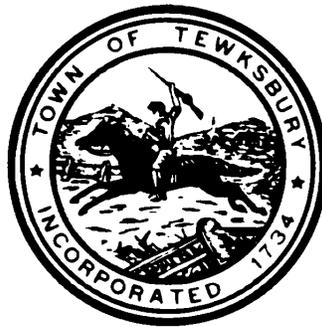


ANNUAL TOWN MEETING

**2025
WARRANT**



TOWN OF TEWKSBURY COMMONWEALTH OF MASSACHUSETTS

Finance Committee Public Hearing

April 28, 2025, 7:00 P.M.
Tewksbury Town Hall

Annual Town Meeting

May 5, 2025, 7:30 P.M.
Tewksbury Memorial High School

Town of Tewksbury Website: <https://www.tewksbury-ma.gov>
Facebook: Town of Tewksbury **Twitter:** @TownofTewksbury

TOWN MEETING GUIDELINES

- ** Voters and visitors shall have their identification ribbons conspicuously displayed.
- ** Visitors shall sit in the designated VISITORS SECTION unless they are assigned to a designated area.
- ** Standing at the doors or in the aisles inside the gymnasium or auditorium is prohibited.
- ** No one shall enter the gymnasium or auditorium while voting is in progress.
- ** Everyone shall be at a seat to allow the vote to be counted without hindrance.
- ** Collecting signatures upon petitions or nomination papers is prohibited in the building where the Town Meeting is being held.
- ** Food and beverages are not allowed in the gymnasium or auditorium as per order of the School Committee.
- ** Smoking is not allowed in the School Building or on School Property.
- ** To prevent active interference with the conduct of the Town Meeting, any person taping, videotaping or using any other means of sonic reproduction is assigned to the designated Press Table or the side aisle perimeters of the gymnasium or auditorium.

This meeting is being held at a site which is physically accessible to persons with disabilities.

For further information please call 978-640-4355.

CART services need to be requested as early as possible, as CART providers often fill their schedule 2-3 months in advance. Other reasonable accommodations for disability related needs will be provided upon request.

<u>Annual Town Meeting</u>	<u>Annual Town Meeting</u>	<u>Special Town Meeting</u>
MONDAY May 5, 2024 7:30 P.M.	WEDNESDAY May 7, 2024 7:30 P.M.	WEDNESDAY May 7, 2024 7:00 P.M.
<ul style="list-style-type: none"> • Consent Calendar Articles • Annual Budget • Budget Related Articles • Personnel Bylaw Amendments • Town Bylaw Amendments • General Articles 	<ul style="list-style-type: none"> • Zoning Bylaw Amendments 	

For more information about Town Meeting:

<https://www.tewksbury-ma.gov/399/Town-Meeting-Information>

<p>FACEBOOK: Library: www.facebook.com/TewksburyLib Tewksbury Community Market: https://www.facebook.com/tewksburymarket/ Town: www.facebook.com/pages/Town-of-Tewksbury/393895750722817 TWITTER: Library: @TewksburyLib Police: @TewksburyPD Tewksbury Community Market: @TewksburyMarket Town: @TownofTewksbury WEBSITE: Library's Website: www.tewksburypl.org/Pages/index Town's Website: www.tewksbury-ma.gov</p>
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Middlesex, s.s.

To any of the Constables of the Town of Tewksbury, in said County:

In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the inhabitants of the Town of Tewksbury, qualified to vote in Town affairs, to meet and assemble at Tewksbury Memorial High School, 320 Pleasant Street, in said Tewksbury on Monday, May 5, 2025, at 7:30 p.m. to act on the following articles:

SECTION 1

ARTICLE 1

To choose all necessary Town Officers, by ballot, Two (2) members of the Select Board for three years; Two (2) members of the School Committee for three years; Two (2) members of the Planning Board for three years; Two (2) members of the Board of Library Trustees for three years; Two (2) members of the Board of Health for three years; One (1) member of the Board of Health for a two year unexpired term; One (1) member of the Housing Authority for five years, and One (1) member of the Shawsheen Valley Technical High School Committee for three years.

SECTION 2

Article 2	Elected Official Salaries	Elected Official Salaries
Article 3	Consent Calendar	Consent Calendar
Article 4	Budget Related	Fiscal Year 2026 Budget
Article 5	Budget Related	Fiscal Year 2026 Sewer Enterprise Budget \$7,205,030
Article 6	Budget Related	Transfer \$400,000 from Overlay Surplus to Water Stabilization Fund
Article 7	Budget Related	Fiscal Year 2026 Water Enterprise Budget \$9,712,020
Article 8	Budget Related	Fiscal Year 2026 Stormwater Enterprise Budget \$779,800
Article 9	Budget Related	Fiscal Year 2026 Cable TV Enterprise Budget \$484,120
Article 10	Budget Related	Transfer \$31,750 to reduce Town Exempt Debt Principal
Article 11	Budget Related	FY2026 Affordable Housing Trust Allocation Plan
Article 12	Budget Related	To Appropriate or Reserve from the Tewksbury Community Preservation Fund Annual Revenues.
Article 13	Budget Related	Transfer \$1,985,066 from Stabilization Fund for Town Capital Equipment and Projects.
Article 14	Budget Related	Transfer \$123,178 from Stabilization Fund for School Capital Equipment and Projects.
Article 15	Budget Related	Transfer \$300,000 from Overlay Surplus for a Facilities Assessment Study
Article 16	Budget Related	Transfer \$775,000 from Sewer Enterprise Fund Retained Earnings for Sewer System Improvements and Vehicle
Article 17	Budget Related	Transfer \$825,000 from Water Enterprise Fund Retained Earnings for Water System Improvements, Projects, and Vehicles
Article 18	Budget Related	Raise and Appropriate the sum of \$400,000 within the Stormwater Enterprise Fund for Drainage Improvements
Article 19	Budget Related	Authorize the borrowing of \$5,400,000 within the Water Enterprise Fund for Water Distribution Improvements
Article 20	Budget Related	Authorize the borrowing of \$1,500,000 within the Water Enterprise Fund for purchase and installation of water meters and/or water meter components.
Article 21	Town Bylaw Amendment	Amend the text of the existing General Bylaw, Chapter 6.04 Dogs

SECTION 2

ARTICLE 2

To see if the Town will vote to fix the salaries of several elected officials for the Fiscal Year 2026.

	<u>FY25</u> <u>Budgeted</u>	<u>FY26</u> <u>Requested</u>
<u>BOARD OF HEALTH</u>		
Chair	3,000	3,000
Members (4)	2,500	2,500
<u>MODERATOR</u>		
	1,000	1,000
<u>PLANNING BOARD</u>		
Chair	3,000	3,000
Members (4)	2,500	2,500
<u>SCHOOL COMMITTEE</u>		
Chair	3,000	3,000
Members (4)	2,500	2,500
<u>SELECT BOARD</u>		
Chair	6,000	6,000
Members (4)	5,000	5,000

Town Manager

Executive Summary: The purpose of the article is to fix the salaries of certain elected Town officials.

ARTICLE 3

The Moderator will call out the number of the Articles, one by one. If a voter objects to any Article being included in the Consent Calendar, he/she should say the word "HOLD" when the number is called. The Article is then removed from the Consent Calendar and restored to its original numbered place in the warrant, to be acted upon, debated and voted in the usual manner. After calling of the individual items in the Consent Calendar, the Moderator shall ask that the voters pass all the remaining items as a unit.

- Article 3-21 Accept the Annual Report
- Article 3-22 Lease/Purchase Agreements
- Article 3-23 Authorize Chapter 90 Funds
- Article 3-24 Reauthorize Revolving Funds

ARTICLE 3-21

To hear and act upon reports of the various Town Officers; or take any action relative thereto.

Town Manager

Executive Summary: The purpose of the article is to accept the report of various Town Officers; which are in the 2024 Annual Town Report located on the Town's Website (<https://www.tewksbury-ma.gov/510/Annual-Town-Reports>)

ARTICLE 3-22

To see if the Town will vote to authorize the Town Manager to enter into Lease/Purchase Agreements up to five (5) years to purchase equipment for Town Departments. Said contracts shall be subject to annual appropriations; or take any action relative thereto.

Town Manager

Executive Summary: This article is acted on annually and allows the Town Manager to lease/purchase equipment for various Town Departments subject to annual appropriation.

ARTICLE 3-23

To see if the Town will vote: (1) to appropriate a sum of money to survey, design and undertake repairs to roads and bridges under the provisions of Chapter 90 of the Massachusetts General Laws, and to obtain any material and/or services incidental thereto; (2) to authorize the Select Board to acquire easements in conjunction therewith by the purchase, gift, lease, eminent domain, or otherwise; (3) in furtherance of the project(s) to authorize the Select Board to apply for, accept and expend any federal, state and/or private grants without further appropriation thereof; and (4) to determine whether said appropriation shall be raised by transfer from available funds or by borrowing; or take any action relative thereto.

Town Manager

Executive Summary: Each year the state indicates the amount it will allot to cities and towns for sidewalk and roadwork under Chapter 90. This article authorizes the Town to spend these funds.

ARTICLE 3-24

To see if the Town will vote to authorize the expenditure caps under the provisions of Chapter 44 Section 53E½ of the Massachusetts General Laws; or take any action relative thereto.

**TOWN OF TEWKSBURY
FY2026 REVOLVING FUNDS EXPENDITURE CAPS**

NAME	DEPARTMENT	PURPOSE	AUTHORIZATION	EXPENDITURE
Council on Aging	Council on Aging	Trips and Activities	Director, COA	\$250,000
Parks and Recreation	Parks and Recreation	Summer Program/Activities and Maintenance	Town Manager	\$200,000
Board of Health	Board of Health	Vaccines and Public Health Programs	Health Director	\$10,000
Traffic Signage	Dept. of Public Works	Purchase, Manufacture and Installation of Street and Traffic Signage, Including Pavement Markings	Dept. of Public Works Director	\$10,000
GIS	Community Development	Operate a Geographical Information System	Assistant Town Manager	\$75,000
Records Preservation	Town Clerk	Preservation and Safe Keeping of Historic Records	Town Clerk	\$20,000
Solid Waste, Recycling and Household Hazardous Waste	Town Manager	Solid Waste, Recycling and Household Hazardous Waste Operations and Programs and used toward the annual assessment of operation and maintenance for the post closure of the Sutton Brook landfill.	Town Manager	\$250,000
Hydrant Markers	Town Manager	Reimbursement of Damaged Markers and Donations to Install Markers	Town Manager	\$20,000
Energy Efficiency of Town & School Buildings, Equipment and Infrastructure	Town Manager	Rebates, Grants and Donations Generated from Energy Efficiency Projects (Commonwealth, Public Utilities and Others) and revenue from School and Town Electric Charging Stations	Town Manager	\$500,000
Tewksbury Community Market.	Town Manager	Operations and maintenance of the Tewksbury Community Market. The fund shall be credited with all amounts received from philanthropic entities and individuals wishing to contribute to the market operations.	Town Manager	\$25,000
E-Billboards	Town Manager	Amounts received as fees from E-Billboards. Expenditures of the fund shall be authorized by the Town Manager or his/her designee for sidewalk maintenance, installation, and reconstruction.	Town Manager	\$200,000

Town Manager

Executive Summary: This article authorizes the Fiscal Year 2026 expenditure caps on the Town’s self-sufficient revolving fund accounts for the items listed above in the Town of Tewksbury. This article is in addition to the article which establishes the Revolving Funds through a General Bylaw in accordance with recent changes to Massachusetts General Laws Chapter 44 Section 53E½ by the Act to Modernize Municipal Finance and Government.

