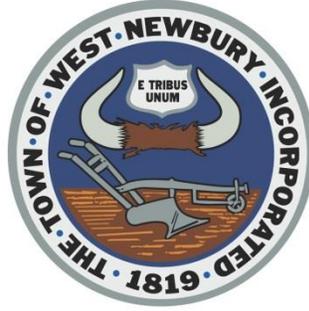


Town of West Newbury, Massachusetts

Fall Town Meeting

October 23, 2017, 7:00 p.m.

Town Annex, 379 Main Street



October 23, 2017

Dear Fellow Residents of West Newbury:

We have prepared this booklet to assist you in making informed decisions on this meeting's Warrant Articles. The Finance Committee has reviewed each proposed Article and herein reports to you our recommendations to approve or disapprove each Article.

The Selectmen and Finance Committee continue to approach the Fall Town Meeting's agenda with the intent to use this time for Articles of a more urgent nature. These Articles include issues of safety, clerical and budgetary adjustments, and bylaw adjustments which are presented to address current Town situations. We wish to retain the Annual Town Meeting, held in the spring, as the forum to bring forward Articles that surface through normal Town operations. That being said, participation at the Special Town Meeting is always important. It is within this STM where voters will have the opportunity to decide on such items as appropriating the future Town Manager's salary and benefits, the establishment of a Library revolving fund to replace lost or damaged items, amending the Zoning Bylaw to expand the Groundwater Protection Map, a temporary moratorium on the use of land or structures for recreational marijuana sales, and the movement of Free Cash to reduce the tax rate and add to the school stabilization fund. This is a time for voters to address issues that arose after the Annual Town Meeting. It is also a time to address issues in which it would not be prudent, or even possible, to set the item aside until the spring.

In West Newbury, we are fortunate that so many volunteer their time to participate on Town committees. The Finance Committee applauds and thanks you all for your commitment. We meet Monday evenings at 7 p.m. in the 1910 Building. Find out more about the Committee on our website: <https://www.wnewbury.org/finance-committee>. We genuinely welcome your participation.

"That government is the strongest of which every man feels himself a part."

Thomas Jefferson

The West Newbury Finance Committee

Nick DeLena, chair

Tom Ellis, vice chair

Elisa Grammer, secretary

John McGrath

Brad Beaudoin

Forbes Durey

Andy Gould, ex officio

Carol Mahoney, administrative assistant

**TOWN OF WEST NEWBURY
COMMONWEALTH OF MASSACHUSETTS
WARRANT - SPECIAL TOWN MEETING – MONDAY, October 23, 2017
7:00 p.m.**

Essex, ss.

To any of the Constables of the Town of West Newbury:

In the name of the Commonwealth, you are hereby required to notify and warn all the inhabitants of the Town of West Newbury, who are qualified to vote in the elections and Town affairs, to meet at the Town Annex, 379 Main Street, at 7:00 p.m. on Monday, October 23, 2017 to act upon or take any other action relative to all of the following Articles.

GENERAL GOVERNMENT MATTERS

ARTICLE 1. To hear and act upon the reports of Town officers and committees.

APPROPRIATIONS

ARTICLE 2. To see if the town will vote to transfer \$1,471.78 from available funds to pay outstanding bills from prior years' expenditures:

\$1,024.00 – FY'16 Board of Registrars

\$ 389.94 – FY'16 Town Clerk

\$ 57.84 – FY'15 Town Clerk

By request of the Town Clerk.

Selectmen Recommendation:

Approve: 3-0-0

FinCom Recommendation:

Approve: 6-0-0

Rationale: This Article allows the Town to pay for services it budgeted for and purchased in FY 2015 and 2016. Ballot printing/coding services and related supplies were provided at the request of the Board of Registrars and the Town Clerk in FY 2015 and 2016, but vendor invoices for these services were not processed until after the close of the fiscal year. Budgeted dollars for these services were subsequently transferred to the Free Cash account. Passage of Article 2 allocates funds from Free Cash to pay these bills. ***Funding:*** Free Cash.

ARTICLE 3. To see if the town will vote to transfer from Free Cash the sum of \$114,000 to reduce the current year tax rate.

By request of the Board of Selectmen

Selectmen Recommendation:

Approve: 3-0-0

FinCom Recommendation:

Approve: 5-0-0

Rationale: *The Article will allow for the transfer of \$114,000 from Free Cash to reduce the current year tax rate. The effort of the Selectmen and the Finance Committee is to always maintain a healthy balance of Free Cash in conjunction with a stable tax rate. Doing so will assist the Town in avoiding significant fluctuation to the tax rate. Currently our Free Cash is at a level in excess of the financial needs of the Town. It is the goal of the Finance Committee going forward to slowly reduce Free Cash to approximately 5-7% of the overall budget.* **Funding:** Free Cash.

ARTICLE 4. To see if the town will vote to raise and appropriate and/or transfer from available funds the sum of \$150,000 for the town manager’s salary, benefits and expenses. Any remaining funds in this account at the end of FY’18 will close out to Free Cash.

By request of the Board of Selectmen.

