

**TOWN OF SOMERSET, MA  
SPECIAL TOWN MEETING  
MAY 20, 2013**

**The Special Town Meeting was called to order at 7:09 p.m. by the Moderator. The Pledge of Allegiance was lead by the Moderator and followed by a moment of silence for the deceased former Town employees.**

**Article 1:** To see if the Town will vote to raise, appropriate, and/or transfer from available funds a sum of money for the purposes of repairing, upgrading and enhancing the Town's two-way radio communication system, including but not limited to the E-911 Communications Dispatch Center and receiver/transmitter locations on the Read Street Water Tank, Dighton Water Tank, and Cardinal Medeiros Towers, in order to protect and improve the communications capabilities of the Somerset Fire Department, Police Department, Highway Department, Water Department, Water Pollution Control Department and Emergency Management Agency, or take any other action relative thereto.

**Motion made by Mr. Setters and seconded by Mr. O'Neil that the Town vote to appropriate the sum of \$280,000.00 for the purposes of this article, and that \$125,000.00 of said sum be transferred from Fire Department Emergency Medical Services offset receipts, and \$155,000.00 of said sum be transferred from Undesignated Surplus, said amount to be reduced by the amount of any funds received or to be received from the Department of Justice – Asset Forfeiture and Money Laundering Section. Discussion. Voted unanimous in the affirmative to accept Article 1 as written and recommended.**

**Article 2:** To see if the Town will vote to approve the following "Town of Somerset Community Preservation Committee By-law" pursuant to Massachusetts General Laws chapter 44B, section 5, or take any other action relative thereto:

1. There is hereby established a Community Preservation Committee consisting of seven (7) voting members pursuant to Massachusetts General Laws chapter 44B. The Committee shall consist of the following members:

- a. One member of the Somerset Planning Board as designated by the Planning Board;
- b. One member of the Somerset Conservation Commission as designated by the Conservation Commission;
- c. One member of the Somerset Historical Commission as designated by the Historical Commission;
- d. One member of the Board of Selectmen sitting in their capacity as the Somerset Board of Park Commissioners as designated by the Board of Selectmen;
- e. One member of the Somerset Housing Authority as appointed by the Housing Authority Board of Directors;
- f. One member of the Somerset Playground and Recreation Commission as appointed by the Playground and Recreation Commission; and,
- g. One at-large member appointed by the Board of Selectmen.

2. The term for each member of the Community Preservation Committee will be for one (1) year and will begin on July 1 of each year. Any vacancy on the Community Preservation Committee shall be filled by the commission, board, or authority that designated the member who creates the vacancy by designating another member for the unexpired term.

3. Should any commission, board, or authority designating a member for the Community Preservation Committee cease to exist for whatever reason, the Board of Selectmen will determine the appropriate alternative designating authority.

4. The Community Preservation Committee shall perform the duties set forth in Massachusetts General Laws chapter 44B, section 5, in accordance with the procedures set forth in that section, as it may be amended from time to time.

5. Following Town Meeting approval, this By-law shall take effect immediately upon approval by the Attorney General of the Commonwealth. Each appointing authority shall have thirty days after approval by the Attorney General to make its initial appointment(s).

**Motion made and seconded on the floor to waive the reading of Article 2, voted unanimous in the affirmative.**

**Motion made by Mr. Aspden and seconded on the floor to adopt as a Town By-law the "Town of Somerset Community Preservation Committee By-law" as set forth in Article 2.**

**Motion made by Mr. Aspden and seconded on the floor to amend Article 2 by deleting under section 1, item e, the word "Directors" and replacing it with the word "Commissioners."**

**Discussion. Voted unanimous in the affirmative to accept the amendment.**

**Voted unanimous in the affirmative to accept Article 2 as amended.**

**Article 3 :** To see if the Town will vote to amend the Town's Consolidated Personnel By-law, TABLE II COMPENSATION PLAN, by inserting two (2) additional steps (Step 8 and Step 9), to become effective July 1, 2013, and to correspondingly amend **ARTICLE III COMPENSATION, SECTION C, PROVISIONS**, paragraph 4, Wage and Salary Increases, by deleting the following:

Increases to Steps 5-6-7 shall be granted after 104 weeks if recommended.

and replacing it with the following:

Increases to Steps 5-6-7-8-9 shall be granted after 104 weeks if recommended.

