

TOWN OF MILFORD  
SPECIAL TOWN MEETING

February 10, 2014

Milford, Massachusetts

COMMONWEALTH OF MASSACHUSETTS

Milford Cable recorded the Town Meeting. Recorded copies are available at the Office of the Board of Selectmen.

Town Moderator, Michael J. Noferi called the meeting to order at 7:30 pm. The quorum was set at 115 members.

The Precinct Captains took attendance and reported 181 Present and 103 Absent, a quorum was attained.

Town Clerk, Amy E. Hennessy Neves read the Warrant and Return of Service.

*A motion was made to dispense the reading of the warrant...Voice Vote carried.*

Town Moderator asked if there were any Committee Reports to be presented.

The Chairman of the C.I.C. gave his report. There were no additional reports.

**ARTICLE 1:** To see if the Town will vote to amend the Zoning Bylaw relating to public school dimensional requirements as follows:

BY ADDING in footnote 'f' of Section 2.5 Intensity of Use Schedule the words 'public schools' before the words 'or public monuments',

or take any other action in relation thereto

(School Building Committee)

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The Planning Board presented the following report:



# PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET  
634-2317

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## Planning Board Report on Article 1 February 10, 2014 Special Town Meeting

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TO: Town Meeting Members  
FROM: Planning Board  
DATE: February 10, 2014  
SUBJECT: Article 1: Zoning Bylaw Amendment relating to height requirements for schools

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Pursuant to M.G.L. Chapter 40A, Section 5, the Milford Planning Board conducted a duly posted and noticed Public Hearing on January 28, 2014 regarding the subject of Article 1, at which time by a vote of 4 in favor, none opposed, recommend Town Meeting approval.

Article 1 amends footnote 'f' of Section 2.5 Intensity of Use Schedule relating to height requirements for schools.

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**It was Moved:** That the Town vote to amend the Zoning Bylaw relating to public school dimensional requirements as follows:

BY ADDING in footnote 'F' of Section 2.5 Intensity of Use Schedule the words "public school of up to three stories (no more than 49 feet)," before the words "or public monuments".

***A Standing 2/3<sup>rd</sup> vote was taken on the Motion as Presented...175 For...20 Against...Motion Carried.***

**ARTICLE 2:** To see if the Town will vote to appropriate, borrow or transfer from available funds, a sum of money to be expended under the direction of the School Building Committee for the construction of a new Woodland Elementary School and ancillary facilities, on the site of the existing elementary school located at 10 North Vine Street, which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least fifty (50) years, and for which the Town may be eligible for a School Construction Grant from the Massachusetts School Building Authority (MSBA), which MSBA Grant Program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project

cost the Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town, or take any other action in relation thereto.

(School Building Committee)

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*The Woodland School Building Committee presented a slide show (copies can be obtained in the Town Clerk's Office).*

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**It was Moved:** That the Town vote to appropriate the sum of Fifty-Nine Million Nine Hundred Thousand (\$59,900,000.00) Dollars to be utilized together with any remaining funds as appropriated under Article 18 of the May 21, 2013 Annual Town Meeting, for the constructyion of a new Woodland Elementary School, including payment of all costs incidental or related thereto, on the site of the existing elementary school located at 10 North Vine Street, which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least fifty (50) years, said sum to be expended under the direction of the School Building Committee, and to meet said sum under M.G.L. c.44, or any other enabling authority; that the Town acknowledges that the Massachusetts School Building Authority (MSBA) grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the town; provided further that any grant that the town may receive from the MSBA for the Project shall not exceed the lesser of (1) 59.94 percent (%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of the borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the Town and the MSBA.

*After debate...a motion was made to Table the Article...Motion Defeated.*

*After further debate...a motion was made to Move the Question...a standing vote was taken...165 For...20 Against. Motion to Move the Question Carried.*

*A Standing 2/3<sup>rd</sup> vote was taken on the Motion as Presented...175 For...20 Against...Motion Carried.*

**ARTICLE 3:** To see if the Town will vote to amend its vote under Article 17 of the October 22, 2012 Special Town Meeting relating to windows at the Milford Town Hall to allow for renovation and/or refurbishment of existing windows as part of the project, or take any other action in relation thereto.

(Board of Selectmen)

**It was Moved:** That the Town vote to amend its vote under Article 17 of the October 22, 2012 Special Town Meeting relating to windows at the Milford Town Hall to allow for renovation and/or refurbishment of existing windows as part of the project.

*Voice Vote on the Motion as Presented...Carried.*

**ARTICLE 4:** To see if the Town will authorize the Board of Selectmen to execute a Boundary Line Agreement between the Town of Milford and Canyons, LLC and Houton, LLC in order to fix a common boundary line between land owned by the Town situated on Granite Street being shown on Milford Assessors Map as Parcel 41-0-436 and Land owned by Houton, LLC and Canyons, LLC situated on Main Street being shown on Milford Assessors Map as Parcels 41-0-438, Parcel 41-0-439, Parcel 41-0-440, Parcel 41-0-441 and further shown on a “Plan of Land in Milford, MA, Owners: Lot 436, Inhabitants of the Town of Milford, Lot 438, Houton, LLC, Lots 439, 440 and 441, Canyons, LLC, Scale 20 feet to an inch, dated January 10, 2014, prepared by Guerriere & Halnon, Inc. Engineering and Land Surveying, 333 West Street, Milford, MA 01757”, or take any other action in relation thereto.

**It was Moved:** That the Town vote to authorize the Board of Selectmen to execute a Boundary Line Agreement between the Town of Milford and Canyons, LLC and Houton, LLC in order to fix a common boundary line between land owned by the Town situated on Granite Street being shown on Milford Assessors Map as Parcel 41-0-436 and Land owned by Houton, LLC and Canyons, LLC situated on Main Street being shown on Milford Assessors Map as Parcels 41-0-438, Parcel 41-0-439, Parcel 41-0-440, Parcel 41-0-441 and further shown on a “Plan of Land in Milford, MA, Owners: Lot 436, Inhabitants of the Town of Milford, Lot 438, Houton, LLC, Lots 439, 440 and 441, Canyons, LLC, Scale 20 feet to an inch, dated January 10, 2014, prepared by Guerriere & Halnon, Inc. Engineering and Land Surveying, 333 West Street, Milford, MA 01757”.

*A Standing 2/3<sup>rd</sup> Vote was Taken on Motion as Presented...170 For...0 Against...Motion Carried.*

*Motion made by Joseph DiAntonio to dissolve the warrant...Voice Vote Carried.  
Warrant dissolved at 10:05 pm.*

*A True Copy of the Record.  
Attest: Amy E. Hennessy Neves  
Town Clerk*