

# **Special Town Meeting Warrant**

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



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

<b>Article</b>	<b>Title</b>
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" (01-950-5900) 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.

**Motion:** Move that the Town vote to transfer an amount totaling \$200,000 from the Operational Stabilization Fund to the "Bills of Prior Years" (01-950-5900) account for the payment of and for services rendered by the Hampshire Regional School District's Central Office on behalf of Southampton Norris Elementary School.

**Summary:** This is the second of three payments for prior invoices from the Central Office at Hampshire Regional School District that were not sent out to member towns and organizations several years ago. The agreement requires the Town to pay \$150,000 in FY 26, \$200,000 (current scheduled payment) in FY 27 and \$104,563 in FY 28.

## **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 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.

**Motion:** Move that the Town vote to adopt the changes to the Town's General Bylaws Chapter 264 entitled Wetlands Protection as presented in Article 2 of the Warrant for the June 20, 2026 Special Town Meeting.

**Summary:** This addition to the bylaw would allow the Conservation Commission to better evaluate delineations whose features may be obstructed or obscured by traditional New England weather.

### **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.

**Motion:** Move that the Town vote to insert a new Article entitled “Accessibility Commission,” as set forth in Article 3 of the Warrant for the June 20, 2026 Special Town Meeting into the Town’s General Bylaws, and renumber the subsequent sections of the General Bylaws accordingly.

**Summary:** This new bylaw would detail administrative procedures for the recently established Accessibility Commission.

## 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.~~

**Motion:** Move that the Town vote to adopt the changes to the Town's General Bylaws Chapter 275 entitled "Zoning" as presented in Article 4 of the Warrant for the June 20, 2026 Special Town Meeting.

**Summary:** Currently, the approval and inspection of a sewage system by the Zoning Enforcement Office is duplicative as the Board of Health is responsible for overseeing and executing such sewer system inspections.

## **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.

**Motion:** Move that the Town appropriates the sum of \$600,000 to purchase a new ambulance for the Fire Department, and that to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow the sum of \$600,000 under G.L. c. 44, §7(1) or any other enabling authority and to issue bonds and notes therefor; provided; and, in accordance with G.L. c. 44, §20, any premium received by the Town upon the sale of any bonds or notes thereunder, less any premium applied to the payment 12 of the costs of issuance of such bond or notes, may be applied to pay project costs and the amount authorized to be borrowed for such project shall be reduced by the amount of any such premium so applied that may be necessary for that purpose.

**Summary:** The Fire/EMS Department is not a self-sustaining department and would not be able to provide fire and ambulance services without annual appropriations from the General Fund. For example, in FY 19 the ambulance collected just \$189,622 in Ambulance Fees against an estimated operating budget of over \$375,000. This trend has continued each year. In FY 25, the department collected \$415,464 in ambulance fees against an estimated budget of \$675,000. The funds for the borrowing would come from the newly established Capital Budget for FY 27. Payments would not be due for approximately one to two years while the ambulance is being built.

## **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.

**Motion:** Move that the Town appropriates the sum of \$400,000 to purchase a new dump/snow removal truck for the Highway Department, and that to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow the sum of \$400,000 under G.L. c. 44, §7(1) or any other enabling authority and to issue bonds and notes therefor; provided; and, in accordance with G.L. c. 44, §20, any premium received by the Town upon the sale of any bonds or notes thereunder, less any premium applied to the payment 12 of the costs of issuance of such bond or notes, may be applied to pay project costs and the amount authorized to be borrowed for such project shall be reduced by the amount of any such premium so applied that may be necessary for that purpose.

**Summary:** The Highway Department has requested the purchase of a new dump/snow removal truck that will replace a higher hours/mileage vehicle. These vehicles are critical to the daily duties of the Highway Department. The funds for the borrowing would come from the newly established Capital Budget established for FY 27. Payments would not be due for approximately one to two years while the truck is being built.

**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.

**Motion:** Move that the Town vote to transfer the sum of fourteen thousand six hundred and twenty dollars (\$14,620) from the Community Preservation Fund Surcharges – Open Space/Recreation Account to the Greenway Committee for the local match required for the 2024 MassTrails Grant.

**Summary:** This appropriation is for the purpose of matching grant funds for the 2024 MassTrails Grant. The town previously voted to approve \$23,000 of CPA funding for matching funds for the 2024 MassTrails Grant. The town received the 2024 MassTrails Grant through state ARPA funding rather than the tradition 1-year MassTrails funding. The state awarded \$52,000 more than the town originally asked for and the grant extends through December 31, 2026. In order for the town to use this additional \$52,000 of funding we need an additional \$14,620 of matching funds. This Article is recommended by and brought forward by the Southampton Community Preservation Committee and the Southampton Greenway Committee.

## **Article 8      CPC Funding for Fee Acquisition of Tripple Brook Property**

To see if the Town will vote to:

(a) appropriate Four Hundred Twenty-Four Thousand Eight Hundred Dollars (\$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.

**Motion:** Move that the Town vote to:

(a) appropriate Four Hundred Twenty-Four Thousand Eight Hundred Dollars (\$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 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.

**Summary:** This article will appropriate \$424,800 from the CPA undesignated account for the purpose of acquiring a conservation restriction on 75 acres of land, more or less by GIS mapping, located at 37 Middle Road, Southamptton, being a portion of Tax Map 36, Lot 10. This is designated as lot 2 on the plot plan on file at town hall. This is a portion of the Tripple Brook Farm that the owner wants to conserve. It excludes the buildings and current actively farmed areas. This land is adjacent to Bashista's orchard and includes portion of the Whiteloaf mountain. The Conservation Restriction will allow for public access on the conserved property and development of hiking trails. The town will seek funding for a LAND Grant for up to 66% of the cost and for funding of up to 25% of the cost from the Mass Audubon Catalyst Fund or other sources to offset costs. In the event that full outside funding is not received, the remaining funding will be paid from the CPA undesignated account. This purchase will preserve Southamptton's iconic landscapes, as well as wildlife habitat and public recreation. Permanent protection of this land will formally open a large area to recreational activities. This Article is recommended by and brought forward by the Southamptton Community Preservation Committee, the Southamptton Open Space Committee and the Southamptton Conservation Commission.

## **Article 9      CPC Funding for Old Town Hall Renovations**

To see if the Town will vote to transfer the sum of Forty-Two Thousand Dollars (\$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.

**Motion:** Move that the Town vote to transfer the sum of Forty Two Thousand Dollars (\$42,000) from Community Preservation Act Funds to the Town of Southampton Town Hall Maintenance Expenses Account to restore the front steps of the historic Old Town Hall, said funds to be transferred from Community Preservation Surcharges–Historic Preservation Account; or take any other action relative thereto.

**Summary:** This funding transfer would appropriate \$42,000 from Community Preservation Act Funds to preserve the historic Old Town Hall by restoring the front entrance and steps. Funding to be transferred from the Community Preservation Surcharges – Historic Preservation Account.