Selectmen Recommendation:

Approve: 3-0-0

FinCom Recommendation:

Approve: 5-0-0

Rationale: *This Article supports the Town’s goal to have a Town Manager in place at the beginning of the 2018 calendar year. The FY18 budget, approved last April, does not include funding for the Town Manager’s salary, benefits, and expenses for the interim before such items may be addressed in the FY19 omnibus budget next April. This Article’s temporary funding mechanism allows the Town to hire a Town Manager as soon as possible. No duplication of funding will occur because any unspent monies will return to Free Cash at the end of FY18.* **Funding:** Free Cash.

ARTICLE 5. To see if the town will vote to transfer from Free Cash the sum of \$500,000 to be placed in the Special Purpose Municipal Stabilization Fund established pursuant to Massachusetts General Laws c. 40 §5B in order to fund future capital expenditures for school related building projects, or take any other action related thereto.

By request of the Board of Selectmen.

Selectmen Recommendation:

Approve: 3-0-0

FinCom Recommendation:

Approve: 5-1-0

Rationale: *The majority of the Finance Committee supports this Article because it furthers the aims of the Committee to reduce Free Cash to 5-7% of the overall budget, and continues an effort to invest in anticipation of upcoming school building costs, which, taken together with similar previous and future Articles, may serve to soften the financial impact of the project on the taxpayers.* **Funding:** Free Cash.

BY-LAWS--OTHERS

ARTICLE 6. To see if the Town will vote to amend Section XL of the Town Bylaws by deleting the present section 5.2.1 thru 5.2.5 and replacing it with the following in order to establish a revolving fund for allocating fines and penalties collected by the G.A.R. Library for the purchase of library materials, to wit:

5.2.1 G.A.R. Library Fines and Penalties Revolving Fund.

5.2.2 Department. There shall be a separate fund called the G.A.R. Library Fines and Penalties Revolving Fund authorized for use by the Trustees of the G.A.R. Library.

5.2.3 Revenues. The town accountant shall establish the G.A.R. Library Fines and Penalties Revolving Fund as a separate account and credit to the fund all the monies received in connection with the collection of fines and penalties for lost, damaged or destroyed library materials.

5.2.4 Purposes and Expenditures. During each fiscal year, the Trustees of the G.A.R. Library may incur liabilities against and spend monies from the G.A.R. Library Fines and Penalties Revolving Fund for the purchase of library materials.

5.2.5 Fiscal Years. The G.A.R. Library Fines and Penalties Revolving Fund shall operate for fiscal years that begin on or after July 1, 2018 and shall continue until such time as town meeting votes to eliminate the fund.

By request of the Board of Library Trustees.

Selectmen Recommendation:

Approve: 3-0-0

FinCom Recommendation:

Approve: 5-0-1

Rationale: *The Finance Committee supports the creation of this revolving fund and recommends that Town Meeting approve this Article. Currently, the Library has the new ILS (Integrated Library System) managed by the MVLC (Merrimack Valley Library Consortium) which went live on May 18, 2017. The new ILS allows for credit card payment for lost or damaged books. The Town Accountant shall establish the Library Materials Revolving Fund as a separate account and credit to the fund all the monies charged and received by the West Newbury Library in connection with the payment for lost or damaged materials. During each fiscal year, the Library may spend monies from the Library Materials Revolving Fund for the purpose of replacing lost or damaged items. **Funding:** N/A.*

ARTICLE 7. To see if the town will amend the Zoning Bylaw, Section 10 Groundwater Protection Overlay District by replacing the current map set forth in Section 10.D. with a new map entitled “Town of West Newbury, Proposed Amendments to the Groundwater Overlay District Map (Section 10 of the West Newbury Zoning Bylaw) 2017 Fall Meeting”¹

By request of the Board of Selectmen and the Water Commissioners.

Selectmen Recommendation:

Approve: 3-0-0

FinCom Recommendation:

Approve: 6-0-0

Rationale: *Article 7 amends and adds protections at two locations in Town.*

1. *The existing well field at the Artichoke requires an additional form of protection for the bedrock well. That well is being prepared for production status.*

2. *Protections are also a proposed for an area under consideration for water development. That site is known as the Dole Place Well field, it is located near the Merrimack River at the westerly end of Town.*

*In each case the changes are required by and approved by the Massachusetts Department of Environmental Protection. **Funding:** N/A.*

ARTICLE 8. To see if the town will amend the Zoning Bylaw, Section 4.E to add a temporary moratorium on the use of land or structures for the operation of any marijuana establishments, as defined in G.L. c. 94G Section 1. This moratorium shall be in effect through December 31, 2018. ²

By request of the Board of Selectmen.

Selectmen Recommendation::

Approve: 3-0-0

FinCom Recommendation:

Approve: 4-1-0

¹ Please see Appendix 1 to this booklet for the revised Groundwater Protection Overlay map and excerpts from the existing, unchanged Groundwater Protection Overlay Zoning Bylaw.

² Please see Appendix 2 to this booklet for the Recreational Marijuana Moratorium bylaw text.

