLE 3: To see if the Town will vote to reduce the amounts voted under Article 3 of the April 2013 Annual Town Meeting, in accordance with the following appropriation schedule which is incorporated by reference herein, or take any other action relative thereto.

		Original Appropriation	Amended Appropriation	Reduction
Board of Selectmen	General Expenses	8,449	7,849	600
Town Administrator	General Expenses	5,467	5,267	200
Reserve Fund	General Expenses	150,000	70,000	80,000
Town Accountant	General Expenses	4,300	4,050	250
Board of Assessors	General Expenses	27,450	26,050	1,400
Treasurer Collector	General Expenses	79,885	77,785	2,100
Legal	General Expenses	125,000	115,000	10,000
Conservation Commission	General Expenses	935	735	200
Town Clerk	Wages & Salaries	50,636	49,636	1,000
Planning Board	General Expenses	2,240	2,090	150
Town Hall Maintenance	General Expenses	127,690	102,690	25,000
Police Department	General Expenses	339,005	299,005	40,000
Fire Department	Wages & Salaries	2,478,622	2,458,622	20,000
Emergency Management	General Expenses	13,764	8,764	5,000
Animal Control	General Expenses	10,600	10,400	200
Pembroke Public Schools	General Expenses	28,329,729	28,289,729	40,000
D.P.W.	Wages & Salaries	806,805	784,081	22,724
Board of Health	General Expenses	5,630	3,130	2,500
Council on Aging	General Expenses	46,441	45,841	600
Council on Aging	Senior Tax Program	5,000	3,100	1,900
Library	Wages & Salaries	417,537	408,837	8,700
Library	Books	76,840	75,090	1,750
Lydia Drake Library	General Expenses	2,385	2,285	100
Herring Fisheries	General Expenses	2,000	1,800	200
Recreation Commission	General Expenses	7,000	6,000	1,000
Town Landing	Wages & Salaries	41,751	41,251	500
Town Memorial Comm	General Expenses	5,910	5,610	300
Historical Commission	General Expenses	2,000	1,900	100
Maturing Debt Principal	General Expenses	2,042,072	1,971,049	71,023
Maturing Debt Interest	General Expenses	943,878	887,924	55,954
Short Term Debt	General Expenses	112,000	67,000	45,000
Health Insurance	General Expenses	6,639,423	6,629,423	10,000
			Total	\$448,451

Submitted by the Town Accountant

SELECTMEN'S RECOMMENDATION:

Favorable Action

ADVISORY'S RECOMMENDATION:

Favorable Action

EXPLANATION: *This article requests that amounts voted at the previous Town Meeting for the operating budget be reduced in order to balance the FY14 budget.*

ARTICLE 4: To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to be added to the amount voted in Article 16 of the November

4, 2003 Special Town Meeting to fund Separation Pay Benefits, or to take any action relative thereto.

Submitted by the Board of Selectmen

SELECTMEN'S RECOMMENDATION:

Town Meeting Floor

ADVISORY'S RECOMMENDATION:

Favorable Action

EXPLANATION: *Funding of this article will set aside funds to pay retiring employees the reimbursable portion of their accumulated sick and vacation time. Given that departments have not been allowed to budget for such payments in the past, a separate fund was created by Town Meeting in 2003.*

ARTICLE 5: To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to be added to the Stabilization Fund, or take any action relative thereto.

Submitted by the Board of Selectmen

SELECTMEN'S RECOMMENDATION:

Town Meeting Floor

ADVISORY'S RECOMMENDATION:

Take No Action

EXPLANATION: *This article authorizes the Town Meeting to set aside a sum of money to be placed into the Town's Stabilization Fund to be used for future purposes. This article requires a 2/3rds vote.*

ARTICLE 6: To see if the Town will vote to appropriate a sum of money to be added to the Other Post Employment Benefits Liability Fund established by the vote of Article 11 of the April 24, 2012 Annual Town Meeting, or take any other action relative thereto.

Submitted by the Town Accountant

SELECTMEN'S RECOMMENDATION:

Favorable Action

ADVISORY'S RECOMMENDATION:

Take No Action

EXPLANATION: *By adding money to this newly created Fund, the Town will begin to address the costs that will be incurred providing health and life insurance benefits to current and future retirees.*

ARTICLE 7: To see if the Town will vote to transfer from surplus revenue and/or other available funds a sum of money to balance the budget and to reduce the tax rate for the Fiscal Year 2014, or take any other action relative thereto.

Submitted by the Town Accountant

SELECTMEN'S RECOMMENDATION:

Favorable Action

ADVISORY'S RECOMMENDATION:

Favorable Action

EXPLANATION: *This article is used to balance the current year budget by providing for last year's snow and ice deficit of \$429,066 and any other shortfall as may become necessary.*

ARTICLE 8: To see if the Town will vote to accept the provisions of G.L. c. 200A, §9A, to allow the Town to use the alternative procedure stated therein for disposing of abandoned funds held in the custody of the Town, or take any other action relative thereto.

Submitted by the Town Treasurer

SELECTMEN'S RECOMMENDATION:

Favorable Action

ADVISORY'S RECOMMENDATION:

Favorable Action

EXPLANATION: *Approval of this article will allow The Town of Pembroke's un-cashed payroll checks and un-cashed accounts payable checks to be returned to the Town's general fund instead of the funds being turned over as abandoned property to the Commonwealth of Mass.*

ARTICLE 9: To see if the Town will vote to raise and appropriate and/or transfer from available funds or otherwise provide a sum of money for the purpose of funding any new collective bargaining agreements, or take any other action relative thereto.

Submitted by the Board of Selectmen

SELECTMEN'S RECOMMENDATION:

Town Meeting Floor

ADVISORY'S RECOMMENDATION:

Take No Action

EXPLANATION: *Town Meeting approval is required for the funding of any new collective bargaining agreements between the Board of Selectmen and any of the Town's unions.*

ARTICLE 10: To see if the Town will vote to authorize the Board of Selectmen to enter into a contract for the disposal of the Town's solid waste for a period not to exceed twenty (20) years commencing on July 1, 2014, on such terms and conditions as the Board of Selectmen deem to be in the best interests of the Town, which contract may include a provision that the Town shall not be exempt from liability for the payment of contract sums in future fiscal years; or to take any action relative thereto.

