



**Citizen Article**  
**Zoning Article**

**2018 ATM WARRANT INDEX**

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**Town of Canton  
Commonwealth of Massachusetts**



*Norfolk, ss*

*To the Constables of the Town of Canton,*

*Greetings:*

*In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn the inhabitants of the Town of Canton to meet at Morse Auditorium, on the grounds of the Canton High School, 900 Washington Street in said town on;*

***MONDAY, THE FOURTEENTH DAY  
OF MAY 2018***

*At seven o'clock (7:00 P.M.) in the evening for the annual town meeting at which time and place the following articles are to be acted upon:*

***ELECT A MODERATOR***

**Article 1** To elect a Moderator to preside at this Town Meeting to serve until the commencement of Annual Town Meeting in 2019 or to take any other action related thereto.

**Board of Selectmen**

***ADOPT RULES TO GOVERN TOWN MEETING***

**Article 2** To see if the town will vote to adopt certain procedures to govern the conduct of the 2018 Annual Town Meeting, or to take any other action related thereto.

**Board of Selectmen**

***HEAR REPORTS OF COMMITTEES APPOINTED AT PRIOR TOWN MEETINGS***

**Article 3** To hear the reports of all committees appointed at previous town meetings, which have not yet been discharged, or to take any other action related thereto.

**Board of Selectmen**

***ACT ON "CONSENT AGENDA"***

**Article 4** To see if the town will vote to dispose of certain articles in this warrant by a single vote, in accordance with a so-called, consent agenda, or to take any other action related thereto.

**Board of Selectmen**

***COLLECTIVE BARGAINING AGREEMENTS UNDER THE BOARD OF SELECTMEN***

**Article 5** To see if the town will vote, to raise and appropriate, transfer from available funds, or transfer from Free Cash, a sum of money for the purpose of funding any new cost items contained in any collective bargaining agreements entered into by the Board of Selectman, on behalf of the town, with any group of employees, serving under its jurisdiction, or to take any other action related thereto.

**Board of Selectmen**

***PERSONAL SERVICE CONTRACTS UNDER THE BOARD OF SELECTMEN***

**Article 6** To see if the town will vote, to raise and appropriate, transfer from available funds, or transfer from Free Cash, such sums of money as may be necessary to fund new cost items contained in contracts for personal services with any individual employee, or take any action related thereto.

**Board of Selectmen**

***SET SALARIES OF ELECTED OFFICERS***

**Article 7** To see if the town will vote, in accordance with the provisions of section one hundred and eight of chapter forty-one (G. L. chapter 41, §108) to fix the



salary and compensation of all elected officers of the town, or to take any other action related thereto.

**Board of Selectmen**

***PAY BILLS OF PRIOR FISCAL YEAR***

**Article 8** To see if the town will vote to raise and appropriate, transfer from available funds, transfer from Free Cash, or borrow pursuant to any applicable statute, a sum or sums of money to pay any unpaid bills of any prior fiscal year, or to take any other action related thereto.

**Board of Selectmen**

***ADJUST FISCAL '18 ACCOUNTS***

**Article 9** To see if the town will vote to increase/decrease or otherwise adjust the appropriations heretofore made for the Fiscal Year 2018 beginning on July 1, 2017 and ending on June 30, 2018 and the revenues sources to meet those appropriations, as voted pursuant to Article 59 of the warrant for the 2017 Annual Town Meeting, and to raise and appropriate, transfer from available funds or transfer from Free Cash to meet any such increases or adjustments, or to take any other action related thereto.

**Board of Selectmen**

***TRANSFER UNEXPENDED PRIOR YEAR APPROPRIATIONS***

**Article 10** To see if the town will vote to transfer the unexpended balance of certain appropriations made under various articles in the warrants applicable to prior town meetings, to new purposes and uses, or to take any other action related thereto.