ARTICLE 4

To see what sums the Town will appropriate, transfer or otherwise provide, for its necessary and expedient purposes as designated hereafter, and to direct that these funds be expended only for such purposes under the direction of the respective boards, committees, commissions, and officers for the fiscal year which begins July 1, 2025; or take any action relative thereto.

General Fund Budget Classification	FY2024 EXPENDED	FY2025 BUDGETED	FY2026 DEPT REQ	FY2026 TM REC	BUDGET INC/DEC
General Government					
Moderator					
<i>Salaries</i>	1,000	1,000	1,000	1,000	-
<i>Operating</i>	-	75	75	75	-
<i>Capital Outlay</i>	-	-	-	-	-
Total Moderator Budget	1,000	1,075	1,075	1,075	-
Select Board					
<i>Salaries</i>	26,000	26,000	26,000	26,000	-
<i>Operating</i>	151,958	162,499	170,508	170,508	8,009
<i>Capital Outlay</i>	-	-	-	-	-
Total Select Board Budget	177,958	188,499	196,508	196,508	8,009
Town Manager					
<i>Salaries</i>	539,535	676,210	603,909	603,909	(72,301)
Water Enterprise Fund Allocation	(10,615)	(10,615)	(11,397)	(11,397)	(782)
Sewer Enterprise Fund Allocation	(10,615)	(10,615)	(11,397)	(11,397)	(782)
<i>Total Salaries Net of Allocations</i>	518,305	654,980	581,116	581,116	(73,864)
<i>Operating</i>	197,221	234,256	259,688	259,688	25,432
<i>Capital Outlay</i>	-	-	-	-	-
Total Town Manager Budget	736,756	910,466	863,597	863,597	(46,869)
Total Town Manager Budget Net Allocations	715,526	889,236	840,804	840,804	(48,432)
Finance Committee					
<i>Salaries</i>	1,249	2,515	2,515	2,515	-
<i>Operating</i>	363	689	708	708	19
<i>Capital Outlay</i>	-	-	-	-	-
<i>Reserve Fund</i>	-	75,000	75,000	75,000	-
Total Finance Committee Budget	1,612	78,204	78,223	78,223	19
Town Counsel					
<i>Operating</i>	85,000	125,000	125,000	125,000	-
Total Operating	85,000	125,000	125,000	125,000	-
Human Resources					
<i>Salaries</i>	113,651	120,083	179,234	179,234	59,151
Water Enterprise Fund Allocation	(1,711)	(1,754)	(2,689)	(2,689)	(935)
Sewer Enterprise Fund Allocation	(1,711)	(1,754)	(2,689)	(2,689)	(935)
<i>Total Salaries Net of Allocations</i>	110,229	116,575	173,857	173,857	57,282
<i>Operating</i>	33,273	37,525	34,550	20,950	(16,575)
Water Enterprise Fund Allocation	(563)	(563)	(314)	(314)	249
Sewer Enterprise Fund Allocation	(563)	(563)	(314)	(314)	249
<i>Total Operating Net of Allocations</i>	32,147	36,399	33,922	20,322	(16,078)
<i>Capital Outlay</i>	-	-	-	-	-
Total Human Resources Budget	146,924	157,608	213,784	200,184	42,576
Total Human Resources Budget Net Allocations	142,376	152,974	207,778	194,178	41,204

General Fund Budget Classification	FY2024 EXPENDED	FY2025 BUDGETED	FY2026 DEPT REQ	FY2026 TM REC	BUDGET INC/DEC
General Government					
Town Clerk					
<i>Salaries</i>	288,060	301,662	317,139	317,139	15,477
<i>Operating</i>	17,978	27,245	28,315	28,315	1,070
<i>Capital Outlay</i>	-	-	-	-	-
Total Town Clerk Budget	306,038	328,907	345,454	345,454	16,547
Election					
<i>Salaries</i>	43,601	79,700	28,500	28,500	(51,200)
<i>Operating</i>	23,126	29,475	20,975	20,975	(8,500)
<i>Capital Outlay</i>	12,650	-	-	-	-
Total Election Budget	79,377	109,175	49,475	49,475	(59,700)
Board of Registrars					
<i>Salaries</i>	2,850	2,850	2,850	2,850	-
<i>Operating</i>	514	700	700	700	-
<i>Capital Outlay</i>	-	-	-	-	-
Total Board of Registrars Budget	3,364	3,550	3,550	3,550	-
Computer Services					
<i>Salaries</i>	126,342	198,609	206,569	206,569	7,960
Water Enterprise Fund Allocation	(3,402)	(3,651)	(6,197)	(6,197)	(2,546)
Sewer Enterprise Fund Allocation	(1,701)	(1,826)	(3,099)	(3,099)	(1,273)
<i>Total Salaries Net of Allocations</i>	121,239	193,132	197,273	197,273	4,141
<i>Operating</i>	265,292	205,787	225,900	317,745	111,958
Water Enterprise Fund Allocation	(2,720)	(6,383)	(9,532)	(9,532)	(3,149)
Sewer Enterprise Fund Allocation	(1,360)	(3,192)	(4,766)	(4,766)	(1,574)
<i>Total Operating Net of Allocations</i>	261,212	196,212	211,601	303,446	107,234
<i>Capital Outlay</i>	-	-	70,000	70,000	70,000
Total Computer Services Budget	391,634	404,396	502,469	594,314	189,918
Total Computer Services Budget Net Allocations	382,451	389,344	478,875	570,720	181,376
Total General Government	1,929,663	2,306,880	2,379,134	2,457,380	150,500
Total General Government Net Allocations	1,894,702	2,265,964	2,326,742	2,404,987	139,023
Finance Department					
Accounting					
<i>Salaries</i>	238,779	260,219	218,285	218,285	(41,934)
Water Enterprise Fund Allocation	(6,454)	(6,207)	(5,457)	(5,457)	750
Sewer Enterprise Fund Allocation	(6,454)	(6,207)	(5,457)	(5,457)	750
<i>Total Salaries Net of Allocations</i>	225,871	247,805	207,371	207,371	(40,434)
<i>Operating</i>	234,986	216,952	214,358	214,358	(2,594)
Water Enterprise Fund Allocation	(5,358)	(5,424)	(5,359)	(5,359)	65
Sewer Enterprise Fund Allocation	(5,358)	(5,424)	(5,359)	(5,359)	65
<i>Total Operating Net of Allocations</i>	224,270	206,104	203,640	203,640	(2,464)
<i>Capital Outlay</i>	-	-	-	-	-
Total Accounting Budget	473,765	477,171	432,643	432,643	(44,528)
Total Accounting Budget Net Allocations	450,141	453,909	411,011	411,011	(42,898)

General Fund Budget Classification	FY2024 EXPENDED	FY2025 BUDGETED	FY2026 DEPT REQ	FY2026 TM REC	BUDGET INC/DEC
Assessor					
Salaries	315,809	358,855	358,232	358,232	(623)
Operating	71,555	98,652	107,454	107,454	8,802
Capital Outlay	-	-	-	-	-
Total Assessor Budget	387,363	457,507	465,686	465,686	8,179
Treasurer/Collector					
Salaries	387,847	394,447	408,292	408,292	13,845
Water Enterprise Fund Allocation	(29,762)	(24,735)	(26,256)	(26,256)	(1,521)
Sewer Enterprise Fund Allocation	(29,762)	(24,735)	(26,256)	(26,256)	(1,521)
Total Salaries Net of Allocations	328,323	344,977	355,780	355,780	10,803
Operating	73,436	85,345	92,345	92,345	7,000
Water Enterprise Fund Allocation	(8,535)	(8,535)	(9,235)	(9,235)	(700)
Sewer Enterprise Fund Allocation	(8,535)	(8,535)	(9,235)	(9,235)	(700)
Total Operating Net of Allocations	56,366	68,275	73,876	73,876	5,601
Capital Outlay	-	-	-	-	-
Total Treasurer/Collector Budget	461,283	479,792	500,637	500,637	20,845
Total Treasurer/Collector Budget Net Allocations	384,689	413,252	429,656	429,656	16,404
Total Finance Department	1,322,411	1,414,470	1,398,965	1,398,966	(15,504)
Total Finance Department Net Allocations	1,222,193	1,324,668	1,306,352	1,306,352	(18,315)
Community Services					
Veteran's Services					
Salaries	128,774	139,071	144,727	144,727	5,656
Operating	282,217	273,420	273,070	272,570	(850)
Capital Outlay	-	-	-	-	-
Total Veteran's Budget	410,991	412,491	417,797	417,297	4,806
Community Events					
Operating	40,045	40,100	47,100	47,100	7,000
Capital Outlay	-	-	-	-	-
Total Community Events Budget	40,045	40,100	47,100	47,100	7,000
Total Community Services	451,036	452,591	464,897	464,397	11,806
Council on Aging					
Salaries	282,709	324,566	340,545	340,545	15,979
Operating	183,759	161,605	182,500	172,500	10,895
Capital Outlay	59,000	-	-	-	-
Total Council on Aging Budget	525,468	486,171	523,045	513,045	26,874

