

Special Town Meeting Warrant

**Saturday, June 20, 2026
10:00 A.M.**



**NORRIS ELEMENTARY SCHOOL
34 POMEROY MEADOW ROAD
SOUTHAMPTON, MASSACHUSETTS**

| Article | Title |
|----------------|--|
| Article 1 | Transfer from Stabilization Account to Hampshire Regional School Assessment Prior Year |
| Article 2 | Amendment to the Wetlands Protection Bylaw |
| Article 3 | New Bylaw to Establish the Accessibility Commission |
| Article 4 | Amendment to the Zoning Bylaw |
| Article 5 | Borrowing Authorization for Purchase of a New Ambulance |
| Article 6 | Borrowing Authorization for Purchase of a New Dump Truck |
| Article 7 | CPC Funding for Grant Match for 2024 Greenway Design MassTrails Grant |
| Article 8 | CPC Funding for Fee Acquisition of Tripple Brook Property |
| Article 9 | CPC Funding for Old Town Hall Renovations |

**Article 1 Transfer from Stabilization Account to Hampshire Regional School Assessment
Prior Year**

To see if the Town will vote to transfer the sum of \$200,000.00 from the Operational Stabilization Fund to the account known as "Bills of Prior Years" for the payment of and for services rendered by the Hampshire Regional School District's Central Office on behalf of the Southampton Norris Elementary School, or take any other action relative thereto.

Article 2 Amendment to the Wetlands Protection Bylaw

To see if the Town will vote to change the Town's General Bylaws Chapter 264 entitled Wetlands Protection, by amending the existing language as noted below, deleting existing language in §264-5 with a strikethrough and replacing it with new language shown in boldface text and adding new language as § 264-5 B subsection (5) shown in boldface text which reads as follows, or take any action relative thereto:

§ 264-5. Notice of intent; request for determination of applicability; permit issuance and conditions.

Within 100 feet horizontally outward from the edge of a resource area, 200 feet horizontally outward from the mean annual high-water line (MAHWL) of a perennial stream, any activity proposed or undertaken which, in the judgment of the Commission, alters any area subject to protection under the bylaw is subject to regulation under the bylaw and requires the filing of a notice of intent (NOI). If the applicant is in any doubt as to whether an activity is subject to regulation, a request for a determination of applicability (RDA) should be filed.

A. Commission quorum. More than half of the members of the Commission currently in office must be present to conduct business and to hold a public meeting.

B. Time frames for submission of documentation.

(1) All documentation, including plans, maps, tables, charts, consultant reports, etc., to be considered by the Commission for permit filing must be submitted to the Commission no later than two weeks before the Commission meeting date. The Commission meets once or twice a month (dates are subject to change; meeting agendas are posted in Town Hall).

(2) An administrative review will be conducted upon submission which includes fees, plans, documents, maps, wetland delineation data, and drainage studies required for the submission. The administrative review will last up to five days. Only after said review has determined that the application is complete will the public hearing date be scheduled, and a public notice will be issued. The Commission shall have 21 days to hold a public hearing from the date a completed application is received.

(3) The Commission, in an appropriate case, may combine its hearing under this bylaw with the hearing conducted under the Wetlands Protection Act, MGL c. 131, § 40, and regulations 310 CMR 10.00.

(4) The Commission shall have the authority to continue the hearing to a date certain announced at the hearing, for reasons stated at the hearing, which may include receipt of additional information offered by the applicant deemed necessary by the Commission in its discretion, or comments and recommendations of other Town boards and officials, as appropriate. In the event the applicant objects to a continuance or postponement, the hearing shall be closed, and the Commission shall take action on such information as is available.

(5) Wetlands delineations: In accordance with the DEP policy on winter-time delineation and given that verification of a wetlands delineation must be done when the soil is not frozen nor covered with snow or any other material, if delineations conducted during winter months are submitted as part of a permit application, the Commission may consider such delineations inaccurate and incomplete. Failure to submit delineations performed when the ground is thawed and lacks snow cover may result in denial of an application for failure to submit necessary information.

Or take any other action relative thereto.