**Board of Selectmen**

***AUTHORIZE CERTAIN REVOLVING FUNDS***

**Article 11** To see what revolving funds pursuant to c. 44, section 53E ½ of the General Laws of the Commonwealth the town will establish by by-law and to determine the limit on total amount that may be expended from said revolving accounts, for various boards, commissions or departments of the town, for the

fiscal year beginning July 1, 2018 and ending June 30, 2019, or to take any other action related thereto.

**Board of Selectmen**

**“OMNIBUS” CAPITAL OUTLAY PROGRAM**

**Article 12** To see if the town will vote to raise and appropriate, transfer from available funds, transfer from Free Cash, or to authorize the Town Treasurer with the approval of the Board of Selectmen, to borrow (and to issue bonds or notes therefore) any sum or sums of money, or by any combination of these methods of financing as may be necessary or desirable, make available funds for the purpose of purchasing, leasing, re-conditioning, improving or replacing any motor vehicles or other items of equipment or machinery or other items of personal property for any town agency, or for the purpose of contracting for any service, or for the design, repair, acquisition, construction, replacement or relocation or improvement to any town building or other structure, public works facility (including highway needs and traffic safety items), any other town owned facility or real property, or for any other purposes for which borrowing may be authorized, to purchase, or to take by eminent domain, any land or easements necessary for any such purposes and, where applicable, to authorize the trade-in of any presently owned motor vehicles, equipment or machinery to reduce the purchase or acquisition cost of any item to be acquired, and to include in any new capital project borrowing authorization and/or to amend such borrowing authorizations from prior years town meeting to provide for the application of any bond premiums to reduce the cost of such borrowings or to apply same to payment of project costs, or to take any other action related thereto.

**Board of Selectmen for Capital Planning Committee**

**ACCEPT GENERAL OR SESSION LAWS ENACTED BY THE GENERAL COURT**

**Article 13** To see if the town will vote to accept any general or session laws enacted by the General Court for the benefit of cities or towns or of benefit to the Town of Canton, or to take any other action related thereto.

**Board of Selectmen**

***APPROVAL OF FUNDING FOR THE ANNUAL 4<sup>TH</sup> OF JULY  
COMMUNITY CELEBRATION***

**Article 14** To see if the Town will vote to raise and appropriate, borrow pursuant to any applicable statute, transfer from available funds or transfer from Free Cash, a sum of money to be expended by the Director of Parks and Recreation, with the approval of the Board of Selectmen, for the purpose of funding the annual July 4<sup>th</sup> community celebration in 2018, or to take any other action related thereto with the intent these funds be available in FY18 in anticipation of July 4, 2018.

**Board of Selectmen for the Canton Recreation Commission**

***INSURANCE PROCEEDS***

**Article 15** To see whether the Town will vote to appropriate all sums over \$150,000 recovered under the terms of any insurance policy and any other insurance proceeds paid to the Town in connection with any losses suffered by the Town, or to take any other action related thereto.

**Board of Selectmen**

***VOTE TO RESCIND UNUSED BORROWING AUTHORIZATIONS***

**Article 16** To see if the town will vote to rescind unused borrowing authorizations previously voted by the Town, or to take any other action related thereto.

**Board of Selectmen**

***INCREASE STABILIZATION FUND***

**Article 17** To see what sums of money the Town will vote to raise and appropriate or transfer from any available funds or borrow pursuant to any applicable statute, in order to increase any Stabilization Fund of the Town established pursuant to MGL Chapter 40, section 5B, or to take any other action related thereto.

**Board of Selectmen for the Finance Director**

***ADDITIONAL LOCAL APPROPRIATION TO SUPPLEMENT THE  
COMMONWEALTH'S CHAPTER 90 ROADS PROGRAM***

**Article 18** To see if the town will vote to raise and appropriate, transfer from Free Cash, transfer from available funds, transfer from water enterprise surplus (retained earnings), or borrow pursuant to any applicable statute, a sum of money

to be spent by the Board of Selectmen acting as the Board of Public Works to supplement the amount received from the Chapter 90 Roads Program with improvements done in accordance with improvement specifications as determined by and subject to, the approval of the Department of Public Works and consistent with locations identified in the Town's Pavement Management System, or to take any other action related thereto.

