

**COMMONWEALTH OF MASSACHUSETTS**  
**TOWN OF SWANSEA** **ANNUAL TOWN MEETING**

GREETINGS:

To either of the Constables of the Town of Swansea,

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said Town who are qualified to vote in elections and Town affairs to meet at the JOSEPH CASE HIGH SCHOOL, 70 SCHOOL STREET, Swansea, Massachusetts, on MONDAY, the NINETEENTH (19TH) day of MAY, at Seven-Thirty P.M., then and there to act on the following article in the warrant:

Article 1: To hear the report of the Advisory & Finance Board.

*Advisory & Finance Committee Recommends Approval Unanimously (14-0)*

Article 2: To act on the reports of the Town Officers and all Town Committees.

*Advisory & Finance Committee Recommends Approval Unanimously (14-0)*

Article 3: To appoint members of the Advisory & Finance Board and to fill vacancies as provided by § 7-4 of the General Bylaws.

*Advisory & Finance Committee Recommends Approval Unanimously (14-0)*

Article 4: To fix the salaries of all Town Officers for the fiscal year beginning July 1, 2025 and ending June 30, 2026, or take any other action in relation thereto.

Selectmen:	Chairman	\$5,000
	Vice Chairman	\$5,000
	Clerk	\$5,000

Town Clerk:	\$85,363
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Assessors:	Chairman	\$2,000
	Vice Chairman	\$1,000
	Clerk	\$1,000

Tree Warden	\$1000
Moderator	\$500

*Advisory & Finance Committee Recommends Approval by Majority (13-1)*

Article 5: To see if the Town will vote to raise and appropriate or transfer such sums of money as may be deemed necessary to defray Town charges for the fiscal year beginning July 1, 2025 and ending June 30, 2026. (See Budget Book)

*Advisory & Finance Committee Recommends Approval Unanimously (15-0)*

Article 6: To see if the Town will vote to authorize the Board of Selectmen to accept and to enter into contracts for the expenditure of any funds allotted or to be allotted by the Commonwealth and/or the County for the construction, reconstruction and improvement of Town roads, bikeways and waterways.

*Advisory & Finance Committee Recommends Approval Unanimously (14-0)*

Article 7: To see if the Town will vote to raise and appropriate or transfer a sum of money not to exceed \$10,271,185.00 to pay the expense of meeting the insurance needs of the Town of Swansea and its employees, or take any other action in relation thereto. *(Raise and Appropriate)*

*Advisory & Finance Committee Recommends Approval Unanimously (13-0- 1 abstention)*

Article 8: To see if the Town will vote to raise and appropriate or transfer a sum of money not to exceed \$57,000 to meet the expense of the annual audit or take any other action in relation thereto. *(Raise and Appropriate)*

*Advisory & Finance Committee Recommends Approval Unanimously (14-0)*

Article 9: To see if the Town will vote to raise and appropriate or transfer a sum of money not to exceed \$60,000 to meet the Town's expenses for Tax Title purposes, or take any other action in relation thereto. *(Raise and Appropriate)*

*Advisory & Finance Committee Recommends Approval Unanimously (14-0)*

Article 10: To see if the Town will vote to raise and appropriate or transfer a sum of money not to exceed \$50,000 to meet the Town's expenses for cyclical revaluation, certification, and other consulting services of all real and personal property located within the Town of Swansea, or take any other action relative thereto. *(Certified Free Cash)*

*Advisory & Finance Committee Recommends Approval Unanimously (15-0)*

Article 11: To see if the Town will vote to set the maximum spending limits for FY2026, pursuant to § 20-8C of the General Bylaws and Massachusetts General Laws, Chapter 44, Section 53E1/2, for the Town's revolving funds as follows:

Social Day Care Program Revolving Fund:	\$158,000.00
Fire Alarm Inspections Revolving Fund:	\$50,000.00
Boat Ramp Revolving Fund:	\$12,000.00
Shellfish Revolving Fund:	\$40,000.00
Police Details Revolving Fund:	\$75,000.00

*Advisory & Finance Committee Recommends Approval Unanimously (14-0)*

Article 12: To see if the Town will vote pursuant to Chapter 44, Section 53F ½ to raise and appropriate, or transfer a sum of money not to exceed \$2,416,955.00 from the General Fund, the Solid Waste Enterprise Fund Receipts Account and/or the Solid Waste Enterprise Fund Retained Earnings Account to meet the expenses of the Solid Waste Enterprise Fund Account, or to take any other action in relation thereto.