General Fund Budget Classification	FY2024 EXPENDED	FY2025 BUDGETED	FY2026 DEPT REQ	FY2026 TM REC	BUDGET INC/DEC
Facilities					
Town Facilities and Grounds					
<i>Salaries</i>	308,519	340,732	347,333	347,333	6,601
<i>Operating</i>	285,510	232,648	245,418	245,418	12,770
<i>Capital Outlay</i>	34,236	-	-	-	-
Total Town Facilities and Grounds Budget	628,265	573,380	592,751	592,751	19,371
Town Hall					
<i>Salaries</i>	45,572	61,343	64,769	64,769	3,426
<i>Operating</i>	224,664	204,684	229,582	243,182	38,498
<i>Capital Outlay</i>	-	-	-	-	-
Total Town Hall Budget	270,236	266,027	294,351	307,951	41,924
Total Facilities	898,501	839,407	887,102	900,702	61,295
Library					
<i>Salaries</i>	1,106,112	1,173,490	1,192,216	1,192,216	18,726
<i>Operating</i>	428,038	431,197	438,670	436,670	5,473
<i>Capital Outlay</i>	35,400	-	-	-	-
Total Library Budget	1,569,550	1,604,687	1,630,886	1,628,886	24,199
Planning and Development					
Planning (Community Development)					
<i>Salaries</i>	228,053	246,794	248,776	248,776	1,982
<i>Operating</i>	30,652	34,692	39,545	39,545	4,853
<i>Capital Outlay</i>	-	-	-	-	-
Total Community Development Budget	258,705	281,486	288,321	288,321	6,835
Building Department					
<i>Salaries</i>	296,270	343,147	336,648	336,648	(6,499)
<i>Operating</i>	6,816	13,009	13,440	12,840	(169)
<i>Capital Outlay</i>	41,800	-	-	-	-
Total Building Department Budget	344,887	356,156	350,088	349,488	(6,668)
Board of Health					
<i>Salaries</i>	300,212	315,975	326,130	326,130	10,155
<i>Operating</i>	10,651	21,465	20,465	20,465	(1,000)
<i>Capital Outlay</i>	-	-	-	-	-
Total Board of Health Budget	310,863	337,440	346,595	346,595	9,155
Total Planning and Development	914,455	975,082	985,004	984,404	9,322

General Fund Budget Classification	FY2024 EXPENDED	FY2025 BUDGETED	FY2026 DEPT REQ	FY2026 TM REC	BUDGET INC/DEC
Public Safety					
Police					
Salaries	7,564,583	7,811,882	8,166,805	8,166,805	354,923
Operating	1,102,571	957,867	964,519	872,674	(85,193)
Capital Outlay	368,645	404,784	299,048	299,048	(105,737)
Total Police Budget	9,035,799	9,174,533	9,430,371	9,338,526	163,993
Fire					
Salaries	6,118,531	6,631,164	6,893,099	6,893,099	261,935
Operating	812,654	567,583	609,138	609,138	41,555
Capital Outlay	45,778	-	-	-	-
Total Fire Budget	6,976,963	7,198,747	7,502,237	7,502,237	303,490
Emergency Management					
Salaries	-	-	-	-	-
Operating	-	-	-	-	-
Capital Outlay	-	-	-	-	-
Total Emergency Mgt. Budget	-	-	-	-	-
Parking Clerk					
Salaries	4,000	4,000	4,000	4,000	-
Operating	141	1,200	1,200	1,200	-
Capital Outlay	-	-	-	-	-
Total Parking Clerk Budget	4,141	5,200	5,200	5,200	-
Total Public Safety Budget	16,016,903	16,378,480	16,937,808	16,845,963	467,483
School Departments					
Tewksbury					
Salaries	38,466,880	40,321,473	41,924,584	41,833,641	1,512,168
Operating	16,070,624	16,346,529	16,494,752	16,983,279	636,750
Capital Outlay	447,463	49,603	250,000	250,000	200,397
Total School Operating Budget	54,984,966	56,717,605	58,669,336	59,066,920	2,349,315
Offsets	-	-	-	-	-
Net School Operating Budget	54,984,966	56,717,605	58,669,336	59,066,920	2,349,315
Fixed Costs					
Health	8,620,864	9,478,233	10,288,946	9,891,361	413,128
Retirement	1,869,007	1,992,628	2,115,893	2,115,893	123,265
Medicare	570,211	577,695	606,580	606,580	28,885
Unemployment	49,580	50,000	50,000	50,000	-
Insurance	452,935	503,943	524,096	524,096	20,153
Principal	-	-	-	-	-
Long Term Interest	-	-	-	-	-
Short Term Interest	-	-	-	-	-
Total Fixed Costs	11,562,598	12,602,499	13,585,515	13,187,930	585,431
Town Tewksbury School Budget	66,547,565	69,320,104	72,254,851	72,254,850	2,934,746
Exempt School Debt Principal	4,210,000	4,230,000	4,659,000	4,659,000	429,000
Exempt School Exempt Interest	2,198,700	1,988,200	1,984,072	1,984,072	(4,128)
Shawsheen Regional Vocational School	7,932,715	8,585,726	9,100,870	9,088,596	502,870
Essex North Shore Agricultural and Tech. School District	110,775	117,947	125,611	125,611	7,664
Total School Departments	80,999,755	84,241,977	88,124,404	88,112,129	3,870,152

General Fund Budget Classification	FY2024 EXPENDED	FY2025 BUDGETED	FY2026 DEPT REQ	FY2026 TM REC	BUDGET INC/DEC
Department of Public Works					
DPW Administration					
<i>Salaries</i>	400,046	412,203	408,818	408,818	(3,385)
Water Enterprise Fund Allocation	(70,305)	(71,692)	(79,802)	(79,802)	(8,110)
Sewer Enterprise Fund Allocation	(70,305)	(71,692)	(79,802)	(79,802)	(8,110)
<i>Total Salaries Net of Allocations</i>	259,436	268,819	249,214	249,214	(19,605)
<i>Operating</i>	141,468	144,306	232,337	207,337	63,031
Water Enterprise Fund Allocation	(35,146)	(36,077)	(51,834)	(51,834)	(15,757)
Sewer Enterprise Fund Allocation	(35,146)	(36,077)	(51,834)	(51,834)	(15,757)
<i>Total Operating Net of Allocations</i>	71,176	72,152	128,669	103,669	31,517
<i>Capital Outlay</i>	-	-	-	-	-
Total DPW Administration Budget	541,514	556,509	641,155	616,155	59,646
Total DPW Administration Budget Net Allocations	330,612	340,971	377,882	352,882	11,911
DPW Engineering					
<i>Salaries</i>	501,350	552,665	560,246	560,246	7,581
Water Enterprise Fund Allocation	(179,297)	(172,723)	(186,124)	(186,124)	(13,401)
Sewer Enterprise Fund Allocation	(179,360)	(177,256)	(182,180)	(182,180)	(4,924)
<i>Total Salaries Net of Allocations</i>	142,693	202,686	191,942	191,942	(10,744)
<i>Operating</i>	1,336,098	34,397	31,910	31,910	(2,487)
Water Enterprise Fund Allocation	(15,744)	(14,447)	(13,402)	(13,402)	1,045
Sewer Enterprise Fund Allocation	(12,745)	(11,695)	(10,849)	(10,849)	846
<i>Total Operating Net of Allocations</i>	1,307,609	8,255	7,658	7,658	(597)
<i>Capital Outlay</i>	-	-	-	-	-
Total DPW Engineering Budget	1,837,448	587,062	592,156	592,156	5,094
Total DPW Engineering Budget Net Allocations	1,450,302	210,941	199,600	199,600	(11,341)
DPW Highway					
<i>Salaries</i>	1,170,627	1,171,130	1,217,923	1,217,923	46,793
<i>Operating</i>	490,713	374,560	325,905	325,905	(48,655)
<i>Capital Outlay</i>	-	-	-	-	-
Total DPW Highway Budget	1,661,340	1,545,690	1,543,828	1,543,828	(1,862)
DPW Forestry					
<i>Salaries</i>	-	-	-	-	-
<i>Operating</i>	149,598	141,650	151,650	151,650	10,000
<i>Capital Outlay</i>	-	-	-	-	-
Total DPW Forestry Budget	149,598	141,650	151,650	151,650	10,000
DPW Fleet Maintenance					
<i>Salaries</i>	333,508	353,548	367,661	367,661	14,113
Water Enterprise Fund Allocation	(58,594)	(59,099)	(64,341)	(64,341)	(5,242)
Sewer Enterprise Fund Allocation	(58,594)	(59,099)	(64,341)	(64,341)	(5,242)
<i>Total Salaries Net of Allocations</i>	216,320	235,350	238,980	238,980	3,630
<i>Operating</i>	665,855	689,800	690,750	690,750	950
Water Enterprise Fund Allocation	(77,436)	(75,938)	(76,058)	(76,058)	(120)
Sewer Enterprise Fund Allocation	(77,436)	(75,938)	(76,058)	(76,058)	(120)
<i>Total Operating Net of Allocations</i>	510,983	537,924	538,634	538,634	710
<i>Capital Outlay</i>	-	-	-	-	-
Total DPW Fleet Maint, Budget	999,363	1,043,348	1,058,411	1,058,411	15,063
Total DPW Fleet Maint, Budget Net Allocations	727,303	773,274	777,614	777,614	4,340

General Fund Budget Classification	FY2024 EXPENDED	FY2025 BUDGETED	FY2026 DEPT REQ	FY2026 TM REC	BUDGET INC/DEC
DPW Snow and Ice					
<i>Salaries</i>	147,419	95,000	95,000	95,000	-
<i>Operating</i>	450,937	161,000	161,000	161,000	-
<i>Capital Outlay</i>	-	-	-	-	-
Total DPW Snow and Ice Budget	598,356	256,000	256,000	256,000	-
Street Lighting					
<i>Operating</i>	94,278	72,750	77,750	77,750	5,000
Total Street Lighting Budget	94,278	72,750	77,750	77,750	5,000
Solid Waste					
<i>Operating</i>	3,766,994	3,562,069	3,683,046	3,683,046	120,977
Total Solid Waste Budget	3,766,994	3,562,069	3,683,046	3,683,046	120,977
Total DPW Budget	9,648,891	7,765,078	8,003,996	7,978,996	213,918
Total DPW Budget Net Allocations	8,778,783	6,903,345	7,067,371	7,042,371	139,026

