



**WARRANT
ANNUAL TOWN MEETING
FISCAL YEAR 2017**

**THE COMMONWEALTH OF MASSACHUSETTS
HAMPSHIRE, SS.**

**TOWN OF SOUTHAMPTON
MASSACHUSETTS**

TUESDAY, MAY 17, 2016 AT 7:00 PM

**CAFETERIA/GYMNASIUM
WILLIAM E. NORRIS SCHOOL
34 POMEROY MEADOW RD
SOUTHAMPTON, MASSACHUSETTS**

To the Constables of the Town of Southampton, in said County:

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Southampton, qualified to vote on Town affairs, to meet at William E. Norris Elementary School, located at 34 Pomeroy Meadow Road, in said Southampton on Tuesday, May the 17th next, at seven in the evening, then and there to act on the following articles:

AWARDS

Article 1 PRESENTATION OF EDUCATIONAL AWARDS *Highway Superintendent*

To see if the Town will vote to hear presentations of the Richard C. Allen Educational Awards sponsored by the Southampton Highway Department and Transfer Station;

or take any action related thereto.

Article 2 PRESENTATION OF CERTIFICATES *Town Clerk*

To see if the Town will vote to hear presentations of State Certificates;

or take any action related thereto.

PROCEDURAL

Article 3 SPEAKERS *TOWN ADMINISTRATOR*

To see if the Town will vote to allow speakers to jointly face Town Meeting members and Town Moderator while speaking;

or take any other action related thereto.

ADMINISTRATIVE

Article 4 GREENWAY PRESENTATION *GREENWAY NEGOTIATION*

To see if the Town will vote to allow a brief presentation on the status of the Greenway project;

or take any other action related thereto.

Article 5 ROAD ACCEPTANCE: OLD HARVEST ROAD *PLANNING BOARD*

To see if the Town will vote to accept Old Harvest Road, as a public way as shown on a plan entitled "Western View Estates Definitive Subdivision," prepared for Triple Seven LLC c/o Eugene and James Labrie, sheets "1-12" and recorded in the Hampshire County Registry of Deeds Plan Book 231, Page 91-96;

or take any other action related thereto.

Attachment A: Old Harvest Road, Plan

Article 6 NET-SOLAR METERING CONTRACT

SELECT BOARD

To see if the Town will vote to authorize the Board of Selectmen to enter into a contract or contracts with a term or terms of longer than three years for the purchase of solar and/or other alternative energy based electricity and/or net metering credits associated with such a facility or facilities on such terms and conditions as it deems appropriate, and to take all actions and execute all documents necessary or appropriate in connection therewith;

Or take any other action related thereto.

Article 7 REPURPOSE PRIOR VOTED ARTICLE (SEPT 2012, ART 2)

WATER COMMISSION

To see if the Town will Vote to amend its vote under Article 2 of September 18, 2012 Special Town Meeting, which authorized the expenditure of \$175,000 from the Southampton Water Department Enterprise Fund for the construction of a new replacement Glendale Well, to provide that said funds shall instead be expended by the Water Department "for the development of alternative sources of water supply;"

Or take any other action related thereto.

BY-LAWS

Article 8 ZONING BY-LAWS: AMEND SOLAR BY-LAW

PLANNING BOARD

To see if the Town will vote to amend the Zoning By-Laws for the Town of Southampton by amending Section XVI, "Solar Electric Generating Facilities," (as written in attachment);

or take any other action related thereto.

Requires 2/3rds Vote

Attachment B: Solar By-Law

Article 9

GENERAL BY-LAWS: ADD STRETCH CODE

SELECT BOARD

To see if the Town will vote to enact Article XXXVIII of the Town of Southamptton General Bylaws, entitled "Stretch Energy Code" for the purpose of regulating the design and construction of buildings for the effective use of energy, pursuant to Appendix 115.AA of the Massachusetts Building Code, 780 CMR, the Stretch Energy Code, including future editions, amendments or modifications thereto, with an effective date of January 1, 2017, (a copy of which is on file with the Town Clerk and also attached hereto);

or take any other action related thereto.

Attachment C: Stretch Code By-law

FISCAL YEAR 17 BUDGET

Article 10

TRANSFER FOR AMORTIZATION OF WPAT BONDS

SELECT BOARD

To see if the Town will vote to transfer the sum of \$20,401 to fund the Amortization of WPAT Bonds, said sum shall be taken from the WPAT Loan Repayment Account;

or take any action related thereto.

Article 11

TRANSFER FOR AMBULANCE RELATED EXPENSES

SELECT BOARD

To see if the Town will vote to transfer the sum of \$158,000 to fund the EMS/Ambulance Related Expenses, said sum shall be taken from the Ambulance Receipts Reserved for Appropriation Account; or take any action related thereto.

Requires 2/3rds Vote

Article 12**APPROPRIATE FOR TRANSFER STATION ENTERPRISE FUND***HIGHWAY SUPERINTENDENT*

To see if the Town will vote to appropriate the sum of \$207,613 for the Transfer Station Enterprise Fund; or take any related action related thereto; to be funded from the following sources:

Permits	75,000
Charges (Tipping)	35,000
Bag Fees	79,050
Recycling Dividends	10,000
Small-Scale Initiative Grant	750
Investment Income	0
Retained Earnings	0
WPAT Subsidies	7,813
	<u>\$207,613</u>

To be expended as follows:

Wages	27,812
Operating Expense	142,280
Debt Service	23,525
Principal & Interest	0
Indirect Cost	13,996
	<u>\$207,613</u>

or take any action related thereto.

Attachment D: Transfer Station Budget

Article 13**APPROPRIATE FOR WATER ENTERPRISE FUND***WATER SUPERINTENDENT*

To see if the Town will vote to appropriate the sum of \$633,999.32 for the Water Enterprise Fund; or take any related action related thereto; to be funded from the following sources:

Water Charges	502,371.39
Hook-up Charges	29,630.00
Investment Income	2,000
Retained Earnings	45,000
WPAT Subsidies	54,997.93
	<u>\$633,999.32</u>

To be expended as follows:

Salary & Wages	157,918.00
Operating Expenses	131,000
Capital Outlay	71,795.19
Debt Service	220,907.13
Indirect Cost	52,379.00
	<u>\$633,999.32</u>

or take any action related thereto.

Attachment G: Water Department Budget

Article 14 **APPROPRIATE FOR OMNIBUS BUDGET (FY17)***Select Board*

To see if the Town will vote to fix salaries of all elected officials for the Fiscal Year 2017 for the period for July 1, 2016 to June 30, 2017, and further, to raise and appropriate monies as identified in the Town's omnibus budget, as attached, for such fiscal year;

or take any action related thereto.

Attachment: FY17 Budget

Article 15 **REVOLVING FUNDS***SELECT BOARD*

To see if the Town will vote pursuant to the provisions of Section 53E ½ of Chapter 44 of the Massachusetts General Laws, to authorize the operation of revolving funds for certain town departments for the fiscal year beginning July 1, 2016 with specific receipts credited to each fund, the purposes for which each fund may be spent and the maximum that may be spent from each fund for the fiscal year as follows;

or take any other action relative thereto.

REVOLVING FUND TITLE	AUTHORIZED TO SPEND FUND	REVENUE SOURCE	USE OF FUND	FY17 SPENDING LIMIT
COUNCIL ON AGING VAN	Council on Aging Director	Receipts from Operation of Van	Payment for Operation of COA Van	\$30,000
DOG LICENSING AND CONTROL	Town Clerk and Dog Officer	Dog License Fees and Other Related Charges	Expenses Related to Admin. Of Licenses & Dog Control	\$8,000
ELECTRICAL INSPECTIONS	Electrical Inspector	Electrical Inspection Receipts	Payment for Electrical inspection services	\$15,000
PARK COMMISSION	Park Commission	Field Usage Fees	Operating Expenses/Admin Expenses	\$10,000
PLANNING BOARD	Planning Board	Filing Fees	Admin Expenses	\$10,000
PLANNING BOARD	Planning Board	Consultant Charges	Consultant Costs	\$15,000

PLUMBING INSPECTIONS	Plumbing Inspector	Plumbing Inspection Receipts	Payment for Plumbing inspection services	\$15,000
TAX TITLE	Treasurer/Collector	Receipts from Tax Title	Tax Title related costs	\$10,000
WEIGHTS & MEASURES	Weights & Measures	Receipts from fees	Weights & Measures Fees	\$3,000
ZONING BOARD OF APPEALS	Zoning Board of Appeals	Receipts from Fees	ZBA Expenditures	\$3,000

FISCAL YEAR 15 BUDGET: STABILIZATION ACCOUNTS

Article 16 PRIOR YEAR BILL (FY15)

TOWN ACCOUNTANT

To see if the Town will vote to transfer the sum of \$397.30 to pay prior year bills from FY15 to Greenwood Industries for roof work on the Norris Elementary School, said sums shall be taken from the Operating Stabilization;

or take any action related thereto.

Requires 4/5ths Vote

Attachment G: Greenwood Invoice

FISCAL YEAR 17 BUDGET: STABILIZATION ACCOUNTS

Article 17 TRANSFER TO AMBULANCE STABILIZATION

SELECT BOARD

To see if the Town will vote to transfer the sum of \$25,000 from the Ambulance Receipts Reserved to the Ambulance Stabilization Account; or take any other action related thereto.

