



SPECIAL TOWN MEETING  
Lawrence School Auditorium  
Falmouth, MA 02540  
APRIL 3, 2012

1. Lot 68, Bernard E. St. Jean Drive – purchase or take by eminent domain
2. Amend Zoning Bylaw - Article XXII Handicapped parking requirements
3. Amend Official Zoning Map and Amend Zoning Bylaw - Article VI General District and Article XIV Dimensional Regulations – Rt. 151 and North Falmouth Highway
4. Amend Code of Falmouth – Chapter 240 Zoning Multi-family use
5. Fund – Salaries and wages
6. Fund – FY2012 Budget transfers
7. Fund – FY2012 Budget supplement
8. Fund – Unpaid bills
9. Fund – Long term debt FY 2012
10. Fund – Energy Coordinator position
11. Accept M.G.L. Ch. 32B, Section 20 – Other Post Employment Benefits Liability Trust Fund
12. Fund – Other Post Employment Benefits Liability Trust Fund
13. Petition – Inquiry into overruns of Falmouth High School Project (B.Putnam)
14. Petition – Menauhant Beach facilities (L.Davis)
15. Defund Community Preservation Committee (M.Finneran)
16. Fund – Communications equipment Falmouth High School
17. Fund – Two outboard engines Harbormaster's 27' Boston Whaler
18. Fund – Consulting services for groundwater monitoring - DPW, Senior Center, Chamber of Commerce
19. Fund – Town Marina debt payments FY2012
20. Community Preservation Fund - Beach nourishment, Surf Drive Beach
21. Community Preservation Fund – Waquoit Congregational Church
22. Community Preservation Fund – Spring Bars Road
23. Accept Layout of Austin Stokes Road, Redlands Road, Regis Road and Shepard Place as Public Way
24. Funding Article

**ARTICLE 1:** To see if the Town will vote to authorize the Board of Selectmen to purchase or take by EMINENT DOMAIN the fee or an easement of all or a portion of land now or formerly of Falmouth PMW, LLC located at Lot 68, Bernard E. St. Jean Drive in Falmouth and shown on Falmouth assessor's map 16-01-004-068, to determine how the same shall be raised and by whom expended. Or do or take any other action on the matter. On request of the Board of Selectmen.

**RECOMMENDATION (Board of Selectmen):** Indefinite postponement.

**EXPLANATION:** No agreement has been reached as of the printing of this warrant.

**ARTICLE 2:** To see if the Town will vote to amend Article XXII – Parking Requirements – of the Zoning Bylaw by deleting section 240-108.1.B in its entirety and inserting in its place the following:

240-108.1.B Handicapped parking shall be provided as per the requirements of the Massachusetts Building Code, the Architectural Access Board, or Americans with Disabilities Act whichever is more restrictive. Or do or take any other action on this matter. On request of the Planning Board.

**RECOMMENDATION (Planning Board):** That the Town vote to amend Article XXII – Parking Requirements – of the Zoning Bylaw by deleting section 240-108.1.B in its entirety and inserting in its place the following:

240-108.1.B Handicapped parking shall be provided as per the requirements of the Massachusetts Building Code or the Architectural Access Board, whichever is more restrictive.

**EXPLANATION:** In 1992 the Zoning Bylaw defined handicapped parking standards. Later these requirements were incorporated into the Massachusetts Building Code. The Planning Board recommends the adoption of the building code standards because the zoning bylaw is less strict and does not conform to the state law.