Article 3 New Bylaw to Establish the Accessibility Commission

To see if the Town will vote to accept MGL c. 40, Section 8J and adopt a new general bylaw entitled “Accessibility Commission” which reads as follows:

Accessibility Commission

Purpose: The purpose of the Accessibility Commission is established according to MGL, Chapter 40, Section 8J. The Commission will support implementation of Americans with Disabilities Act (ADA) of 1991, Title I and Title II, and ensure equal access for residents and employees with disabilities to Town facilities, services and programs.

Definition: Disabilities and impairments can include physical, sensory, cognitive, intellectual, and other types of chronic disease/conditions.

Members: The Accessibility Commission shall consist of seven members chosen by the Select Board. The majority shall be persons with disabilities, and one shall be a member of the immediate family of a person with a disability. In addition, one member must be an elected or appointed municipal official.

Terms: The terms will be staggered as follows: three members for a term of three years; two members for a term of two years and three thereafter; and two members for a term of one year and three years thereafter.

Duties:

- Promote the full integration and participation of people with disabilities in local government and community life;
- Advise and assist municipal officials in ensuring compliance with federal and state disability laws and 521 CMR (Architectural Access Board regulations) for municipal facilities;
- Review and make recommendations about policies, activities, services and facilities of municipal departments and boards as they affect persons with disabilities;
- Encourage model policies and procedures for adoption by the Town as well as barrier removal solutions for public buildings and recreation space;
- Prioritize recommended implementation actions as noted in the Town of Southampton’s Self-Evaluation and Transition Plan;
- Assist the Town Administrator and Department Heads in identifying reasonable accommodations to enable individuals with disabilities to perform the essential functions of his/her job;
- Provides information, referrals, and technical assistance on disability-related issues to residents, organizations, and businesses in all matters pertaining to disability.
- Research local problems faced by people with disabilities.

Meetings:

- All meetings will comply with Open Meeting Law.
- The Commission members will conduct annual elections for the Chair and Clerk positions.

- A simple majority of the members shall constitute a quorum.
- Decisions/Actions of the Commission shall be decided by a simple majority of the members.
- Written minutes of all meetings shall be posted on the Town website.

Or take any other action relative thereto.

Article 4 Amendment to the Zoning Bylaw

To see if the Town will vote to change the Town's General Bylaws Chapter 275 entitled "Zoning," by amending the existing language as noted below, deleting existing language in § 275-7.1 (G) with a strikethrough which reads as follows; or take any other action relative thereto:

G. Utilities. All utilities shall meet the following standards:

(1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.

~~(2) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from the system into floodwaters.~~

~~(3) New on-site waste disposal systems shall be located to avoid impairment or contamination from them during flooding and shall be located no less than 150 feet from the riverbank. Replacement of existing on-site waste disposal systems shall be located as far away from the riverbank as is feasible.~~

Article 5 Borrowing Authorization for Purchase of a New Ambulance

To see if the Town will vote to appropriate the sum of \$600,000 to purchase a new ambulance for the Fire Department, and to authorize the Treasurer, with the approval of the Select Board, to borrow the sum of \$600,000 for said appropriation under applicable sections of Chapter 44 of the General Laws or any other enabling authority; or take any other action relative thereto.

Article 6 Borrowing Authorization for Purchase of a New Dump/Snow Removal Truck

To see if the Town will vote to appropriate the sum of \$400,000 to purchase a dump/snow removal truck for the Highway Department, and to authorize the Treasurer, with the approval of the Select Board, to borrow the sum of \$400,000 for said appropriation under applicable sections of Chapter 44 of the General Laws or any other enabling authority; or take any other action relative thereto.

Article 7 CPC Funding for Grant Match for 2024 Greenway Design MassTrails Grant

To see if the Town will vote to transfer the sum of fourteen thousand six hundred and twenty dollars (\$14,620) from the Community Preservation Surcharges Open Space/Recreation Account to the Greenway Committee for the purpose of matching grant funds for the 2024 MassTrails Grant. The MassTrails Grant provides funding to help pay for the engineering and design for the Greenway Rail; or take any other action relative thereto.