**Motion made by Mr. Lebeau and seconded by Mr. Setters that the Town vote to amend the Table II (Compensation Plan) of the Consolidated Personnel By-law as set forth in Article 3. Voted to accept Article 3 as written and recommended nearly unanimous in the affirmative.**

**Article 4:** To see if the Town will vote to amend the Zoning By-law of the Town of Somerset by adding a new By-law section: **9.5 Slade's Ferry Crossing District**

**9.5.1 Purpose:**

The purpose of these Slade's Ferry Crossing District (SFCD) provisions is to allow for a development, redevelopment and infill mix of compatible commercial and residential uses and open space more varied than is generally available under conventional zoning. They are further intended to promote and encourage redevelopment of the Slade's Ferry/ Old Route 6 business area and transform it into a vibrant, attractive, livable mixed-use location with a sense of place, as well as support and strengthen the development of a riverfront park. A primary component of redevelopment in this area is integrating pedestrian and bicycle friendly connections within the mixed-use area and to the Riverfront Park and adjacent residential areas.

**9.5.2 Overlay District:**

The Slade's Ferry Crossing District is hereby established as an overlay district. As such, all rules of the underlying districts shall remain in full force and effect, except where the requirements of these provisions (SFCD) vary uses or dimensional requirements otherwise set forth in the Zoning By-Law, the terms and conditions of the SFCD shall control.

**9.5.3 Approving Authority:**

A. The Planning Board shall act as the Special Permit Granting Authority for applications submitted under these provisions and may adopt, and from time to time amend, reasonable regulations for the administration of this Bylaw. Until such time that the Planning Board adopts reasonable regulations, the Rules and Regulations governing Special Permits for Mixed Use Development shall pertain. The regulations shall contain detailed requirements governing applications for review, which shall include, but need not be limited to, the following:

1. The content of plans;
2. The designation of proposed building locations;

3. Location and design characteristics of proposed roads, driveways, and parking areas;
4. Existing and proposed site grades;
5. Identification of wetlands affected by or adjoining the proposed project;
6. Utility service to the proposed project and drainage plans and calculations;
7. Traffic studies relating to the proposed project;
8. Screening plans for the proposed project; and,
9. Performance and Design Guidelines.

- B. The Planning Board shall act on a special permit application according to the procedures set forth in M.G.L. Chapter 40A, section 9, the provisions of section 7.5.(Special Permits) of the Somerset Zoning By-law and the rules and regulations governing the issuance of a special permit under the SFCD provisions.

#### 9.5.4 Definitions.

In addition to the definitions found in section 9.4 Mixed Use Overlay District, the following definitions are for use with this section of the bylaw:

**Story:** A space in a building between the surface of any floor and the surface of the next floor above, or if there is no floor above, then the space between such floor and the ceiling or roof above; provided, however, that where the floor level of the first story is at least five feet below the adjoining finished grade, the space shall be considered a basement and not counted as a story.

**Fenestration:** Refers to the design and/or disposition of openings in a building or wall envelope. Fenestration products typically include: windows, doors, louvers, vents, wall panels, skylights, storefronts, curtain walls, and slope glazed systems.

**Esplanade:** Waterfront area devoted to public use; includes both upland walkways and open space.

#### 9.5.5 Use Regulations:

The SFCD is an overlay district superimposed over the underlying Districts as shown on the map entitled Official Zoning Map, Town of Somerset. Within the SFCD, the requirements of the underlying district apply, except in uses as follows:

##### A. Permitted Uses.

The following are uses allowed in the SFCD:

1. Vertical and Horizontal mixed-use development, each use complying with the standards below:
  - a. Residential uses with a minimum of 350 s.f. per dwelling unit and an additional 100 s.f. for each additional bedroom over one and a minimum of 1.25 parking spaces for one bedroom units and 1.50 for two bedroom units.
    - i. Single family.
    - ii. Townhouse/Rowhouse with a maximum of 8 dwelling units per acre; Multi-family, Condominium and apartment building.
  - b. Commercial uses. A building or buildings containing one or more of the following uses:
    - i. Retail store for the sale of food, drug and proprietary goods, up to a maximum of 5,500 square feet of net floor area for an individual retail establishment; hardware store; florist.
    - ii. Restaurant or other place serving food, where food service is located entirely within the building or on a patio or outdoor seating area operated in connection with an indoor-service restaurant, up to but not to exceed a maximum of 5,000 square feet of net floor area for an individual restaurant establishment where there is no drive-through or window service.
    - iii. Bakery, delicatessen, café, coffee shop, ice cream shop, pastry shop, sandwich shop, or similar establishment but not including drive-through food service.