**ARTICLE 3:** To see if the Town will vote to amend the Official Zoning Map and amend Article VI - General Residence District - and Article XIV - Dimensional Regulations - of the Zoning Bylaw by:

1) a) Rezoning from *Business 2 to Business Redevelopment* the land shown on Assessor's

Map 05, Section 09, Parcel 006, Lot 000; 557 North Falmouth Highway;  
Map 05, Section 09, Parcel 007, Lot 001; 22 Nathan Ellis Highway (a portion of);

b) Rezoning from *Single Residence B to General Residence* the land shown on Assessor's

Map 05, Section 09, Parcel 007, Lot 001; 22 Nathan Ellis Highway (a portion of);  
Map 05, Section 09, Parcel 007A, Lot 001; 28 Nathan Ellis Highway;  
Map 05, Section 09, Parcel 007A, Lot 002; 00 Nathan Ellis Highway;

2) a) Rezoning from *Light Industrial A to Business Redevelopment* the land shown on Assessor's

Map 05A, Section 04, Parcel 012, Lot 000; 00 County Road;  
Map 05A, Section 04, Parcel 013, Lot 000; 13 County Road  
Map 05A, Section 04, Parcel 015, Lot 000; 00 County Road;  
Map 05, Section 08 Parcel 001, Lot 000A; 580 North Falmouth Highway,  
Map 05, Section 08, Parcel 01A, Lot 000B; 586 North Falmouth Highway;  
Map 05, Section 08, Parcel 004, Lot 000 ; 590 North Falmouth Highway (a  
portion of);

b) Rezoning from *Business 3 to Business Redevelopment* the land shown on Assessor's

Map 05, Section 08, Parcel 004, Lot 000 ; 590 North Falmouth Highway (a  
portion of);

Also shown on a map entitled "Plan of Proposed Rezoning for Nathan Ellis and North Falmouth Highways" dated January 23, 2012, scale 1"= 100' on file with the Town Clerk.

3) Amending *Article VI—General Residence District—of the Zoning Bylaw* by inserting the words, “the northerly sideline of Route 151 from Route 28A to Old County Road or;” into Section 240-28E so as to read in its pertinent part:

“240-28 E. Professional offices, but not to include medical clinics or retail sales where such use, including any required parking under §240-108, is located within 500 feet of a Business or Light Industrial District, and where said lot has frontage on *the northerly sideline of Route 151 from Route 28A to Old County Road or;* on Palmer Avenue except that...”

4) Amending *Article XIV—Dimensional Regulations of the Zoning Bylaw* by deleting “28A” from the last sentence of §240-68 A(1) and inserting “28” instead, so as to read:

“Minimum setback from Route 151 shall be 75 feet, from Route 28 to the Mashpee Town line.”

Or do or take any other action on this matter. On request of the Planning Board.

**RECOMMENDATION (Planning Board):** That the town vote Article 3 as printed in the warrant.

**EXPLANATION:** This article accomplishes three objectives. This area was first zoned Light Industrial/Business in the 1940's. Today, the needs of the town and the property owners are better addressed with Business Redevelopment zoning - which allows mixed use residential and commercial development as a matter of right. Secondly, the General Residence district serves as a transition zone between the proposed Business Redevelopment area and the residential subdivision to the north. The proposed General Residence district allows an owner to request that the Board of Appeals issue a special permit to construct professional offices - such as a doctor's office, with the appropriate regulatory review.

**ARTICLE 4:** To see if the town will vote to amend Chapter 240 – Zoning – of the Code of Falmouth by: Adding the following to Section 240-13. Terms Defined: MULTI-FAMILY USE: Any combination of dwellings, as defined, on a single lot resulting in three (3) or more dwelling units.

Amend Section 240-26C by deleting the word “dwelling” and inserting the words “use” and “no more than” so as to read in its pertinent part: “Multifamily **use of no more than** three units...”

Amend Sections 240-51A(5) and 240-57D by deleting the word: “dwelling”, and insert the word “use” so as to read in its pertinent part: “Multi-family **use** if the Boards of Appeals finds ...”

Amend Section 240-240G(1)(b) by deleting the word “dwelling” and inserting the word “use” so as to read in its pertinent part: “Multifamily **use** ...if the Board of Appeals finds...”