Article 8 CPC Funding for Fee Acquisition of Tripple Brook Property

To see if the Town will vote to:

(a) appropriate \$424,800 for the purpose of acquiring a conservation restriction, by purchase, gift, eminent domain or other-wise, for the purposes below for the following property: 75 acres of land, more or less by GIS located at 37 Middle Road, Southampton, being a portion of Tax Map 36, Lot 10. This is designated as lot 2 on the plot plan on file at town hall.

(b) that, to meet this appropriation, the sum of \$424,800 shall be transferred from the Community Preservation Fund Undesignated Account.

(c) that the Select Board and Conservation Commission are authorized to acquire a conservation restriction on said property by gift, negotiated purchase, eminent domain or otherwise, including pursuant to the Town's statutory right of first refusal pursuant to Chapter 61, Section 8, for conservation and passive recreation purposes subject to the protections of Article 97 of the Amendments to the Massachusetts Constitution; and that said property shall be under the care, custody and control of the Conservation Commission pursuant to the provisions of Chapter 40, Section 8C, as it may hereafter be amended, and other Massachusetts statutes relating to conservation;

(d) that the Select Board and/or the Conservation Commission is authorized to apply for, accept and expend any funds that may be provided by the Commonwealth or other public or private sources to defray all or a portion of the costs of said acquisition, including, but not limited to, grants and/or reimbursement from the Commonwealth. Any grants or reimbursement programs in any way connected with the scope of this Article, which grants and/or funds so received shall be used to repay all or a portion of the sums transferred from the Community Preservation Act Fund hereunder; and that the Conservation Commission is authorized to accept a perpetual conservation restriction(s) pursuant to the provisions of Chapter 184, Sections 31 through 33, in compliance with Chapter 44B, Section 12(a), protecting the properties for the purposes for which they were acquired, and, further to authorize the Select Board and/or the Conservation Commission to enter into all agreements and execute any and all instruments as may be necessary or convenient to effectuate the foregoing purposes; or take any other action relative thereto.

Article 9 CPC Funding for Old Town Hall Renovations

To see if the Town will vote to transfer the sum of \$42,000 from Community Preservation Act Funds to the Town of Southampton Town Hall Maintenance Expenses for restoration and preservation of the Old Town Hall front entrance and steps. Said funds to be transferred from Community Preservation Surcharges – Historic Preservation Account; or take any other action relative thereto.

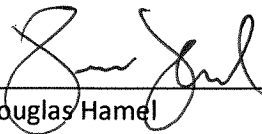
And you are hereby directed to serve this Warrant by posting attested copies thereof in six usual places in said Town, fourteen (14) days at least before the time of holding said meeting. Hereof, fail not, and make due return of the Warrant, with your doings thereon, to the Town Clerk, at the time and place of meeting, as aforesaid.

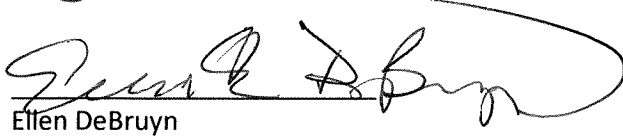
Given under our hands this 1st day of JUNE in the year Two Thousand and Twenty-Six.

SELECT BOARD


Christine Fowles

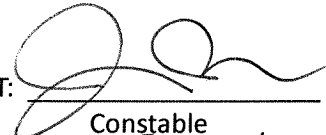
Jon Lumbra


Douglas Hamel


Ellen DeBruyn

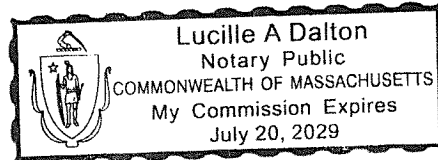

Charles Kaniecki

A True Copy:

ATTEST: 
Constable
JARED Hamel

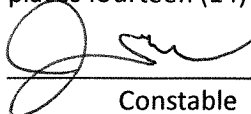
OFFICER'S RETURN
Hampshire, SS

JUN 01 2026
LAD-6:18 PM



Date: June 2, 2026

This is to certify that I have served the within warrant by posting attested copies thereof in six usual places fourteen (14) days at least before the time of holding said meeting.


Constable

A True Copy, ATTEST:
Lucille Dalton, Town Clerk of Southampton