- iv. Offices for business or professional uses, including, but not limited to accountants, architects, attorneys, engineers, insurance agents, medical practitioners, real estate sales and similar uses.
- v. Post office; Governmental services.
- vi. Personal care service, such as a beauty salon or barbershop, which includes the sale of related goods; or dressmaking, dry-cleaning and pressing or tailor shop where no work is done on the premises for retail outlets elsewhere; exercise studio.
- vii. Laundromat.
- viii. Specialty shopping facilities such as art studios, galleries, gift shops and antique shops.
- ix. Inn or bed-and-breakfast facility.
- x. Bank with no drive-thru.
- xi. Automated teller machine (ATM), not attached to a full-service banking office, provided that public access is available only from within a building and is operated in connection with other uses in the same building.
- xii. Printing or copying shop.
- xiii. Repair shop, such as shoe repair, appliance or electronic repair, jewelry repair, with a maximum gross floor area of 1,500 square feet.
- xiv. Parking garage.
- xv. Mini-Transit Center (bus connection/kiosk).
- xvi. Farmers market.
- xvii. Child care (licensed).



- c. Proposed water/riverfront park uses;
  - i. Sculpture/artwork; Public Memorial; Information center.
  - ii. Public boat, canoe, kayak launch.
  - iii. Bike paths, walking trails. boardwalk/esplanade.
  - iv. Public restrooms or portable toilets.
  - v. Park, playground.
  - vi. Amphitheatre, bandstand.
  - vii. Maintenance building/accessory.
  - viii. Public pier or dock.
  - ix. Marina, public and private.
  - x. Municipal building (takeout hamburger/ hotdog/ice cream leased to private vendor).
  - xi. Easements and access (deeded).



- 2. Accessory uses incidental to a permitted use.
- 3. Uses exempt under M.G.L. c. 40A, sec. 3.
- 4. Remodeling an existing commercial structure to accommodate one (1) or more dwelling units, provided that:
  - a) The building was in existence on, or before, the date of adoption of these provisions.
  - b) The lot is in compliance with Section 5.0 (Dimensional Regulations), of this bylaw.
  - c) No more than fifty-five percent (55%) of the lot area is covered by structures.
  - d) There are a minimum of 1.25 parking spaces for each one bedroom unit and 1.50 spaces for each two bedroom unit.
  - e) Outside storage areas shall be screened by fencing or landscaping.
  - f) The principal structure to be converted shall contain at least six hundred square feet (600 s.f.) on the ground level.

- g) No dwelling unit shall have a gross floor area of less than three hundred fifty square feet (350 s.f.) plus one hundred square feet (100 s.f.) for each bedroom in excess of one (1).
- h) If the secondary unit is in an accessory building, approval of the Planning Board shall be obtained in accordance with Section 81-O of Chapter 41 of the General Laws and with the Planning Board Subdivision Regulations.
- i) If the dwelling unit is discontinued and integrated into the original structure design, the owner shall notify the Inspector of Buildings in writing.
- j) If there is an existing drive-through facility, the Planning Board may deem it necessary to limit the hours of operation.

**B. Prohibited Uses:**

Any uses not specifically permitted herein are prohibited.

**9.5.6 Density and Dimensional Regulations.**

Where a project involves an entire parcel or multiple contiguous parcels, densities shall be calculated on the development of the area as a whole.

To promote increased density where utility and transportation infrastructure already exist and to better accommodate future growth and the clustering of buildings and mixing of uses in exchange for some portion of land to be set aside as public area or green space, the following shall guide the design of a development:

**A. Densities**

Mixed-use developments within this District shall provide dwelling units as follows:

Minimum: 4 dwelling units per acre

Maximum: 8 dwelling units per acre

**B. Dimensional Regulations**

To produce variety and visual interest in site planning, developers are encouraged to provide a range of lot sizes, frontage widths, setbacks, and heights, within these parameters:

Minimum Lot Area:	New Construction: 20,000 sq. ft. Addition to Existing structure: existing as long as there is the capacity to accommodate required parking for each use.
Minimum Lot Frontage:	Any
Building Height:	
Minimum	All Uses: 1.5 stories (18 ft.)
Maximum	All Uses: 4 stories (45 ft.)
Minimum Setbacks:	
Front Yard	10'
Side Yard	All Uses: None, except 20' next to Residence District.
Rear Yard	All Uses: 15 ft.
Maximum Setbacks:	
Front Yard	All Uses: 15 ft.
Distance Between	
Buildings:	Attached, or if unattached structures, 10'
Maximum Lot Coverage:	55%

**C. Provisions:**

1. The maximum coverage of the lot by buildings and structures shall be fifty-five percent (55%) of the total lot area and the minimum landscaped area shall not be less than twenty-five percent (25%) of the lot area.
2. The majority of the parking shall be located to the rear and sides of the buildings. Residential parking shall be clearly marked or separated from the commercial or public parking and located within two hundred feet (200') of the residential building entrance. Bicycle racks shall be provided.
  - a) When parking is provided within the ground floor it may be one hundred percent (100%) of the ground floor or the ground floor may include a commercial use to the front of the ground floor with a maximum of 60% of the gross floor area at the rear of the first floor of the interior of a building provided for parking serving the residential units of upper stories.
  - b) When one hundred percent (100%) of the ground floor is used for parking the street side façade shall include fenestration to maintain the character of the structure.
  - c) Appropriately designed view corridors of buildings from the roadways within the overlay district shall be allowed.
  - d) If shared parking is proposed, the applicant shall provided parking information to the Planning Board that shall include data on peak parking times by use. On street parking within one hundred feet (100') of the property may be counted towards the commercial parking requirement. Off street parking within three hundred feet (300') of the property may be counted towards the commercial parking requirement.
3. Elevations and floor plans shall be submitted in addition to all other requirements for a site plan.
4. Not more than fifty per cent (50%) of the total gross square footage of all buildings and structures can be in residential use as part of a mixed-use building.



**9.5.7 Application Plans**

The applicant for a special permit shall submit an application plan prepared by a registered professional engineer or land surveyor, oriented to true north, showing the boundaries of the overall site, the lot lines of individual building sites, and the locations of all proposed structures, parking areas, means of access, roadways, buffer yards, landscaped areas, common open areas, and recreation areas. The application plan shall also include a locus map and a photometric plan showing illumination levels as required per lighting illumination requirements.

The application plan shall demonstrate compliance with the density and dimensional requirements and the performance and development standards of these provisions and detailed in the Planning Board's Rules and Regulations for Slade's Ferry Crossing.

**9.5.8 Performance and Development Standards**

Standards for the enhancement and improvement of existing properties and/or structures relative to Access and Traffic Impacts, Noise, Vibration, Smoke, Heat, Glare and Odor, Lighting, Storage, Waste Disposal, Loading/Unloading, Walkways, Signs, Landscaping, and Appearance/Architectural Design shall be incorporated in the development or re-use proposals within the Slade's Ferry Crossing District.

No use shall be permitted that causes or results in dissemination of dust, smoke, gas or fumes, odor, noise, vibration or excessive light under standards set forth in the performance criteria in the Rules and Regulations for Slade's Ferry Crossing. Any other applicable performance

standards of the town shall apply to the Mixed Use Development in addition to these standards.

Existing buildings shall be used before new construction; new construction design shall be consistent with the character of the Town and/ or other structures in the district.

#### **A Development Design Standards**

These standards are intended to provide a framework within which a variety of options may be designed and proposed and are intended to result in a more cohesive physical environment and a higher aesthetic quality. Applicants shall also refer to the Rules and Regulations for Slade's Ferry Crossing (or the Rules and Regulations for Mixed Use Development until such Rules have been adopted) for additional Design Guidelines.

1. **Lighting.**

For the provision of safe and attractive illumination, lighting shall be designed at a pedestrian scale to illuminate the sidewalk area and buildings without creating excessive light impacts.

- a) Lighting shall be in a style that is compatible and complementary to the surrounding architectural style and character.
- b) Lighting fixtures shall not exceed 15 feet in height in smaller parking lots (fewer than 40 spaces), along pedestrian paths, and at building entrances. Elsewhere, fixtures shall not exceed 24 feet in height.