Amending Section 240-66D by deleting the words “ multifamily dwellings and commercial accommodations” and adding the words “multi-family use as allowed for within designated zoning districts” so as to read in its pertinent part: “Not more than one dwelling shall be erected on a single lot except for **multi-family use as allowed for within designated zoning districts.**”

Or do or take any other action on this matter. On request of the Planning Board.

**RECOMMENDATION (Planning Board):** That the town vote Article 4 as printed in the warrant.

**EXPLANATION:** This article amends the zoning bylaw to fix an inconsistency between the words "dwelling" and "use" when applied to multi-family development in business and light industrial districts. Currently, a multi-family "dwelling" as defined is a single structure containing at least three separate units (i.e. a triplex). Therefore, a property owner must construct triplexes as part of any special permit application to the Board of Appeals. This article amends the zoning bylaw to allow the Board of Appeals to issue a special permit for a multi-family "use", which may include a two-unit structure (duplex) together with a detached unit, or three detached units. This allows design flexibility and better addresses the housing needs of the town.

**ARTICLE 5:** To see if the Town will vote to appropriate a sum of money for the purpose of funding the salaries and wages of town employees for the remainder of FY2012, to determine how the same shall be raised and by whom expended. Or do or take any other action on the matter. On request of the Board of Selectmen.

**RECOMMENDATION (Finance Committee):** Indefinite postponement.

**EXPLANATION:** This request is in the recommendation for Article 6.

**ARTICLE 6:** To see if the Town will vote to transfer a sum of money within the FY2012 budget approved by Article 12 of the April 4, 2011 Annual Town Meeting to make necessary adjustments thereto, or do or take any other action on the matter. On request of the Board of Selectmen.

**RECOMMENDATION (Finance Committee):** That the Town vote the following transfers totaling \$136,010.00 within the FY 2012 budget.

AMOUNT	TRANSFER FROM	TRANSFER TO
\$3,850.00	01122-51110 BOS/Town Mgr. (Sal & Wages)	01141-51110 Assessing (Sal & Wages)
2,595.00	01122-51110 BOS/Town Mgr. (Sal & Wages)	01146-51110 Collector (Sal & Wages)
3,020.00	01122-51110 BOS/Town Mgr. (Sal & Wages)	01150-51110 Legal (Sal & Wages)
5,750.00	01122-51110 BOS/Town Mgr. (Sal & Wages)	01155-51110 Info Tech (Sal & Wages)
855.00	01122-51110 BOS/Town Mgr. (Sal & Wages)	01156-51110 G.I.S (Sal & Wages)
495.00	01122-51110 BOS/Town Mgr. (Sal & Wages)	01159-51110 Affirm. Action (Sal & Wages)
2,510.00	01122-51110 BOS/Town Mgr. (Sal & Wages)	01160-51110 Clerk (Sal & Wages)
1,890.00	01122-51110 BOS/Town Mgr. (Sal & Wages)	01171-51110 Conservation (Sal & Wages)
2,105.00	01122-51110 BOS/Town Mgr. (Sal & Wages)	01175-51110 Planning (Sal & Wages)
1,230.00	01122-51110 BOS/Town Mgr. (Sal & Wages)	01176-51110 Zoning (Sal & Wages)
12,700.00	01198-51110 Facilities (Sal & Wages)	01220-51110 Fire Dispatchers (Sal & Wages)
1,685.00	01198-51110 Facilities (Sal & Wages)	01295-51110 Harbormaster (Sal & Wages)
5,765.00	01198-51110 Facilities (Sal & Wages)	01411-51110 DPW Engineering (Sal & Wages)
51,345.00	01451-51110 Water (Sal & Wages)	01422-51110 DPW Highway (Sal & Wages)
2,070.00	01451-51110 Water (Sal & Wages)	01431-51110 DPW Waste Mgmt (Sal & Wages)
5,900.00	01122-51110 BOS/Town Mgr. (Sal & Wages)	01440-51110 DPW Wastewater (Sal & Wages)
2,245.00	01122-51110 BOS/Town Mgr. (Sal & Wages)	01510-51110 Health (Sal & Wages)
30,000.00	01152-51110 Personnel (Sal & Wages)	01611-51110 Library (Sal & Wages)

**EXPLANATION:** These transfers are necessary to cover salary and wage payments for the balance of the fiscal year, due to FY12 including a portion of an extra pay period (Leap Year).