Requires 2/3rds Vote

Article 18 TRANSFER FROM OPERATING STABILIZATION FOR BALLISTIC VESTS

POLICE CHIEF

To see if the Town will vote to transfer the sum of \$5,451 from Operating Stabilization for 13 Ballistic Vests for the Police Department, provided, however, that such funds shall not be transferred, borrowed and/or expended unless the Town is approved for Bullet Proof Vest Partnership Grant, from the US Department of Justice, and/or any other such sources, in the amount of \$5,451 or more;

Or any other action related thereto.

Requires 2/3rds Vote

Article 19 TRANSFER FROM CAPITAL STABILIZATION FOR POLICE CRUISER CAPITAL IMPROVEMENT COM
To see if the Town will vote to transfer \$53,196 to the Police Department to fund the purchase of a New Police Cruiser with Camera & Laptop, said sum shall be taken from the Capital Stabilization Fund;

or take any action related thereto.

Requires 2/3rds Vote

Article 20 TRANSFER FROM CAPITAL STABILIZATION FOR TURNOUT GEAR CAPITAL IMPROVEMENT COM
To see if the Town will vote to transfer \$9,000 to the Fire Department to fund the purchase of a Firefighter Turnout Gear, said sum shall be taken from the Capital Stabilization Fund;

or take any action related thereto.

Requires 2/3rds Vote

Article 21 TRANSFER FROM CAPITAL STABILIZATION FOR ELEMENTARY LAPTOPS CAPITAL IMPROVEMENT COM
To see if the Town will vote to transfer \$22,000 to the Elementary School to fund the purchase of 11 Teacher Laptops, said sum shall be taken from the Capital Stabilization Fund;

or take any action related thereto.

Requires 2/3rds Vote

Article 22 TRANSFER FROM CAPITAL STABILIZATION FOR ELEMENTARY PROJECTORS CAPITAL IMPROVEMENT COM
To see if the Town will vote to transfer \$6,400 to the Elementary School to fund the purchase of four Classroom Projectors, said sum shall be taken from the Capital Stabilization Fund;

or take any action related thereto.

Requires 2/3rds Vote

Article 23 TRANSFER FROM CAPITAL STABILIZATION FOR ELEMENTARY DOOR CAPITAL IMPROVEMENT COM
To see if the Town will vote to transfer \$9,925 to the Elementary School to fund the purchase of Security Door Retrofits, said sum shall be taken from the Capital Stabilization Fund;

or take any action related thereto.

Requires 2/3rds Vote

FISCAL YEAR 17 BUDGET –COMMUNITY PRESERVATION

Article 24 REPORT OF COMMUNITY PRESERVATION *CPC*

To see if the Town will vote to hear and act, pursuant to Massachusetts General Laws Chapter 44B, on the report of the Community Preservation Committee for the Fiscal Year 2016 Community Preservation Budget and to appropriate or reserve from the Community Preservation Fund the following sums of money as recommended by the Community Preservation Committee for committee administrative expenses, community preservation projects and other necessary and proper expenses in fiscal year beginning July 1, 2016, with each item to be considered a separate appropriation:

Reserves:

From FY17 Estimated revenues for Historic Resources Reserve: \$17,900
From FY17 Estimated revenues for Community Housing Reserve: \$17,900
From FY17 Estimated revenues for Open Space Reserve: \$17,900

Article 25 TRANSFER FOR CPC ADMIN EXPENSES *CPC*

To see if the Town will vote to transfer the amount of \$10,000 to the Community Preservation Committee to fund the administrative expenses of the Community Preservation Committee, said sums shall be taken from the Community Preservation Surcharges-Undesignated Account;

or take any action related thereto.

Article 26 TRANSFER FOR VETERAN'S GRAVE MARKERS *CPC*

To see if the Town will vote to transfer the amount of \$5,000 to the Veteran's' Grave Officer to fund the purchase of ten flat markers for the veterans' grave, said sums shall be taken from the Community Preservation Surcharges-Historical Preservation Account.

or take any action related thereto.

Article 27 TRANSFER FOR RESTORATION OF VETERAN'S MONUMENTS *CPC*

To see if the Town will vote to transfer the amount of \$2,000 to the Veteran's' Grave Officer to fund the restoration of Revolutionary War and Civil War veterans' monuments, said sums shall be taken from the Community Preservation Surcharges-Historical Preservation Account;

or take any action related thereto.

Article 28 TRANSFER FOR CLARK-CHAPMAN HOUSE *CPC*

To see if the Town will vote to transfer the amount of up to \$15,000 to the Southampton Historical Society to fund climate control needs at the historic Clark-Chapman House to rectify the flooding of the basement and for a dehumidifier, said sums shall be from Community Preservation Surcharges-Undesignated Account;

or take any action related thereto.

Article 29 TRANSFER FOR HISTORIC BARN STABILIZATION *CPC*

To see if the Town will vote to transfer the amount of up to \$20,000 to the Conservation Commission to be used for the stabilization of the Historic Red Barn on conservation land formerly owned by the Szczypta Family said sums shall be taken from Community Preservation Surcharges-Undesignated Account;

or take any action related thereto

LAND ACQUISITION

Article 30

Cook/County Rd Drinking Water and Open Space Protection Project

*SELECT BOARD/CPC/WATER
COMMISSIONERS/CONCOM*

To see if the Town will vote:

(a) to raise, appropriate, or transfer from available funds, accept gifts and grants and/or borrow the sum of up to Seven Hundred Thousand Dollars (\$700,000) for the purpose of acquiring, for the purposes below, certain property known as the Gwinner Property consisting of 25.64 acres, more or less, and shown on the Assessor's Map 30 as Parcel 12A;

(b) that to meet this appropriation, the sum of up to Three Hundred Eighty Six Thousand Eight Hundred and Sixty-Two Dollars and fifty cents (\$386,862.50) shall be transferred from Community Preservation Commission Surcharges--Undesignated, and the Treasurer, with the approval of the Select Board is authorized to borrow the sum of up to Three Hundred Thirteen Thousand, One Hundred and Thirty Seven 50/100 Dollars (\$313,137.50) in accordance with Chapter 44, Section 7 of the General Laws as amended or any other enabling authority and to issue bonds or notes therefor, provided, however, that such funds shall not be transferred, borrowed and/or expended unless the Town is approved for either a LAND (Local Acquisitions for Natural Diversity) Grant or/a DWSP (Drinking Water Supply Protection) Grant, as described below, from the Massachusetts Division of Conservation Services, and/or any other such sources, in the amount of at least Three Hundred Thirteen Thousand One Hundred and Thirty-Seven 50/100 Dollars (\$313,137.50);

(c) that the Town is authorized to acquire the said property by gift, negotiated purchase, eminent domain or otherwise, for conservation, passive recreation and/or water supply purposes subject to the protections of Article 97 of the Amendments of the Massachusetts Constitution; and

(i) in the case of the award of a LAND Grant, upon such terms and conditions as the Conservation Commission, with the approval of the Select Board, shall determine to be appropriate, and that said interests in said property be conveyed to the Town, under the provisions of Massachusetts General Laws, Chapter 40, Section 8(C), as it may hereafter be amended, and other Massachusetts statutes relating to conservation, said property to be managed and controlled by the Conservation Commission; and, further, that the Select Board and/or Conservation Commission is authorized to submit on behalf of the Town any and all applications deemed necessary for grants and/or reimbursements from any state and/or federal programs in aid of conservation land acquisition, including but not limited to, all applications deemed necessary for grants and or reimbursements from the Commonwealth of Massachusetts

under the LAND Grant Program, and to receive and accept such grants and/or reimbursements for this purpose, and/or any grants or reimbursement programs in any way connected with the scope of this article, and that the Select Board and/or Conservation Commission be authorized to enter into all agreements and execute any instruments, including a grant of a perpetual conservation restriction to the City of Easthampton, the Commonwealth, or a non-profit corporation or trust that meets the requirements of General Laws, Chapter 184, §§31-33, as may be necessary to effect said acquisition or obtain such grant; or

(ii) in the case of the award of a DWSP Grant, upon such terms and conditions as the Water Commissioners, with the approval of the Select Board, shall determine to be appropriate, and that said interests in said property be conveyed to the Town, under the provisions of Massachusetts General Laws, Chapter 40, Sections 39B and 41, as they may hereafter be amended, and other Massachusetts statutes relating to water supply and conservation purposes, said property to be managed and controlled by the Water Commissioners; and further that the Select Board and/or Water Commissioners is authorized to submit on behalf of the Town any and all applications deemed necessary for grants and/or reimbursements from any state and/or federal programs in aid of water supply and conservation land acquisition, including but not limited to, all applications deemed necessary for grants and or reimbursements from the DWSP Grant Program, and to receive and accept such grants and/or reimbursements for this purpose, and/or any grants or reimbursement programs in any way connected with the scope of this article, and that the Select Board and/or Water Commissioners be authorized to enter into all agreements and execute any instruments, including a grant of a perpetual water supply and conservation restriction to the City of Easthampton, the Commonwealth, or a non-profit corporation or trust that meets the requirements of General Laws, Chapter 184, §§31-33, as may be necessary to effect said acquisition or obtain such grant.

(d) to authorize the Conservation Commission, the Water Commissioners and/or the Board of Selectmen and the Town Officers to take all related actions necessary or appropriate to carry out this acquisition and grant of perpetual conservation restriction;

or take any other action related thereto.

Requires 2/3rds Vote

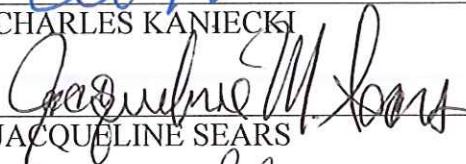
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And you are directed to serve this Warrant by posting up attested copies thereof at six usual places in said Town, seven days at least, before the time of holding said meeting. Hereof, fail not, and make due return of this Warrant, with your doings thereon, to the Town Clerk, at the time and place of meeting, as aforesaid. Given under our hands this 3rd day of May in the year two thousand and sixteen.