*Advisory & Finance Committee Recommends Approval Unanimously (14-0)*



Article 13: To see if the Town will vote to appropriate or reserve for later appropriation monies from the Community Preservation Fund annual revenues or available funds for the administrative expenses of the Community Preservation Committee, and the funding of reserves and all other necessary and proper expenses for the year, or take any other action in relation thereto.

PROPOSED FISCAL YEAR 2025-26 COMMUNITY PRESERVATION BUDGET

Purpose	Recommended	Amount
Appropriations Community Preservation Administrative Expenses	\$	23,867.12
Community Housing Reserve	\$	47,734.23
Historic Resources Reserve	\$	47,734.23
Open Space Reserve	\$	0
Payment of Debt Service on Open Space Purchases	\$	224,500.00
FY 25-26 Annual Budgeted Reserve	\$	133,506.69

*Advisory & Finance Committee Recommends Approval Unanimously (14-0)*

Article 14: To see if the Town will vote to transfer from available funds a sum of money not exceed \$80,000, to be expended from the Community Housing Reserve of the Community Preservation Fund, to the Housing Authority to subsidize the costs of replacing rotted exterior doors, keying and other miscellaneous work needed for the exterior doors throughout the Martin Court complex, or take any other action relative thereto.

*Advisory & Finance Committee Recommends Approval Unanimously (11-0)*

Article 15: To see if the Town will vote to transfer from available funds a sum of money not exceed \$50,000, to be expended from the Undesignated Reserves portion of the Community Preservation Fund, to the Board of Selectmen to meet the expenses of a site plan for the integration of abutting parcels into the open space and recreational facilities of the Medeiros Farm Recreational Complex at 1100 Bark Street, or take any other action relative thereto.

*Advisory & Finance Committee Recommends Approval Unanimously (11-0)*

Article 16: To see if the Town will vote to raise and appropriate or transfer a sum of money not to exceed \$203,000 to be expended by the Police Chief to meet the expense of purchasing three police cruisers with equipment, including radios, or take any other action relative thereto. *(Raise and Appropriate)*

*Advisory & Finance Committee Recommends Approval by Majority (9 -1- 1 abstention)*

Article 17: To see if the Town will vote to raise and appropriate or transfer a sum of money not to exceed \$125,000 to be expended by the Fire Chief to purchase turnout gear for the firefighters, or take any other action relative thereto. *(Certified Free Cash)*

*Advisory & Finance Committee Recommends Approval Unanimously (14-0)*

Article 18: To see if the Town will vote to raise and appropriate or transfer a sum of money not to exceed \$45,000 to be expended by the Tree Warden to conduct an inventory of town-owned trees and rate the health of each tree, or take any other action relative thereto. *(Certified Free Cash)*

*Advisory & Finance Committee Recommends Approval By Majority (13-1)*

Article 19: To see if the Town will vote to raise and appropriate or transfer a sum of money not to exceed \$20,000 to be expended by the Veterans Agent to purchase tablets of seals of the military branches, a Global War on Terrorism memorial, a Gold Star monument, and a Women's Veteran's monument, and make related improvements to the Veteran's Green Memorial, or take any other action relative thereto. *(Certified Free Cash)*

*Advisory & Finance Committee Recommends Approval Unanimously (11-0)*

Article 20: To see if the Town will vote to raise and appropriate or transfer a sum of money for the continued funding of reserve accounts, by adding \$200,000 to the Stabilization Fund and by adding \$200,000 into the Capital Stabilization Fund or take any other action relative thereto. *(Raise and Appropriate)*