**ARTICLE 7:** To see if the Town will vote to appropriate a sum of money for the purpose of supplementing the FY2012 budget approved by Article 12 of the April 4, 2011 Annual Town Meeting, to determine how the same shall be raised and by whom expended, or do or take any other action on the matter. On request of the Board of Selectmen.

**RECOMMENDATION (Finance Committee):** That the Town vote to appropriate the sum of \$305,000.00 from certified free cash for the purpose of funding \$120,000.00 to line item 01222-51130, Fire Rescue Department overtime, and \$185,000.00 to line item 01210-51130, Police Department overtime for the purposes of this article to be expended under the jurisdiction of the Fire Chief and Police Chief respectively.

**EXPLANATION:** These sums are necessary for the departments to complete their work for the remainder of the current fiscal year.

**ARTICLE 8:** To see if the Town will vote to appropriate a sum of money for the purpose of paying unpaid bills from a prior year, and to determine how the same shall be raised and by whom expended, or do or take any other action on this matter. On request of the Board of Selectmen.

**RECOMMENDATION (Finance Committee):** That the Town vote to transfer \$818.87 from Certified Free Cash for the purpose of paying the following unpaid bills from previous years to be expended under the jurisdiction of the Board of Selectmen.

Board of Selectmen	M. Sylvester Towing	\$55.00
Board of Selectmen	Sandi's Towing	\$110.00
Board of Selectmen	Cape Cod Times	\$42.02
Board of Selectmen	J & G Towing	\$440.00
Legal Department	Lawyers Weekly Books	\$54.85
Legal Department	MCLE New England	\$117.00

**EXPLANATION:** Bills for items purchased or services performed during one fiscal year cannot be paid in the subsequent year without Town Meeting approval.

**ARTICLE 9:** To see if the Town will vote to appropriate a sum of money for interest on long term debt for the balance of FY2012, to determine how the same shall be raised and by whom expended. Or do or take any other action on the matter. On request of the Board of Selectmen.

**RECOMMENDATION (Community Preservation Committee):** That the Town vote to transfer the sum of \$4,877 from the Community Preservation Fund estimated receipts under the category of Open Space;

**AND**

**RECOMMENDATION (Finance Committee):** The sum of \$24,768 from the Wind Energy reserve fund, the sum of \$24,374.00 from the Waterways reserve fund and the sum of \$25,580 from certified free cash and appropriate the sum of \$79,599 to fund line item 01754-59915 long unexcluded debt for the purposes of this article to be expended under the jurisdiction of the Town Treasurer.

**EXPLANATION:** This article will cover the interest costs incurred with refinancing the long term debt by the Treasurer on September 29, 2011. While there are added costs this year, the long-term costs are a savings for the Town and Community Preservation Committee.

**ARTICLE 10:** To see if the Town will vote to appropriate a sum of money to continue funding a part-time Energy Coordinator and to determine how the same shall be raised and by whom expended, or do or take any other action on this matter. On request of the Board of Selectmen.

**RECOMMENDATION (Finance Committee):** Indefinite postponement.

**EXPLANATION:** The Finance Committee will give its explanation at Town Meeting. Currently there is no position in the Town's Classification Plan.

**ARTICLE 11:** To see if the Town will vote to accept the provisions of General Laws Chapter 32B, Section 20, which is a law providing for the establishment of Other Post Employment Benefits Liability Trust Funds in Massachusetts municipalities, or do or take any other action on the matter. On request of the Board of Selectmen.