General Fund Budget Classification	FY2024 EXPENDED	FY2025 BUDGETED	FY2026 DEPT REQ	FY2026 TM REC	BUDGET INC/DEC
Unclassified					
Non-Exempt Principal Maturing Debt	1,460,000	1,375,000	1,430,000	1,430,000	55,000
Non Exempt Interest-Maturing Debt	600,148	1,136,331	1,069,631	1,069,631	(66,700)
Interest-Temporary Loans	-	-	-	-	-
Exempt Principal Maturing Debt	3,935,000	4,055,000	3,855,000	3,855,000	(200,000)
Exempt Interest-Maturing Debt	960,369	763,619	595,225	595,225	(168,394)
<i>Middlesex Retirement Assmt.</i>	9,056,624	9,664,114	10,443,911	10,443,911	779,797
Water Enterprise Fund Allocation	(536,995)	(575,149)	(597,524)	(597,524)	(22,375)
Sewer Enterprise Fund Allocation	(52,951)	(56,540)	(60,336)	(60,336)	(3,796)
Cable Enterprise Fund Allocation	(14,096)	(14,552)	(10,839)	(10,839)	3,713
<i>Total Retirement</i>	8,452,582	9,017,873	9,775,212	9,775,212	757,339
Occupational Injury Reserve	125,000	125,000	125,000	125,000	-
Unemployment Compensation	14,116	10,000	10,000	10,000	-
<i>Group Insurance</i>	5,115,040	5,879,093	6,477,759	6,477,759	598,666
Water Enterprise Fund Allocation	(371,401)	(450,853)	(428,948)	(428,948)	21,905
Sewer Enterprise Fund Allocation	(141,131)	(158,226)	(176,038)	(176,038)	(17,812)
Cable Enterprise Fund Allocation	(16,930)	(18,246)	(34,278)	(34,278)	(16,032)
<i>Total Group Insurance</i>	4,585,578	5,251,768	5,838,495	5,838,495	586,727
<i>Medicare Tax</i>	352,614	354,187	371,896	371,896	17,709
Water Enterprise Fund Allocation	(28,411)	(31,301)	(31,846)	(31,846)	(545)
Sewer Enterprise Fund Allocation	(9,646)	(11,668)	(12,092)	(12,092)	(424)
Cable Enterprise Fund Allocation	(2,830)	(2,913)	(3,071)	(3,071)	(158)
<i>Total Medicare Tax</i>	311,727	308,305	324,887	324,887	16,582
Other-Post Employment Benefits	650,000	650,000	650,000	650,000	-
<i>Property and Liability Insurance</i>	678,240	754,510	838,114	838,114	83,604
Water Enterprise Fund Allocation	(117,324)	(127,686)	(127,989)	(127,989)	(303)
Sewer Enterprise Fund Allocation	(32,736)	(31,852)	(34,712)	(34,712)	(2,860)
<i>Total Property and Liability</i>	528,180	594,972	675,413	675,413	80,441
<i>North Middlesex Regional Emergency Communications Center</i>	440,621	632,515	866,005	866,005	233,490
Total Unclassified Budget	23,387,773	25,399,369	26,732,541	26,732,541	1,333,172
Total Unclassified Budget Net Allocations	22,063,322	23,920,383	25,214,868	25,214,868	1,294,485
Total Budget Before Transfers, Allocations and Offsets	137,664,407	141,864,191	148,067,783	148,017,409	6,153,217
Total Budget Before Transfers Net Allocations/Offsets	135,334,669	139,392,754	145,468,478	145,418,104	6,025,350
Transfers					
To the Sewer Enterprise Fund	-	-	-	-	-
To the Water Enterprise Fund	-	-	-	-	-
Special Revenue	-	-	-	-	-
Town Trust Funds	-	-	-	-	-
Total Transfers	-	-	-	-	-
ATM General Fund Budget	135,334,669	139,392,754	145,468,478	145,418,104	6,025,350

Town Manager

Executive Summary: The purpose of this article is to fund the General Fund Budget for Fiscal Year 2026.

ARTICLE 5

To see if the Town will vote to raise and appropriate and transfer from available funds a sum of \$7,205,030 to be expended by the Town Manager to operate the Sewer Enterprise Fund; or take any other action relative thereto.

**TOWN OF TEWKSBURY
SEWER ENTERPRISE FUND
FISCAL YEAR 2026 PROPOSED BUDGET**

<u>Direct Expenses</u>	FY2024 Expended	FY2025 Approved	FY2026 Recommended	Inc(Dec)
Salaries	\$ 429,580	\$ 394,680	\$ 531,111	\$ 136,431
Expenses	417,970	447,060	479,145	32,085
Capital Outlay	-	-	-	-
Lowell Sewer	1,604,785	1,940,190	1,990,696	50,506
Reserve Fund	-	60,000	30,000	(30,000)
Occupational Health	10,000	10,000	10,000	-
Other Post Employment Benefits	6,935	7,142	7,416	274
Debt	3,577,894	3,548,144	3,339,850	(208,294)
Subtotal	\$ 6,047,164	\$ 6,407,216	\$ 6,388,218	\$ (18,998)
<u>Indirect Expenses</u>	FY2024	FY2025	FY2026 Recommended	Inc(Dec)
Town Manager	10,615	10,615	11,397	782
Accounting	11,812	11,631	10,816	(815)
Computer Services	3,061	5,018	7,865	2,847
Treasurer/Collector	38,297	33,270	35,490	2,220
Human Resources	2,274	2,317	3,003	686
Dept. of Public Works	433,586	431,757	465,065	33,308
Group Insurance	141,131	158,226	176,038	17,812
Retirement	52,951	56,540	60,336	3,796
Medicare	9,646	11,668	12,092	424
Property and Liability Insurance	32,736	31,852	34,712	2,860
Subtotal	\$ 736,109	\$ 752,894	\$ 816,812	\$ 63,918
<u>Capital Expenditures</u>	-	-	-	-
Total Appropriation	\$ 6,783,273	\$ 7,160,110	\$ 7,205,030	\$ 44,920
<u>Projected Sewer Revenue</u>	FY2024 Collected	FY2025 Projected	FY2026 Projected	Inc(Dec)
User Fees	6,936,997	5,935,815	6,042,806	106,992
All Sewer Liens/Interest/Fees	496,911	175,000	175,000	-
Connection Fees	83,400	108,929	100,000	(8,929)
All Other	-	100,000	100,000	-
Retained Earnings	880,000	870,000	870,000	-
Transfer From General Fund	-	-	-	-
Total Revenue	8,397,308	7,189,744	7,287,806	98,063
Operating Deficit/Surplus	1,614,035	29,634	82,776	53,143

Town Manager

Executive Summary: The purpose of this article is to fund the Sewer Enterprise Fund for Fiscal Year 2026.

ARTICLE 6

To see if the Town will vote to transfer and appropriate from overlay surplus a sum of \$400,000 to the Water Enterprise Stabilization Fund.

Town Manager

Executive Summary: The purpose of this article is to fund rate relief for the Water Enterprise Fund for Fiscal Year 2026 and 2027.

ARTICLE 7

To see if the Town will vote to raise and appropriate a sum of \$9,712,020 and to transfer and appropriate the sum of \$400,000 from overlay surplus to be expended by the Town Manager to operate the Water Enterprise Fund; or take any action relative thereto.

**TOWN OF TEWKSBURY
WATER ENTERPRISE COMBINED FUND
FISCAL YEAR 2026 PROPOSED BUDGET**

	FY2024 Expended	FY2025 Approved	FY2026 Recommended	Inc(Dec)
Salaries	\$ 1,687,747	\$ 1,859,289	\$ 1,756,640	\$ (102,649)
Expenses	2,101,970	1,979,861	2,274,571	294,710
Capital Outlay	-	-	-	-
Reserve Fund	-	25,000	25,000	-
Occupational Health	-	20,000	20,000	-
Other Post Employment Benefits	52,013	53,564	41,897	(11,667)
Debt	2,547,817	3,165,475	3,859,608	694,133
Subtotal	\$ 6,389,546	\$ 7,103,189	\$ 7,977,715	\$ 874,526

<u>Indirect Expenses</u>	FY2024	FY2025	FY2026 Recommended	Inc(Dec)
Town Manager	\$ 10,615	\$ 10,615	\$ 11,397	\$ 782
Accounting	11,812	11,631	10,816	(815)
Computer Services	6,122	10,034	15,729	5,695
Treasurer/Collector	38,297	33,270	35,490	2,220
Human Resources	2,274	2,317	3,003	686
Dept. of Public Works	436,522	429,976	471,561	41,585
Group Insurance	371,401	450,853	428,948	(21,905)
Retirement	536,995	575,149	597,524	22,375
Medicare	28,411	31,301	31,846	545
Property and Liability	117,324	127,686	127,989	303
Subtotal	\$ 1,559,773	\$ 1,682,832	\$ 1,734,305	\$ 51,473

<u>Capital Expenditures</u>	-	-	-	-
Total Appropriation	\$ 7,949,319	\$ 8,786,021	\$ 9,712,020	\$ 925,999

<u>Projected Water Revenue</u>	FY2024 Collected	FY2025 Projected	FY2026 Projected	Inc(Dec)
User Fees	\$ 7,596,983	\$ 8,462,965	\$ 9,012,534	\$ 549,569
Water Liens	495,168	275,000	275,000	-
All Other Fees	130,802	150,000	150,000	-
Investment Income	236,635	-	-	-
Total Revenue	\$ 8,459,588	\$ 8,887,965	\$ 9,437,534	\$ 549,569

Debt Relief Overlay Surplus			\$ 400,000	
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Operating Deficit/Surplus	510,268	101,944	125,515	23,570
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Town Manager

Executive Summary: The purpose of this article is to fund the Water Enterprise Fund for Fiscal Year 2026.

ARTICLE 8

To see if the Town will vote to raise and appropriate a sum of \$779,800 to be expended by the Town Manager to operate the Stormwater Enterprise Fund; or take any action relative thereto.

**TOWN OF TEWKSBURY
STORMWATER ENTERPRISE FUND
FISCAL YEAR 2026 PROPOSED BUDGET**

<u>Direct Expenses</u>	FY2024 Expended	FY2025 Approved	FY2026 Recommended	Inc(Dec)
Salaries	-	-	-	-
Expenses	625,656	697,225	754,800	57,575
Capital Outlay	-	-	-	-
Reserve Fund	-	25,000	25,000	-
Subtotal	\$ 625,656	\$ 722,225	\$ 779,800	\$ 57,575
<u>Indirect Expenses</u>	FY2024	FY2025	FY2026 Recommended	Inc(Dec)
Subtotal	-	-	-	-
Capital Expenditures	-	-	-	-
Total Appropriation	\$ 625,656	\$ 722,225	\$ 779,800	\$ 57,575
<u>Projected Stormwater Revenue</u>	FY2024 Collected	FY2025 Projected	FY2026 Projected	Inc(Dec)
User Fees	1,307,971	1,158,846	1,179,800	20,954
Total Revenue	\$ 1,307,971	\$ 1,158,846	\$ 1,179,800	\$ 20,954
Operating Deficit/Surplus	682,315	436,621	400,000	(36,621)

Town Manager

Executive Summary: The purpose of this article is to fund the Stormwater Enterprise Fund for Fiscal Year 2026.

ARTICLE 10

To see if the Town will vote to transfer from Bond Premiums the sum of \$31,750 to reduce Town Exempt Debt Principal; or take any action relative thereto.

Town Manager

Executive Summary: This article transfers funds available from Bond Premiums to reduce the amount of Exempt Debt Service Principal.

