# COMMONWEALTH OF MASSACHUSETTS NORFOLK, SS.

**To either of the Constables of the Town of Dedham in said County: You are hereby required in the name of the Commonwealth aforesaid to notify and warn the inhabitants of said Town of Dedham qualified to vote in Town affairs to meet virtually by remote participation for the 2020 Fall Annual Town Meeting in said town on the fifth Monday in November (it being the thirtieth day of said month) AD 2020, at six o'clock in the evening;**

**Information for Town Meeting Representatives to access the meeting will be sent to all Town Meeting Representatives directly and more information about who to contact and how to log on to the meeting will be available on the Town website at** [**www.dedham-ma.gov**](http://www.dedham-ma.gov) **and be posted in all places the warrant is posted; the meeting will also be broadcast live on Dedham TV; registered voters of the Town of Dedham wishing to participate in the remote Fall Annual Town Meeting shall submit a request to participate in the Meeting to the Town Clerk not less than forty-eight (48) hours in advance of the Town Meeting scheduled for November 30, 2020 commencing at 6:00 PM; upon receipt of the request and verification of the requester’s voter registration status, the Town Clerk shall provide to the requester instructions for participating in the remote Town Meeting;**

**then and there to act on the following articles, namely:**

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

1. AFSCME, Local #362 (Library Staff Unit)

1. Dedham Police Patrolman’s Association, Massachusetts Coalition of Police, Local #448, AFL-CIO

3. Dedham Police Association (Lieutenants & Sergeants)

4. Dedham Firefighter’s Association, Local 1735

5. AFSCME, Local #362 (DPW- Unit A)

6. AFSCME, Local #362 (DPW-Unit B)

7. AFSCME, Local #362 (Town Hall)

8. AFSCME, Local #362 (Parks)

9. AFSCME, Local #362 (Civilian Dispatchers)

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

**ARTICLE TWO:** *By the Finance Committee:* To see what sum of money the Town will vote to transfer from unexpended balances of special articles of prior years to fund expenses for Fiscal Year 2021, or take any other action relative thereto. *Referred to Finance & Warrant Committee for study and report.*

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

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

**ARTICLE FIVE:** *By the Finance Committee:*  To see what sum of money the Town will vote to raise and appropriate, or transfer from available funds to meet additional expenses of the current fiscal year not adequately funded under Article Three of the 2020 Spring Annual Town Meeting (FY'21 operating budget) or any other article thereof, or take any other action relative thereto. *Referred to Finance and Warrant Committee for study and report.*

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

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

**ARTICLE EIGHT:** *By the Town Manager*. To see what sum of money the Town will vote to transfer from available funds for the purpose of reducing the tax rate for the fiscal year beginning July 1, 2021, or take any other action relative thereto. *Referred to Finance and Warrant Committee for study and report.*

**ARTICLE NINE**: *By the Town Manager*. To see what sum of money the Town will vote to raise and appropriate or transfer from available funds for the purpose of funding the Tax Work-Off Program for seniors and veterans, or take any other action relative thereto. *Referred to Finance and Warrant Committee for study and report.*

**ARTICLE** **TEN**: *By the Town Manager at the request of the Public Works Director*. To see what sum of money the Town will vote to raise and appropriate, transfer or borrow for the purpose of demolishing the Dedham Transfer Station building and smoke stack, located at 5 Incinerator Road in Dedham, or take any other action relative thereto*. Referred to Finance and Warrant Committee for study and report.*

**ARTICLE** **ELEVEN**: *By the Town Manager at the request of the Public Works Director.* To see what sum of money the Town will vote to raise and appropriate, transfer or borrow for the purpose of acquiring new solid waste carts for the Town, or take any other action relative thereto. *Referred to Finance and Warrant Committee for study and report.*

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

**ARTICLE THIRTEEN:** *By the Town Clerk and Town Moderator at the request of the Electronic Voting Study Committee*. To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to purchase a new electronic voting system, including hardware and software, and any other incidental and related expenses, or take any other action relative thereto. *Referred to Finance and Warrant Committee for study and report.*