2. **Signs.**

Signs in the Slade's Ferry Overlay District shall enhance the physical appearance of the area and individual developments and shall be permitted as follows:

- a) Signs associated with residential uses shall conform to Zoning By-law section 6.5.3 Signs in Residential Districts, subject to the other provisions herein.
- b) Signs for commercial uses shall conform to Zoning By-law section 6.5.4 Signs in Business and Industrial Districts, subject to the other provisions herein.
- c) Mixed-Use Developments are subject to the provisions of Zoning By-law section 6.5.12 Prohibited Signs.
- d) Residential signs shall be illuminated per Zoning By-law section 6.5.3.8.
- e) Illumination shall conform to Zoning By-law section 6.5.7.
- f) When more than one sign is provided, their designs shall be coordinated in terms of graphic style, color and materials.
- g) Wall signs shall be designed to fit within the architectural features of the building façade, such as cornices, horizontal trim, storefront bays, etc. A wall sign should not cover architectural features of the building.

3. **Open Space and Landscaping Guidelines.**

Meaningful open space shall be integrated into all developments and parking areas at a minimum of 25% of the lot and contribute to the pedestrian experience over the long term and on a year-round basis. Landscaped areas shall be properly maintained and shall not encroach on the public walkways or roadways or impede pedestrian or vehicular traffic.

- a) Landscaped areas shall be provided along and against all buildings.
- b) Parking areas shall be screened from adjacent residential uses, streets, and walkways using trees and shrubs adapted to the region, of specimen quality conforming to the American Standard for Nursery Stock, American Standards Institute, Inc., 230 Southern Building, Washington, DC 20005, and shall be planted according to accepted horticultural standards. Berms may be used for screening along the street in conjunction with plant materials.
- c) Service and utility areas shall be screened from public view with architectural treatments or dense landscaping to enhance the appearance of buildings and sites.

5. **Circulation and Parking.**

- a) To maximize pedestrian and vehicular safety, parking areas shall be located behind or to the side of the principal building, with the exception that parking areas shall not be located on a street corner.

- b) Provide clearly defined pedestrian connections between parking lots and building entrances.
  - c) Each lot may have one access drive through its frontage, located not less than five (5) feet from a lot line, that has a maximum width of 35 feet.
  - d) Shared driveways or connections among adjacent developments are encouraged.
6. Appearance/Architectural Design.

To keep structures attractive, varied and interesting, minimize unreasonable departure from the scale of buildings in the vicinity, as viewed from public ways and places, reduce the apparent bulk of larger buildings so as to emphasize pedestrian scale.

- a) Divide a larger building into smaller scale horizontal or vertical components through a variation in detail, form and siting.
- b) A building more than 45 feet in width shall be divided into increments no more than 45 feet wide through articulation of the façade.



Commercial Buildings should be designed to allow apartments or offices on the second story, with appropriate exterior materials, proportion and scale.



7. Facades and Storefronts.

- a) Building Materials used in traditional New England architecture, including brick, wood clapboard, and shingles are encouraged for the front facades of buildings and the main features of the architectural treatment of the building front façade should be continued around all sides visible from a street or pedestrian plaza.
- b) To promote maximum transparency of storefronts, at least 35% of any ground floor commercial building façade that is visible from the primary frontage should be comprised of windows with clear glass allowing views into the interior and at least 15% of any ground floor façade that is visible from and fronting on any other street, not the primary frontage, should be comprised of windows with clear glass allowing views into the interior.



- c) Facades of commercial and mixed-use buildings shall provide ground level detail that provides visual interest to passersby.
- d) Enhance the pedestrian environment in parking areas by creating inviting rear entrances using signage, canopies or awnings, paved paths, display windows.
- e) Chains and Franchises.



*Objective:* To ensure that chains and franchise stores conform to the character of the Mixed Use Development rather than importing distinguishing styles, colors or signage.

- i. Chains and franchise stores should not impose their standard architecture, signage and colors. Instead, they should adapt these to fit in with Somerset's character and guidelines.
- ii. Signage should be compatible with the historic character of the building.



8. Erosion and Sedimentation.

All applications for a Slade's Ferry Crossing Special Permit shall include erosion and sedimentation analysis and an erosion and sedimentation control plan as detailed in the rules and regulations. In addition, projects that disturb one acre of land or more are required to obtain coverage under the NPDES Construction General Permit issued by EPA and prepare a Stormwater Pollution Plan (SWPP).