Rationale: *This Article seeks to give the Town more time to plan and evaluate how recreational marijuana establishments may impact the Town. The temporary moratorium would prohibit the establishment of any licensed recreational marijuana related businesses through 2018. The moratorium would allow the Town to evaluate how this law is implemented at the state level and in other communities in the Commonwealth. Given the novelty of this legislation, the Finance Committee felt that delaying action until more information is available seemed prudent.* **Funding:** N/A.

You are hereby directed to serve this warrant by posting attested copies thereof at least 14 days before the date of the Special Town Meeting, as provided within the Town By-Laws.

LOCATIONS TO POST WARRANT:

- Town Hall
- 1910 Town Office Building
- G.A.R. Memorial Library
- Post Office
- Laurel Grange

Hereof fail not to make due return of this warrant with your doings thereon at the time and place of holding said meeting.

Given under our hands this ____ day of October, 2017.

BOARD OF SELECTMEN:

- David Archibald, Chairman
- Glenn A. Kemper
- Joseph Anderson

A true copy, Attested:

Michael P. McCarron, Town Clerk

Pursuant to the above warrant to me directed, I hereby notify and warn all the inhabitants of the Town of West Newbury who are qualified to vote to meet at said time and place.

Constable

Date of Posting

Role of the Finance Committee: The Finance Committee is an appointed, standing committee consisting of six qualified voters. The Finance Committee is specifically chartered with the following responsibilities:

- Prepare recommendations regarding all Articles in the warrant, especially those involving the appropriation of money.
- Consider all municipal questions affecting the revenue, indebtedness or expenditures of the funds of the Town, and for this purpose the committee shall have access to all books and records of the Town.
- Present the Annual Budget to the Town.
- Confer with and advise the Board of Selectmen whenever so requested.
- One member of the Finance Committee shall be a member of the advisory Capital Improvements Committee and one member shall be a member of the Investment Policy Committee.
- Authorize transfers from the Reserve Fund.
- Authorize year-end budget line item transfers.
- Declare a Snow Emergency to allow deficit spending of the Snow Removal budget.

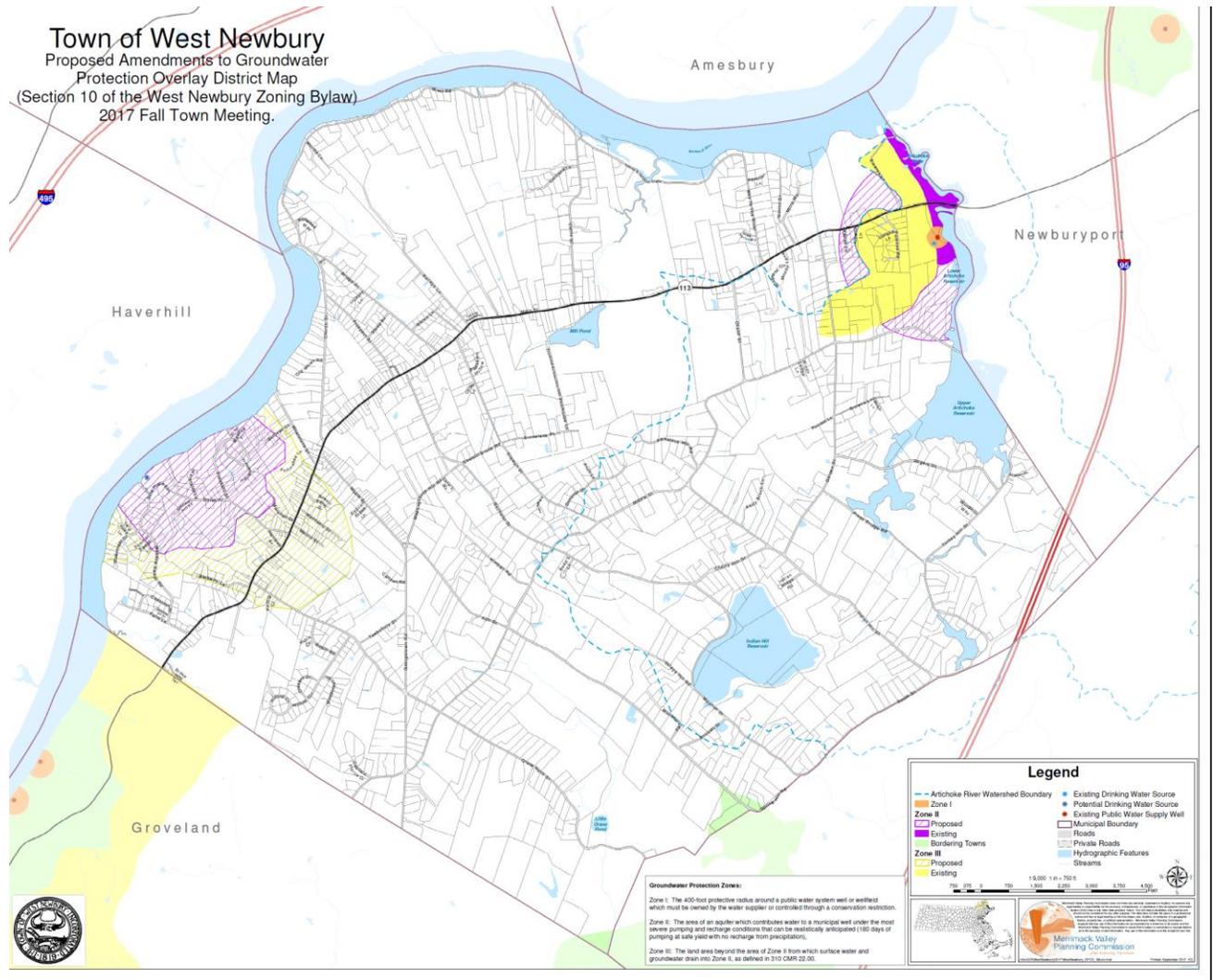
In addition to these statutory responsibilities, the Finance Committee serves as your investigative agent to make sure that all proposed expenditures are thoroughly vetted before they come before the Town.