**ARTICLE FOURTEEN:** *By the Town Manager*.  To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to be added to the amounts appropriated under Article 4 of the November 13, 2017 Annual Town Meeting for the purpose of construction and equipping of a Combined Public Safety Building, to be located at 26 Bryant Street (the former Town Hall site) and 236 Washington Street (the current Main Fire Station site), including but not limited to building demolition and site preparation, and all other incidental and related costs, all as set forth in said Article 4; and, to authorize the Treasurer, with the approval of the Select Board, to borrow said sum in accordance with Section 7(1) and 7(1A) of Chapter 44 of the General Laws, or any other enabling authority and issue bonds and notes of the Town therefor, and provided further that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payments of costs approved by this vote in accordance with G.L. c.44 §20, thereby reducing by a like amount the amount authorized to be borrowed to pay such costs, and to authorize the Select Board to apply for, accept, and expend any grants or loans in connection herewith, to enter into all agreements, execute any and all documents including contracts for more than three years, and take all action necessary to carry out this project, or take any other action relative thereto.  *Referred to Finance and Warrant Committee for study and report.*

**ARTICLE FIFTEEN:** *By District 5 Town Meeting Member-Carlene Campbell Hegarty.* To see if the Town will vote to raise and appropriate, borrow or transfer from available funds, a sum of money (approximately $200,000) to design, construct, and equip the property known as Trenton Road Playground, 96 Trenton Rd, identified in Assessor’s Records as Parcel 183-8, to include a less than 5,000 sq.ft. fully ADA accessible playground with poured in place rubber, as well as demolition and site preparation, and any and all incidental and related expenses; and, as funding therefor, authorize the Treasurer, with the approval of the Select Board, to borrow such sum of money pursuant to G.L. c.44, §§7 or 8 or any other enabling authority and issue bonds and notes therefor; provided further that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any 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 G.L. c.44, §20, thereby reducing by a like amount the amount authorized to be borrowed to pay such costs; authorize the Select Board to apply for, accept, and expend any grants or loans in connection herewith; and to authorize the Select Board to enter into all agreements, execute any and all documents, and take all action necessary to carry out this project, or take any other action relative thereto.  *Referred to Finance and Warrant Committee for study and report.*

**ARTICLE SIXTEEN:** *By District Three Town Meeting Representative Stephen Heaslip.*   To see if the Town will vote to authorize the Select Board to acquire by gift or purchase an appropriate number and variety of natural bare-root trees to fill the abandoned Rail Corridor, and further to see what sum of money the Town will vote to raise and appropriate, transfer from available funds or borrow for such acquisition, planning, and site preparation of said area, including all incidental and related expenses, and to authorize the Select Board to apply for, accept, and expend any grants or loans in connection herewith, enter into all agreements, execute any and all documents, and take all action necessary to carry out the vote taken hereunder, or take any other action relative thereto.  *Referred to Finance and Warrant Committee for study and report.*

**ARTICLE SEVENTEEN:** *By the Town Manager*. To see if theTown will vote to authorize the Select Board to petition the General Court for special legislation authorizing the Town to design and designate a place on the municipal tax bills or motor-vehicle tax bills, or to mail with such tax bills a separate form, whereby taxpayers may voluntarily check off, donate and pledge an additional amount of money to be placed into a special account to be known as the Dedham Veterans Council Assistance Fund, the purpose of which fund is to provide support to all Dedham veterans and dependents in need, in keeping with the purpose of the Dedham Veterans Council, or take any other action relative thereto. *Referred to Finance and Warrant Committee for study and report.*

**ARTICLE EIGHTEEN:** *By the Town Manager*. To see if the Town will vote to accept the provisions of M.G.L. c. 59, § 5, Clause Twenty-second H (inserted by Chapter 218 of the Acts of 2018 known as an Act Relative to Veterans’ Benefits, Rights, Appreciation, Validation, and Enforcement (“BRAVE Act”)), signed into law August 28, 2018, which provides for a property tax exemption for:

real estate to the full amount of the taxable valuation of the real property of the surviving parents or guardians of soldiers and sailors, members of the National Guard and veterans who: (i) during active duty service, suffered an injury or illness documented by the United States Department of Veteran Affairs or a branch of the armed forces that was a proximate cause of their death; or (ii) are missing in action with a presumptive finding of death as a result of active duty service as members of the Armed Forces of the United States; provided, however, that the real estate shall be occupied by the surviving parents or guardians as the surviving parents’ or guardians’ domicile; and provided further, that the surviving parents or guardians shall have been domiciled in the commonwealth for the 5 consecutive years immediately before the date of filing for an exemption pursuant to this clause or the soldier or sailor, member of the National Guard or veteran was domiciled in the commonwealth for not less than 6 months before entering service.