**Board of Selectmen**

***RECOMMENDATIONS OF THE COMMUNITY PRESERVATION COMMITTEE***

**Article 19** To see if the Town will vote to adopt and approve the recommendations of the Community Preservation Committee for Fiscal Year 2019 and to see if the Town will vote to implement such recommendations by appropriating a sum or sums of money from the Community Preservation Fund established pursuant to Chapter 44B of the General Laws, or otherwise to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for such purposes; to authorize the Board of Selectmen, with the approval of the Community Preservation Committee, to acquire by purchase, gift or eminent domain such real property and property interests in the name of, or enforceable by the Town, including perpetual affordable housing restrictions, conservation restrictions and historical preservation restrictions, and to dispose of Town property or portions thereof or interests therein, all as may be required by the Community Preservation Act and Chapter 184 of the General Laws and as may be necessary or appropriate to carry out the recommendations of the Community Preservation Committee; or to take any other action related thereto.

**Board of Selectmen for the Community Preservation Committee**

***VOTE TO AUTHORIZE THE BOARD OF SELECTMEN TO AMEND THE FIRST AMENDED AND RESTATED DEVELOPMENT AGREEMENT WITH CANTON HOLDINGS, LLC***

**Article 20** To see if the Town of Canton will vote to authorize the Board of Selectmen to amend Section 11.6 of the First Amended and Restated Development Agreement dated April 28, 2015 between the Board of Selectmen and Canton Holdings, LLC by deleting the second grammatical sentence of Section 11.6 thereof and replacing it with the following sentence:

“The parties acknowledge and agree that no modifications or amendments to this Agreement shall be made unless and until a duly noticed public meeting has been held by the Board regarding such proposed modification or amendment, which proposed modification or amendment shall require a majority vote of the members of the Board at a meeting at which a quorum is present for its passage.”

Or to take any other action related thereto.

**Board of Selectmen**

***VOTE TO AMEND ZONING BY-LAW SECTIONS 2.1 AND 6.0 INDUSTRIAL DISTRICTS BY ADDING “LIMITED INDUSTRIAL (B)” AND “LIMITED INDUSTRIAL (C)”***

**Article 21** To see if the Town of Canton will vote to amend the Zoning By-Law of the Town Canton, as most recently amended, as follows:

1. To amend the map entitled “Zoning Map of Town of Canton”, to place the parcels (Assessors Map 35, Parcel 4, Map 22, Parcel 1, Map 22, Parcel 2, Map 33, Parcel 4, Map 33, Parcel 5 and Map 34, Parcel 2) shown on the plan entitled “Proposed Rezoning Exhibit”, prepared by DiPrete Engineering, into the Limited Industrial (C) District.
2. To amend Section 2.1 by adding “Limited Industrial (B)” and “Limited Industrial (C)” under the heading “INDUSTRIAL DISTRICTS”.
3. To amend Section 6.0 by adding a new Section 6.8 as follows:

**6.8 GENERAL PROVISIONS FOR LIMITED INDUSTRIAL (C) DISTRICTS**

**6.8.1 Purpose**

The Limited Industrial (C) (LI(C)) District has been established to accomplish the following goals:

1. To promote the economic health and stability of the Town by encouraging development and economic investment that will generate employment and tax revenue.
2. To provide additional planning flexibility for projects.
3. To redevelop underutilized and/or blighted sites.

**6.8.2 Applicability**

Buildings, structures, lots and uses within the LI (C) District shall be governed by the Zoning By-Law, except as modified by the provisions of this Section. Where provisions of this Section conflict or are inconsistent with other provisions of the Zoning By-law, the provisions of this Section shall govern.

In the event of damage or destruction to any buildings or structures originally constructed pursuant to an approval issued hereunder, such buildings and structures may be rebuilt and restored consistent with the original approval without the requirement of obtaining any further approvals.