*Advisory & Finance Committee Recommends Approval Unanimously (14-0)*

Article 21: To see if the Town will vote to raise and appropriate or transfer a sum of money not to exceed \$200,000 for the Other Post Employment Benefits Liability Trust Fund or take any other action in relation thereto. *(Raise and Appropriate)*

*Advisory & Finance Committee Recommends Approval Unanimously (14-0)*

Article 22: To see if the Town will vote to raise and appropriate, or transfer a sum of money not to exceed \$75,000 for the purpose of funding the Length of Service Awards Program for the Firefighters of Swansea, or take any other action in relation thereto. *(Raise and Appropriate)*

*Advisory & Finance Committee Recommends Approval Unanimously (15-0)*

Article 23: To see if the Town will vote to accept the action of the Board of Selectmen in laying out as a public way Sheri Lynn Drive in the General Estates subdivision as further depicted upon the plans attached to the Warrant and filed with the Town Clerk, or take any other action relative thereto.

*Advisory & Finance Committee Recommends Approval Unanimously (11-0)*



- Article 24: To see if the Town will vote to amend its local room occupancy excise under Massachusetts General Law Chapter 64G, Section 3A from the current rate of 4.6% to a rate of 6%, or take any other action relative thereto.

*Advisory & Finance Committee Recommends Approval Unanimously (11-0)*

- Article 25: To see if the Town will vote to adopt the local option statute as described in Chapter 200A, Section 9A of the Massachusetts General Laws relative to the disposition of abandoned funds held in the custody of the Town, or take any other action relative thereto.

*Advisory & Finance Committee Recommends Approval Unanimously (11-0)*

- Article 26: To see if the Town will vote to adopt the local option statute as described in Chapter 59, Section 5, Clause 22J of the Massachusetts General Laws, which authorizes the Town to set a percentage increase in the amount of the annual exemption granted under any of Chapter 59, Section 5, Clause 22, Clause 22A, Clause 22B, Clause 22C, Clause 22E and Clause 22F of the Massachusetts General Laws, subject to certain conditions in said Clause 22J.

And further, to set this percentage increase at 100% of the exemption amount, to be effective beginning in fiscal year 2026, or take any other action relative thereto.

*Advisory & Finance Committee Recommends Approval Unanimously (10-0 -1 abstention)*

- Article 27: To see if the Town will vote to amend the Zoning Bylaw of the Town (Section 265 of the General Code) by making deletions and insertions as follows:

By amending **Section 265 – 4.0I** by adding “Garage, Sheds” to the Principal Use/A. Residential Uses subcategory of the Table of Principal and Accessory Uses, with such use being allowed by right in the Rural Residential District and prohibited in all other zoning districts.

And further, by amending **Section 265 – 4.1A** by adding the following defined term:

**GARAGE, SHEDS**

A building or structure used primarily for the purpose of storage, sheltering motorized vehicles and boats, or as a workshop provided that such building or structure shall not be used for business, service or industry except as allowed in these by-laws for such uses as home occupations.

And further, by amending, **Section 265 – 6.1B** by deleting it in its entirety excepting only the title, and replacing it with:

By default, a mixed-use development shall be required to cumulatively meet the parking requirements for each of the included uses. Where mixed use primary uses occur, applicants may propose a reduction in parking requirements based on an analysis using data from the Institute of Traffic Engineers (ITE). For peak demands of non-competing uses, a reduction up to 25% of the parking requirements in Section 6.1.C may be approved by the Planning Board under Special

Permit. For peak demands of competing uses, a reduction up to 10% of the parking requirements in Section 6.1.C may be approved by the Planning Board via a Special Permit.

(1) Special Permit Application Requirements. Applicants seeking a Special Permit for a parking reduction shall submit the following:

- A detailed parking demand analysis prepared by a qualified traffic engineer or transportation planner, which shall include data sources; analysis of anticipated peak demand times; and justification for the proposed reduction.
- A shared parking agreement, if applicable; and
- Site plans showing the proposed parking layout.