ARTICLE 11

To see if the Town will vote to approve the FY2026 Affordable Housing Trust Fund Allocation Plan as follows:

<u>ALLOCATION PLAN</u>	<u>for FY2026</u>
Starting Trust Balance:	\$5,676,754
Total Available Funds FY26:	\$5,676,754
Expenses:	
Creation of New Units/ Buy down of Existing Units;	\$5,676,754
Total Projected Expenses for FY26;	\$5,676,754

Town Manager

Executive Summary: According to Chapter 105 of the Acts of 2003, the Tewksbury Affordable Housing Trust Fund is to have an allocation submitted to and approved at the Annual Town Meeting. The FY2026 allocation plan meets the expenditure requirements of the Special Act.

ARTICLE 12

To see if the Town will vote to appropriate or reserve from the Community Preservation Fund annual revenues in the amounts recommended by the Community Preservation Committee for committee administrative expenses, community preservation projects and other expenses in Fiscal Year 2026, with each item to be considered a separate appropriation; or take any other action related thereto.

<u>Appropriations:</u>	
Administrative Costs	\$53,459
<u>Reserves:</u>	
Open Space	\$106,918
Community Housing	\$106,918
Historic Preservation	-----
FY2026 Budgeted Reserve	\$801,000

Community Preservation Committee

Executive Summary: Massachusetts General Law, Chapter 44B requires that the Town appropriate for spending, or reserve for future spending, from the fund balance at least 10% for open space, 10% for historic preservation, and 10% for community housing. FY2026 Historic 10% Reserve will be achieved with the Town Hall Rehabilitation and Ella Fleming Bond payments. The total CPA Estimated FY26 revenue is \$1,069,178.

ARTICLE 13

To see if the Town will vote to transfer from the Stabilization Fund a sum of \$1,985,066 to be expended by the Town Manager for the following purposes; or take any action relative thereto.

DPW

Description	Amount
Sidewalk Reconstruction	\$ 250,000
F-550 Rack Truck w/plow Package (Hwy. Division)	130,000
Liquid Brine Production System (Snow & Ice)	200,000
Bobcat (Water/Sewer/Hwy. Division)	70,000
Asphalt Roller (Water/Sewer/Hwy.Division)	25,000
Total DPW	\$ 675,000

Fire

Description	Amount
New Ambulance and Equipment	\$ 450,000
North Fire Station Renovation Study	58,500
New Administration Vehicle	160,000
New Radio Box Repeater	30,000
Total Fire	\$ 698,500

Facilities and Grounds

Description	Amount
Police Station Anti-ligature Toilet & Sink Combo. Replacement	\$ 102,100
Senior Center Heating System/Boiler Replacement	227,702
South Street Fire Station Heating System	131,764
Parking Lot at State Field at Livingston Rec. Complex	150,000
Total Facilities & Grounds	\$ 611,566

\$ 1,985,066

Town Manager

Executive Summary: This article allows the Town to utilize funds from the Stabilization Fund for capital equipment and improvements and one-time expenditures.

ARTICLE 14

To see if the Town will vote to transfer from the Stabilization Fund a sum of \$123,178 to be expended by the Town Manager for the following purposes; or take any action relative thereto.

School

Description	Amount
Replace/Upgrade Wireless access points and firewalls at all schools except Center Elementary.	\$ 123,178
School Total:	\$ 123,178

Town Manager

Executive Summary: This article allows the School Department to utilize funds from the Stabilization Fund for School capital equipment, facility improvements and one-time expenditures.

ARTICLE 15

To see if the Town will vote to transfer the sum of \$300,000 from Overlay Surplus for the purpose of conducting a school facilities study to consider building options that address the long-term program and educational needs of the Town in the most cost-efficient manner. This process shall be managed and executed by the School Facilities Study Committee with funds to be expended and approved by the Town Manager; or take any action relative thereto.

Select Board

Executive Summary: This article uses funds from Overlay Surplus to conduct a study to explore options to meet the current and future educational needs of Town. This study should take into consideration current and future pupil enrollment, current and future educational needs including but not limited to pre k needs now and in the future, current building conditions including limitations and opportunities, current grade configurations and possible reconfigurations with attention to promoting appropriate educational environments for the students. The study will have a primary goal of providing a tool that will help the community develop a comprehensive school facilities plan that will provide the most educationally appropriate and cost-efficient solution for the educational facilities needs of the community.

ARTICLE 16

To see if the Town will vote to transfer the sum of \$775,000 from Sewer Enterprise Fund Retained Earnings to be expended by the Town Manager for various purposes; or take any action relative thereto.

Description (Transfer from Retained Earnings)	Amount
Inflow and Infiltration I/I Control	\$ 250,000
Pump Station Improvements	350,000
Bobcat (Water/Sewer/Hwy. Division)	50,000
Asphalt Roller (Water/Sewer/Hwy.Division)	20,000
F-550 Maintainer Utility w/Crane	105,000
Total Sewer	\$ 775,000

Town Manager

Executive Summary: This article utilizes funds from Sewer Retained Earnings for capital equipment and improvements. This article only has Sewer Retained Earnings' share of the cost for those items. The total cost of the Bobcat, the Asphalt Roller and the F-550 Maintenance Utility vehicles are \$100,000, \$40,000 and \$210,000 respectively. The balance for each is being shared with the Water Retained Earnings Fund.

ARTICLE 17

To see if the Town will vote to transfer the sum of \$825,000 from Water Enterprise Fund Retained Earnings to be expended by the Town Manager for various purposes; or take any action relative thereto.

Description (Transfer from Retained Earnings)	Amount
Water Treatment Plant and Tank Maint./Upgrades	\$ 500,000
Hydrant Replacement Program	150,000
Bobcat (Water/Sewer/Hwy. Division)	50,000
Asphalt Roller (Water/Sewer/Hwy.Division)	20,000
F-550 Maintainer Utility w/Crane	105,000
Total Water	\$ 825,000

Town Manager

Executive Summary: This article utilizes funds from Water Retained Earnings for Capital Equipment and Improvements. The cost of this article only has Water Retained Earnings' share of the cost for those items. The total cost of the Bobcat, the Asphalt Roller and the F-550 Maintenance Utility vehicles are \$100,000, \$40,000 and \$210,000 respectively. The balance for each is being shared with the Sewer Retained Earnings Fund.

ARTICLE 18

To see if the Town will vote to raise and appropriate from the Stormwater Enterprise Fund a sum of \$400,000 to be expended by the Town Manager for various purposes; or take any action relative thereto.

<u>Description</u>	<u>Amount</u>
Drainage Improvements & Upgrades	250,000
Project Development	150,000
Total Stormwater	<u>\$ 400,000</u>

Town Manager

Executive Summary: This article raises and appropriates funds from the Stormwater Enterprise Fund for improvements and design.

ARTICLE 19

To see if the Town will vote to appropriate the sum of \$5,400,000 to be expended by the Town Manager for the cost of installing and replacing waterlines in the Town, and including the payment of all costs incidental and related thereto and to determine whether such amount should be raised by taxation, by transfer from available funds, by borrowing or by any combination of the foregoing, and, if by borrowing, the Town Treasurer, with the approval of the Select Board, is hereby authorized to borrow said sum under and pursuant to Chapter 44 Section 8(5) of the Massachusetts General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefore; or take any action relative thereto. Any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Motion: That the Town hereby appropriates the sum of \$5,400,000, for the cost of installing and replacing waterlines in the Town, and for the payment of all costs incidental and related thereto, and that to meet this appropriation the Town Treasurer, with the approval of the Select Board, is hereby authorized to borrow said sum under and pursuant to Chapter 44 Section 8(5) of the Massachusetts General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefore. Any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Town Manager

Executive Summary: This article authorizes the Town to borrow funds for the cost to install and replace waterlines in the Town.

ARTICLE 20

To see if the Town will vote to appropriate the sum of \$1,500,000 to be expended by the Town Manager for the cost of purchasing and installing water meters and/or water meter components, and including the payment of all costs incidental and related thereto and to determine whether such amount should be raised by taxation, by transfer from available funds, by borrowing or by any combination of the foregoing, and, if by borrowing, the Town Treasurer, with the approval of the Select Board, is hereby authorized to borrow said sum under and pursuant to Chapter 44 Section 8(6) of the Massachusetts General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefore; or take any action relative thereto. Any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Motion: That the Town hereby appropriates the sum of \$1,500,000, for the cost of purchasing and installing water meters and/or water meter components in the Town, and for the payment of all costs incidental and related thereto, and that to meet this appropriation the Town Treasurer, with the approval of the Select Board, is hereby authorized to borrow said sum under and pursuant to Chapter 44 Section 8(6) of the Massachusetts General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefore. Any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Town Manager

Executive Summary: This article authorizes the Town to borrow funds for the cost of purchasing and installing water meters and/or water meter components.

ARTICLE 21

To see if the voters of the Town of Tewksbury will vote to amend the text of the existing General Bylaw, Chapter 6.04 Dogs as shown, with DELETIONS denoted in ~~strike-through~~ format and ADDITIONS denoted in **underline bold** format.

6.04.020 Definitions.

“**Animal control officer**”, an appointed officer authorized to enforce sections 136A to 174D **G** (**Acts of 2024**), inclusive.

“**Kennel**”, a pack or collection of dogs on a single premise, including a commercial boarding or training kennel, commercial breeder kennel, domestic charitable corporation kennel, personal kennel or veterinary kennel.

- “Commercial boarding or training kennel”, an establishment used for boarding, holding, **day care**, overnight stays or training of animals that are not the property of the owner of such establishment, at which such services are rendered in exchange for consideration and in the absence of the owner of such animal; provided, however, that this definition shall not include an animal shelter or animal control facility, a pet shop licensed under section 39A of chapter 129, ~~a facility which does not provide overnight boarding for animals but does provide dog grooming, dog training, supervised playtime of dogs or dog walking with not more than 12 dogs on a single premises or individuals who temporarily, and not in the normal course of business, board or care for animals owned by others.~~ , **a grooming facility operated solely for the purpose of grooming and not for overnight boarding or an individual who temporarily, and not in the normal course of business, boards or cares for animals owned by others.**

6.04.070 Kennel license – Fees.

~~Any person maintaining a kennel shall have a kennel license.~~

~~Any person who meets the requirement of the Town Zoning By Laws relating to kennels and the provisions of Section 137A, (CH.140, MGL) may apply for a license to operate from the Town Clerk on a form prescribed and supplied by the Town Clerk upon payment of the required fee. In the case of an applicant for initial licensure, and in the case of an applicant for license renewal, a licensing authority shall not issue a kennel license until a kennel has passed inspection by the Animal Control Officer.)~~

(a) A person maintaining a kennel shall obtain a kennel license. A licensing authority shall issue, suspend, renew and revoke kennel licenses as specified in this chapter and any other law. In the case of an applicant for initial licensure or license renewal, a licensing authority shall deny a kennel license until a kennel has passed inspection by an animal control officer.