Submitted by the Board of Selectmen

SELECTMEN'S RECOMMENDATION:

Favorable Action

ADVISORY COMMITTEE RECOMMENDATION:

Favorable Action

EXPLANATION:

ARTICLE 11: To see if the Town will vote to accept the provisions of G.L. c. 64L, §2 authorizing the imposition of a local excise in the statutory amount of .75% on the sale of restaurant meals originating within the town, or take any action relative thereto.

Submitted by the Board of Selectmen

SELECTMEN'S RECOMMENDATION:

Favorable Action

ADVISORY COMMITTEE RECOMMENDATION:

Favorable Action

EXPLANATION:

ARTICLE 12: To see if the Town will vote to transfer the care, custody, management and control of the tax-title parcels of land identified below from the Town Administrator and/or

Treasurer to the Board of Selectmen for the purpose of sale or general municipal purposes, which parcels are described more particularly as follows:

Map-Parcel ID	Address/Location	Book - Page #
G11-30	Elm Street	15326-121
A5-5	Off Virginia Drive	17736-133
B12-74	Stanford Hill Road	18960-312
F9-37	Congress Street	Doc. No. 415634
A10-35	Off Shores Edge Rd	18197-333
F12-13	Pleasant Street	15595-15
B5-254	Braeburn Avenue	Certificate of Title No. 97321
G4-4	Chapel Street	16430-100
D6-4C1	Standish Street	18197-329
B9-352	Cove Lane	19062-152
E9-12A	Old Washington Street	18339-33
F3-160	Pine Street	18197-331

Or take any other action relative thereto.

Submitted by the Town Treasurer

SELECTMEN'S RECOMMENDATION:

Favorable Action

ADVISORY COMMITTEE RECOMMENDATION:

Favorable Action

EXPLANATION: *Approval of this article will allow the preceding parcels that have been taken by the Town for nonpayment of taxes by means of a final judgment from Land Court to be transferred into the care and custody of the Board of Selectmen.*

ARTICLE 13: To see if the Town will vote to transfer the care, custody, management and control of the tax-title parcels of land identified below from the Town Administrator and/or Treasurer to the Conservation Commission for the purpose of sale or conservation and passive recreation purposes under the provisions of G.L. c.40, §8C, which parcels are described more particularly as follows:

Map-Parcel ID	Address/Location	Book - Page #
C11-9	Cedar Swamp	21694 - 278
C13-42	Cedar Swamp	22788 - 31
A11-11	Off Hazelwood Drive	17704 - 283
D4-15	Plain Street	18259 - 35
A11-10	Off Hazelwood Drive	22419 - 293

Or take any other action relative thereto.

Submitted by the Town Treasurer

SELECTMEN'S RECOMMENDATION:

Favorable Action

ADVISORY COMMITTEE RECOMMENDATION:

Favorable Action

EXPLANATION: *Approval of this article will allow the preceding parcels that have been taken by the Town for nonpayment of taxes by means of a final judgment from Land Court to be transferred into the care and custody of the Conservation Commission according to the above noted GL.*

ARTICLE 14: To see if the Town will vote to raise and appropriate and/or transfer from available funds or otherwise provide a sum of money for the purpose of repairing the culverts at Elm Street and Harvard Street, or take any other action relative thereto.

Submitted by the DPW Commissioners

SELECTMEN'S RECOMMENDATION:

Favorable Action

ADVISORY COMMITTEE RECOMMENDATION:

Favorable Action

EXPLANATION: *Approval of this article would fund the design engineering, permitting through the Army Corps of Engineers and repairs or replacement of Headwalls and Control Structures as needed. The estimated costs not to exceed \$290,000.*

ARTICLE 15: To see if the Town will vote to raise appropriate, transfer from available funds, and/or borrow a sum of money to be used for the purpose of repairing the front façade of the Police Station by purchasing and replacing gutters and fascia boards and replacing the existing siding.

Submitted by Police Chief Richard Wall

SELECTMEN'S RECOMMENDATION:

Town Meeting Floor

ADVISORY COMMITTEE RECOMMENDATION:

Favorable Action

EXPLANATION: *Approval and funding of this article will allow the Pembroke Police to replace the existing non-functioning gutters, to replace the wood fascia boards with a composite board, and to replace the existing siding on the front side of the building in order to protect the integrity of the building. Over the past month the DPW was asked to remove the overgrown trees and shrubs from the front of the Police Station. This was done to extend the lifetime of the roof and building siding. The shrub removal exposed several areas of broken siding on front walls along with compromised fascia boards and front gutters that were designed to divert rainwater into a now non-working drainage system. The current estimate of cost is \$6,100.*

ARTICLE 16: To see if the Town will vote to raise and appropriate and/or transfer from available funds or otherwise provide the sum of \$70,000 to purchase two (2) four wheel drive vehicles for the Fire Department, or take any other action relative thereto.

Submitted by Fire Chief James Neenan

SELECTMEN'S RECOMMENDATION:

Town Meeting Floor

ADVISORY COMMITTEE RECOMMENDATION:

Take No Action

EXPLANATION: *Approval and funding of this article will allow the Fire Department to replace a 1997 and 1999 front line vehicles.*

ARTICLE 17: To see if the town will accept as a Town Way, Kallio Path as shown on the street layout plan entitled Kallio Path dated August 15, 2013 prepared by Grady Consulting, L.L.C. and to see if the Town will further vote to authorize the Board of Selectmen to accept any and all property interests and appurtenances to use said street for all purposes for which public ways are used in the Town; or take any other action relative thereto.

Submitted by the Planning Board

SELECTMEN'S RECOMMENDATION:

Favorable Action

ADVISORY COMMITTEE RECOMMENDATION:

Favorable Action

EXPLANATION: *The Planning Board has approved the road as it meets the Subdivision Control Law.*

ARTICLE 18: To see if the town will accept as a Town Way, Summer Path Way as shown on the street layout plan entitled Meadowview Farm dated June 12, 2013 prepared by SITEC, Inc. and to see if the Town will further vote to authorize the Board of Selectmen to accept any and all property interests and appurtenances to use said street for all purposes for which public ways are used in the Town; or take any other action relative thereto.