Surviving parents or guardians eligible for an exemption pursuant to this

clause shall be eligible regardless of when the soldier, sailor, member of the National Guard or veteran died or became missing in action with a presumptive finding of death; provided, however, that the exemption shall only apply to tax years beginning on or after January 1, 2019. Such exemption shall be available until such time as the surviving parents or guardians are deceased. No real estate shall be so exempt which has been conveyed to the surviving parents or guardians to evade taxation, or take any other action relative thereto.

*Referred to Finance and Warrant Committee for study and report.*

**ARTICLE NINETEEN:** *By the Director of Assessing and the Council on Aging Director*. To see if the Town will vote to increase the income limits for the Senior Tax Work Off Program from $30,000 to $45,000 for a qualifying individual and from $40,000 to $55,000 for a qualifying couple, or take any other action relative thereto. *Referred to Finance and Warrant Committee for study and report.*

**ARTICLE TWENTY**: *By Commissioner of Trust Funds member Daniel O’Neil*. To see if the Town will vote to accept the provisions of M.G.L. Ch. 59 Section 5C, the so-called Residential Exemption, to become effective in Fiscal Year 2022, or take any other action relative thereto. *Referred to Finance and Warrant Committee for study and report.*

**ARTICLE TWENTY-ONE***: By the Planning Board.* To see if the Town will vote to amend the Dedham Zoning By-Laws to extend the lapse of Special Permits from two (2) years to (3) years, as follows:

Delete Section 9.3.9 (Lapse) in its entirety and replace with the following new Section 9.3.9:

9.3.9 Lapse

Special Permits shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within three (3) years following the filing of the Special Permit approval (plus such time required to pursue or await the determination of an appeal referred to in G.L. c.40A, s.17, from the grant thereof) with the Town Clerk.

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

**ARTICLE TWENTY-TWO:** *By the Planning Board*. To see if the Town will vote to approve the “Comprehensive Concept Plan”, reviewed by the Dedham Planning Board, and on file in the Planning & Zoning Department, for a Planned Residential Development (“PRD”) at 146, 188, and 216 Lowder Street and 125 Stoney Lea Road, Dedham MA (Dedham Assessors’ Map 105, Lots 17, 19, 23 and Map 118, Lot 31) submitted by Old Grove Partners LLC and shown on the Plan entitled “Planned Residential Development Concept Plan, Sheet PRD, dated February 12, 2020, prepared by Beals & Thomas of Southborough, MA”, with the following conditions: (a) the PRD shall have a maximum of twenty-six (26) dwelling units; (b) the minimum dedicated open space shall be 48 acres (a portion of which may be donated to the Town or non-profit entity if so approved by the Planning Board); (c) the gross living square footage of each dwelling unit to be a maximum of 2,500 sq. ft.; and (d) subject to a comprehensive review of a detailed site development plan by the Planning Board, or take any other action relative thereto. *Referred to Planning Board for study and report.*

**ARTICLE TWENTY-THREE:** *By the Planning Board.* To see if the Town will vote to amend the Dedham Zoning By-Laws by making the following changes to Section 4.0, Dimensional Requirements:

Amend Section 4.4.2 of the Zoning By-laws to delete the strikethrough language and insert the language in bold, as follows**:**

4.4.2 Buildings Permitted in Nonresidential Districts.

Buildings in Nonresidential districts CB, GB, HB, LB, LMA, LMB, RDO, and AP, other than single and two-family dwellings, shall not exceed the height of ~~40~~ **50** feet, measured from the average finished grade of the lot within 20 feet of the outside walls of the building to the high point of the roof, provided that for buildings with sloping roofs the height shall be measured to the eave line if no portion of the building above the eave line is used for human occupancy. **In the CB and LB Districts, there shall be an upper-story facade step-back on any building exceeding two stories or thirty-five (35) feet.** No building shall have more than four stories, including any part of the building below the average finished grade if used for human occupancy.