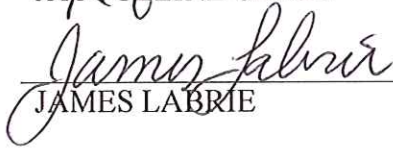
BOARD OF SELECTMEN



CHARLES KANIECKI



JACQUELINE SEARS



JAMES LABRIE



JOHN MARTIN

SHANNON CUTLER

A True Attest Copy

Attest: _____

Constable

Appendix

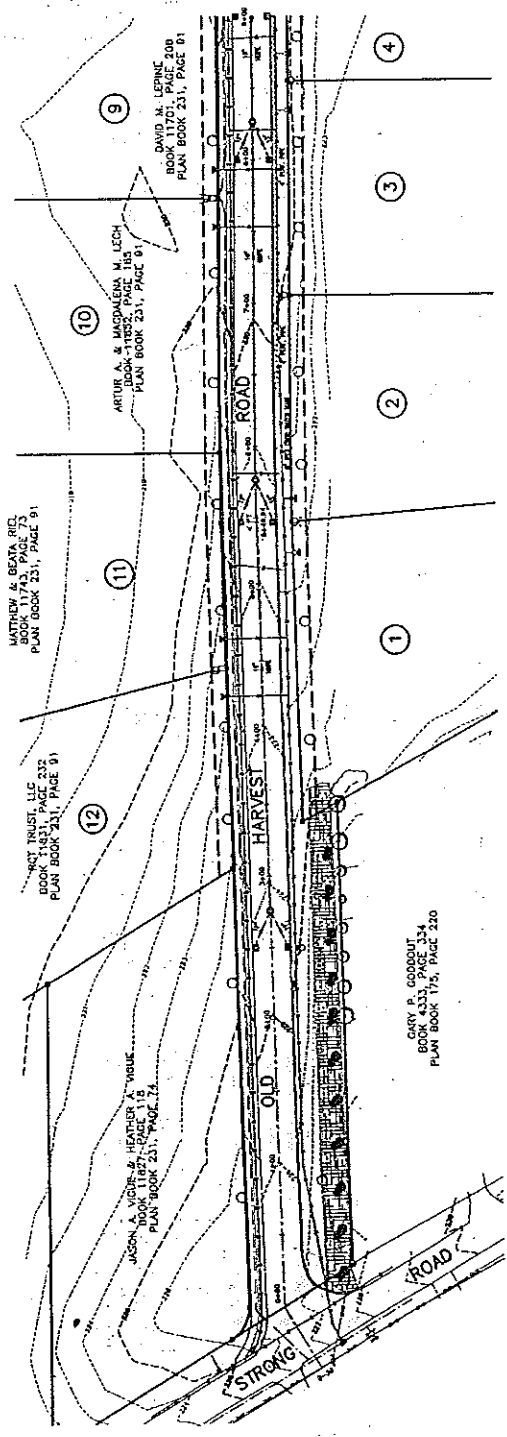
STATUS OF FUNDS	
AMBULANCE STABILIZATION	50,265.205
CAPITAL STABILIZATION	119,448.12
FREE CASH	22,127.00
OPERATING STABILIZATION	274,929.24
AMBULANCE RECEIPTS RESERVED FOR APPROPRIATION	193,358.71
<u>COMMUNITY PRESERVATION FUNDS</u>	
UNDESIGNATED RESERVES	1,064,395.60
OPEN SPACE	25,304.28
HISTORICAL PRESERVATION	7,871.98
COMMUNITY HOUSING	224,066.46

Attachment A: Old Harvest Road, Plan

See Attached.

VERSION OF THE
MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM
NO 83 (1996)

SYMBOL	DESCRIPTION
(Symbol)	EXISTING ROAD
(Symbol)	PROPOSED ROAD
(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED SIDEWALK
(Symbol)	EXISTING DRIVE
(Symbol)	PROPOSED DRIVE
(Symbol)	EXISTING FENCE
(Symbol)	PROPOSED FENCE
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY
(Symbol)	EXISTING EASEMENT
(Symbol)	PROPOSED EASEMENT
(Symbol)	EXISTING CURB
(Symbol)	PROPOSED CURB
(Symbol)	EXISTING GUTTER
(Symbol)	PROPOSED GUTTER
(Symbol)	EXISTING DRAINAGE
(Symbol)	PROPOSED DRAINAGE
(Symbol)	EXISTING TREE
(Symbol)	PROPOSED TREE
(Symbol)	EXISTING LANDSCAPE
(Symbol)	PROPOSED LANDSCAPE
(Symbol)	EXISTING FENCE
(Symbol)	PROPOSED FENCE
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY
(Symbol)	EXISTING EASEMENT
(Symbol)	PROPOSED EASEMENT
(Symbol)	EXISTING CURB
(Symbol)	PROPOSED CURB
(Symbol)	EXISTING GUTTER
(Symbol)	PROPOSED GUTTER
(Symbol)	EXISTING DRAINAGE
(Symbol)	PROPOSED DRAINAGE
(Symbol)	EXISTING TREE
(Symbol)	PROPOSED TREE
(Symbol)	EXISTING LANDSCAPE
(Symbol)	PROPOSED LANDSCAPE



MATTHEW & BEATA, INC.
BOOK 11743, PAGE 175
PLAN BOOK 231, PAGE 91

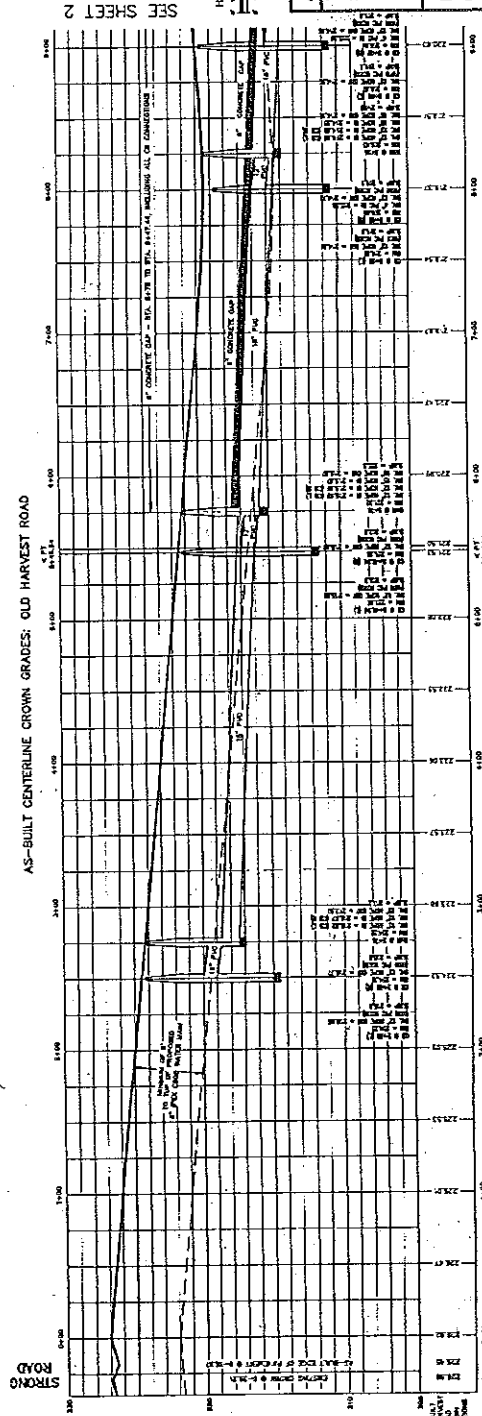
NOT TRUST, LLC
BOOK 11831, PAGE 232
PLAN BOOK 231, PAGE 91

JASON A. VIGOR & HEATHER A. VIGOR
BOOK 11827, PAGE 115
PLAN BOOK 231, PAGE 74

ARTHUR A. & MACQUEEN M. LEON
BOOK 11852, PAGE 183
PLAN BOOK 231, PAGE 91

DAVID M. LEBNIE
BOOK 11701, PAGE 208
PLAN BOOK 231, PAGE 91

GARY P. GOODOUT
BOOK 11833, PAGE 314
PLAN BOOK 174, PAGE 220



AS-BUILT CENTERLINE CROWN GRADES: OLD HARVEST ROAD

SEE SHEET 2

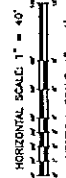
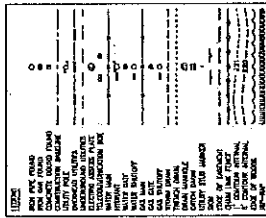
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

AS-BUILT PLAN OF OLD HARVEST ROAD
WESTERN VIEW ESTATES
SOUTHAMPTON, MASSACHUSETTS

PREPARED FOR
TRIPLE SEVEN LLC, C/O EUGENE R. LABRIE APPLICANT/OWNER
1000 STATE ROAD
SOUTHAMPTON, MASSACHUSETTS
DATE: SEPTEMBER 20, 2015

HERITAGE SURVEYS, INC.
PROFESSIONAL SURVEYORS AND ENGINEERS
1000 STATE ROAD
SOUTHAMPTON, MASSACHUSETTS 01073-0001
(413) 527-3000

7015-135433 Page 1 7015-AS BUILT 7015-135433



AS-BUILT PLAN OF OLD HARVEST ROAD

WESTERN VIEW ESTATES
SOUTHAMPTON, MASSACHUSETTS

PREPARED FOR
TRIPLE SEVEN, LLC, C/O EUGENE R. LABRIE APPLICANT/OWNER
107 VALLEY ROAD
SOUTHAMPTON, MASSACHUSETTS
DATE: SEPTEMBER 20, 2011

HERITAGE SURVEYS, INC.