(b)(1) The issuing city or town shall determine the period of time for which a kennel license shall be valid, including the date of issuance of the license through the date on which the license expires, inclusive, and shall further determine the fee for the issuance and renewal of a license; provided, however, that in determining the amount of the license fee for a kennel, a dog under the age of 3 months shall not be counted in the number of dogs kept in a kennel. The name and address of the owner of each dog kept in a kennel, if other than the person maintaining the kennel, shall be kept at the

kennel and available for inspection by an animal control officer, natural resource officer, deputy natural resource officer, fish and game warden or police officer. A kennel that owns or keeps a dog over the age of 6 months shall comply with section 145B.

(2) A commercial boarding or training kennel shall maintain records of individual dog licenses, as required in section 137, for all dogs in its care. (Acts of 2024)

(c) The licensing authority shall issue a kennel license without charge to a domestic charitable corporation incorporated exclusively for the purpose of protecting animals from cruelty, neglect or abuse or for the relief of suffering.

(d) The licensing authority shall specify on the license the type of kennel and the maximum number of animals that may be maintained by the licensee. Such number shall be determined by the licensing authority and the animal control officer following the required inspection. For commercial boarding or training kennels, the number of animals shall be determined following the required inspection and in accordance with regulations promulgated pursuant to section 174G to ensure the property can support the number of animals while ensuring their health and safety.

(e) Annually, not later than June 1, the licensing authority shall send to the department a list of all kennels and their addresses licensed by the city or town pursuant to this section.

(f) Commercial boarding or training kennels shall report to the licensing authority injuries to animals or people that occur on their premises licensing authority shall investigate all reports.

(g) A person who violates this section shall be assessed a fine by the licensing authority of \$500 for a first offense and a fine of not more than \$1,000 for a second or subsequent offense. (Acts of 2024)

Kennel License/Fees:	
Five (5) dogs or less	\$50.00
Ten (10) dogs or less	\$100.00
Fifteen (15) dogs or less	\$150.00
Over sixteen fifteen dogs	Prohibited \$300.00

Said fees are subject to all other conditions set forth in Section 139 (CH.140, MGL).

~~Kennels shall be limited to a total of fifteen (15) dogs to be maintained on said premises. It shall be a violation of this bylaw to have any dogs on said premises over and above said number.~~

Town Manager

Executive Summary: Passage of this article will modify the General Bylaw, Chapter 6.04 Dogs to be consistent with state regulations (MGL, Chapter 140) for commercial boarding and training kennels, including dog daycares. The Acts of 2024 (aka Ollie's Law) also clarifies existing kennel license requirements, requires municipalities to report kennel licenses to MDAR, requires kennels to report any injuries that occur to the municipality, and establishes enforcement protocols for the municipality.

ARTICLE 3

Any Articles Voted to be Removed from the Consent Calendar shall be restored to its original place on the Warrant.

Article 3-22 Accept the Annual Report

Article 3-23 Lease/Purchase Agreements

Article 3-24 Authorize Chapter 90 Funds

Article 3-25 Reauthorize Revolving Funds

SECTION 3

Article 26	Zoning Bylaw amendment
Article 27	Zoning Bylaw amendment
Article 28	Zoning Bylaw amendment
Article 29	Zoning Bylaw amendment
Article 30	Zoning Bylaw amendment
Article 31	Zoning Bylaw amendment
Article 32	Zoning Bylaw amendment
Article 33	Zoning Bylaw amendment

ARTICLE 26

To see if the Town will vote to amend the Tewksbury Zoning Bylaw in the following instances:

- 1) Under Section 4.1.2, insert Section 4.1.2.D. MBTA Communities Multifamily Overlay District
- 2) Insert new Section 5.8 MBTA Communities Multifamily Overlay District as follows:

5.8 MBTA COMMUNITIES MULTIFAMILY OVERLAY DISTRICT

5.8.1 Purpose

The purpose of the MBTA Communities Multifamily Overlay District is to provide for the controlled development and utilization of those portions of land located within the Town which have been designated for high-density multifamily housing by right.

5.8.2 Scope of Authority

- A. The MBTA Communities Multifamily Overlay District is an overlay district that may be superimposed on portions of the Mixed-Use Business District. All uses permitted or allowed by special permit in the underlying districts shall be allowed in the MBTA Communities Multifamily Overlay District.
- B. The following uses shall also be allowed in the MBTA Communities Multifamily Overlay District as of right:
 1. Two-family dwelling
 2. Townhouse
 3. Multifamily dwelling up to seven units
 4. Multifamily dwelling of eight or more units
 5. Multifamily development

5.8.3 Relationship to Existing Zoning

The underlying zoning shall remain an integral part of the Zoning Bylaw and is not modified, repealed, nor amended by this section. The property owners within this overlay district shall possess all existing zoning rights including by-right uses for the underlying district and be subject to the requirements applicable in the underlying district when utilizing the uses allowed in the underlying district. If an owner desires to use a property within this district for development as defined herein, the regulations of this overlay district shall apply. Where this overlay district is silent on a zoning provision, the underlying district shall apply unless otherwise provided.

5.8.4 Site Plan Review

All development under the MBTA Communities Multifamily Overlay District provision shall be subject to Site Plan Review under Section 3.6, except Section 3.6.4.A.5.b. For the by-right uses listed in Section 5.8.2.B, final action on site plans for the allowed uses shall be limited to approval or approval with the imposition of reasonable conditions.

5.8.5 Location

The boundaries of the MBTA Communities Multifamily Overlay District shall be shown on the Zoning Map under Section 4.2.

5.8.6 Dimensional Regulations

The dimensional and density requirements in this section apply to principal and accessory uses and structures in the MBTA Communities Multifamily Overlay District. Where Section 5.3 conflicts with the provisions of this section, is more restrictive, or cites additional controls, the requirements in the MBTA Communities Multifamily Overlay District provision shall prevail as the applicable dimensional requirements.

A. All dimensional regulations in the MBTA Communities Multifamily Overlay District shall be as follows:

Minimum Lot Area	20,000 sq. ft.
Minimum Frontage	50 ft.
Maximum Front Yard Setbacks	20 ft.
Minimum Side Yard Setbacks	Combined 10 ft.
Minimum Rear Setbacks	10 ft.
Minimum Open Space	20%
Maximum Building Height ^A	4 stories and 48 ft.
NOTES:	
^A Planning Board may approve a maximum height increase to 4 stories and 65 ft. with a front yard setback of at least 175 ft. by special permit.	

B. More than one principal structure may be erected on a lot as of right within the MBTA Communities Multifamily Overlay District, subject to Site Plan Review as set forth herein. In a development with more than one building in the MBTA Communities Multifamily Overlay District, the maximum front setback shall not apply to any building located behind another building as long as the forward most buildings on the lot comply with the maximum front setback.

5.8.7 Floodplain District

Any proposed development within the MBTA Communities Multifamily Overlay District is exempt from the requirements detailed in Section 5.5 of this bylaw.

5.8.8 Groundwater Protection District

Any proposed development within the MBTA Communities Multifamily Overlay District is exempt from the requirements detailed in Section 5.6 of this bylaw.

5.8.9 Site Development Standards

The site development standards in this section apply to principal and accessory uses in the MBTA Communities Multifamily Overlay District. Where Section 6.1 conflicts within the provisions of this section, is more restrictive, or cites special permit requirements imperative to the as of right uses set forth herein, the requirements in the MBTA Communities Multifamily Overlay District provision shall control.

A. MBTA Communities Multifamily Overlay District Development Requirements

1. The minimum number of off-street parking spaces for any residential use shall be 1.5 parking spaces per dwelling unit.
2. Standards for Residential Parking Facilities as set forth in Section 6.1.9 shall apply to residential developments in the MBTA Communities Multifamily Overlay District. For mixed-use developments, standards set forth in Sections 6.1.10 and 6.1.11 shall apply to the extent that special permits are not required to exercise the by-right uses referenced herein.
3. Minimum landscaping buffers which exceed minimum setbacks detailed in the dimensional regulations of this section shall not apply to development within the MBTA Communities Multifamily Overlay District.

5.8.10 Signs

All proposed signs within the MBTA Communities Multifamily Overlay District shall be subject to the standards set forth in Section 6.2.

5.8.11 Other Development Regulations

A. The provisions of Section 8.2 shall not apply to development within the MBTA Communities Multifamily Overlay District. The following multifamily development standards shall apply within the MBTA Communities Multifamily Overlay District:

1. Maximum developable density shall be 18.8 units per acre in the MBTA Communities Multifamily Overlay District. There are no restrictions on the number of bedrooms or bedroom types within the development to encourage a mix of housing and bedroom types.
2. No more than 5% of the total site area within the wetlands shall be used in calculating maximum developable density for the site. If more than 5% of the site is in the wetlands, the portion that exceeds 5% shall be deleted from the area used to calculate maximum developable density.

B. The requirements set forth in Section 8.3 shall apply to development within the MBTA Communities Multifamily Overlay District. Where Section 8.3 conflicts with the provisions of this section, the requirements in the MBTA Communities Multifamily Overlay District provision shall prevail.

C. The following requirements shall apply to the development of affordable housing within the MBTA Communities Multifamily Overlay District:

1. Any application for construction of 10 or more dwelling units on one or more contiguous parcels in the MBTA Communities Multifamily Overlay District shall be subject to the provisions of Section 8.3.
2. Ten percent of the dwelling units in any multifamily development within the MBTA Communities Multifamily Overlay District is subject to Section 8.3. Fractions equal to or greater than 0.5 shall be rounded up to the nearest whole number.
3. The affordable dwelling units in the MBTA Communities Multifamily Overlay District shall not be lower than 80% Area Median Income (AMI). If an applicant chooses to provide affordable dwelling units at lower than 80% AMI and increases the overall percentage of affordable dwelling units to 15%, the development may reduce the minimum required open space to 10%.