**RECOMMENDATION (Finance Committee):** That the Town vote Article 11 as printed.

**EXPLANATION:** Other Post Employee Benefits Liability (OPEB) is another name for the unfunded liability for benefits due to retired Town Employees. The Government Accounting Standards Board (GASB) established the new standard, GASB Statement No. 45 effective in 1999. The Town has complied with the reporting requirement and now will begin funding this liability. This primarily includes health insurance benefits for town retirees. Establishing this fund is the financially responsible course and will be looked upon favorably by Bonding Agencies. The Town cannot indefinitely continue to fund retiree health insurance on a “pay as you go” basis. The Town’s Auditor strongly recommended the Town to begin to fund this liability.

**ARTICLE 12:** To see if the Town will vote to appropriate a sum of money to the Other Post Employment Benefits Trust Fund established under the provisions of General Laws Chapter 32B, Section 20, to determine how the same shall be raised and by whom expended, or do or take any other action on the matter. On request of the Board of Selectmen.

**RECOMMENDATION (Finance Committee):** That the Town vote to appropriate the sum of \$20,000 from Certified Free Cash for the purpose of starting to fund the OPEB Trust Fund.

**EXPLANATION:** There is currently a \$119,411,481 unfunded liability in the Retired Town Employee Benefits area. This appropriation represents the important first step in starting to fund the account.

**ARTICLE 13:** To see if the Town will vote to appropriate a sum of money for the purpose of conducting an inquiry into the reason(s) behind the cost overruns associated with the high school renovation project as recommended by Article 42 of the November 2008 Fall Town Meeting, and to be expended under the jurisdiction of the Board of Selectmen. Or do or take any other action on this matter. On request of Brent Putnam and others.

**RECOMMENDATION (Board of Selectmen):** Indefinite postponement.

**EXPLANATION:** The scope of the requested inquiry is extremely broad, not sufficiently focused, therefore hindering the development of a reliable cost estimate. Further, the article as drafted does not identify a funding source.

**ARTICLE 14:** To see if the Town will vote to appropriate a sum of money for the purpose of leasing, installing and maintaining portable bathroom/lavatory facilities for Menauhant Beach in East Falmouth for the 2012 summer season, to determine how the same shall be raised and by whom expended or do or take any other action on this matter. On request of Linda E. Davis and others.

**RECOMMENDATION (Finance Committee):** That the town vote to transfer the sum of \$10,000 from account 01431-52294 FY2012 Waste Management Facilities/Recycling and appropriate the sum of \$10,000 for the purposes of Article 14 to account 01632-52272 Beach Department FY2012 to be expended under the jurisdiction of the Beach Commission. The Public Works Director confirms that this transfer is possible for funding Article 14. The Board of Selectmen Support this onetime transfer to install temporary lavatory and hand washing facilities at Menauhant Beach.

**EXPLANATION:** The Board of Selectmen support this onetime expense to install a much needed lavatory facility at Menauhant Beach, because it is open to the public and the Town charges a fee to use this beach.

**ARTICLE 15:** With 2600 Acres already purchased for open space. (more than 25% of Falmouth’s land mass) should taxpayers be allowed to decide (by Ballot Question) whether to defund the C.P.C. and apply those monies where need is more acute. Such as capital projects and the more than 100 million dollars in unfunded town liabilities. Thus eliminating the need for a proposition 21/2 override and averting the financial train wreck described by Mr. Boyer. Or do or take any other action on this matter. On request of Marc Finneran and others.

**RECOMMENDATION (Board of Selectmen):** Indefinite postponement.

**EXPLANATION:** The Town of Falmouth has committed CPC Funds to support former Land Bank and CPC land debt through Fiscal Year 2020. Falmouth and other Cape Cod towns that adopted the Community Preservation Act as a substitute for the Land Bank may not revoke acceptance until after FY2020 which is the date the Land Bank is scheduled to terminate.