PROFESSIONAL SURVEYORS AND ENGINEERS
241 COLLEGE HIGHWAY & CLARK STREET
POST OFFICE BOX 1
SOUTHAMPTON, MASSACHUSETTS 01075-0001
(413) 527-3600

	Page	Date	Ref.
7013-120403	7013-A3	JUL 7	7013-180920

Bill Miller, Fresno, Cal.

VERSION OF THE
MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM
NOV 83 (1998)

SYMBOL	DESCRIPTION
(Symbol)	PROPOSED LOT
(Symbol)	EXISTING LOT
(Symbol)	PROPOSED DRIVE
(Symbol)	EXISTING DRIVE
(Symbol)	PROPOSED SIDEWALK
(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED PATH
(Symbol)	EXISTING PATH
(Symbol)	PROPOSED FENCE
(Symbol)	EXISTING FENCE
(Symbol)	PROPOSED UTILITY
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED EASEMENT
(Symbol)	EXISTING EASEMENT
(Symbol)	PROPOSED SETBACK
(Symbol)	EXISTING SETBACK
(Symbol)	PROPOSED CURB
(Symbol)	EXISTING CURB
(Symbol)	PROPOSED DRIVE
(Symbol)	EXISTING DRIVE
(Symbol)	PROPOSED SIDEWALK
(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED PATH
(Symbol)	EXISTING PATH
(Symbol)	PROPOSED FENCE
(Symbol)	EXISTING FENCE
(Symbol)	PROPOSED UTILITY
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED EASEMENT
(Symbol)	EXISTING EASEMENT
(Symbol)	PROPOSED SETBACK
(Symbol)	EXISTING SETBACK
(Symbol)	PROPOSED CURB
(Symbol)	EXISTING CURB

SHEET 4 OF 4

HORIZONTAL SCALE 1" = 20'

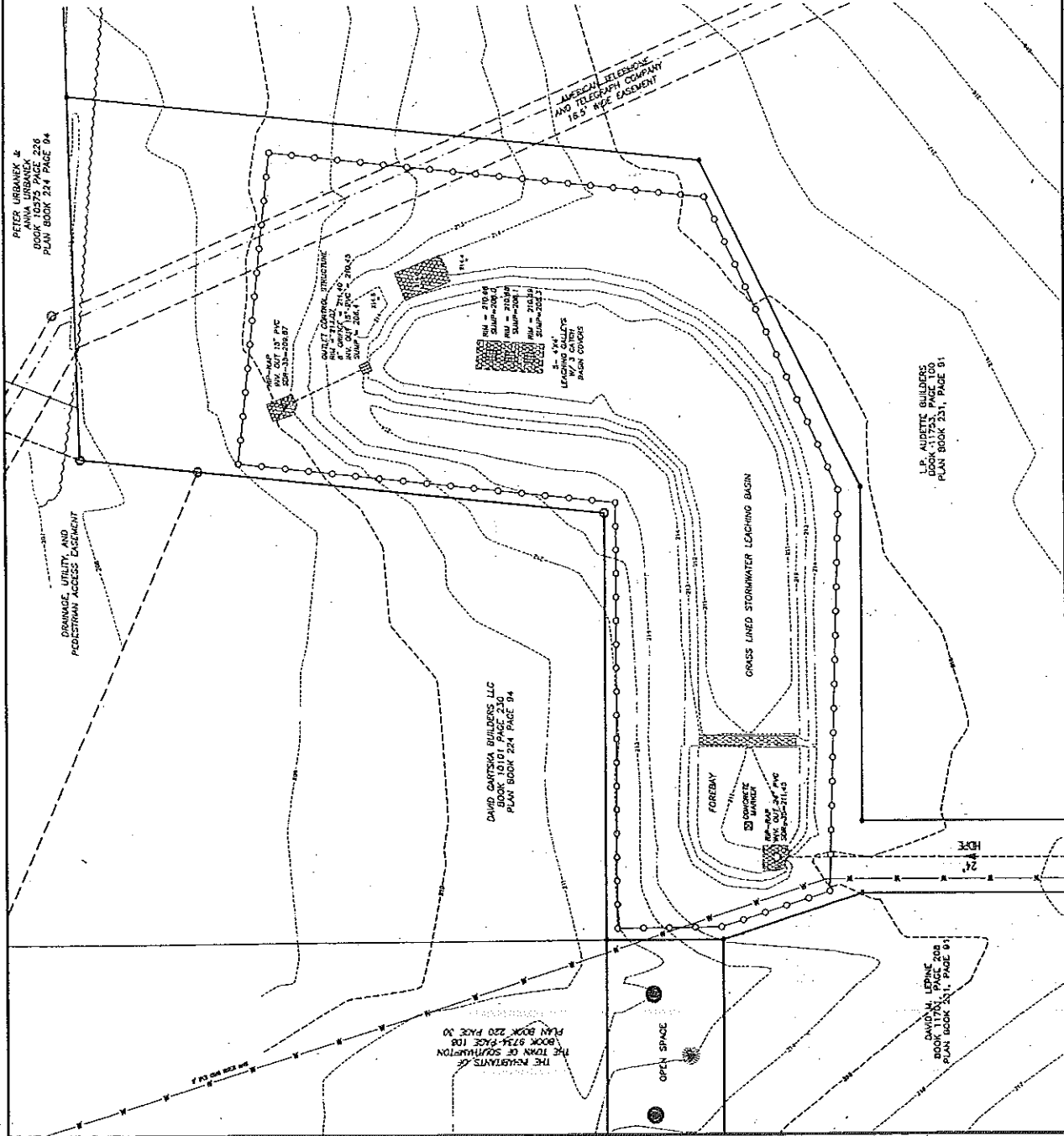
AS-BUILT PLAN OF OLD HARVEST ROAD
WESTERN VIEW ESTATES
SOUTHAMPTON, MASSACHUSETTS

PREPARED FOR
SOUTHAMPTON, MASSACHUSETTS
TRIPLE SEVEN, LLC, C/O EUGENE R. LABRIE APPLICANT/OWNER
107 VALLEY ROAD
SOUTHAMPTON, MASSACHUSETTS
DATE: SEPTEMBER 20, 2015

HERITAGE SURVEYS, INC.
PROFESSIONAL SURVEYORS AND ENGINEERS
241 COLLEGE HIGHWAY & CLARK STREET
SOUTHAMPTON, MASSACHUSETTS 01073-0001
(413) 327-3800

MASSACHUSETTS
REGISTERED PROFESSIONAL SURVEYOR
No. 10155
Exp. 12/31/2018

MASSACHUSETTS
REGISTERED PROFESSIONAL ENGINEER
No. 10155
Exp. 12/31/2018



PETER URBANIK &
ASSOCIATES
BOOK 103, PAGE 228
PLAN BOOK 224, PAGE 04

PEDESTRIAN ACCESS EASEMENT
DRAINAGE, UTILITY, AND
PEDESTRIAN ACCESS EASEMENT

DAVID GARTSKA BUILDERS LLC
BOOK 10101, PAGE 230
PLAN BOOK 224, PAGE 94

THE TOWN OF SOUTHAMPTON
BOOK 9724, PAGE 108
PLAN BOOK 220, PAGE 10

GRASS LINED STORMWATER LEACHING BASIN

L.P. ALBERT BUILDERS
BOOK 11753, PAGE 100
PLAN BOOK 231, PAGE 91

DAVID GARTSKA BUILDERS LLC
BOOK 10101, PAGE 230
PLAN BOOK 224, PAGE 94

Attachment B: Solar By-Law Amendment

See Attached.

SECTION V

USE REGULATIONS

- A. Applicability of Use Regulations. Except as provided by the Zoning Act or in this By-law, in each district no building, structure, water body, or lot shall be used or occupied except for the purposes permitted in the district as described in this section. Any use not listed shall be construed to be prohibited.
- B. Permitted Uses. In the following Table 1. Use Regulations, the uses permitted by right in the district shall be designated by the letter (P). Those uses that may be permitted by special permit by the Board of Appeals, in accordance with the provisions of Sections X and XI shall be designated by the letter (S). Those uses that may be permitted by special permit of the Planning Board, in accordance with the provisions of Sections X and XI shall be designated by the Letters (SPB). Those Uses that may be permitted by special permit of the Board of Selectmen in accordance with the provision of Section X and XI shall be designated by the letters (SBS). Those uses that may be permitted by Site Plan Review, in accordance with the provisions of Section XVI.G., shall be designated by the letters (SPR). Those uses that may be permitted by Site Plan Approval, in accordance with the provisions of Section XVI.H., shall be designated by the letters (SPA). Uses designated (-) shall not be permitted in the district.