(2) Planning Board Findings. The Planning Board may grant a Special Permit only if it concludes, in its discretion, that:

- a. The parking reductions will not create unreasonable traffic congestion or safety hazards;
- b. Adequate parking will be available for all users at all times;
- c. The parking reduction is consistent with the purpose and intent of the Zoning Bylaw in general and § 265-6 in particular; and
- d. The analysis provided is based on credible data and sound methodology.

(3) **Conditions.** The Planning Board may impose conditions on the Special Permit, including, but not limited to: periodic monitoring and reporting of parking demand; and revisions to site circulation or signage.

And further, by amending Section 265-6.1C by striking the title and inserting "Parking Space Minimums" in its place; and by editing clause (3) by striking "Two" and inserting "One" in its place; and by editing clause (5) by striking "county" and inserting "country" in its place, by striking "four" and inserting "five" in its place, and by striking "or one for 400 square feet of gross floor area, whichever is greater"; and by editing clause (6) by striking "three" and inserting "four" in its place; and by editing clause (7) by striking "two" and inserting "four" in its place; and by editing clause (8) by striking "150" and inserting "400" in its place; and by editing clause (9) by deleting the language of the same and replacing it with "One per 400 square feet for gross floor area. Parking under canopies for gas stations/ convenience stores shall count toward minimum parking spaces required."; and by editing clause (11) by striking "three" and inserting "two" in its place, and by striking "plus one for each employee."; and by editing clause (17) by striking "300" and inserting "500" in its place, and by striking "or one per each per employee, whichever is greater"; and by renumbering clause (27) as clause (28) and inserting a new clause (27) stating "Hair, Nail, Massage, Tattoo Establishment – two per each practitioner

And further, by amending **Section 265 – 6.1D** by deleting it in its entirety and replacing it with:

**D. Parking Stall and Aisle Dimensions.**

Parking Angle / Type	Width	Depth	Aisle
90 degrees	9 feet	18 feet	22 feet
30 to 70 degrees	9 feet	18 feet	16 feet
0 degrees (parallel)	8 feet	22 feet	12 feet
Handicap Spaces	12 feet	18 feet	
Electric Vehicle Charging	9 feet	18 feet	



And further, by amending **Section 265 – 6.1E** by striking “Aisle and” from the title; and by striking “aisles and” in front of “entrance drives”.

And further, by adding a new Section 265.6.1F as follows:

F. Electric Vehicle Supply Equipment. In any new commercial construction with over 20 parking spaces, at least one parking space must include installed Electrical Vehicle Supply Equipment (EVSE).

(1) EVSE must be a functioning Level 2 Charger, or the equivalent thereof, in order to satisfy this requirement.

(2) EVSE must be able to charge electric vehicles produced by multiple manufacturers, in order to satisfy this requirement. Propriety chargers will not count toward this requirement.

And further, by amending **Section 265 – 6.3D** by striking “Zoning Board of Appeals shall rule upon the acceptability of alternative plans” and inserting “Planning Board may grant a Special Permit to authorize alternative plans” in its place.

And further, by deleting **Section 265 – 9.1B(3)** in its entirety and replacing it with “Large-scale solar facilities”;

And further, by adding a new **Section 265 – 9.1D** as follows:

D. A change in use to a permitted by-right use, provided it does not alter a building’s footprint or parking requirements, shall be exempt from Site Plan Review.

And further, by amending **Section 265 – 19.5A** by striking “1.75” and inserting “one” in its place.

Or take any other action relative thereto.

***Advisory & Finance Committee Recommends Approval By Majority (13 – 1 – 1 abstention)***

Article 28: To see if the Town will vote to authorize the Sewer Commission, pursuant to Chapter 83, Section 1 of the Massachusetts General Laws and such other enabling authority as may exist, to acquire by gift, purchase or eminent domain, at an acquisition cost of not more than \$18,000 the real property, or an easement on the same, that is referenced as Lot 13 on Assessor’s Plat 65, and commonly known as 0 GAR Highway, for the purpose of constructing, installing, repairing, maintaining, replacing and operating a sewer pump station and associated sewer lines and accessory structures, infrastructure and equipment.