Add a new Section 4.3.4, Maximum Front Setbacks; Exceptions, as follows:

4. Maximum Front Setbacks; Exceptions. The following front building setback requirements are hereby established, in addition to the minimum front setback required in Table 2:

1. In the RDO, HB, LB, GB, and CB Districts, off-street parking shall be prohibited in the required front setback area between the front building line and the street line.
2. There shall be a maximum front setback area in CB and LB Districts of 10 feet, and in the RDO, HB, and GB Districts of 30 feet, unless the maximum setback area is extended by the SPGA:
3. to accommodate amenities such as a plaza, square, courtyard, recessed entrance, sidewalk, multi-use path, raised terrace, façade offsets, or outdoor dining, but not for automobile use; or
4. to provide a deeper setback for buildings located toward the rear of a lot in a courtyard-type configuration, for example when there are multiple buildings on one lot, as long as the forwardmost buildings on the lot comply with the minimum and maximum front setbacks set forth in Table 2 and this Section 4.3.4; or

3. to provide a deeper setback where there is a single building with a large flagship tenant, such as a theater, but only if the large tenant is wrapped with liner shops that comply with the minimum and maximum front setback requirements.

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

**ARTICLE TWENTY-FOUR:** *By the Planning Board.* To see if the Town will vote to amend the Dedham Zoning By-Laws by making the following changes regarding Mixed Use Developments:

Amend Section 7.4.3.1 to delete the strike-though language and insert the language in bold, as follows:

1**. In the CB and LB Districts,** ~~A~~all dwelling units in a Mixed-Use Development shall be located above the ground floor, shall have a separate entrance, and shall not share stairs or hallways with commercial uses, except that a fire escape or exit used only in emergencies may be available at all time to both.

Add the following new Section immediately following Section 7.4.3.1, and renumber the following subsections of Section 7.4.3 accordingly:

In the RDO, HB and GB Districts, a Mixed Use Development may be allowed in accordance with Section 7.4.3.1, or, in the alternative, in accordance with the following standards for horizontal mixed use development where the mix of uses may be located in separate structures on the same lot or lots:

a. At least one building on the lot must be a vertically mixed structure, with housing or offices on upper floors and pedestrian-oriented commercial and civic uses on the ground floor facing the street (or the primary or frontage street for corner lots). Entrance to a lobby or common access to the upper-story units may also be located on the front façade. For purposes of this provision, the vertically mixed building shall be considered the primary building in the project.

b. The main entrance to the primary building must be on the front façade.

c. The front façade of primary building must be parallel to the public right-of-way.

d. For vertical mixed-use buildings, and for free-standing commercial buildings in a Mixed-Use Development, there shall be a minimum first-floor height of fourteen (14) feet, as measured from the finished floor to finished ceiling height.

e. Developments with multiple buildings may have more than one building facing the street or buildings arranged in a courtyard or other configuration. Two or more buildings facing the street shall be set back uniformly.

f. In a development with multiple buildings, off-street vehicular parking may be located at grade at the rear of each building, in a courtyard serving multiple tenants, in an onsite structured parking facility (parking garage), in an offsite parking area with safe pedestrian access within 500 feet of the site, or any combination of the above.

g. On the rear elevation of any building in the development, the ground floor may be used for at-grade parking to serve residential or nonresidential tenants. The ground floor may also be used to provide residential units with universal access.

Item 3. Amend existing Section 7.4.3.2, as it may be renumbered, to delete the strike-though language and insert the language in bold, as follows:

Each dwelling unit in a Mixed-Use Development shall have a complete set of sanitary facilities, cooking, and living space that includes sleeping facilities independent from another dwelling unit in a Mixed-Use Development. A Mixed-Use Development may **provide** ~~share~~ common storage, laundry facilities, and other customary shared facilities located within a Mixed-Use Development. Each dwelling unit ~~cannot be less than four hundred (400) square feet and not more than one thousand five hundred (1,500) square feet in total gross floor area,~~ and ~~must~~ **shall** meet all occupancy and Building Code requirements. The maximum number and type of allowable residential dwelling units shall be determined by the Planning Board as part of the Special Permit and site plan review process; provided, however, there may not be more than two (2) residential dwelling units in a Mixed-Use Development in the LB Zoning District

Delete existing Section 7.4.3.3, as it may be renumbered, and insert a new section in its place as follows:

All Mixed-Use Developments shall provide at least one parking space per dwelling unit, except those Mixed-Use Developments within one half mile of a commuter rail station. A Mixed Use Development shall provide additional parking for the nonresidential uses per the requirements set forth in Table 3 (Dedham Parking Table), or as may be determined by the Planning Board to be sufficient to meet the needs of such Mixed-Use Development, taking into consideration complementary uses and activities having different peak demands, joint parking arrangements, the availability of on-street and public parking, proximity to public transportation, and such other mitigating factors and measures as may be appropriate.