Submitted by the Planning Board

SELECTMEN'S RECOMMENDATION:

Favorable Action

ADVISORY COMMITTEE RECOMMENDATION:

Favorable Action

EXPLANATION: *The Planning Board has approved the road as it meets the Subdivision Control Law.*

ARTICLE 19: To see if the Town will vote to amend the Zoning Bylaws of the Town of Pembroke by deleting Section V., Special Provisions, Standards and Procedures subsection 11., Temporary Moratorium on Medical Marijuana Treatment Centers and amending Section IV., Use And Dimensional Regulations, by adding a new subsection 10., entitled Medical Marijuana Overlay District to read as follows:

10. **MEDICAL MARIJUANA OVERLAY DISTRICT:**

1. **Establishment:** The Medical Marijuana Overlay District is established as an overlay district. The boundaries of the Medical Marijuana Overlay District are shown on the Zoning Map on file with the Town Clerk. Within the Medical Marijuana Overlay District, all requirements of the underlying district(s) remain in effect, except where these regulations provide an alternative to such requirements. Land within the Medical Marijuana Overlay District may be used either for (1) a Registered Marijuana Dispensary, in which case the requirements in this section shall apply; or (2) a use allowed in the underlying district, in which case the requirements of the underlying district shall apply. If the provisions of the Medical Marijuana Overlay District are silent on a zoning regulation, the requirements of the underlying district shall apply. If the provisions of the Medical Marijuana Overlay District conflict with the requirements of the underlying district, the requirements of the Medical Marijuana shall control.
2. **Purpose:** To provide for the placement of a Registered Marijuana Dispensaries, in accordance with the Humanitarian Medical Use of Marijuana Act, G.L. c.94C, App. §1-1, et seq., in locations suitable for lawful medical marijuana facilities and to minimize adverse impacts of the Registered Marijuana Dispensaries on adjacent properties, residential neighborhood, historic districts, schools, playgrounds and other locations where minors congregate by regulating the siting, design, placement, security, and the removal of the Registered Marijuana Dispensaries.
3. **Definitions:** Where not expressly defined in the Zoning By-laws, terms used in the Medical Marijuana Overlay District by-law shall be interpreted as defined in the Humanitarian Medical Use of Marijuana Act, G.L. c.94C, App. §1-1, et seq. and the

Department of Public Health Regulations promulgated there under, 105 CMR 725.001, et seq., and otherwise by their plain language.

- a. **Registered Marijuana Dispensary:** also known as a Medical Marijuana Treatment Center, means a not-for-profit entity registered under 105 CMR 725.100, that acquires, cultivates, possesses, processes (including development of related products such as edible marijuana-infused products, tinctures, aerosols, oils or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to registered qualify patients or their personal caregivers. Unless otherwise specified, Registered Marijuana Dispensary refers to the site(s) of dispensing, cultivation, and preparation of marijuana.

4. Location:

Registered Marijuana Dispensaries shall be allowed in the Industrial A and Industrial B Zoning Districts in the area west of Route 3.

- a. Registered Marijuana Dispensaries may be permitted in the Medical Marijuana Overlay District pursuant to a Special Permit.
- b. Registered Marijuana Dispensaries may not be located within five hundred (500) feet of the following:
 - 1. School, including a public or private elementary, vocational, or secondary school or a public or private college, junior college, or university
- c. The distance under this section is measured in a straight line from the nearest point of the property line of the protected uses identified in Section 4.b. to the nearest point of the property line of the proposed Registered Marijuana Dispensaries.
- d. The distance requirement may be reduced by twenty-five percent or less, but only if:
 - 1. The applicant demonstrates that the Registered Marijuana Dispensary would otherwise be effectively prohibited within the municipality;
 - 2. The applicant demonstrates that the Registered Marijuana Dispensary will employ adequate security measures to prevent diversion of medical marijuana to minors who are not qualifying patients pursuant to 105 CMR 725.004.

5. Procedure:

The Planning Board shall be the Special Permit Granting Authority for a Registered Marijuana Dispensary special permit.

- a. **Application:** In addition to the materials required under Section V., Special Provisions, Standards and Procedures, 7. Site Plan Approval, the applicant shall include:
 - 1. A copy of its registration as an Registered Marijuana Dispensary from the Massachusetts Department of Public Health
 - 2. A detailed floor plan of the premises of the proposed Registered Marijuana Dispensary that
 - 3. Identifies the square footage available and describes the functional areas of the Registered Marijuana Dispensary, including areas for any preparation of marijuana-infused products;
 - 4. Detailed site plans that include the following information:
 - a. Compliance with the requirements for parking and loading spaces, for lot size, frontage, yards and heights and coverage of buildings, and all other provisions of this By-law;