**ARTICLE 16:** To see if the Town will vote to appropriate the sum of money to install communications equipment at Falmouth High School to improve emergency communications in the school during emergencies and to determine how the same shall be raised and by whom expended or do or take any other action on the matter. On request of the Board of Selectmen.

**RECOMMENDATION (Finance Committee):** Indefinite postponement.

**EXPLANATION:** The revamped High School is the primary emergency shelter for the Town. A serious lack of communications during emergencies and lock downs become evident. If the Town were starting construction on this building today, this equipment would be required. Bond Counsel has approved expenditure from the remaining High School Bond funds so this article is no longer necessary.

**ARTICLE 17:** To see if the Town will vote to appropriate a sum of money for the purchase and installation of two outboard engines for the Harbormaster's 27' Boston Whaler and to determine how the same shall be raised and by whom expended, or do or take any other action on this matter. On request of the Board of Selectmen.

**RECOMMENDATION (Finance Committee):** That the Town vote to transfer the sum of \$40,000 from the Waterways reserve fund for the purposes of this article to be expended under the jurisdiction of the Harbormaster.

**EXPLANATION:** These engines were scheduled to be replaced as part of the 2014 CIP, however, the port engine has failed due to an oil leak between the power head and the lower unit. Repair of the engine is not cost effective given both are 2003 engines with over 1000 commercial operating hours each. Funding: Requested amount \$40,000.

**ARTICLE 18:** To see if the Town will vote to appropriate a sum of money to contract for ongoing engineering and consulting services at the Department of Public Works Facility on Gifford Street, the Senior Center on Dillingham Avenue, and Chamber of Commerce building on Academy Lane for groundwater monitoring, inspections, and reporting as required by the Massachusetts Department of Environmental Protection (MassDEP), and to determine how the same shall be raised and by whom expended, or do or take any other action on the matter. On request of the Board of Selectmen.

**RECOMMENDATION (Finance Committee):** That the Town vote to transfer the sum of \$40,000 from certified free cash for the purposes of this article to be expended under the jurisdiction of the director of public works.

**EXPLANATION:** Following site characterization and Activity Use Limitation requirements, the sites have entered MassDEP "Remedy Operation Status" indicating that response actions will be groundwater sampling, monitoring and reporting semi-annually by a Licensed Site Professional (LSP).

**ARTICLE 19:** To see if the Town will vote to appropriate a sum of money to fund the debt payments due during fiscal year 2012 for the Town Marina project authorized by Article 16 of the April 5, 2010 Annual Town Meeting, to determine how the same shall be raised and by whom expended, or do or take any other action on this matter. On request of the Board of Selectmen.

**RECOMMENDATION (Finance Committee):** That the Town vote to transfer the sum of \$36,372 from the Waterways reserve fund for the purposes of this article to be expended under the jurisdiction of the Town Treasurer.

**EXPLANATION:** This transfer represents one half of the debt payment for the Town Marina renovation for the current fiscal year (2012) as agreed by the Waterways Committee to pay one half of the debt due annually.

**ARTICLE 20:** To see if the Town will vote to appropriate a sum of money from the Community Preservation Fund estimated receipts for the purpose of open space and recreation to pay for beach nourishment at Surf Drive

Beach, to determine how the same shall be raised and by whom expended, or do or take any other action on the matter. On request of the Community Preservation Committee.

**RECOMMENDATION (Community Preservation Committee):** That the Town vote to appropriate the sum of \$40,000 from the Community Preservation fund estimated receipts for open space/recreation for beach nourishment to preserve and protect the Ellen T. Mitchell Building and abutting dunes; to be expended under the jurisdiction of the Community Preservation Committee for the purposes of this Article.