9. Drainage

Design Standards. Stormwater runoff management shall be designed according to the Massachusetts Stormwater Handbook (Massachusetts Department of Environmental Protection,) as well as according to requirements outlined in the rules and regulations. Prior to issuing a Slade's Ferry Crossing Special Permit, the Planning Board, as SPGA, shall make the following findings:

- The granting of a special permit shall not adversely affect water quality or water storage capacity;
- The design and layout of the requested use shall not increase the hazard of flooding or inundation;
- The design and layout of the requested use shall not significantly reduce property values by damage to the environment;
- The design and layout of the requested use shall not pose a threat to the public health, safety or welfare;
- The design and layout of the requested use protects adjacent wetlands and water bodies;
- The design provides adequate erosion and sediment protection;
- The design and construction of the requested use provides for the protection of surface and groundwater quality, and;
- The design, construction and maintenance of the on-site infiltration methods shall approximate the parcel's pre-development recharge.

**9.5.9 Decision**

The Planning Board shall approve, approve with conditions, or deny an application after considering whether the Project meets the criteria set forth below and elsewhere in these provisions, in addition to the criteria of Somerset Zoning Bylaw sections 7.5 and 7.6:

- A. Minimize the volume of cut and fill, the number of removed trees 6" caliper or larger, the replacement of trees 6" caliper or larger, the length of removed stone walls, the area of wetland vegetation displaced, the extent of stormwater flow increase from the site, soil erosion, and threat of air and water pollution;
- B. Maximize pedestrian and vehicular safety both on the site and egressing from it;
- C. Minimize obstruction of scenic views from publicly accessible locations;
- D. Minimize visual intrusion by controlling the visibility of parking, storage, HVAC or other outdoor service areas viewed from public ways or premises residentially used or zoned;
- E. Minimize glare from headlights and lighting intrusion and light overspill into the night sky;
- F. Provide adequate access to each structure for fire and other emergency service equipment;
- G. Provide adequate stormwater management and drainage design consistent with the functional design standards as specified in the Rules and Regulations of the Somerset Planning Board as Special Permits Granting Authority and the Rules and Regulations of the Somerset Planning Board governing Special Permits for Slade's Ferry Development;
- H. Minimize unreasonable departure from the character, materials, and scale of buildings in the vicinity, as viewed from public ways and places; and,
- I. Minimize contamination of groundwater from on-site wastewater disposal systems or operations on the premises involving the use, storage, handling, or containment of hazardous substances.

**9.5.10 Issuance of Occupancy Permits.**

The Building Inspector may not issue an occupancy permit to an applicant without prior receipt of a copy of the special permit decision and proof of recording at the Bristol County Registry of Deeds.

**9.5.11 Relation to Other Requirements.**

The submittals and permits of this section shall be in addition to any other requirements of the Subdivision Control Law or any other provisions of this Zoning By-law.

**9.5.12 Appeals.**

Any person aggrieved by a decision of the Planning Board under this bylaw may appeal said decision in accordance with M.G.L. Chapter 40A, Section 17.





**Motion made by Mr. Simons and seconded on the floor that the Town vote to amend the Zoning By-law of the Town of Somerset by adding as a new Section 9.5 thereto the “Slades Ferry Crossing District” provisions set forth in Article 4. Discussion. Voted unanimous in the affirmative to accept Article 4, as written and recommended by the Planning Board.**

**Article 5:** To see if the Town will vote to amend the Official Zoning Map of the Town of Somerset, MA, adopted May 19, 2008, to include the Slades Ferry Crossing Overlay District, which map as so amended is dated March 28, 2013, and posted in the Office of the Somerset Town Clerk.

**Motion made by Mr. Simons and seconded on the floor that the Town vote to amend the Official Zoning Map of the Town of Somerset, MA, adopted May 19, 2008, to include the Slades Ferry Crossing District, which map as so amended is dated March 28, 2013, and posted in the Office of the Somerset Town Clerk. Discussion. Voted unanimous in the affirmative to accept Article 5 as written and recommended by the Planning Board.**

**A motion was made to dissolve the Special Town Meeting at 7:30 p.m. by the Moderator and seconded on the floor. Voted unanimous in the affirmative.**

**A True Copy Attest:**

**Dolores Berge, Town Clerk**