- b. Convenience and safety of vehicular and pedestrian movement on the site and for the location of driveway openings in relation to street traffic;
 - c. Convenience and safety of vehicular and pedestrian movement off the site, if vehicular and pedestrian traffic off-site can reasonably be expected be substantially affected by on-site changes;
 - d. Adequacy as to the arrangement and the number of parking and loading spaces in relation to the proposed use of the premises, including designated parking for home delivery vehicle(s), as applicable;
 - e. Design and appearance of proposed buildings, structures, freestanding signs, screening and landscaping; and
 - f. Adequacy of water supply, surface and subsurface drainage and light.
5. A description of the security measures, including employee security policies, approved by the Department of Public Health for the Registered Marijuana Dispensary;
 6. A copy of the emergency procedures approved by Department Public Health for the Registered Marijuana Dispensary;
 7. A copy of the policies and procedures for patient or personal caregiver home-delivery approved by Department Public Health for the Registered Marijuana Dispensary;
 8. A copy of the policies and procedures for the transfer, acquisition, or sale of marijuana between Registered Marijuana Dispensaries approved by Department Public Health;
 9. A copy of proposed waste disposal procedures; and
 10. A description of any waivers from Department Public Health regulations issued for the Registered Marijuana Dispensary.
- b. The Special Permit Granting Authority shall refer copies of the application to the Building Department, Fire Department, Police Department, Board of Health, the Conservation Commission, and the Highway Department. These boards/departments shall review the application and shall submit their written recommendations. Failure to make recommendations within 35 days of referral of the application shall be deemed lack of opposition.
 - c. After notice and public hearing and consideration of application materials, consultant reviews, public comments, and the recommendations of other town's boards and departments, the Special Permit Granting Authority may act upon such a permit.
6. **Special Permit Conditions on the Registered Marijuana Dispensaries:** The Special Permit Granting Authority shall impose conditions reasonable appropriate to improve site design, traffic flow, public safety, protect water quality, air quality, and significant environmental resources, preserve the character of the surrounding area and otherwise serve the purpose of this section. In addition to any specific conditions applicable to the applicant's Registered Marijuana Dispensary, the Special Permit Granting Authority shall include the following conditions in any special permit granted under this By-law:
 - a. Hours of Operation, including dispatch of home deliveries.
 - b. The permit holder shall file a copy of any Incident Report required under 105 CMR 725.110(F) with the Zoning Enforcement Officer and the Special Permit Granting Authority within 24 hours of creation by the Registered Marijuana Dispensary. Such reports may be redacted as necessary to comply with any applicable state or federal laws and regulations.

- c. The permit holder shall file a copy of any summary cease and desist order, cease and desist order, quarantine order, summary suspension order, order limiting sales, notice of a hearing, or final action issued by Department Public Health or the Division of Administrative Law Appeals, as applicable, regarding the Registered Marijuana Dispensary with the Zoning Enforcement Officer and Special Permit Granting Authority within 48 hours of receipt by the Registered Marijuana Dispensary.
 - d. The permit holder shall provide to the Zoning Enforcement Officer and Chief of the Police Department, the name, telephone number and electronic mail address of a contact person in the event that such person needs to be contacted after regular business hours to address an urgent issue. Such contact information shall be kept updated by the permit holder.
 - e. The special permit shall lapse within (five) years of its issuance. If the permit holder wishes to renew the special permit, an application to renew the special permit must be submitted at least 120 days prior to the expiration of the special permit.
 - f. The special permit shall be limited to the current applicant and shall lapse if the permit holder ceases operating the Registered Marijuana Dispensary.
 - g. The special permit shall lapse upon the expiration or termination of the applicant's registration by the Department Public Health.
 - h. The permit holder shall notify the Zoning Enforcement Officer and Special Permit Granting Authority in writing within 48 hours of the cessation of operation of the Registered Marijuana Dispensary or the expiration or termination of the permit holder's registration with Department Public Health.
7. **Exemption from Registered Marijuana Dispensary Special Permit Requirement:** Registered Marijuana Dispensaries that demonstrate that they are protected pursuant to the agricultural exemption under G.L.c.40A §3 are not required to obtain a special permit, but shall apply for Site Plan Approval pursuant to Section V. Special Provisions, Standards and Procedures 7. Site Plan Approval of the Pembroke Zoning By-laws.
8. **Prohibition Against Nuisances:** No use shall be allowed in the Medical Marijuana Overlay District which creates a nuisance to abutters or to the surrounding area, or which creates any hazard, including but not limited to, fire, explosion, fumes, gas, smoke, odors, obnoxious dust, vapors, offensive noise or vibration, flashes, glare, objectionable effluent or electrical interference, which may impair the normal use and peaceful enjoyment of any property, structure or dwelling in the area.
9. **Severability:** The provisions of this By-law are severable. If any provision, paragraph, sentence, or clause of the By-law or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this By-law.

Or take any other action relative thereto.

Submitted by the Planning Board

SELECTMEN'S RECOMMENDATION:
 ADVISORY COMMITTEE RECOMMENDATION:
 EXPLANATION:

Favorable Action
 Town Meeting Floor

ARTICLE 20: To see if the Town will vote to amend the Zoning By-laws of the Town of Pembroke Section V. Special Provisions, Standards and Procedures, to add a new subsection 12 entitled Solar Photovoltaic Installations to read as follows:

12. Solar Photovoltaic Installations.

A. Purpose

The purpose of this by-law is to promote the creation of new solar photovoltaic installations by providing standards for the placement, design, construction, operation, monitoring, modification and removal of such installations that address public safety, minimize impacts on scenic, natural and historic resources and to provide adequate financial assurance for the eventual decommissioning of such installations.

The provisions set forth in this section shall apply to the construction, operation, and/or repair of solar photovoltaic installations.

B. Applicability

This section applies to solar photovoltaic installations proposed to be constructed after the effective date of this section. This section also pertains to physical modifications that materially alter the type, configuration, or size of these installations or related equipment. This section does not apply to minor modification or maintenance of a solar facility. Solar facilities shall be allowed on parcels of land in any zoning district except; the historic districts and the center protection zoning district.

C. Definitions

1. **"As of right"** As-of-right shall mean that development may proceed without the need for a special permit, variance, amendment, waiver, or other discretionary approval. As-of-right development will be subject to site plan review for solar photovoltaic arrays having a kilowatt direct current kW-DC rated nameplate capacity of greater than 250 to determine conformance with Pembroke's Zoning By-laws. Projects cannot be prohibited, but can be reasonably regulated.
2. **Ground mounted solar facility:** A solar facility that is structurally mounted on the ground.
3. **Large-Scale Ground-Mounted Solar Photovoltaic Installation:** A solar photovoltaic system that is structurally mounted on the ground and is not roof-mounted, and has a minimum nameplate capacity of 250 kW DC.
4. **Project site:** A parcel or combination of parcels, which the solar facility operator has control of, on which the solar facility is or will be located.
5. **Rated Name plate Capacity:** The maximum rated output of electric power production of the photovoltaic system in direct current (DC).
6. **Roof mounted solar facility:** A solar facility that is structurally mounted on the roof of a building, residence, parking garage, or any other structure.
7. **Solar Photovoltaic Installations:** An arrangement of components to supply usable electric power using the sun as a power source, including but not limited to large and small scale ground mounted solar facilities and roof mounted solar facilities.