### **6.8.3 Special Permits and Site Plan Review and Approval**

The Board of Appeals is hereby designated as the Special Permit Granting Authority (SPGA) for all purposes with respect to any proposed projects within the LI (C) District. All special permit applications shall conform to the provisions of this Section 6.8 and the Board of Appeals' Rules and Regulations adopted pursuant to M.G.L.c.40A, Section 9 governing the administration of applications for special permits.

In the LI(C) District, the SPGA may give site plan review and approval in accordance with the procedures provided in Section 10.5.1-10.5.4, and may grant a special permit in accordance with the procedures provided in Section 10.4.3, for a project that satisfies the criteria and conditions set out below.

The SPGA may approve an application for site plan review and approval and/or special permit based on a finding that the proposed project, as submitted or modified prior to its action, is in compliance with the criteria for approval set forth in Section 10.5.5 and M.G.L.c.40A, Section 9; provided, however, that the SPGA may deny the application for site plan review and approval and/or special permit if it determines that the effect of the proposed project on the public interest is so intrusive that no reasonable conditions can be developed to avoid that effect.

The SPGA may in its discretion waive any of the standards and criteria stated in this Section 6.8 or otherwise set forth in this Zoning By-law if the SPGA finds that such waiver does not derogate from the purposes of such standards and criteria because the proposed project satisfies the criteria stated in Section 10.5.5 of this Zoning By-Law.

Any special permit or site plan approval granted by the SPGA for a project in the LI (C) District shall lapse 3 years after the grant thereof, provided such period shall not include such time to pursue or await the determination of an appeal thereof.



#### 6.8.4 Uses

Uses allowed by right in either the Limited Industrial or Limited Industrial (B) Districts shall be allowed by right in the LI (C) District. Multiple principal or main buildings and uses shall be permitted on a Development Parcel.

In addition, the SPGA may issue a Special Permit for any use(s) within a Development Parcel in the LI (C) District which are allowed by Special Permit in either the Limited Industrial or Limited Industrial (B) Districts (whether or not such uses are conducted within a completely enclosed building) including, without limitation, a Hotel use on a Lot of not less than 2.5 acres, as well as any uses, facilities, amenities and structures accessory to any of the principal uses allowed hereunder within the Development Parcel (whether at, below, or above grade), including, without limitation, surface parking, below ground or above-ground, structured parking (not to exceed two levels above grade) and driveways and roadways, serving any principal uses within the Development Parcel.

#### 6.8.5 Density and Dimensional Requirements

The Density and Dimensional Requirements set forth in the table below shall apply in the LI (C) District. In the application of the requirements below, the same shall not be applied to the individual lots or ownership units comprising or within a Development Parcel, but shall be applied as if the Development Parcel were a single conforming lot, whether or not the Development Parcel is in single- or multiple-ownership at the time of issuance of a Special Permit or Site Plan Approval or thereafter; provided, however, that violation of this section by an owner or occupant of a single lot or ownership unit or leased premises within a Development Parcel shall not be deemed to be a violation by any other owner or occupant within the Development Parcel provided there exists an organization of owners.

| <i>Area, frontage, and bulk</i>                  | <i>Development Parcel<sup>5</sup></i> |
|--|---------------------------------------|
| <i>Minimum Lot Area</i>                          | <i>10 acres</i>                       |
| <i>Minimum Frontage</i>                          | <i>250 ft.</i>                        |
| <i>Maximum Building Coverage</i>                 | <i>30%</i>                            |
| <i>Maximum Building Height<sup>1, 2, 3</sup></i> | <i>70 feet</i>                        |
| <i>Minimum Front Setback<sup>4</sup></i>         | <i>10 feet</i>                        |
| <i>Minimum Side Setback<sup>4</sup></i>          | <i>10 feet</i>                        |
| <i>Minimum Rear Setback<sup>4</sup></i>          | <i>10 feet</i>                        |