**EXPLANATION:** Community Preservation funding will be used for beach nourishment at Surf Drive Beach to preserve and protect open space abutting the beach resources and the Beach Department’s administration building that becomes flooded during severe storms. This is not considered a maintenance issue because the beach has not been nourished for more than ten years, there are no plans to do so without Community Preservation money, and the Beach Department has pledged that they will not return to the CPC for further funding of beach nourishment. The 2000 cubic yards of sand will be distributed under a special permit and with the guidance of the Conservation Committee.

**ARTICLE 21:** To see if the Town will vote to appropriate a sum of money from the Community Preservation Fund estimated receipts and historic preservation reserve account for the purpose of exterior restoration of the Waquoit Congregational Church, to determine how the same shall be raised and by whom expended, or do or take any other action on the matter. On the request of the Community Preservation Committee.

**RECOMMENDATION (Community Preservation Committee):** That the Town vote to appropriate the sum of \$136,424 from Community Preservation Fund for historic preservation (\$49,697 from estimated receipts and \$86,727 from historic resources reserves), for the exterior restoration of the Waquoit Congregational Church; to be expended under the jurisdiction of the Community Preservation Committee for the purposes of this Article.

**EXPLANATION:** Waquoit Congregational Church is located within the Waquoit Historic District. The CPC’s recommendation of \$136,424 will cover the cost of the exterior restoration of the church as a continuation of a restoration (roof and steeple) funded in April, 2009. The exterior of the Church will be restored in a historically appropriate manner according to the Secretary of Interior’s Standards for Treatment of Historic Properties as required by the Community Preservation Act. In this phase, the Church paid \$5,500 toward a preservation plan to guide the restoration and will provide an additional \$25,000 for the project.

**ARTICLE 22:** To see if the Town will vote to appropriate a sum of money from the Community Preservation Fund estimated receipts and the community housing reserve account for the purpose of engineering and construction of the sewer extension and related pump station for Spring Bars Road community housing, to determine how the same shall be raised and by whom expended, or do or take any other action on the matter. On the request of the Community Preservation Committee.

**RECOMMENDATION (Community Preservation Committee):** That the Town vote to appropriate the sum of \$400,000 for community housing (\$219,211 from estimated receipts and \$180,789 from the community housing reserve account) to support the engineering and construction of the sewer extension and related pump station on Spring Bars Road for proposed community housing to be expended under the jurisdiction of the Community Preservation Committee for purposes of this Article.

**EXPLANATION:** Community Preservation funding will be used to extend the sewer line from Davis Straits to a terminal manhole at the northwest corner of the Town-owned Spring Bars Road property for use by the Spring Bars Road community housing development of 30 affordable units. This project has been incorporated into the Town’s planned sewer area. No action will begin on this project until a developer has been selected by Selectmen, but the commitment to this wastewater process is an important condition for the issuing of an RFP for the housing.

**ARTICLE 23:** To see if the Town will vote to accept the doings of the Board of Selectmen in laying out the following roads according to a plan on file with the Town Clerk for taking as a public way:

<u>STREET</u>	<u>LENGTH</u>
Austin Stokes Drive	629’
Redlands Road	3355’



Regis Road  
Shepard Place

2816'  
792'

Under Chapter 80 of the Massachusetts General laws, the cost will be recovered by 100% betterment assessments to the land that received the benefit. Or do or take any other action on this matter. On request of the Board of Selectmen.

**RECOMMENDATION (Board of Selectmen):** That the Town vote this article as printed.

**EXPLANATION:** This is the same article that passed at the November, 2011 Annual Town Meeting, but the documents could not be recorded at the Barnstable County Registry of Deeds within the statutory time and the process needs to be revoted. The ink and the plan material used were rejected by the Registrar.

**ARTICLE 24:** To see if the Town will provide funding for any or all of the purposes voted for in the foregoing articles by transfer from available funds, by borrowing or by any combination of the foregoing. Or do or take any other action on this matter. On request of the Board of Selectmen.

**RECOMMENDATION (Finance Committee):** The Finance Committee will make its recommendation on Town Meeting floor.