Amend existing Section 7.4.3.4, as it may be renumbered, to delete the strike-though language and insert the language in bold, as follows:

A Mixed-Use Development in the RDO or HB Zoning District with twelve (12) or more apartments shall have maximum lot coverage of 80% and a maximum floor area ratio of 1.0. **For purposes of determining compliance with the FAR of 1.0, floor area shall be the sum of the floor area in all buildings in the development.** ~~In the RDO Zoning District, there shall not be more than thirty (30) apartments located on any lot or on any abutting lots held in common ownership on the date of the adoption of this provision.~~

Delete existing Section 7.4.4, as it may be renumbered, and insert a new Section 7.4.4, Waivers, in its place as follows:

The Planning Board, at its discretion, reserves the right to grant waivers to any or all of the requirements of Section 7.4, where such granting of waivers will be in the best interest and/or beneficial to the Town of Dedham.

Insert the following new Section 7.4.5, Site Plan Review/Peer Review, as follows:

Applications under this Section 7.4 shall be subject to the provisions of Section 9.5 pertaining to Site Plan Review which, if required, shall be conducted by the Planning Board as part of the Special Permit process. The Planning Board may enlist a peer review architect during the Special Permit and/or site plan review process for a Mixed-Use Development.

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

**ARTICLE TWENTY-FIVE:** *By the Planning Board.* To see if the Town will vote to amend the Dedham Zoning By-Laws by adding the following new Section 7.9, regarding Affordable Housing, as follows:

**7.9 AFFORDABLE HOUSING**

7.9.1 Purpose. The purpose of this section is:

1. To increase the supply of housing stock in the Town of Dedham that is permanently available to and affordable by low- and moderate-income households;
2. To encourage greater diversity of housing accommodations to meet the needs of Dedham residents and local employees; and
3. To develop and maintain a satisfactory proportion of the Town’s housing stock as affordable housing units, deed restricted per eligibility on the Subsidized Housing Inventory (SHI).

**7.9.2 Applicability.** This Affordable Housing Bylaw shall apply to all projects where a special permit and/or variance is sought from any Town board or body to construct a Multi-family Project under Section 7.3, or a Mixed-Use Project under Section 7.4, or an Age Restricted Project under Section 7.8, of ten rental dwelling units or more. The provisions of this Section 7.9 shall apply to all such Projects in all zoning districts of the Town.

**7.9.3 Definitions.** The following definitions shall apply in this Section 7.9:

1. “Affordable Housing” shall mean housing affordable to low or moderate income households, as defined below.

2. “Affordable to persons or families qualifying as low income” or “low income households” shall mean affordable to persons in the Dedham area under the applicable guidelines of the Commonwealth's Department of Housing and Community Development earning less than 50% of the area median income (“AMI”) adjusted for household size.

3. “Affordable to persons or families qualifying as moderate income” or “moderate income households” shall mean affordable to persons in the Dedham area under the applicable guidelines of the Commonwealth's Department of Housing and Community Development earning more than 50% but less than 80% of the AMI, adjusted for household size.

4. “Inclusionary Project” a Mixed Use Project developed under Section 7.4, or an Age Restricted Project developed under Section 7.8 to construct10 rental dwelling units or more.

**7.9.4 Special Permit Granting Authority (“SPGA”).** For Mixed Use Projects developed under Section 7.4, or Age Restricted Projects under Section 7.8, the Special Permit Granting Authority (“SPGA”) shall be the Planning Board. An application for a special permit shall comply with the rules and regulations of the applicable SPGA.

**7.9.5 Required Moderate Income Housing.** In order to be eligible for the grant of a special permit, the following requirements shall be met:

1. All such Inclusionary Projects are required to provide fifteen (15%) percent of their units for rent to moderate income households.

2. When the applicant for an Inclusionary Project proposes to provide more than the required fifteen (15%) percent of all units for moderate income households, or, in the alternative, proposes to provide some of the required units as units for households with an income of less than 60% of AMI, adjusted for household size, the SPGA may grant a density bonus of not more than 15% of the total number of units.

**7.9.5 Provision of Affordable Units.** The required affordable housing in an Inclusionary Project may be met in one of the following ways. The developer as part of his/her special permit application shall include a proposal to address this requirement.

1. The SPGA may require the low and/or moderate-income housing units to be constructed on the same site as other market rate units and indistinguishably interspersed throughout the Inclusionary Project (except as provided for below). In all cases, the low and/or moderate-income housing units to be provided shall be equal in quality, materials and character to the base level market rate units in a development.