GLOSSARY

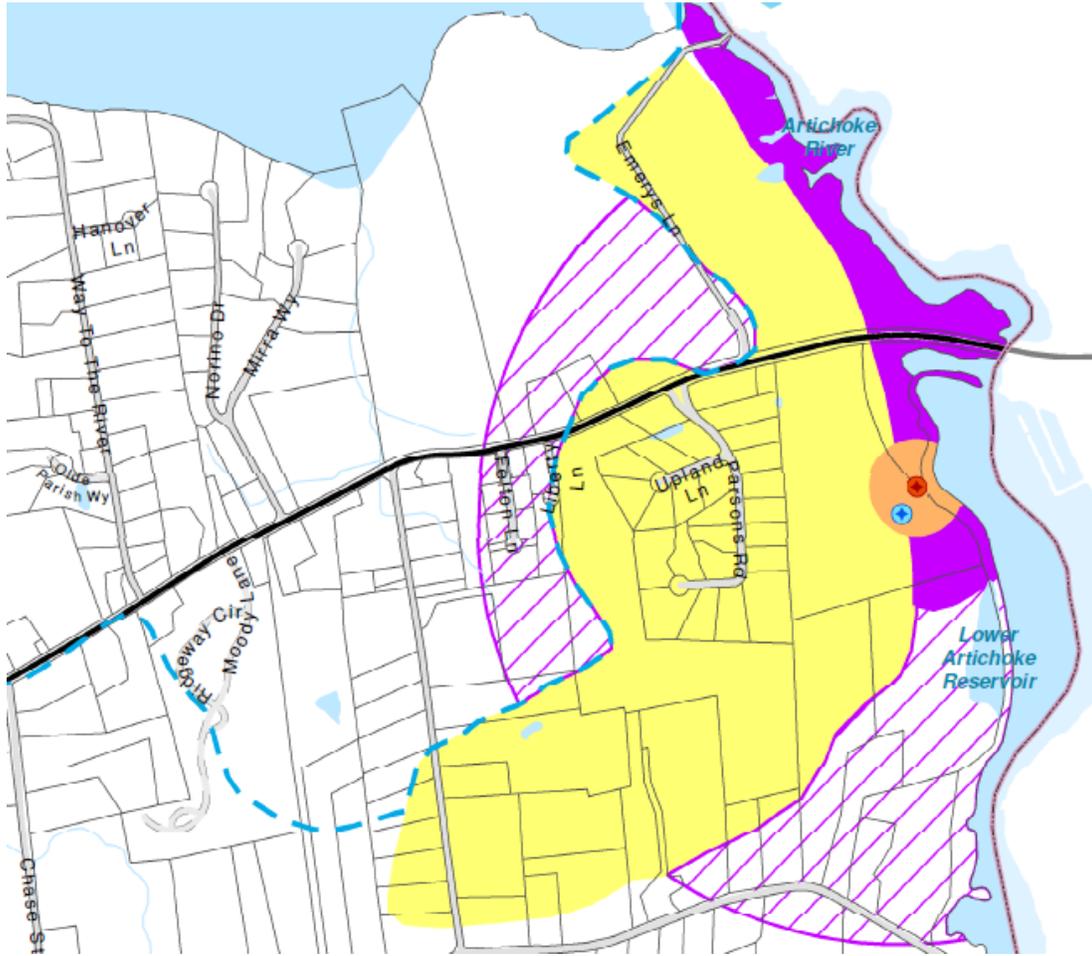
1. **Article:** The topic to be considered and voted at Town Meeting.
2. **Assessment:** The Board of Assessors judgment of the value of a property.
3. **Bond:** A means to raise money through the issuance of debt. The Town (borrower) promises in writing to repay a specified sum of money, alternately referred to as face value, par value or bond principal, to the buyer of the bond on a specified future date (maturity date), together with periodic interest at a specified rate. The term of a bond is always greater than one year.
4. **Capital Expenditure:** An expense for a tangible asset or project that costs at least \$20,000 and has a useful life of at least 5 years.
5. **Chapter 70:** The Chapter of Massachusetts law that governs the funding of the schools. The formula is designed to distribute state aid to help establish educational equity among municipal and regional school districts. It is also the name for the largest part of state funding to schools.
6. **Chapter 90:** The Chapter of Massachusetts law that governs the funding of roads and highway improvements. It is also the common name for the largest part of state funding to highways.
7. **Cherry Sheet:** State aid to the Town, so called as they used to be printed on red paper.
8. **Credit Rating:** The evaluation given by lenders indicating the Town's ability to repay a Loan or Bond. A good credit rating allows the Town to borrow at a lower interest rate.
9. **Free Cash:** Funds remaining from the operations of a previous fiscal year (June 30) which may be appropriated after they have been certified by the Massachusetts Department of Revenue. These include unspent appropriations and revenue collected in excess of estimates.