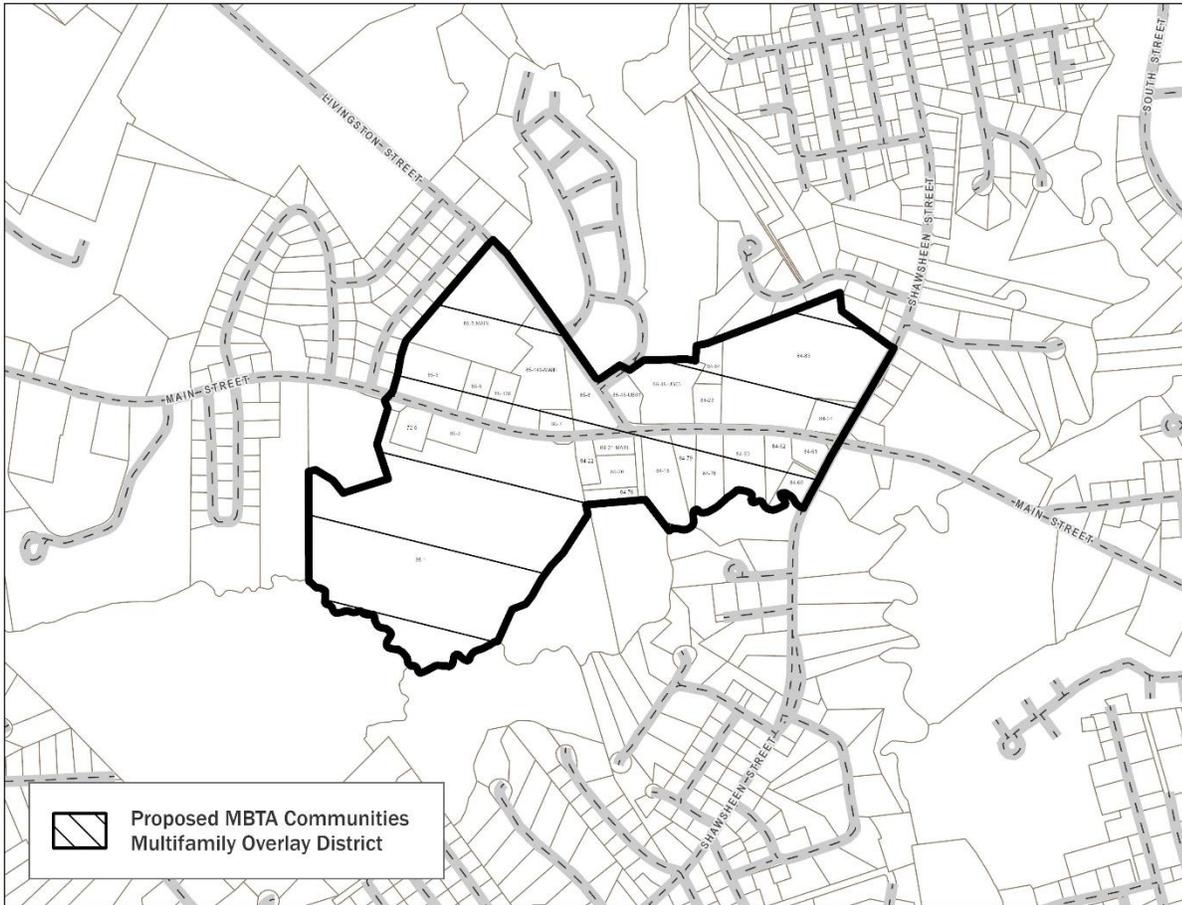
D. Multifamily developments in the MBTA Communities Multifamily Overlay District shall comply with design guidelines, if any, adopted by the Planning Board and kept on file with the Town Clerk and Community Development Department. And by taking any action relative thereto.

Planning Board

Executive Summary: This Article will amend the Zoning Bylaw to bring the Town of Tewksbury into compliance with M.G.L. Ch. 40A, Section 3A, known as MBTA Communities. This law requires certain cities and towns to adopt a district in which multifamily uses are allowed by right. This bylaw amendment complies with the provisions of the law while exercising the Town's ability to evaluate projects under Site Plan Review by the Planning Board.

ARTICLE 27

To see if the Town will vote to amend the existing Zoning Map dated October 2023 by adding the following crosshatched area under the new label “MBTA Communities Multifamily Overlay District” on file with the Town Clerk’s Office as depicted below:



Planning Board

Executive Summary: This article is the companion to the zoning amendments proposed for compliance with M.G.L. Ch. 40A, Section 3A. The map shown above aligns the area identified for the proposed overlay district to its physical location in Town. Large scale versions of the map are online and available for viewing at the Town Clerk’s Office, Community Development Office, Library, and Senior Center.

ARTICLE 28

To see if the Town will amend the Tewksbury Zoning Bylaw for compliance with the Federal Emergency Management Agency requirements to remain in the National Flood Insurance Program by taking the following actions where strikeouts indicate deletions and underlines indicate additions:

1. Amend Section 2 Definitions Floodplain District

START OF CONSTRUCTION means the date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement was within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of pilings or construction of columns. Permanent construction does not include land preparations (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied

as dwelling units or not part of the main building. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling or floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

VIOLATION means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in §60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided. [US Code of Federal Regulations, Title 44, Part 59]

2. Amend Section 4.2 ZONING MAP

The Floodplain District is herein established as an overlay district. The Flood Plain District includes all special flood hazard areas within the Town designated as Zone A and AE, on the Middlesex County Flood Insurance Rate Map (FIRM) dated July 8, 2025 issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. ~~The map panels of the Middlesex County FIRM that are wholly or partially within the Town are panel numbers 25017C0142E, 25017C0144E, 25017C0163E, 25017C0164E, 25017C0276F, 25017C0277F, 25017C0278F, 25017C0279F, 25017C0281F and 25017C0283F dated July 6, 2016; and 25017C0256F, 25017C0257F, and 25017C0259F~~ The exact boundaries shall be defined by the 1%-chance base flood elevation shown on the FIRM and further defined by the Middlesex County Flood Insurance Study (FIS) dated July 8, 2025. ~~dated July 6, 2016 or most recent maps as approved by FEMA. The exact boundaries of the District may be defined by the 100 year base flood elevations shown on the FIRM and further defined by the Middlesex County Flood Insurance Study (FIS) report dated July 6, 2016 or most recent maps approved by FEMA.~~ The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Commissioner, Conservation Commission and the Town Engineer.

3. Amend Section 5.5.2 Floodplain District Boundaries:

The Floodplain District is herein established as an overlay district and consists of all areas shown on the Zoning Map under Section 4.2. The District includes all the special flood hazard areas within the Town of Tewksbury Middlesex County Flood Insurance Rate Map (FIRM) dated 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 shall be defined by the 1% chance base flood elevations shown on the FIRM and further defined by the Middlesex County Flood Insurance Study (FIS) report dated ~~July 6, 2016~~ July 8, 2025. The FIRM and FIS are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Commissioner, Conservation Commission and the Town Engineer.

4. Amend Section 5.5.3.B as follows:

In Zone AE, along watercourses that have a regulatory floodway within the Town of Tewksbury as designated on the Middlesex County Flood Insurance Rate Maps, encroachments are prohibited ~~in the regulatory floodway which would result in any increase in flood levels within the community during the occurrence of the base flood discharge, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.~~

5. Amend 5.5.3.C as follows:

NFIP Program Specialist-Federal Emergency Management Agency, Region I

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

6. Amend 5.5.4.B as follows:

NFIP State Coordinator-Massachusetts Department of Conservation and Recreation, 251 Causeway Street, 8th Floor, Boston, MA 02114

7. Amend 5.5.4.C as follows:

NFIP Program Specialist- Federal Emergency Management Agency, Region I, 99 High Street, 6th Floor, Boston, MA 02110

8. Delete Section 5.5.6.F in its entirety and renumber Section accordingly.

~~AO and AH zones drainage requirements. Within Zones AO and AH on the FIRM, adequate drainage paths must be provided around structures on slopes, to guide floodwaters around and away from proposed structures.~~

9. Amend Section 5.5.6.G

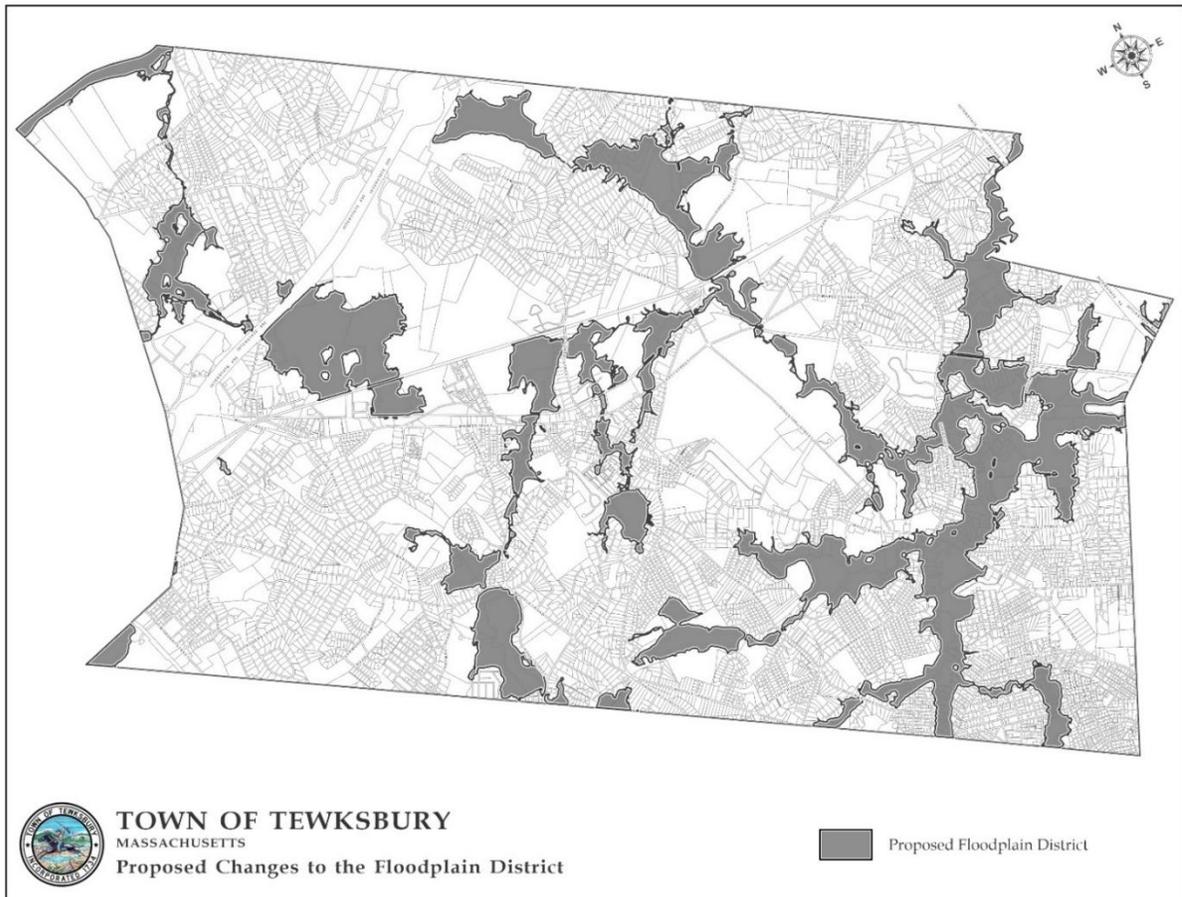
Recreational vehicles. In ~~A1-30, AH, A~~ and AE Zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

Town Manager

Executive Summary: The actions in this article will keep the Town compliant with the requirements to remain in the National Flood Insurance Program. 2020 was the last time the language of the bylaw was reviewed. The Floodplain Insurance Rate Maps and Flood Insurance Survey were updated was 2016.