And further, to authorize the Sewer Commission, pursuant to Chapter 83, Section 1 of the Massachusetts General Laws and such other enabling authority as may exist, to acquire by gift, purchase or eminent domain, at an acquisition cost of not more than \$5500 an easement on the real property that is referenced as Lot 12 on Assessor’s Plat 7, and commonly known as 0 Swansea Mall Drive, for the purpose of constructing, installing, repairing, maintaining, replacing and operating a sewer pump station and associated sewer lines and accessory structures, infrastructure and equipment.

And further, to authorize the Sewer Commission, pursuant to Chapter 83, Section 1

of the Massachusetts General Laws and such other enabling authority as may exist, to acquire by gift, purchase or eminent domain, at an acquisition cost of not more than \$5500 an easement on the real property that is referenced as Lot 13-2 on Assessor's Plat 74, and commonly known as 573 GAR Highway, for the purpose of constructing, installing, repairing, maintaining, replacing and operating a sewer pump station and associated sewer lines and accessory structures, infrastructure and equipment.

And further, to raise and appropriate or transfer a sum of money not to exceed \$29,000 to meet the total acquisition costs for all such easements.

Or take any other action relative thereto. *(Certified Free Cash)*

*Advisory & Finance Committee Recommends Approval Unanimously (15-0)*

Article 29: To see if the Town will vote to amend the Town's General By Laws Article XI Sewer Commission by adding a new section **7 – 41 Betterment Assessments and Calculation Method** as follows:

**Section 7 – 41 Betterment Assessments and Calculation Method**

- A. The Sewer Commission shall assess sewer betterments to cover the costs of constructing or improving a sewer system based upon a Uniform Unit Method. The Uniform Unit method will be an Equivalent Bedroom Unit (EBU) as based on Massachusetts Title V flow. A single EBU is equivalent to 110 gallons per day of wastewater flow.
- B. Betterment Assessments shall be calculated by dividing the total project cost of any given sewer phase by the number of EBUs (representing residential, commercial, and industrial properties) to first determine the cost per EBU, then multiplying that unit cost by the number of units assigned to each property.
- C. Undeveloped properties shall be assessed betterment costs based on a minimum number of EBUs as established by the Sewer Commission. The minimum number of EBUs will be based on zoning bylaw allowances.

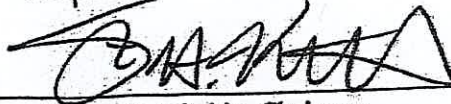
*Advisory & Finance Committee Recommends Approval Unanimously (15-0)*



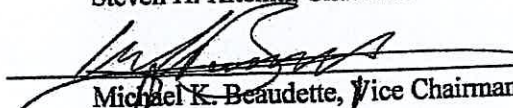
And you are hereby directed to serve this warrant by posting attested copies thereof seven (7) days at least before the day of said meeting as prescribed by law.

Hereof fail not and make return of this warrant with your doings thereon to the Town within twenty-four hours after making service thereof.

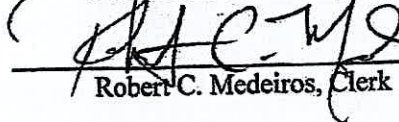
Given under our hands this 29 day of April 2025.



Steven H. Kitchin, Chairman



Michael K. Beaudette, Vice Chairman



Robert C. Medeiros, Clerk

A true copy, Attest:

Constable of Swansea

I hereby certify that I have posted the above warrant in accordance with the Massachusetts General Laws and the By-laws of the Town of Swansea in the following six places:

Swansea Town Hall  
C.O.A./Community Center  
Fire Station No. 2  
Harvest Tap and Table

Swansea Police Station  
Swansea Water District  
United States Post Office

  
(Constable)

5/2/25  
(Date)