10. **Levy:** The revenue the Town can raise through real and personal property tax and motor vehicle excise taxes.
11. **Levy Limit:** The maximum tax amount the Town can levy in a given year. The limit can grow 2 ½% of the prior year's levy limit plus new growth and any overrides.
12. **New growth:** The taxing capacity and thereby revenue added by new construction and other increases in the property tax base.
13. **Operating Expenses:** The budget for routine, recurring expenses during the fiscal year starting on July 1 through June 30. It includes all labor and expenses. Typical examples are Police and Fire Department salaries, the Town's assessment from the Pentucket Regional School District, road repairs, snow removal and the solid waste pickup (trash) contract.
14. **Override:** Proposition 2 ½ allows a Town to increase the Town's taxes greater than 2 ½% by one of 3 methods, if approved by the voters:
 - a. Capital Outlay Expenditure Override– allows override of Prop 2 ½, only for a one-time purchase.
 - b. Debt Exclusion Override–allows over-ride of Prop 2 ½ only for the term of the debt repayment schedule.
 - c. General Override–increases the total tax beyond 2 ½% permanently.
15. **Pension Obligations:** Contributions to the Essex Regional Retirement Board and to the Other Post-Employment Benefits (OPEB) for eligible Town employees to pay for negotiated benefits.
16. **Pentucket Regional School District (PRSD) Assessment:** What the Town must pay to the PRSD each year for the schools. It includes:
 - a. Minimum contribution established by the Massachusetts Department of Education based on Town demographics, real estate values, and income.
 - b. Other Assessment. Remainder of operating budget of the PRSD, which is calculated based on the number of West Newbury pupils in the district.
 - c. Capital assessment is the district wide debt service on borrowing also apportioned based on the number of West Newbury pupils in the district and some Green Repair town specific debt and reimbursements.
17. **Proposition 2 ½:** The state law that limits the amount of increase in total real estate taxes, which the Town may assess, to a maximum of 2 ½% per year on existing properties. It does not include taxes that may be levied on new construction or additions (so called new growth).
18. **Raise and Appropriate:** Town Meeting authorization to expend a certain amount of money for a specific purpose by raising that amount of taxes to pay for that expenditure.
19. **Sources of Revenue:** Local receipts collected by the Town such as boat and auto excise tax taxes, fines and interest, real estate property taxes, state aid and grants.
20. **Stabilization Account:** A general or special purpose savings account withdrawn from at Town Meetings with a 2/3 vote. West Newbury uses these accounts to save for major future expenditures.

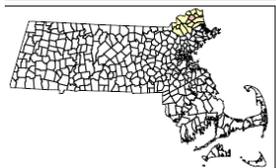
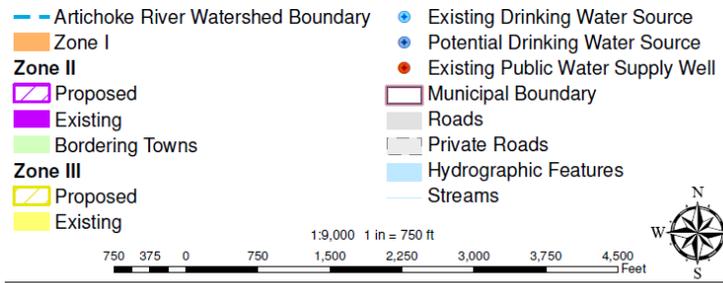
APPENDIX 1:
GROUNDWATER PROTECTION OVERLAY
BYLAW



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GROUNDWATER PROTECTION OVERLAY
BYLAW