2. For Inclusionary Projects providing fifteen (15) units or less, instead of constructing new units or rehabilitating existing units as set forth above, the developer may request the SPGA to accept a payment in lieu to a designated governmental or nonprofit housing entity or, the developer may request the SPGA to accept a payment in lieu to the Town.

3. The amount of any payment in lieu shall be determined by the following formula: the proposed average fair market value of all of the proposed dwelling units, as certified by a qualified appraiser or the Town Assessor, and multiplied by 0.15. Said payment in lieu shall be made prior to the issuance of any certificate of occupancy.

**7.9.4 Rental of Low and Moderate Income Housing Units.**

1. Low and/or moderate-income housing units shall be made available to persons eligible for low and/or moderate-income housing as per the regulations of the Commonwealth’s Department of Housing and Community Development (DHCD). The units shall remain available for perpetuity or such maximum time as may be allowed under applicable law.

**7.9.5 Fractional Share.**  In determining the number of low and moderate-income units to be provided, a fractional share of 0.4 or more shall be regarded as a whole unit and a fractional share of 0.3 or less shall require no contribution to satisfy the fractional share.

**7.9.6 Preference.**

a. The affordable dwelling units under this By-Law shall be Local Action Units developed in compliance with and approved pursuant to the requirements for the same as specified by Commonwealth of Massachusetts Department of Housing and Community Development (DHCD), or successor agency, or (if approved by the Planning Board) affordable dwelling units developed under such additional programs adopted by the Commonwealth of Massachusetts or its agencies. All such affordable dwelling units shall count toward the Town of Dedham's requirements under Sections 20-23 of Chapter 40B of the General Laws of Massachusetts, and shall be listed on the Subsidized Housing Inventory (SHI) maintained by DHCD. The developer shall assist the Town in the preparation of any forms required.

b. To the extent permitted by applicable law, and after approval by DHCD, otherwise qualified Dedham residents shall have a first opportunity and preference for the affordable dwelling units in an Inclusionary Project. For purposes of this requirement, "Dedham residents" shall be defined as a current Town of Dedham resident (as established through certification by the Dedham Town Clerk based on census, voting registration, or other acceptable evidence), or the parent, child, sibling, spouse, aunt, nephew, niece, or grandparent of a current Town of Dedham resident, or a current employee of the Town of Dedham.

**7.9.7 Timing.** If the project is built in phases, a proportionate share of low and/or moderate income units shall be built in each phase as determined by the SPGA in the special permit decision.

**7.9.8 Designated Housing Entity.**  In lieu payments received under the provisions of this Section shall be paid to the Town or to an entity to be established by the Town, including an Affordable Housing Trust Fund pursuant to G.L. c. 44, s. 55C, for the purpose of increasing the supply and/or quality of affordable housing in Dedham.

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

**ARTICLE TWENTY-SIX:** *By the Planning & Zoning Department and Planning Board.*To see if the Town will vote the following re-codification of the Dedham Zoning Bylaw:

To renumber and re-caption the Zoning Bylaw of the Town by (a) designating the Zoning Bylaw as Chapter 280 of the Town Code; (b) renumbering each section and subsection of the Zoning Bylaw accordingly; and (c) updating internal references to reflect the new numbering system, in the manner set forth in the document on file in the office of the Town Clerk entitled “Zoning Bylaw Draft,” dated February 2020, prepared by General Code, LLC.

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

**ARTICLE TWENTY-SEVEN:** *By the Town Manager at the Request of Former District 6 Town Meeting Representative Georganna Woods*. To see if the Town will vote to amend the General Bylaws, Chapter 12 “Boards, Committees and Commissions,” and Article V “Open Space and Recreation Committee” by deleting strikethrough text and inserting underlined text as follows:

Item 1: Section 12‐18 “Establishment”

There is hereby established an Open Space and Recreation Committee consisting of seven persons including a member of the Select Board or its designee, a member of the Planning Board or its designee, a member of the Conservation Commission, a member of the Park and Recreation Commission, an engineer and two members at large appointed by the Select Board.

Item 2: Section 12-19 “Term; compensation”

A member shall serve for a term of three ~~two~~ years or until a successor is duly appointed. All members shall serve without compensation.