TABLE 1 USE REGULATIONS (add)

Principal Uses	Residential			Commercial		Industrial
	R-R	R-N	R-V	C-V	C-H	I-P
Roof Mounted Solar Electric Generating Facility	P	P	P	P	P	P
Small Scale (16kW or less) DC Solar Electric Generating Facility	SPR	SPR	-	-	SPR	SPR
Medium Scale (greater than 16kW to 200kW) DC Solar Electric Generating Facility	SPB/SPA	SPB/SPA	-	-	SPA	SPA
Intermediate Scale (greater than 200kW to 500kW) DC Solar Electric Generating Facility	SPB/SPA	SPB/SPA	-	-	SPB/SPA	SPB/SPA
Large Scale (greater than 500KW) Solar Electric Generating Facility	SPB/SPA	SPB/SPA	-	-	SPB/SPA	SPB/SPA

SECTION XVI

SOLAR ELECTRIC GENERATING FACILITIES

- A. Purpose - The purpose of this bylaw is to facilitate the creation of new Solar Electric Generating Facilities by providing standards for the placement, design, construction, operation, monitoring, modification and removal of such installations that address public safety, minimize impacts on environmental, scenic, natural and historic resources and to provide adequate financial assurance for the eventual decommissioning of such installations.
- B. Applicability-The provisions set forth in this section shall apply to the construction, operation, repair and/or removal of Solar Electric Generating Facilities as permitted in Section V. Use Regulations. All such facilities require a building permit and must comply with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, electrical, and communications requirements and other applicable provisions of Southampton's Zoning Bylaws.
- C. General Requirements
1. The construction and operation of all Solar Electric Generating Facilities shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, electrical, and communications requirements. All buildings and fixtures forming part of a solar electric installation shall be constructed in accordance with the Massachusetts State Building Code.
 2. Solar Electric Generating Facilities shall not be constructed, installed or modified as provided in this section without first obtaining a building permit and paying any required fees.
 3. Noise generated by Solar Electric Generating Facilities and associated equipment and machinery shall conform to applicable state and local noise regulations, including the DEP's Division of Air Quality noise regulations, 310 CMR 7.10. A source of sound will be considered in violation of said regulations if the source:
 - a. Increases the broadband sound level by more than 10 db(A) above ambient, or
 - b. Produces a "pure tone" condition, when an octave band center frequency sound pressure level exceeds the two (2) adjacent center frequency sound pressure levels by three (3) decibels or more.

Said criteria are measured both at the property line and at the nearest inhabited residence. "Ambient" is defined as the background A-weighted sound level that is exceeded 90% of the time measured during equipment hours, unless established by

other means with the consent of the DEP.

D. The Solar Electric Generating Facility's owner or operator shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Site access shall be maintained to a level acceptable to the local Fire Chief and Emergency Management Director. The owner or operator shall be responsible for the cost of maintaining the Solar Electric Generating Facilities and any access road(s).

E. Decisions for Site Plans subject to Section XVI.G. & H.

1. Approvals - Site Plans shall be granted upon a determination by the Planning Board that the plan meets all of the following criteria:
 - a. Minimize the volume of cut and fill, the number of removed trees 10" caliper or larger, the length of removed stone walls, the area of wetland vegetation displaced, the extent of stormwater flow increase from the site, soil erosion, and threat of air and water pollution;
 - b. Maximize pedestrian and vehicular safety both on the site and entering and exiting the site;
 - c. Minimize obstruction of scenic views from publicly accessible locations;
 - d. Minimize visual intrusion by controlling the visibility of parking, storage, or other outdoor service areas viewed from public ways or premises residentially used or zoned;
 - e. Minimize glare from headlights and light trespass;
 - f. Minimize unreasonable departure from the character, materials, and scale of buildings in the vicinity, as viewed from public ways and places;
 - g. Prevent contamination of groundwater from operations on the premises involving the use, storage, handling, or containment of hazardous substances;
 - h. Ensure compliance with the provisions of this Zoning Bylaw, including parking and landscaping;
 - i. Ensure adequate access to each structure for fire and service equipment and adequate provision for utilities and stormwater drainage.
2. Conditions - The Planning Board may impose reasonable conditions at the expense of the applicant, including performance guarantees, to promote these objectives.

3. Denial - In the event the application is not revised as requested by the Planning Board to meet the objectives in Section XVI.E.1., the Planning Board may deny the application. The decision shall be in writing and shall clearly state the reasons for denial with sufficient detail to enable the applicant to revise the site plan to meet the objectives in Section XVI.E.1., There shall be no time penalties against the applicant to file a new site plan application, but said application shall require filing of a new fee.
4. Approval of Site Plans shall lapse after One Year from the granting thereof if a substantial use thereof has not sooner commenced, except for good cause. Site plan approval may, for good cause, be extended in writing by the Planning Board upon the written request of the applicant.
5. Appeal - The appeal of any decision of the Planning Board hereunder shall be made in accordance with the provisions of M.G.L. Ch. 40A, Section 17.

F. Fee – The Planning Board may adopt reasonable administrative fees and technical review fees for site plan review.

G. Site Plan Review (SPR)

1. Procedures

- a. Applicants for site plan review shall submit seven (7) copies of the site plan to the Planning Board in accordance with the AGENDA PROCEDURES of the SOUTHAMPTON PLANNING BOARD POLICIES AND PROCEDURES.
- b. The Applicant shall also deliver copies of the site plan to the Building Inspector, Fire and Police Departments and Highway Superintendent for their review and comment by the date that they are filed with the Town Clerk. Said offices shall have 14 days from their receipt of the site plan to submit their comments to the Planning Board. Failure to respond within 14 days shall constitute their lack of objections to the project.
- c. Site plan reviews shall not be subject to a public hearing, but deliberations and decisions must be made by the Planning Board at an open public meeting on which it appears on the Agenda.
- d. It is the Applicants responsibility to provide Notification to abutters within 300-feet of subject land parcel of the date, time, location and subject matter of the first Planning Board meeting at which this appears as an Agenda item, in accordance with ABUTTERS LIST (#2 & #3) of the SOUTHAMPTON PLANNING BOARD POLICIES AND PROCEDURES. Said notice shall be mailed, certified, no later than the date that the application is filed with the Town Clerk. Proof of such abutter Notification must be submitted by the Applicant to the Board at the Public Meeting.

- e. Approval of a Site Plan Review shall require the affirmative votes of a majority of the Board as constituted (i.e. 3 out of 5). The Planning Board must file its written decision with the Town Clerk within 45 days of the Planning Board meeting at which said application first appeared on the Agenda or such application shall be deemed approved. This time frame may be extended by prior written agreement by both the Applicant and the Planning Board and filed with the Town Clerk prior to the referenced 45 day expiration.
 - f. No deviation from an approved site plan shall be permitted without the prior approval by the Planning Board. The Planning Board should be consulted to determine whether such changes are significant enough to require a new Public Meeting.
2. Required Submission Documents - The project proponent shall provide the following documents as part of a complete application for Site Plan Review:
- a. A site plan showing:
 - i. Stamp and signature of a Professional Land Surveyor or a Professional Engineer licensed to practice in Massachusetts that prepared the plans; as deemed required by the Planning Board.
 - ii. Property lines, map and lot from the Assessor's records, and physical features and setbacks for the project site;
 - iii. Proposed changes to the site including grading, vegetation clearing and planting, exterior lighting, screening vegetation or structures including their height and placement of system including, solar arrays and required appurtenances;
 - iv. Locations of wetlands and Priority Habitat Areas defined by the Natural Heritage & Endangered Species Program (NHESP);
 - v. Locations of Floodplain area, as well as Water Supply Protection Overlay District (Zone 2)
 - b. Contact information:
 - i. Name, address, and contact information for proposed system installer;
 - ii. Name, address, phone number and signature of the project proponent, as well as all co-proponents or property owners, if any;
 - iii. The name, contact information and signature of any agents representing the project proponent;
 - iv. A properly completed and executed application and application fee.
3. Dimension and Height Requirements
- a. Minimum Setbacks For Solar Electric Generating Facilities:
 - i. Front yard: no facilities are permitted between the front of the principal building and the front lot line. Where no building is located on the lot, the

- minimum front setback for the underlying zoning district shall apply
- ii. Side yard: 20'. Each side yard shall have a depth of at least 35 feet
- iii. Rear yard: 20'

b. Height of Structures

- i. The height of any structure associated with a Solar Electric Generating Facility shall not exceed 35 feet.
- ii. The height of solar panels and support structures shall not exceed 15'.

- 4. Screening - Whenever reasonable, structures should be screened from view by vegetation and/or joined or clustered to avoid adverse visual impacts.
- 5. Waivers - The Planning Board may, upon the prior written request of the applicant, waive any of the requirements of this sub-section, but must state their reasons for doing so in writing as part of their decision.
- 6. Abandonment or Decommissioning - Any solar electric generating facility which has reached the end of its useful life or has been abandoned (i.e. when it fails to operate for more than one year without the written consent of the Planning Board) shall be removed. The owner or operator shall physically remove the installation within 150 days of abandonment or the proposed date of decommissioning. The owner or operator shall notify the Planning Board by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:
 - a. Physical removal of all structures; equipment, building, security barriers and transmission lines from the site, including any materials used to limit vegetation.
 - b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
 - c. Stabilization or re-vegetation of the site as necessary to minimize erosion. The Planning Board may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

H. Site Plan Approval (SPA)

1. Procedures

- a. Applicants for Site Plan Approval shall submit seven (7) copies of the site plan to the Planning Board. The procedures for submitting and processing Site Plan Approvals shall be the same as that for a Special Permit in accordance with M.G.L. Chapter 40A, Sec. 9 and the SOUTHAMPTON PLANNING BOARD POLICIES AND PROCEDURES except where provided below.