Legend

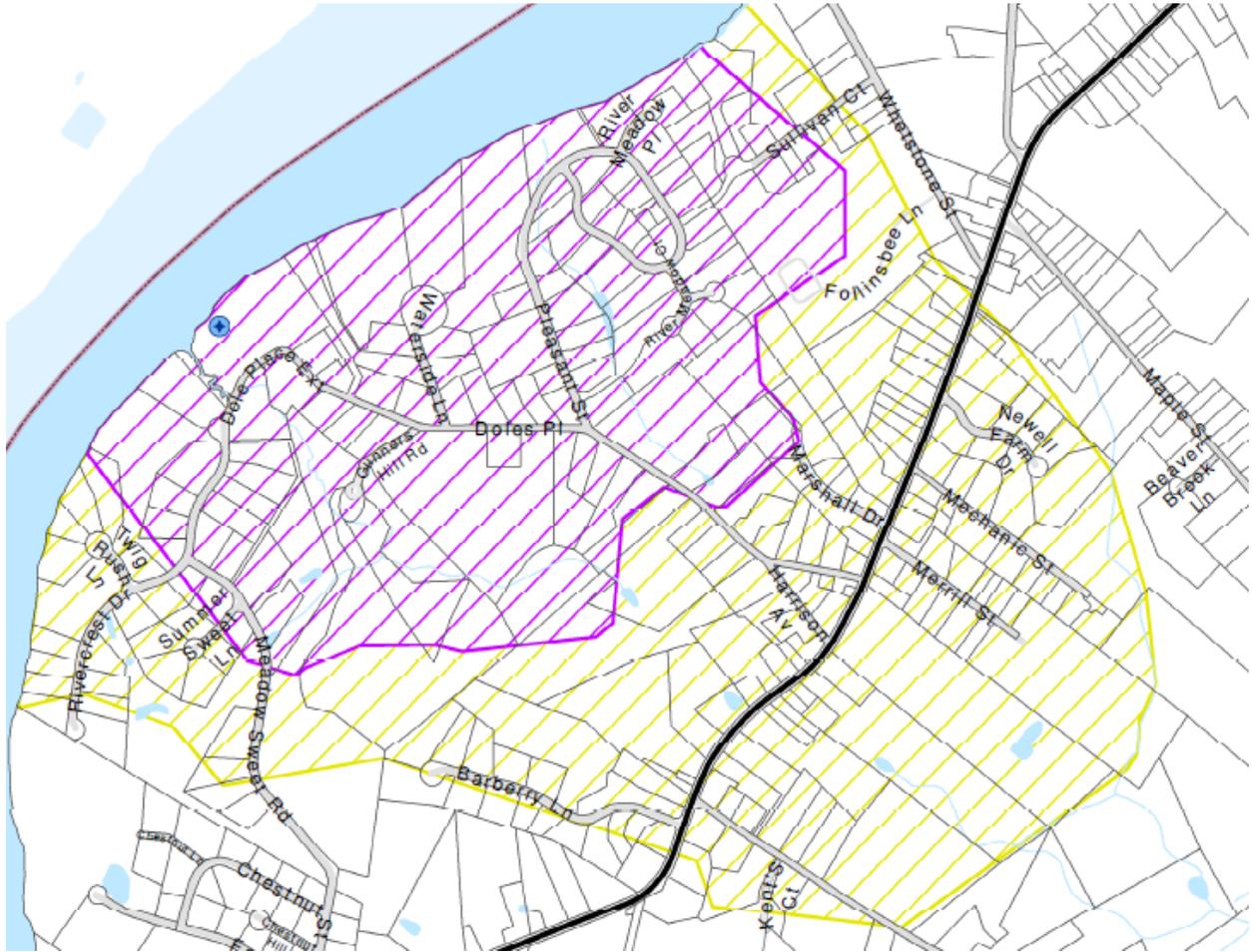


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Merrimack Valley Planning Commission
plan • develop • preserve

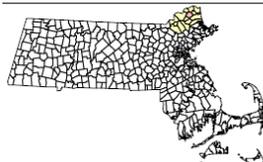
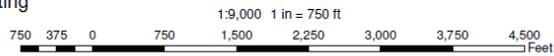
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APPENDIX 1:
GROUNDWATER PROTECTION OVERLAY
BYLAW



Legend

- Artichoke River Watershed Boundary
- Zone I
- Zone II**
- Proposed
- Existing
- Bordering Towns
- Zone III**
- Proposed
- Existing
- Existing Drinking Water Source
- Potential Drinking Water Source
- Existing Public Water Supply Well
- Municipal Boundary
- Roads
- Private Roads
- Hydrographic Features
- Streams



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APPENDIX 1:
GROUNDWATER PROTECTION OVERLAY
BYLAW

https://www.wnewbury.org/sites/westnewburyma/files/uploads/zoning_bylaws.pdf

EXISTING GROUNDWATER PROTECTION OVERLAY BYLAWS

10.A PURPOSE OF DISTRICT

The purpose of this Groundwater Protection Overlay District is to:

- 10.A.1. Promote the health, safety, and general welfare of the community by ensuring an adequate quality and quantity of drinking water for the residents, institutions, and businesses of the Town of West Newbury;
- 10.A.2. Preserve and protect existing and potential sources of drinking water supplies;
- 10.A.3. Conserve the natural resources of the town; and
- 10.A.4. Prevent temporary and permanent contamination of the environment.

10.B. THE GROUNDWATER PROTECTION DISTRICT IS AN OVERLAY DISTRICT SUPERIMPOSED ON THE ZONING DISTRICTS.

This overlay district shall apply to all new construction, reconstruction, or expansion of existing buildings and new or expanded uses. Applicable activities and uses in a portion of one of the underlying zoning districts which fall within the Groundwater Protection District must additionally comply with the requirements of this district. Uses prohibited in the underlying zoning districts shall not be permitted in the Groundwater Protection District.

10.C. DEFINITIONS:

For the purposes of this section, the following terms are defined below:

Aquifer: Geologic formation composed of rock, sand or gravel that contains significant amounts of potentially recoverable water.

Groundwater Protection District: The zoning district defined to overlay other zoning districts in the Town of West Newbury. The groundwater protection district may include specifically designated recharge areas.