ARTICLE 29

To see if the Town will vote to amend the Floodplain District as provided by FEMA:



Town Manager

Executive Summary: In order to remain in the National Flood Insurance Program, the Town needs to amend its maps of the Floodplain District. A larger map is on file with the Town Clerk, the Department of Community Development and is also the Town's website.

ARTICLE 30

To see if the Town will vote to amend the Tewksbury Zoning Bylaw as follows:

A. Insert New Definitions in Section 2:

Banquet, Event, or Conference Facility: A place of assembly for special events such as weddings, banquets, and other formal meetings which may include catering facilities and other amenities except for lodging.

Battery Energy Storage Systems (BESS): Devices that enable energy including from renewables, like solar and wind, to be stored and then released when power is needed most.

Cold Storage Warehouse: A specialized storage facility equipped with temperature-controlled environments. Its primary function is to store temperature-sensitive products, often perishable goods like pharmaceutical products, ensuring their quality, and proper air temperature. Product storage is often for extended periods of time and is generally delivered to final consumers instead of distributors.

Data Storage Center (Data Center): A physical location that stores computing machines and their related hardware equipment. It contains the computing infrastructure that IT systems require, such as servers, data storage drives, and network equipment. It is the physical facility that stores a company's digital data.

Light Industrial Warehouse: facility for the storage and distribution of smaller millwork items, electronics, appliances, furnishings, and other small goods utilizing van or small box truck for transit. Tractor trailer use limited to delivery only, no overnight parking or distribution via tractor trailer.

B. Insert New Uses in Section 5.4.3 Appendix A, Table of Uses:

Section A.4 Commercial

DISTRICTS & USES	F	R40	MF	VR	MUB	TC	LB	WNB	SB	GB	I1	I2	OR	TD	P
BANQUET, EVENT, OR CONFERENCE FACILITY	N	N	N	N	N	N	N	N	N	N	N	N	PB	N	N

Section A.5 Industrial

DISTRICTS & USES	F	R40	MF	VR	MUB	TC	LB	WNB	SB	GB	I1	I2	OR	TD	P
BATTERY ENERGY STORAGE SYSTEMS (BESS)	N	N	N	N	N	N	N	N	N	N	PB	PB	PB	N	N
DATA STORAGE CENTER (DATA CENTER)	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	N
COLD STORAGE WAREHOUSE	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	N
LIGHT INDUSTRIAL WAREHOUSE	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	N

C. Amend Section 5.4.3 Appendix A, Table of Uses with the following underlined additions and ~~strike through~~ deletions:

DISTRICTS & USES	F	R40	MF	VR	MUB	TC	LB	WNB	SB	GB	I1	I2	OR	TD	P
RESEARCH & DEVELOPMENT, LABORATORY, WHICH MAY INCLUDE ACCESSORY MANUFACTURING OF PRODUCTS IN TESTING AND DEVELOPMENT	N	N	N	N	N	N	N	Y	N	N	Y	Y	PB <u>Y</u>	N	N

D. Under Section 7:

- 1) Insert Section 7.6 BATTERY ENERGY STORAGE SYSTEMS
- 2) Insert Section 7.6.1 Abandonment or Decommissioning: Any Battery Energy Storage System (BESS) which has reached the end of its useful life or has been abandoned shall be removed in a manner consistent with the removal of large-scale ground-mounted solar photovoltaic systems as detailed in Section 7.4.9 and Section 7.4.10 of this Bylaw. Final abandonment and decommissioning may include soil testing and remediation as necessary and as required by the Planning Board.
- 3) Insert Section 7.6.2 Financial Surety: As a condition of the Special Permit, the Planning Board shall require the applicant to provide surety in an amount approved by the Planning Board to be necessary to ensure the proper removal of the installation. The form of the surety shall be through an escrow account, surety bond, or other means of like character acceptable to the Planning Board. The amount of the surety shall be based on a fully inclusive estimate of the costs associated with removal and site restoration, prepared by a qualified engineer. The amount shall include a mechanism for calculating increased removal costs due to inflation or the increased market rate cost of the equipment and services necessary to achieve the removal and site restoration. In no case shall the amount of the surety exceed 125% of the cost of removal and compliance with the additional requirements set forth herein. Surety shall not be required for municipally or state-owned facilities. The surety submittal shall be accompanied by a decommissioning plan compliant with state and federal regulations in the event the Town is responsible for the decommissioning and removal of the BESS.

Planning Board

Executive Summary: The proposed amendments to the bylaws concerning commercial and industrial uses create flexibility and certainty of procedure for prospective business owners and attract low-impact, high-tech businesses to Town.

ARTICLE 31

To see if the Town will vote to amend the Tewksbury Zoning Bylaw as follows:

A. Under Section 6.2.3:

1) Insert New Section 6.2.3.N:

N. Electronic message board signs which serve as menu boards for the purpose of communicating an establishment's available products and services with associated prices for commercial facilities with drive-through service. The electronic message board menu must be located within the drive-through window pathway, may not exceed seven feet in height, and each menu board panel may not exceed 12 square feet. Any proposals which do not meet this exception are subject to special permit requirements.

B. Amend Section 6.2.6.E with the following underlined additions and ~~striketrough~~ deletions:

E. Temporary real estate signs shall not exceed 8 square feet in area for residential properties and ~~30~~ 16 square feet in area for commercial and industrial properties, shall be limited to one sign per lot, and shall be removed 5 days after the sale, rental or lease of the property. If a property is for sale, one additional temporary sign shall be allowed. If a temporary real estate sign is installed on a property which does not have a vacancy, the Building Commissioner or Town Manager Designee may request its removal.

Planning Board

Executive Summary: The proposed amendments to the bylaws concerning signage will create flexibility for business owners and improve expectations related to available commercial and industrial space in Town.

ARTICLE 32

To see if the Town will vote to amend the Tewksbury Zoning Bylaw as follows:

B. Under Section 5.3.1.E:

2) Insert Section 5.3.1.E.7:

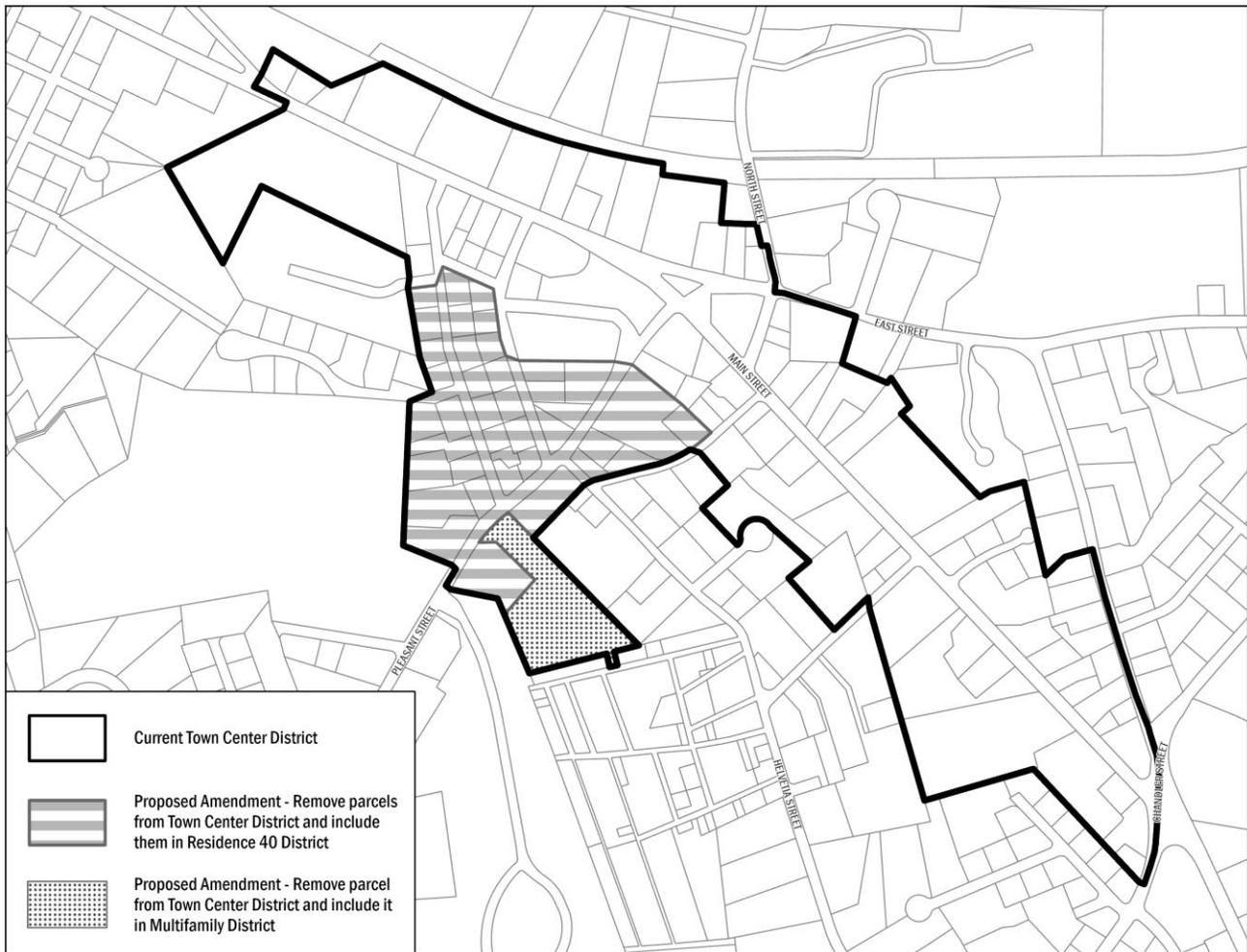
7. No swimming pool shall be maintained, constructed, or installed unless it has a fence at least four feet in height completely enclosing the pool or the pool is at least four feet above grade.

Planning Board

Executive Summary: The proposed amendment to the requirements for accessory structures creates consistency of safety standards for all types of swimming pools.

ARTICLE 33

To see if the Town will vote to amend the existing Zoning Map dated October 2024 by removing all outlined parcels from the Town Center District and include them in the Residence 40 District, except Map 47 Lot 164 which will be included in the Multifamily District, on file with the Town Clerk’s Office as depicted below



Planning Board

Executive Summary: The proposed map changes are to align the Town Center District with the conventions of the other Business Districts along Main Street.