- b. The Applicant shall also deliver copies of the application to the Building Inspector, Fire and Police Departments and Highway Superintendent for their review and comment at the same time that they are filed with the Planning Board. Said offices shall have 30 days from their receipt of the site plan to submit their comments to the Planning Board. Failure to respond within 30 days shall constitute their lack of objections to the project.
 - c. It is the Applicants responsibility to provide Notification to abutters within 300-feet of subject land parcel of the date, time, location and subject matter of the first Planning Board meeting at which this appears as an Agenda item, in accordance with ABUTTERS LIST (#2 & #3) of the SOUTHAMPTON PLANNING BOARD POLICIES AND PROCEDURES. Said notice shall be mailed, certified, no later than the date that the application is filed with the Town Clerk. Proof of such abutter Notification must be submitted by the Applicant to the Board at the Public Meeting.
 - d. Approval of a Site Plan Approval shall require the affirmative votes of a majority of the Board as constituted (i.e. 3 out of 5) and shall be in writing.
 - e. No building permit or certificate of occupancy shall be issued by the Building Inspector without the written approval of the site plan by the Planning Board, or unless 60 days lapse from the date of the submittal of the site plan without action by the Planning Board, unless the Board and applicant have agreed to a time extension.
 - f. When a Special Permit is also required the Planning Board shall consolidate its site plan approval and special permit procedures.
 - g. The applicant may request, and the Planning Board may grant by majority vote, an extension of the time limits set forth herein.
 - h. No deviation from an approved site plan shall be permitted without the prior approval by the Planning Board. The Planning Board should be consulted to determine whether such changes are significant enough to require a new Public Hearing.
2. Required Submission Documents - The project proponent shall provide the following documents as part of a complete application for Site Plan Approval:
- a. A Site Plan showing:
 - i. Stamp and signature of Professional Engineer licensed to practice in Massachusetts that prepared the plans;
 - ii. Existing Conditions Plan, showing property lines, map and lot from the Assessor's records, and physical features, including roads and topography, for the entire project site signed and sealed by a Registered Massachusetts Land

- Surveyor;
- iii. Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, screening vegetation, fencing or structures including their height and placement of system signed and including, solar arrays and required appurtenances;
 - iv. Locations of wetlands and Priority Habitat Areas defined by the Natural Heritage & Endangered Species Program (NHESP);
 - v. Locations of Floodplain area, as well as Water Supply Protection Overlay District (Zone 2)
 - vi. Existing isolated trees 10" caliper or larger and shrubs.
- b. An estimate of earthwork operations listing the amount of soil material to be imported or exported from the site.
 - c. Blueprints or drawings of the solar electric installation signed by a Professional Engineer licensed to practice in the Commonwealth of Massachusetts showing the proposed layout of the system and any potential shading from nearby structures.
 - d. A copy of an Interconnection Application filed with the utility including a one or three line electrical diagram detailing the solar electric installation, associated components, and electrical interconnection methods, with all National Electrical Code compliant disconnects and overcurrent devices.
 - e. Documentation of the major system components to be used, including the electric generating components, transmission systems, mounting system, inverter, etc. If proposed system is located in Water Supply Protection District, documentation must include information on elements of the system that use materials that are in any way either hazardous or toxic.
 - f. Documentation by an acoustical engineer of the noise levels projected to be generated by the installation.
 - g. Name, address, and contact information for proposed system installer.
 - h. Name, address, phone number and signature of the project proponent, as well as all co-proponents or property owners, if any.
 - i. The name, contact information and signature of any agents representing the project proponent.
 - j. Documentation of actual or prospective access and control of the project site.
 - k. A properly completed and executed application and application fee.
 - l. Proof of Notification of abutters within 300-feet of subject land parcel in

accordance with Planning Board Policies and Procedures and per Sec. H.1.c. criteria.

- m. An operation and maintenance plan for solar installation.
- n. Zoning district designation for the parcel(s) of land comprising the project site (submission of a copy of a zoning map with the parcel(s) identified is suitable for this purpose).
- o. Proof of liability insurance
- p. Description of financial surety for decommissioning
- q. Site Control - The project proponent shall submit documentation of actual or prospective access and control of the project site sufficient to allow for construction and operation of the proposed solar electric installation.
- r. Operation & Maintenance Plan - The project proponent shall submit a plan for the operation and maintenance of the Solar Electric Generating Facility, which shall include measures for maintaining safe access to the installation, storm water and vegetation controls, and general procedures for operational maintenance of the installation.
- s. Utility Notification - No Solar Electric Generating Facility shall be constructed until evidence has been given to the Planning Board that the utility company that operates the electrical grid where the installation is to be located has been informed of the solar electric installation owner or operator's intent to install an interconnected facility and acknowledges receipt of such notification. Off-grid systems shall be exempt from this requirement.

3. Dimension and Height Requirements

- a. Minimum Setbacks For Solar Electric Generating Facilities:
 - i. Front yard: no facilities are permitted between the front of the principal building and the front lot line. Where no building is located on the lot the minimum front yard setback shall not be less than 50 feet.
 - ii. Side yard: 35 feet.
 - iii. Rear yard: 35 feet.
- b. Height of Structures
 - i. The height of any structure associated with a Solar Electric Generating Facility shall not exceed 35 feet.
 - ii. The height of solar panels and associated support structures shall not exceed 15'.

4. Appurtenant Structures - All appurtenant structures to Solar Electric Generating Facilities shall be subject to regulations concerning the bulk and height of structures, lot area, and setbacks as specified with the appropriate section of the Southampton Zoning Code, open space, parking and building coverage requirements. All such appurtenant structures, including but not limited to, equipment shelters, storage facilities, transformers, and substations, shall be architecturally compatible with each other. Whenever reasonable, structures should be screened from view by vegetation and/or joined or clustered to avoid adverse visual impacts.
5. Design and Performance Standards
 - a. Lighting - Lighting of Solar Electric Generating Facilities shall be consistent with local, state and federal law. Lighting of other parts of the installation, such as appurtenant structures, shall be limited to that required for safety and operational purposes, and shall be reasonably shielded from abutting properties. Lighting of the Solar Electric Generating Facility shall be directed downward and shall incorporate full cut-off fixtures to reduce light pollution.
 - b. Signage - Solar Electric Generating Facilities shall not be used for displaying any advertising signage except for reasonable identification of the manufacturer or operator of the solar electric installation. Signs on Solar Electric Generating Facilities shall comply with Southampton's sign bylaw. A sign consistent with Southampton's sign bylaw shall be required to identify the owner and provide a 24-hour emergency contact phone number.
 - c. Utility Connections - Reasonable efforts, as determined by the Planning Board, shall be made to place all utility connections from the Solar Electric Generating Facility underground, depending on appropriate soil conditions, shape, and topography of the site and any requirements of the utility provider. Electrical transformers for utility interconnections may be above ground if required by the utility provider.
 - d. Roads - Access roads shall be constructed to minimize grading, removal of stone walls or trees and minimize impacts to environmental or historic resources.
 - e. Vegetation Management - Herbicides, pesticides, or chemical fertilizers may not be used to manage vegetation at the Solar Electric Generating Facility. Mowing, grazing or using geotextile materials underneath the solar array are possible alternatives. In the Water Supply Protection district, low growing grasses are optimal. Other grasses must be regularly mowed or grazed so as to minimize the amount and height of "fuel" available in case of fire.
 - f. Hazardous Materials - If hazardous materials are utilized within the solar electric equipment then impervious containment areas capable of controlling

any release to the environment and to prevent potential contamination of ground water are required. Hazardous materials stored, used, or generated on site shall not exceed the amount for a Very Small Quantity Generator of Hazardous Waste as defined by the DEP pursuant to Mass DEP regulations 310 CMR 30.000 and shall meet all requirements of the DEP including storage of hazardous materials in a building with an impervious floor that is not adjacent to any floor drains to prevent discharge to the outdoor environment.

- g. Impact on Agricultural and Environmentally Sensitive Land - The Solar Electric Generating Facility shall be designed to minimize impacts to agricultural and environmentally sensitive land and to be compatible with continued agricultural use of the land whenever possible. No more than 50-percent of the total land area proposed for the solar electric field may be occupied by the solar panels, with the remainder of the land remaining as undeveloped open space left in its natural state.
- h. Drainage - The design shall minimize the use of concrete and other impervious materials to the greatest extent possible, and to minimize erosion and transport of sediment. A permit in accordance with the Southampton Erosion and Sediment Control for Stormwater Management shall be required and can be run concurrent with the approval process under this section.
- i. Screening - Solar Electric Generating Facilities shall be screened from view by a minimum fifteen (15) foot wide staggered and grouped planting of shrubs and small trees. Such plantings shall use native plants and a mix of deciduous and evergreen species and may be located within the setback area.

6. Safety and Environmental Standards

- a. Emergency Services - The Solar Electric Generating Facility's owner or operator shall provide a copy of the project summary, electrical schematic, and site plan to the local Fire Chief. Upon request the owner or operator shall cooperate with local emergency services in developing an emergency response plan. All means of shutting down the Solar Electric Generating Facility shall be clearly marked. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation.
- b. Land Clearing, Soil Erosion and Habitat Impacts - Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of the Solar Electric Generating Facility or otherwise prescribed by applicable laws, regulations, and bylaws. Such installations shall not occur on any slopes greater than 15% in order to minimize erosion. No more than 50% of the land parcel utilized for Solar Electric Generating Facilities shall be contain land requiring clearing of forest.
- c. No topsoil shall be removed from the land parcel under consideration for Solar

Electric Generating Facilities. If earthworks operations are required, topsoil shall be stockpiled within the property bounds and protected against erosion until such time earthwork operations are completed and topsoil can be re-spread over parcel. Earthworks shall be planned to limit export of soil material (non-topsoil) to 1000 cubic yards per acre affected by installation. A detailed earthworks estimate is a required submittal component proving this quantity is maintained.