Impervious Surface: Material or structure on, above, or below the ground that does not allow precipitation or surface water to penetrate directly into the soil.

Mining: The removal or relocation of geologic materials such as topsoil, sand, gravel, metallic ores, or bedrock.

Potential Drinking Water Sources: Areas which could provide significant potable water in the future.

Recharge Areas: Areas that collect precipitation or surface water and carry it to aquifers. Recharge areas may include areas designated as Zone I, Zone II, or Zone III.

Toxic or Hazardous Material: Any substance or mixture of physical, chemical, or infectious characteristics posing a significant, actual, or potential hazard to water supplies or other hazards to human health if such substance or mixture were discharged to land or water in the Town of West Newbury. Toxic or hazardous materials include, without limitation; synthetic organic chemicals, petroleum products, heavy metals, radioactive or infectious wastes, acids and alkalis, and all substances defined as Toxic or Hazardous under Massachusetts General Laws (M.G.L.) Chapter(c) 21C and 21E and 310 CMR 30.00, and also include such products as solvents and thinners in quantities greater than normal household use.

Zone I: The 100 to 400 foot protective radius around a public water system well or wellfield which must be owned by the water supplier or controlled through a conservation restriction.

Zone II: The area of an aquifer which contributes water to a well under the most severe pumping and recharge conditions that can be realistically anticipated (180 days of pumping at safe yield with no recharge from precipitation), as defined in 310 CMR 22.00. The determination of the location and extent of Zone II shall be in conformance with the criteria set forth in 310 CMR 22.00 and in the DEP's Guidelines and Policies for Public Water Systems.

Zone III: The land area beyond the area of Zone II from which surface water and groundwater drain into Zone II, as defined in 310 CMR 22.00. Activities in Zone III are not regulated in this bylaw.

* * * *

APPENDIX 1:
GROUNDWATER PROTECTION OVERLAY
BYLAW

10.F. USE REGULATIONS

In the Groundwater Protection District the following regulations shall apply:

10.F.1. Uses Allowed in Zone I

Only uses related to the operation and maintenance of the public water supply are permitted in the Zone I defined in 310 Code of Massachusetts Regulations 22.00.

10.F.2. Uses Allowed in Zone II

- a. The following uses are allowed within the Groundwater Protection District, provided that all necessary permits, orders, or approvals required by local, state, or federal law are also obtained:
- b. conservation of soil, water, plants, and wildlife;
- c. outdoor recreation, nature study, boating, fishing, and hunting where otherwise legally permitted;
- d. foot, bicycle and/or horse paths, and bridges;
- e. normal operation and maintenance of existing water bodies and dams, splash boards, and other water control, supply and conservation devices;
- f. maintenance, repair, and enlargement of any existing structure, subject to Section
- g. (prohibited uses) and Section 10.G (special permitted uses);
- h. residential development, subject to Section 10.F.3. (prohibited uses) and Section 10.G (special permitted uses);
- i. farming, gardening, nursery, conservation, forestry, harvesting, and grazing, subject to Section 10.F.3 (prohibited uses) and Section 10.G (special permitted uses);
- h. construction, maintenance, repair, and enlargement of drinking water supply related facilities such as, but not limited to, wells, pipelines, aqueducts, and tunnels.
- j. Underground storage tanks related to these activities are categorically not permitted.

10.F.3. Uses Prohibited in Zone I and II The following uses are prohibited: Statutes and regulations cited are as in effect on March 1, 1999, and as subsequently amended.

- a. landfills and open dumps as defined in 310 CMR 19.006;
- b. automobile graveyards and junkyards, as defined in M.G.L. c. 140B, §1;
- c. landfills receiving only wastewater and/or septage residuals including those approved by the Department pursuant to M.G.L. c. 21, §26 through 53; M.G.L.c.111, §17; M.G.L c. 83, §6 and 7, and regulations promulgated thereunder;
- d. facilities that generate, treat, store, or dispose of hazardous waste that are subject to M.G.L. c. 21C and 310 CMR 30.00, except for the following:
 - i) very small quantity generators as defined under 310 CMR 30.000;
 - ii) household hazardous waste centers and events under 310 CMR 30.390;
 - iii) waste oil retention facilities required by M.G.L. c. 21, § 52A;
 - iv) water remediation treatment works approved by DEP for the treatment of contaminated ground or surface waters; e. petroleum, fuel oil, and heating oil bulk stations and terminals including, but not limited to, those listed under Standard Industrial Classification (SIC) Codes 5171 and 5983. SIC Codes are established by the US Office of Management and Budget and may be determined by referring to the publication, Standard Industrial Classification Manual, and any other subsequent amendments;
- f. storage of liquid hazardous materials, as defined in MGL.c.21E, and/or liquid petroleum products unless such storage is:
 - i) above ground level, and;
 - ii) on an impervious surface, and
 - iii) either