D. General Requirements for all Solar Photovoltaic Installations

1. **Large-scale ground-mounted solar facilities:** Large-scale ground mounted solar facilities shall be allowed as-of-right in all zones, except Center Protection District and the Historic District subject to the following conditions:
 - a. **Site plan review.** No large-scale ground-mounted solar facility shall be constructed, installed or modified as provided in this section without first

obtaining site plan review approval by the Pembroke Planning Board in compliance with subsection D.7 of this section.

- b. Minimum Area. Large-scale ground mounted solar photovoltaic installations shall be located within Residence A District on parcels containing a minimum of three (3) contiguous acres of uplands.
 - c. Monitoring and maintenance. The solar facility shall comply with subsection D.14 of this section.
 - d. Site control. The applicant shall submit with its application for site plan review, documentation of actual or prospective control of the project site sufficient to allow for installation and use of the proposed facility. Notice of change of ownership shall be given to the planning board in compliance with subsection D.8 of this section.
 - e. Parcels without frontage. Projects for landlocked parcels shall be allowed as long as the following additional conditions can be met:
 - 1. The owner has demonstrated a permanent access and utility easement to a public way
 - 2. The parcel was landlocked prior to October 1, 2013
 - 3. The parcel is a minimum of five (5) acres
 - f. Financial surety. The applicant shall provide a financial surety in compliance with subsection D.15.3 of this section, if so required by the Planning Board.
 - g. Compliance with laws, ordinances and regulations. The construction and operation of all large-scale ground-mounted solar facilities shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, electrical and communications requirements.
 - h. Proof of liability insurance. The applicant shall be required to provide evidence of liability insurance in an amount sufficient to cover loss or damage to persons and structures occasioned by the failure of the facility.
2. **Small-scale ground-mounted solar facilities:** Ground mounted solar facilities, which have a minimum nameplate capacity of less than 250 kW DC, shall be allowed as-of-right with a building permit provided that they meet the following conditions:
- a. Compliance with laws, ordinances and regulations. The construction and operation of all small scale ground mounted solar facilities shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, electrical and communications requirements.
 - b. Proof of liability insurance. The applicant shall be required to provide evidence of liability insurance to the Building Inspector in an amount sufficient to cover loss or damage to persons and structures occasioned by the failure of the facility.
 - c. Design standards. The solar facility shall comply with subsection D.12 design standards and subsection D.13.2 environmental standards where applicable
 - d. Monitoring and maintenance. The solar facility shall comply with subsection D.14 of this section
3. **Roof mounted solar facilities:** Roof mounted solar facilities shall be allowed as-of-right with a building permit in all zones provided that they meet the following conditions:

- a. Compliance with laws, ordinances and regulations. The construction and operation of all roof mounted solar facilities shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, electrical and communications requirements.
- b. Proof of liability insurance. The applicant shall be required to provide evidence of liability insurance to the Building Inspector in an amount sufficient to cover loss or damage to persons and structures occasioned by the failure of the facility.
- c. Structural engineering report. A structural engineering report may be required by the Building Inspector illustrating the structural integrity of the structure and its ability to support the proposed roof mounted solar facility.
- d. Monitoring and maintenance. The solar facility shall comply with subsection D.14 of this section.

4. Compliance with Laws, Ordinances and Regulations

The construction and operation of all solar photovoltaic installations shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, electrical, and communications requirements. All buildings and fixtures forming part of a solar photovoltaic installation shall be constructed in accordance with the State Building Code.

5. Building Permit

No solar facility installation shall be constructed, installed or modified as provided in this section without first obtaining a building permit.

6. Fees

The application for a building permit for a solar photovoltaic installation must be accompanied by the fee required for a building permit.

7. Site Plan Review

Large-scale ground-mounted solar photovoltaic installations shall undergo site plan review by the Planning Board prior to construction, installation or modification as provided in this Bylaw.

a. General

All plans, maps and drawings shall be prepared, stamped and signed by a Professional Engineer licensed to practice in Massachusetts.

b. Submittal Requirements

The project proponent shall provide the Planning Board the following documents:

1. Application. Two original application forms and a designer's certificate.
2. Fee. Required site plan review fee.
3. Siting and design. Eight full copies of a site plan. The plan shall be on 24" x 36" sheets at a scale of 1"=40' or 1"=200', as appropriate, on as many sheets as necessary. Site plans shall be prepared by a Massachusetts licensed professional engineer and/or a registered land surveyor, as applicable. The site plan shall include the following:

c. Location map. Copy of the most recent USGS quadrangle map, at a scale of 1:25,000, showing the proposed facility site and the area

d. Site plan. A one inch equals two (200) hundred feet plan of the proposed solar facility site, with contour intervals of no more than ten (10) feet, showing the following:

1. Property lines and physical dimensions of the project site and adjacent parcels within one 100 hundred feet of the project site;
 2. Location of permanent structures or buildings on the project site and on adjacent parcels of the project site;
 3. Location and details of all security measures for the site; and
 4. Location of all existing and proposed roads, both public and private, on the project site.
- e. Project plan.** A plan indicating all proposed changes to the landscape of the site shall include the following:
1. Proposed changes to the landscape of the site, grading, vegetation to be removed or altered, amenities such as lighting or fencing, screening vegetation or structures, and wetlands delineation. Lighting shall be designed to minimize glare on abutting properties and be directed downward with full cutoff fixtures to reduce light pollution;
 2. Location of the ground mounted solar facility, type of mounting devices, access roads, lighting, ground equipment, fencing, electrical infrastructure, and associated equipment;
 3. Plans for accessory buildings or other structures, and location and details of all planned security measures;
 4. Layout and details of surfacing for access roads and parking including temporary roads and staging areas; and
 5. Any existing overhead utility lines.
- f. Operation and maintenance plan.** The applicant shall submit a plan for the general maintenance of access roads and storm water controls, as well as general procedures for operational maintenance of the large-scale ground-mounted solar facility.
- g. Schematics**
1. Schematic or blueprints of the large-scale ground-mounted solar facility signed by a professional engineer licensed to practice in the Commonwealth of Massachusetts showing the proposed structures and any shading from nearby structures;
 2. Schematic or outline electrical diagram showing proposed solar panels, associated components and electrical interconnection methods, all with National Electrical Code compliant disconnects and over current devices;
 3. Description of the major system components to be used including the photovoltaic panels, mounting system and inverter.
- h. Compliance documents.** The applicant shall provide the following with the application:
1. A description of financial surety that satisfies subsection D.15.3 of this section;
 2. Proof of liability insurance that satisfies subsection D.7.b.3 of this section;
 3. Name, address, and contact information for:
 - a. Proposed system installer,
 - b. The landowner,
 - c. The project proponent, as well as all co-proponents; and
 - d. Any agents representing the applicant.
 4. Evidence of utility notification that satisfies subsection D.10 of this section.
- i. Notification.** The applicant shall provide the following with the application:

1. List of property owners and their addresses for all parcels of land within three (300) hundred feet of the project site, to be obtained from the most recent property list from the Pembroke Assessor's Office;
2. A10 sized envelopes representing twice the number of abutters listed above to be used by the Planning Board to mail notice of the site plan review hearing and notice of decision.
3. The applicant shall be responsible for the cost of publication of the public hearing notice.

j. Waiver of documents.

The Planning Board reserves the right to waive documentary requirements as it deems appropriate.

8. Site Control

The project proponent shall submit documentation of actual or prospective access and control of the project site sufficient to allow for construction and operation of the proposed large-scale ground-mounted solar photovoltaic installation.

9. Operation & Maintenance Plan

The project proponent shall submit a plan for the operation and maintenance of the large-scale ground-mounted solar photovoltaic installation, which shall include measures for maintaining safe access to the installation, storm water controls, as well as general procedures for operational maintenance of the installation.

10. Utility Notification

No large-scale ground-mounted solar photovoltaic installation shall be constructed until evidence has been given to the Planning Board that the utility company that operates the electrical grid where the installation is to be located has been informed of the solar photovoltaic installation owner and operator's intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.

11. Dimension, Density and Screening Requirements

a. Minimum Setback Requirements

For all large-scale ground-mounted solar photovoltaic installations, front, side and rear setbacks shall be as follows:

1. Front yard: The front yard depth shall be at least fifty (50) feet.
2. Side yard: Each side yard shall have a depth of at least fifty (50) feet.
3. Rear yard: The rear yard depth shall be at least thirty (30) feet; provided, however, that where the lots abuts a Conservation/Recreation or Residential district, the rear yard shall not be less than fifty (50) feet.

b. Screening

1. Screening of large-scale ground-mounted solar voltaic installations shall consist of landscaping, fence, grassed earthen berm, or some combination of these screening devices. If utilizing a natural buffer, it shall be maintained above the highest level of the solar panels. When a screen consists of plant materials, said materials shall provide screening at the time of planting and be a type that shall be expected to form a year-round dense screen.
2. Abutting residential uses. When a large-scale ground-mounted solar voltaic installation is directly abutting existing residential uses, such screening shall consist of the following:
 - a. For a project site of between three and five acres: Minimum of fifty (50) feet of vegetation buffer with twenty (25) feet being

undisturbed closest to the residential property, and the other twenty (25) feet being allowed to be selectively cleared.

- b. For a project site of greater than five acres: Minimum of one hundred (100) feet of vegetation buffer with fifty (50) feet being undisturbed closest to the residential property, and the other fifty (50) feet being allowed to be selectively cleared.
- c. Permit for screening reduction: An applicant may request permission to reduce such buffer requirements in such instances where the buffer will have a detrimental effect to the abutters and in such instances where the buffer will have a detrimental effect on the ability to generate power.

3. Abutting nonresidential uses: Screening as determined to be adequate in the form of either vegetation or fencing.

c. Appurtenant Structures

All appurtenant structures to all large-scale ground-mounted solar photovoltaic installations shall be subject to the Zoning Bylaws concerning the bulk and height of structures, lot area, setbacks, open space, parking and building coverage requirements, as modified by Section D.11.1 herein. All such appurtenant structures, including but not limited to, equipment shelters, storage facilities, transformers, and substations shall be architecturally compatible with each other. Said structures should be screened from view pursuant to Section D.11.2 and joined or clustered to avoid adverse visual impacts.

12. Design Standards

a. Lighting

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

b. Signage

Signs on all ground-mounted solar photovoltaic installations shall comply with the Town of Pembroke's Sign Bylaw. A sign consistent with the Town's Sign Bylaw shall be required to identify the owner and provide 24-hour emergency contact phone number.

Solar photovoltaic installations shall not be used for displaying any advertising except for reasonable identification of the manufacturer or operator of the solar photovoltaic installation.

c. Utility Connections

Reasonable efforts, as determined by the Planning Board, shall be made to place all utility connections from the solar photovoltaic installation underground, depending on appropriate soil conditions, shape, and topography of the site and any requirements of the local utility. Electrical transformers for utility interconnections may be above ground if required by the local utility.

d. Visual Impacts

Ground-mounted solar photovoltaic installations shall be designed to minimize visual impacts including preserving natural vegetation to the

maximum extent possible, blending in equipment with the surroundings, and adding vegetative buffers to provide an effective visual barrier from adjacent roads and to screen abutting residential properties, whether developed or not. Landscaping shall be maintained by the owner/operator of the large-scale ground-mounted solar photovoltaic installation. Siting shall be such that the view of the large-scale ground-mounted solar photovoltaic installation from other areas of Town shall be as minimal as possible, in the sole judgment of the Planning Board.