7. Modifications - All material modifications to a Solar Electric Generating Facility made after issuance of the required building permit shall require approval by the Planning Board. (see Sec. XVI.H.1.g. above)
8. Waivers - The Planning Board may, upon the prior written request of the applicant, waive any of the requirements of this sub-section, but must state their reasons for doing so in writing as part of their decision.
9. Abandonment or Decommissioning
 - a. Removal Requirements - Any Solar Electric Generating Facility which has reached the end of its useful life or has been abandoned shall be removed. The owner or operator shall physically remove the installation within 150 days of abandonment or the proposed date of decommissioning, or the town retains the right, after the receipt of an appropriate court order, to enter and remove an abandoned, hazardous or decommissioned Solar Electric Generating Facility. As a condition of Site Plan or Special Permit approval, an applicant shall agree to allow the Town entry to remove an abandoned or decommissioned installation. Reimbursement for removal shall be obtained from the financial surety posted by the Applicant as part of the Special Permit issuance. The owner or operator shall notify the Planning Board by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:
 - i. Physical removal of all Solar Electric Generating Facilities, structures; equipment, building, security barriers and transmission lines from the site, including any materials used to limit vegetation;
 - ii. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;
 - iii. Stabilization or re-vegetation of the site as necessary to minimize erosion. The Planning Board may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.
 - b. Abandonment - Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the Solar Electric Generating Facility shall be considered abandoned when it fails to operate for more than one year without the written consent of the Planning Board. If the owner or operator of the Solar Electric Generating Facility fails to remove the

installation in accordance with the requirements of this section with 150 days of abandonment or the proposed date of decommissioning, the Town may enter the property and physically remove the installation.

- c. Financial Surety - Proponents of Solar Electric Generating Facilities shall provide a form of surety, either through escrow account, bond or other form of surety approved by the Planning Board to cover the cost of removal in the event the Town must remove the installation and remediate the landscape, in an amount and form determined to be reasonable by the Planning Board, but in no event to exceed more than 125 percent of the cost of removal and compliance with the additional requirements set forth herein, as determined by the project proponent and the Town. Such surety will not be required for municipal or state-owned facilities. The project proponent shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount shall include a mechanism for calculating increased removal costs due to inflation.

Attachment C: General By-Law: Stretch Code

Chapter XXXVIII

STRETCH ENERGY CODE

Section 1 -Definitions

International Energy Conservation Code (IECC) - The IECC is a building energy code created by the International Code Council. It is a model code adopted by many state and municipal governments in the United States for the establishment of minimum design and construction requirements for energy efficiency, and is updated on a three-year cycle. The baseline energy conservation requirements of the Massachusetts State Building Code are the IECC with Massachusetts amendments, as approved by the Board of Building Regulations and Standards.

Stretch Energy Code - Codified by the Board of Building Regulations and Standards as 780 CMR Appendix 115.AA of the 9th edition Massachusetts building code, the Stretch Energy Code is an appendix to the Massachusetts building code, based on further amendments to the (IECC) to improve the energy efficiency of buildings built to this code.

Section 2- Purpose

The purpose of 780 CMR 115.AA is to provide a more energy efficient alternative to the Base Energy Code applicable to the relevant sections of the building code for both new construction and existing buildings.

Section 3- Applicability

This code applies to residential and commercial buildings. Buildings not included in this scope shall comply with 780 CMR 13, 34, 51, as applicable.

Section 4- Stretch Code

The Stretch Code, as codified by the Board of Building Regulations and Standards as 780 CMR Appendix 115.AA, including any future editions, amendments or modifications, is herein incorporated by reference into the Town of Southamptton General Bylaws, Chapter XXXVIII.

The Stretch Code is enforceable by the inspector of buildings or building commissioner.

Attachment D: Transfer Station Budget

Transfer Station Budget for FY17

Wages:

Attendant	52 weeks, 20 hr. per week @ \$15.48 per hr.	\$16,161
on-call Attendant	52 weeks, 12 hr. per week @ \$10.20 per hr.	\$6,365
highway coverage	90 hours @ \$26.55 per hour	\$2,390
highway equip.	52 weeks, 1 hr. @ \$22.25	\$1,157
compost manage.	1 week, 40 hr. per week @ \$22.25	\$890.00
mowing/trimming	10 weeks, <u>4 hr. per week @ \$21.24</u>	<u>\$849.60</u>
Total Wages		\$27,812

Operating Expenses:

Trucking, dumpster rental and disposal	\$108,000
Mercury/batteries	\$2,000
E-waste	\$4,000
Oil Recovery/Recycling	\$880
Mattress Recycling	\$1,080
Phone	\$620
Southampton PAYT Bags	\$10,600
Electricity	\$1,000
Sani-can	\$1,200
Compliance/3rd Party Inspection	\$9,500
Household Hazardous Waste Day	<u>\$3,400</u>
Total Operating Expenses	\$142,280

Other:

Debt Service, SRF (WPAT)	\$23,525
Indirect cost (this figure <u>is from Town Accountant</u>)	<u>\$13,996</u>
Total Other	\$37,521

Total Wages, Operating, and Other \$207,613
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Attachment E: Water Department Budget

Water Department Budget

FY 2017

Salaries

Superintendent	68,952.00	
Water Technician	23,400.00	
Other wages Hwy	<u>49,274.40</u>	
		141,626.40

Operating Expenses

Bills & Invoicing	5,000.00	
Building Maintenance	10,000.00	
Communications	4,000.00	
Clothing Allowance	450.00	
Emergency System Repairs	10,000.00	
Electrical	50,000.00	
Fuel (vehicles)	3,940.00	
Miscellaneous	5,000.00	
Natural Gas	1,200.00	
Office & Misc	3,000.00	
Postage	3,040.00	
Purchased Water	30,000.00	
Treatment Supplies	6,000.00	
Testing Lab	9,303.00	
Vehicle Maintenance	<u>300.00</u>	
		141,233.00

Capital Outlay

Engineering services	20,000.00	
Equipment rental	10,000.00	
Repairs to Water mains	<u>25,000.00</u>	
& Pump Station		55,000.00

Debt Service

Principle & Interest	219,705.00	
Indirect Cost (from Acc't)	<u>57,844.00</u>	
		<u>277,549.00</u>

TOTAL BUDGET

615,408.40

Attachment F: FY17 Budget

SEE ATTACHED

Town of Southampton Revenue

FY2016 Budget as Modified (BAM) v. FY2017 Estimated

	FY2016-BAM	% Change	FY2017-EST	% Change
Property Tax Levy				
Prior Yr Levy Limit	\$ 9,659,836	5%	10,096,011	5%
2 1/2 % Increase	\$ 241,496	5%	252,400	5%
New Growth	\$ 194,679	-4%	112,500	-42%
Exclusion Debt	\$ 633,988	1%	619,923	-2%
Unused Levy Limit	\$ (1,731)			-100%
less overlay	\$ (68,749)		\$ (60,000)	-13%
LEVY TOTAL	\$ 10,659,519	4%	11,020,834	3%
Education Aid				
Chapter 70	\$ 2,480,926	0.5%	2,507,986	1.1%
School Transportation	\$ -		-	
Charter School Tuition Reimbursement	\$ 893	-413.7%	\$ 11,362	92.1%
School Lunch	\$ -	#DIV/0!	-	#DIV/0!
School Choice Receiving Tuition		#DIV/0!		#DIV/0!
TOTAL SCHOOL AID	\$ 2,481,819	0.2%	\$ 2,519,348	1.5%
Non-Education Aid				
Unrestricted Gen. Gov't Aid	\$ 587,401	3%	612,659	4%
Veterans Benefits	\$ 26,534	31%	17,602	-51%
Exempt: Vets, Blind, Surv Spouses	\$ 31,816	1%	31,114	-2%
State Owned Land	\$ 15,867	0%	15,737	-1%
Public Libraries		#DIV/0!		#DIV/0!
Less State Assessments	\$ (135,375)	18%	(108,775)	-24%
TOTAL NON-EDUCATION AID	\$ 526,243	1%	\$ 568,337	7%
Total Cherry Sheet Local Aid	\$ 3,008,062	0%	3,087,685	3%

Local Receipts Revenue				
Motor Vehicle and other excise taxes	855,700	-2%	867,500	1%
Penalties and interest on taxes	54,000	1%	54,000	0%
Payments in lieu of taxes	67,000	-1%	67,000	0%
Meals Tax	48,000	0%	48,000	0%
Licenses and Permits	77,250	10%	87,250	11%
Departmental Receipts	82,300	16%	91,220	10%
Earnings on Invested Funds	6,000	0%	6,120	2%
Court Fines	8,000	0%	12,000	33%
School Busing Fees	25,000	4%	8,100	-209%
Special Assessment (Supplemental Tax)	20,000	-2%		#DIV/0!
Medicaid Reimbursement	25,000	4%	25,000	0%
Misc Reoccurring	8,652	-3%	8,242	-5%
Misc non recurring	-	0%	-	0%
Total Local Source Revenue	\$ 1,276,902	-5%	1,274,432	0%