Item 3: Section 12-21 “Duties”

A. Maintain continuous review and oversight of the Open Space and Recreation Plan for the Town of Dedham, keeping it current with both changing circumstances within Dedham and State requirements for open space and recreation plans and for opportunities as well as eligibility for State funding for land acquisitions by the Town;

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

**ARTICLE TWENTY-EIGHT:** *By the Town Manager at the request of the Conservation Agent.* To see if the Town will vote to amend the General By-laws, Section 246, Stormwater Management, by deleting in their entirety Sections 246-11 (B), (C), and (D), and inserting in place thereof the following new language:

Section 246-11(B) - Fees

1. Fees for applications, permits, and direct connections, as well as all other fees that may be assessed in connection with implementation of this by-law shall be established in accord with the provisions of Section 150-3 of these By-laws, and shall be in addition to any other fees required by state or local law or regulation.
2. Consultant fees shall be determined on a case by case basis in accord with the then-current version of the Stormwater Management Rules and Regulations promulgated hereunder.

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

**ARTICLE TWENTY-NINE:** *By District 4 Town Meeting Representative Brian Keaney and Select Board Member Sarah MacDonald.* To see if the Town will vote to adopt a new by-law as follows:

The Select Board shall, within 30 days following each regular annual election, host a training session for all Town employees and members of multiple member bodies on the Open Meeting Law, the Public Records Law, and on other topics as the Select Board shall deem proper and prudent, or take any other action relative thereto. *Referred to ByLaw Review Committee and Finance and Warrant Committee for study and report.*

**ARTICLE THIRTY:** *By the Select Board at the request of Select Board Member James A. MacDonald.* To see if the Town will vote to authorize the Select Board to petition the General Court to adopt the following legislation provided, however, that the General Court may make changes of form only to such petition unless authorized by the Select Board, and to authorize the Select Board to approve such amendments as may be requested that are within the scope of the public purposes of this petition, or take any other action relative thereto.

AN ACT AUTHORIZING THE TOWN OF DEDHAM TO GRANT FOUR ADDITIONAL LICENSES FOR THE SALE OF ALL ALCOHOLIC BEVERAGES, FOUR WINE & MALT LICENSES, ALL TO BE DRUNK ON THE PREMISES, AND ONE WINE & MALT PACKAGE STORE LICENSE.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

**SECTION 1.**  Notwithstanding Section 17 of Chapter 138 of the General Laws, or any other general or special law to the contrary, the licensing authority of the Town of Dedham may grant four (4) additional license for the sale of all alcoholic beverages, four (4) additional licenses for wine & malt, all to be drunk on the premises under Section 12 of said Chapter 138, and one (1) additional wine & malt package store license for off-premises consumption under Section 15 or Chapter 138. The licenses shall be subject to all of said Chapter 138, except said Section 17.

**SECTION 2**.  Notwithstanding Sections 12, 15 and 77 of Chapter 138 of the General Laws, the licensing authority for the Town of Dedham may restrict the licenses issued pursuant to this Act to holders of common victualler licenses.

**SECTION 3.**  The additional licenses authorized by this Act shall be subject to such appropriate parameters and conditions for issuance as shall be determined by the Select Board in the best interests of the town, as well as a one-time fee, established from time to time by said board, to be deposited into an economic development account in the Town of Dedham and expended consistently with the purposes of such account.

**SECTION 4.**  The license(s) granted under this Act if revoked or no longer in use, may be granted by the licensing authority to new applicants without site restriction.

**SECTION 5.**  This Act shall take effect upon its passage.

*Referred to Finance and Warrant Committee for study and report.*

**Given under our hands and seal of the Town of Dedham this 25th day of September AD 2020.**

Dennis J. Teehan, Jr., Chairman

Dimitria Sullivan, Vice-Chair

James A. MacDonald

Sarah E. MacDonald

Kevin R. Coughlin

**SELECT BOARD**

A true copy, attest:

Anthony F. Zollo, Jr.

Constable, Town of Dedham

TOWN OF DEDHAM - NORFOLK, SS

By virtue of this Warrant, I have notified and warned the inhabitants of the Town of Dedham aforesaid to meet at the time and place and for the purposes specified in said Warrant by posting true and attested copies thereof in one or more public places not less than fourteen days at least before the date of the said meeting, and by causing a true and attested copy thereof to be published once, not less than fourteen days before the said meeting in the Dedham Times, a newspaper having a general circulation in said Town of Dedham.

Anthony F. Zollo, Jr.

Constable, Town of Dedham

Dated at Dedham, Massachusetts, the 25th day of September, AD 2020