13. Safety and Environmental Standards

a. Emergency Services

The ground-mounted photovoltaic installation owner or operator shall provide a copy of the project summary, electrical schematic, emergency response plan and site plan to the Fire Department at the same time as the application is submitted to the Planning Board and the Fire Department shall be afforded the opportunity to comment on the proposed project prior to the closing of the public hearing. Upon request, the owner or operator shall cooperate with local emergency services in developing an emergency response plan. All means of shutting down the solar photovoltaic installation shall be clearly marked. The owner or operator shall identify in writing to the Fire Department and Planning Board a responsible person for public inquiries throughout the life of the installation, and shall update such information as necessary.

b. Land Clearing, Soil Erosion and Habitat Impacts

The facility shall be designed to minimize impacts to agricultural land and should be compatible with continued agricultural use to the maximum extent possible. The facility shall be designed to minimize impacts to environmentally sensitive land. Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of the large-scale ground-mounted solar photovoltaic installation or otherwise prescribed by applicable laws, regulations, and bylaws. In no event shall clear cutting of forest exceed five (5) acres. The design shall minimize the use of concrete and other impervious materials to the maximum extent possible. Locating large-scale ground-mounted solar photovoltaic installation on grades in excess of 15% shall be avoided to the maximum extent feasible.

14. Monitoring and Maintenance

a. Solar Photovoltaic Installation Conditions

The ground-mounted solar photovoltaic installation owner or operator shall maintain the facility in good condition. Maintenance shall include, but not be limited to painting, structural repairs, and integrity of security measures. Site access shall be maintained to a level acceptable to the Building Inspector. The owner or operator shall be responsible for the cost of maintaining the solar photovoltaic installation and any access road(s), unless accepted as a public way.

b. Modifications

All material modifications to a solar photovoltaic installation made after issuance of the required building permit shall require approval by the Site Plan Review Authority.

15. Abandonment or Decommissioning

a. Removal Requirements

Any large-scale ground-mounted solar photovoltaic installation which has reached the end of its useful life or has been abandoned consistent with Section D.15.2 of this bylaw shall be removed. The owner or operator shall physically remove the installation no more than one hundred fifty (150) days after the date of discontinued operations. The owner or operator shall notify the Planning Board by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:

1. Physical removal of all ground solar photovoltaic installations, structures, equipment, security barriers and transmission lines from the site.
2. Disposal of all solid and hazardous waste in accordance with local, state and federal waste disposal regulations.
3. Stabilization or re-vegetation of the site as necessary to minimize erosion. The Planning Board may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

b. Abandonment

Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, a large-scale ground-mounted solar photovoltaic installation shall be considered abandoned when it fails to operate for more than one year without the written consent of the Planning Board. If the owner or operator of the large-scale ground-mounted solar photovoltaic installation fails to remove the installation in accordance with the requirements of this section within 150 days of abandonment or the proposed date of decommissioning, the Town retains the right, after the receipt of an appropriate court order, to enter and remove an abandoned, hazardous or decommissioned large-scale ground-mounted solar photovoltaic installation. As a condition of Site Plan Approval, the applicant and landowner shall agree to allow entry to remove an abandoned or decommissioned installation. The Town's cost for the removal will be charged to the property owner in accordance with the provisions of G.L. c.139, §3A as a tax lien on the property.

c. Financial Surety

Proponents of ground-mounted solar photovoltaic projects shall provide a form of surety, either through escrow account, bond or otherwise, to cover the cost of removal in the event the town must remove the installation and remediate the landscape, in an amount and form determined to be reasonable by the Planning Board, but in no event to exceed more than one hundred twenty-five (125) percent of the cost of removal and compliance with the additional requirements set forth herein, as determined by the project proponent. Such surety shall not be required for municipally or state owned facilities. The project proponent shall submit a fully inclusive estimate of the costs associated with removal, prepared by a professional engineer. The amount shall include a mechanism for calculating increased removal costs due to inflation.

16. Action by the Planning Board

Site plan review shall be conducted in accordance with the notice, hearing and filing procedures set forth in M.G.L. c. 40A for special permits, except as otherwise set forth in this section. After determining if the site plan is in conformance with the requirements of this ordinance, and after considering

the criteria set forth in [this] section, the Planning Board may approve, approve with modifications, or disapprove the site plan application or grant leave to withdraw. Approval may be subject to any conditions, modifications and/or restrictions as the Planning Board may deem necessary. Leave to withdraw or disapproval by the Planning Board must be supported by written findings.

Or take any other action relative thereto.

Submitted by the Energy Committee

SELECTMEN'S RECOMMENDATION:

Favorable Action

ADVISORY COMMITTEE RECOMMENDATION:

Town Meeting Floor

EXPLANATION:

ARTICLE 21: To see if the Town will vote to appropriate, borrow or transfer from available funds, an amount of money to be expended under the direction of the School Committee to undertake roof replacement projects at the following schools: North Pembroke Elementary School, located at 72 Pilgrim Road, Pembroke, Massachusetts; Hobomock Elementary School, located at 81 Learning Lane, Pembroke, Massachusetts; Pembroke Community Middle School, located at 559 School Street, Pembroke, Massachusetts, and Pembroke High School, located at 80 Learning Lane, Pembroke, Massachusetts, which proposed repair projects would materially extend the useful life of each respective school and preserve assets that otherwise are capable of supporting the required educational programs and for which the Town has applied for school construction grants from the Massachusetts School Building Authority ("MSBA"). The Town acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need as determined by the MSBA, and if the MSBA's Board of Directors votes to invite the Town to collaborate with the MSBA on the proposed repair projects, any project costs the Town incurs in excess of any grant that may be approved by and received from the MSBA shall be the sole responsibility of the Town; or to take any other action relative thereto.

Submitted by the School Committee

SELECTMEN'S RECOMMENDATION:

Favorable Action

ADVISORY COMMITTEE RECOMMENDATION:

Favorable Action

EXPLANATION: *Roofing projects at four of our buildings have been approved to continue in the funding process: Pembroke High School, Pembroke Community Middle School, Hobomock Elementary School and North Pembroke Elementary School. The reimbursement rate is set in the calendar year which the construction takes place, but for this past year the rate for Pembroke was 53% and historically has never been lower than 50% for Pembroke. The advantages of taking part in the program not only include the reimbursement, but also a streamlined bidding and construction process. Participation in this program guarantees that the roofing projects will be completed by the time student's return for classes in the fall of 2014. The MSBA has committed lots of resources to this program, but have been very public that their focus in the future will be changing from building repairs to technology and, with that, it could be a long time before Pembroke has another opportunity to get roofs with upwards of 50% state reimbursement. Borrowing requires a 2/3 majority.*

ARTICLE 22: To see if the Town will vote to raise and appropriate and/or transfer from available funds, the sum of \$12,800.00 or any other sum, to be expended under the direction of

the Board of Selectmen and managed by the Pembroke Watershed Association, for the purposes of continuing the hydrilla control program in Hobomock Pond.