Other Available Funds				
Operating Stabilization	\$ 38,923	-74%	\$ -	#DIV/0!
Capital Stabilization	\$ -	0%	\$ -	0%
Special Revenue		0%		0%
Septic Betterment WPAT	\$ 20,401	0%	\$ 20,401	0%
Ambulance Stabilization Funds	\$ -	0%	\$ -	0%
Ambulance Special Revenue Fund	\$ 110,989	46%	\$ 158,000	30%
Free Cash	\$ 33,400	0%	\$ -	0%
Water Enterprise Funds --Revenue	\$ 52,379	9%	57,844	9%
Transfer Enterprise Funds--Revenue	\$ 13,037	-47%	13,996	7%
Subtotal Other:	\$ 269,130	-156%	\$ 250,241	-8%

Total Revenue:	\$ 15,213,613	0%	\$ 15,633,191	3%
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FY16 BAM (Budget as Modified) vs. FY17 REC (Recommendations)

Description	FY16 BAM	FY17 REC
General Government		
Moderator Expenses	150.00	0.00
Selectmen Expenses	1,700.00	1,753.80
Selectmen Expenses--Minutes	2,000.00	1,500.00
Internet Service	2,220.00	1,200.00
Webpage Maintenance	475.00	600.00
Employment Advertising	750.00	500.00
Town Administrator Salary	57,120.00	58,262.40
Administrative Assistant Wages	11,475.00	13,037.47
Administration Expenses	3,700.00	1,635.00
Photocopier Lease and Supplies	3,000.00	3,000.00
Postage	15,500.00	17,500.00
Finance Committee Expenses	200.00	200.00
Reserve Fund	17,300.00	10,000.00
Town Accountant Salary	38,025.20	38,785.70
Assistant Accountant Wages	18,965.51	19,344.82
Independent Audit	18,000.00	21,500.00
Town Accountant Expenses	1,876.00	865.00
Accounting Software Support	2,835.22	3,100.00
Principal Assessor	38,461.14	37,040.60
Assessor Admin Assistant	19,966.50	20,371.05
Assessors Expenses	7,100.00	4,187.25
Assessors Software Support	5,350.00	6,000.00
Assessors - Town Maps	5,000.00	4,000.00
Assessors--Consultants	0.00	3,000.00
Assessors--Tri-Annual Re-Eval	0.00	10,500.00
Treasurer/Collect Salary	49,963.34	51,981.51
Treasurer/Collector Wages	50,561.40	52,604.08
Treasurer/Collector Expenses	13,659.00	9,475.00
Treasurer - Software Support	9,646.00	10,268.00
Legal Expenses	40,000.00	25,000.00
Tax Title Expenses	3,000.00	3,000.00
Town Clerk Salary	35,783.00	37,228.63
Town Clerk Assistant Wages	14,866.50	15,163.83
Town Clerk Expenses	900.00	1,000.00
Election/Registration Wages	5,500.00	8,780.00
Election/Registration Expenses	9,124.00	9,609.00
Conservation Commission Expenses	750.00	0.00
Planning Board Expenses	200.00	0.00
Pioneer Valley Planning Commission	869.00	890.52
Barnes Aquifer Committee	2,000.00	2,000.00
Hamp Council of Gov'ts	4,528.00	2,263.87
Telephone	8,500.00	8,000.00
Gas and Electric - Larrabee	19,900.00	27,000.00
Larrabee Bldg Expenses	25,197.00	20,000.00
Town Report	1,000.00	500.00
Technology - Equipment	8,000.00	7,000.00
Technology - Services	8,000.00	7,000.00
Reverse 911 System		3,900.00
Emergency Management Expenses	3,000.00	250.00
TOTAL	593,616.81	580,797.53

FY16 BAM (Budget as Modified) vs. FY17 REC (Recommendations)

Description	FY16 BAM	FY17 REC
Public Safety		
Police Chief's Salary	96,444.93	91,800.00
Police Chief Incentive (Quinn Bill)	7,259.27	0.00
Police Department Wages	590,043.40	610,000.00
Police Incentive (Quinn Bill)	43,230.00	37,000.00
Police Dept Overtime		22,000.00
Police Dept Expenses	50,349.00	54,000.00
Police Equipment Maintenance	23,030.00	24,000.00
Regional Lockup Assessment	5,502.00	5,502.00
Police Department Building/Custodial Relat	0.00	27,000.00
Communications Wages	187,680.00	202,830.00
Communications Expenses	4,900.00	4,900.00
Fire Chief's Salary	73,440.00	74,908.80
Fire Department Wages	76,849.00	74,705.10
Fire Department Expenses	35,000.00	22,100.00
Fire Department Building Expenses		12,900.00
EMT Standby	35,100.00	35,100.00
EMT Wages	180,232.00	174,311.90
Ambulance Billing	7,000.00	7,000.00
EMT Licensing and Certification	2,500.00	2,500.00
Ambulance/EMS Expenses	75,989.20	40,000.00
Building Inspector Salary	51,000.00	52,020.00
Building Inspector Alternate	800.00	800.00
Building Inspector Clerical Wages	480.00	0.00
Gas/Plumbing Expenses	0.00	1,336.00
E-Permitting Software	0.00	4,000.00
Building Inspection Expenses	8,888.00	6,960.00
TOTAL	1,555,716.80	1,587,673.80
Education		
Elementary School	3,781,422.00	3,952,064.00
Local School Transportation	238,385.00	224,421.00
Vocational Tuition	869,058.00	894,159.00
Vocational Transportation	62,350.00	62,370.00
Hampshire Regional Operating	4,527,579.00	4,714,176.00
Hampshire Regional Capital	310,554.00	306,279.00
TOTAL	9,789,348.00	10,153,469.00

FY16 BAM (Budget as Modified) vs. FY17 REC (Recommendations)

Description	FY16 BAM	FY17 REC
Public Works		
Highway Superintendent's Salary	69,870.00	71,267.00
Admin Assistant Highway		17,507.88
General Highway Wages	200,008.74	224,858.12
General Highway Expenses	151,798.00	152,301.28
Road Machinery Expenses	86,682.00	70,610.00
Highway Building Expenses		19,632.00
Winter Roads Wages	129,452.28	135,500.00
Winter Roads Expenses	120,982.00	121,000.00
Street Lighting	28,770.00	26,000.00
Cemetery Commission Expenses	2,500.00	1,500.00
Tree Warden Expenses	8,470.00	8,000.00
	798,533.02	848,176.28
Health & Human Services		
Health Department Wages	35,885.64	36,603.36
Board of Health Expenses	5,500.00	3,000.00
Sharps Program	0.00	3,000.00
Animal Inspector Salary	3,000.00	3,000.00
Council on Aging Wages	22,683.78	23,137.46
Council on Aging Expenses	1,860.00	1,650.00
Veterans' Agent Salary	8,160.00	8,323.20
Veterans' Agent Expenses	600.00	600.00
Veterans' Benefits	35,600.00	35,000.00
TOTAL	113,289.42	114,314.02
Culture and recreation		
Library Wages	95,755.56	103,136.66
Library Expenses	24,347.67	3,220.00
Library Utilities	12,000.00	11,168.00
Library Books/Materials Expenses	0.00	25,345.24
Library Maintenance	6,683.00	7,183.00
Park Commission Wages	5,000.00	0.00
Park Commission Expenses	2,500.00	2,000.00
Historical Commission	1,720.00	1,000.00
Memorial Day	100.00	0.00
TOTAL	148,106.23	153,052.90

FY16 BAM (Budget as Modified) vs. FY17 REC (Recommendations)

Description	FY16 BAM	FY17 REC
Employee Benefits		
Retirement Contributory	607,900.00	614,603.00
Worker's Comp	40,199.00	36,972.78
Unemployment Compensation	10,000.00	10,000.00
Group Health Insurance- Retirees	160,000.00	178,000.00
Group Health Insurance	740,000.00	770,000.00
Medicare	81,000.00	85,000.00
Group Life Insurance	2,900.00	2,900.00
Group Life Insurance- Retiree	1,200.00	1,200.00
Insurance - General	84,801.00	90,000.00
Prior Year Expenses	2,922.97	0.00
OPEB Actuarial Study	8,000.00	0.00
TOTAL	1,738,922.97	1,788,675.78
Debt service - Principal		
Debt Larrabee Renovation	110,000.00	110,000.00
Debt Pumper Tanker	26,450.00	26,450.00
Halloween Oct 2011 Storm Debt ****	15,000.00	15,000.00
Debt Norris School Roof ****	137,000.00	134,000.00
Debt Pequot Pond Sewer	20,000.00	20,000.00
Debt WPAT Bonds	20,400.00	20,400.00
TOTAL	328,850.00	325,850.00
Debt service - Interest		
Int Larrabee Renovation	72,699.00	67,168.76
Int Pumper Tanker	5,621.00	4,496.50
Int Norris School Roof	3,735.00	2,474.80
Int Pequot Pond Sewer	4,568.00	3,524.63
Int Halloween Storm	480.00	517.00
Int Short-Term Debt	4,000.00	3,000.00
TOTAL	91,103.00	81,181.69
Sum of Account Groups	15,157,486.25	15,633,191.00

Attachment G: Greenwood Bill

SEE ATTACHED



GREENWOOD INDUSTRIES INC.
Architectural Metal and Roofing Contractors

Sold to: Town of Southampton
34 Pomeroy Meadow Road
Southampton, MA 01073

Invoice No. 8792

Invoice Date 7/15/2014

Payment Terms Upon receipt

Job Number: 133169

Job Name: Norris Elementary School
See attached work order

Quantity	Unit Price	Extension
<u>LABOR</u>		
4	2 Roofers for 2 hrs each on 3/13/14	82.77
<u>MATERIAL</u>		
Subtotal		331.08
Overhead & Profit		20%
Actual Grand Total		397.30