APPENDIX 1:
GROUNDWATER PROTECTION OVERLAY
BYLAW

- a) in container(s) or above ground tank(s) within a building, or;
- b) outdoors in covered container(s) or above ground tank(s) in an area that has a containment system designed and operated to hold either 10% of the total possible storage capacity of all containers, or 110% of the largest container's storage capacity, whichever is greater;
- g. storage of sludge and septage, unless such storage is in compliance with 310 CMR 32.30 and 310 CMR 32.31;
- h. storage of deicing chemicals unless such storage, including loading areas, is within a structure designed to prevent the generation and escape of contaminated runoff or leachate;
- i. Contamination of groundwater by improper storage of animal manure:
 - j. Manure generated by residential and recreational uses, not for resale and not incidental to commercial landscaping: Storage of animal manure must be contained or otherwise controlled from excessive leaching, in accordance with best management practices such as described in the West Newbury Livestock Guidelines; and as determined by the Planning Board. Any accumulation shall be removed at least every 2 years.
 - k. Manure for commercial use, such as for landscaping or for resale: Storage of animal manure must be covered or contained in accordance with guidelines from the Natural Resource Conservation Service. Storage time shall be limited to 1 year.
 - l. Mining and removal of earth material to within 4 feet of historical high groundwater as determined through soil analysis by a Certified Soil Evaluator using a method approved by the Department of Environmental Protection. Sand and gravel operations must determine the historical high groundwater table from monitoring wells and historical water table fluctuation data as compiled by the United States Geological Survey. Excavation and grading for residential development, including building foundations, roads, swimming pools, landscaping, gardening, and utility works are exempt. Sanitary disposal waste systems are exempt if constructed in accordance with State (Title 5) and local Board of Health.
 - m. discharge to the ground of non-sanitary wastewater including industrial and commercial process waste water, except:
 - i) the replacement or repair of an existing treatment works that will not result in a design capacity greater than the design capacity of the existing treatment works;
 - ii) treatment works approved by the Department designed for the treatment of contaminated ground or surface water and operating in compliance with 314 CMR 5.05(3) or 5.05(13);
 - iii) publicly owned treatment works;
- n. stockpiling and disposal of snow and ice containing deicing chemicals if brought in from outside the district;
- o. storage of commercial fertilizers, as defined in MGL Chapter 128, §64, unless such storage is within a structure designed to prevent the generation and escape of contaminated runoff or leachate.

10.F.4. Uses and Activities Requiring a Special Permit

The following uses and activities are permitted only upon the issuance of a Special Permit by the Special Permit Granting Authority (SPGA) under such conditions as they may require:

- a. enlargement or alteration of existing uses that do not conform to the Groundwater Protection District;
- b. those activities that involve the handling of toxic or hazardous materials in quantities greater than those associated with normal household use, permitted in the underlying zoning (except as prohibited under Section C). Such activities shall require a special permit to prevent contamination of groundwater;
- c. any use that will render impervious more than 15% or 2,500 square feet of any lot, whichever is greater. A system for groundwater recharge must be provided which does not degrade groundwater quality. For non-residential uses, recharge shall be by storm water infiltration basins or similar system covered with natural vegetation, and dry wells shall be used only where other methods are infeasible. For all non-residential uses, all such basins and wells shall be preceded by oil, grease, and sediment traps to facilitate removal of contamination. Any and all recharge areas shall be permanently maintained in full working order by the owner.

APPENDIX 2:
RECREATIONAL MARIJUANA
BYLAW

**PROPOSED ZONING AMENDMENT
TEMPORARY MORATORIUM ON MARIJUANA**

Section 4.E Temporary Moratorium

In order to allow sufficient time to engage in a planning process to address the effects of marijuana establishments both structures and uses on the Town, the Town hereby adopts a temporary moratorium on the use of land or structures for the operation of any marijuana establishment, as defined in G.L. c. 94G Sec. 1, including without limitation, a marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retail or any other type of licensed marijuana related business. Such marijuana establishments are prohibited in all zoning districts of the Town during this moratorium. This prohibition shall not apply to the sale, distribution or cultivation of marijuana for medical purposes licensed under Chapter 369 of the Acts of 2012. This moratorium shall be in effect through December 31, 2018. During the moratorium period, the Town shall undertake a planning process to address the potential impacts of marijuana establishments in the Town, to consider the current legislative changes to G.L. c. 94G Sec. 1 *et seq.* and to allow the Town time to consider a referendum on the allowance of marijuana establishments in the Town.

APPENDIX 3:

MEETING IMPACTS ON TOWN ACCOUNTS

Balances Report		Estimated				Estimated						
		Town Stabilization	Pension Stabilization	School Stabilization	Town Free Cash	Water Stabilization	Water Free Cash	CPC Comm Housing	CPC Historical	CPC Open Space	CPC Undesig	CPC Reserve
	7/1/2017	1,408,777	100,000	436,338	1,800,000	102,766	200,000	161,392	127,369	301,102	1,108,331	467,498
10/2017 STM	Art #											
Reduce Tax Rate	3				(114,000)							
Town Manager Salary	4				(150,000)							
School Stabilization	5			500,000	(500,000)							
Estimated Reciepts 2018								38,423	38,423	38,423		228,806
Balances												
	12/31/2017	1,408,777	100,000	936,338	1,036,000	102,766	200,000	199,815	165,792	339,525	1,108,331	696,304