Submitted by Conservation Commission

SELECTMEN'S RECOMMENDATION:

Favorable Action

ADVISORY COMMITTEE RECOMMENDATION:

Favorable Action

EXPLANATION: *The aquatic vegetation control program performed at Hobomock Pond has been very effective at controlling the hydrilla infestation. However, continued management of this invasive species is necessary to prevent additional spread and to achieve a level of sustainable long-term control.*

ARTICLE 23: To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of \$55,000 to be added to the Open Space fund, or take any other action relative thereto.

Submitted by the Conservation Commission

SELECTMEN'S RECOMMENDATION:

Town Meeting Floor

ADVISORY COMMITTEE RECOMMENDATION:

Take No Action

EXPLANATION: *This article is to reimburse the Conservation Commission for the purchase of the Gary Thorpe property located off Oldham Street, shown on Assessor's Map C9, Lot 50, consisting of approximately 22 +/- acres. The property was purchased on behalf of the Town of Pembroke.*

ARTICLE 24: To see if the Town will vote to transfer the sum of \$82,500 from the unexpended balance of the Community Preservation Act funds appropriated under Article 6D of the November 1, 2011 Special Town Meeting and held in the Community Center Building, Phase II account and return it to the Community Preservation Act Undesignated Funds account, or take any other action relative thereto.

Submitted by the Community Preservation Committee

SELECTMEN'S RECOMMENDATION:

Favorable Action

ADVISORY COMMITTEE RECOMMENDATION:

Favorable Action

EXPLANATION: *Approval of this article will return unused funds awarded at the Special Fall Town Meeting on November 1, 2011, under Article 17: Action 18, to the Community Preservation Committee Fund Reserve Account.*

ARTICLE 25: To see if the Town will vote to transfer the sum of \$35,000 from the unexpended balance of the Community Preservation Act funds appropriated under Article 3 of the April 26, 2011 Special Town Meeting and held in the Community Center Building account and return it to the Community Preservation Act Undesignated Funds account, or take any other action relative thereto.

Submitted by the Community Preservation Committee

SELECTMEN'S RECOMMENDATION:

Favorable Action

ADVISORY COMMITTEE RECOMMENDATION:

Favorable Action

EXPLANATION: *Approval of this article will return unused funds awarded at the Special Town Meeting on April 26, 2011, under Article 3: Motion 4, to the Community Preservation Committee Fund Reserve Account.*

ARTICLE 26: To see if the Town will vote to adopt and approve the following recommendations of the Community Preservation Committee for Fiscal Year 2014, and to see if the Town will vote to implement such recommendations by appropriating a sum or sums of money from the Community Preservation Fund. Each recommendation is to be voted on individually.

Recommendation A: To appropriate the sum of \$35,000.00 from FY14 Community Preservation Annual Revenues to be expended under the direction of the Director of the Department of Public Works to preserve and rehabilitate headstones and granite sites at Center Street Cemetery, or take any other action relative thereto.

Recommendation B: To appropriate the sum of \$2,000.00 from FY14 Community Preservation Annual Revenues to be expended under the direction of the Board of Selectmen to preserve and rehabilitate the bee sculpture on top of the Council on Aging building located at 144 Center Street, and to create a commemorative plaque and brochures explaining the history of the bee, or take any other action relative thereto.

Recommendation C: To appropriate the sum of \$35,000.00 from FY14 Community Preservation Annual Revenues to be expended under the direction of Police Chief Richard Wall to purchase and install a back-up generator for the Mayflower Court Complex Community Building located at 5 Mayflower Court, or take any other action relative thereto.

Recommendation D: To appropriate the sum of \$31,500 from FY14 Community Preservation Annual Revenues and the sum of \$25,050 from Housing Reserve for a total of \$56,550 and that said funds be granted to the East Pembroke Community Club, pursuant to a grant agreement, for Phase II which is to bring the kitchen, bathroom and electrical service up to code, restore aluminum ceiling and install wrought iron railings in the East Pembroke Community Club located on Taylor Street, or take any other action relative thereto.

Or take any other action relative thereto.

Submitted by the Community Preservation Committee

SELECTMEN'S RECOMMENDATION:

ADVISORY'S RECOMMENDATION:

Recommendation A:

Recommendation B:

Recommendation C:

Recommendation D:

Town Meeting Floor

Favorable Action

Favorable Action

Favorable Action


Take No Action

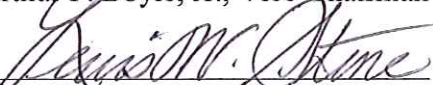
EXPLANATION:

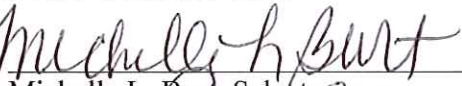
Given under our hands and seals this 28th day of October, 2013

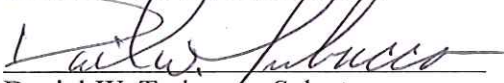
PEMBROKE BOARD OF SELECTMEN



Willard J. Boulter Jr., Chairman


Arthur P. Boyle, Jr., Vice-Chairman


Lewis W. Stone, Clerk


Michelle L. Burt, Selectman


Daniel W. Trabucco, Selectman

A TRUE COPY ATTEST: 
Mary Ann Smith, Town Clerk

Pursuant to the Warrant for the Special Fall Town Meeting to be held on November 12, 2013, I have notified and warned the inhabitants of the Town of Pembroke by posting up attested copies of the same at the Town Office Building, Pembroke Center Library, Pembroke Center Post Office, North Pembroke Post Office, Bryantville Post Office, and the Country Corner Store.

POSTED: Oct 29, 2013 _____
Date Constable