



TOWN OF WILMINGTON  
MASSACHUSETTS  

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FINANCE COMMITTEE

To the Voters of Wilmington:

This booklet is the Town Warrant for the 2019 Annual Town Meeting to be held in the Joanne M. Benton Auditorium at Wilmington High School beginning at 10:30 a.m. on Saturday, May 4, 2019.

The Finance Committee held public meetings in February and March with the Town Manager, Assistant Town Manager, Town Accountant, Department Heads and the Superintendents of the Wilmington Public Schools and Shawsheen Valley Technical High School.

During these meetings each department's budget, capital expenses, maturing debt and interest, unclassified expenses, statutory charges and the various warrant articles were reviewed and subsequently voted and / or amended.

Article 5 is the FY 2020 budget, of which the Committee has made three amendments:

First, the Committee amended the Fire Department's budget to reflect the hiring of eight new fire fighters, compared to the four that were recommended. The Committee held several meetings with the Chief, Deputy Chief and Town Manager to discuss overtime, staffing and current injuries within the department. Currently, the Fire Department has exhausted the overtime budget for FY 2019 and will require a transfer to be made at the end of this fiscal year. In FY 2020, \$1,200,000 is budgeted for overtime, which is approximately 24% of the amended budget. The new hires will not create substantial savings until FY 2021 due to the long hiring and training period. The hiring of eight fire fighters will decrease the overtime in the FY 2021 budget assuming no major injuries, allow for better service to the community and compliance with new OSHA regulations.

Second, the Committee amended the Police Department's budget to delete the four new officers that were recommended. The Committee reached this decision with the anticipation of having more in depth discussions with the anticipated newly appointed Chief, Deputy Chief and Town Manager.

Third, the Committee reduced the budget for Shawsheen Valley Technical High School as the anticipated increase of \$700,000 came in at \$558,923. The monetary increase of \$558,923 is a result of an increase in Wilmington students attending Shawsheen.

There are a number of Capital Expense Articles to replace or upgrade aging vehicles and equipment for the Town and Schools.

The Committee has continued to recommend consolidation of certain functions to take advantage of economies of scale, specifically the IT Departments within the Town and Schools.

Please review this booklet and consider the Finance Committee and Planning Board recommendations when you vote on the budget and individual Articles at Town Meeting.

The Committee would like to thank the Town Manager, Assistant Town Manager, Department Heads and the Superintendents of the Wilmington Public Schools and Shawsheen Valley Technical High School for their time and effort in the preparation and review of the Budget and Articles

John F. Doherty, Chairman





TOWN OF WILMINGTON  
MASSACHUSETTS

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TOWN MODERATOR

Fellow Residents:

On Saturday, May 4, 2019, I respectfully urge all of you to come out and participate in Wilmington's Annual Town Meeting. The 2019 Annual Wilmington Town Meeting will take place in the Joanne M. Benton Auditorium at Wilmington High School, and will commence at 10:30 a.m. As in years past, we will be making a concerted effort to start the meeting on time and, in accordance with the Town of Wilmington Inhabitant By-Laws, Chapter 2, Section 19, we need a quorum of one hundred and fifty (150) voters in order to start the business of Town Meeting. Thus, I ask that you please arrive at such a time, and in such a manner, so as to allow for a 10:30 a.m. start time. I thank you in advance for your consideration and cooperation.

As Town Moderator, I aim to foster a fair, transparent and efficient Town Meeting. In an effort to familiarize the townspeople of Wilmington with the happenings of Town Meeting, I created a handout relative to Town Meeting information and procedures. The handout has been posted to the Town's website and it will be available when you check in at Town Meeting. The handout is aimed to more fully inform Town Meeting attendees as to what Town Meeting is and how it operates. While the handout is not exhaustive by any means, I believe that the information provided therein is aimed at my overall goal of fostering fair, transparent and efficient Town Meeting assembly. If attendees are more familiar with "why" and "how" things are happening, I believe they can better navigate the debate and discussion on any given issue.

Town Meeting is the most pure, direct and inclusive form of the democratic process. However, Town Meeting is not truly representative unless we have an assembly that consists of a cross section of our residents/voters. While our quorum is 150 voters, we should strive to increase attendance to numbers that more appropriately represent our Town. That being the case, the Board of Selectmen and myself will be forming a Town Meeting Review Committee that will examine our current practices and approach to Town Meeting. It is my hope that the Town Meeting Review Committee will come up with ideas aimed at improving our Town Meeting process and increasing attendance. If you would like to be considered to serve on the aforementioned Committee, please contact me at [moderator@wilmingtonma.gov](mailto:moderator@wilmingtonma.gov).

Your participation in our Town Meeting shows your dedication to Wilmington, and moreover your dedication to your neighbors and friends who will join you in attendance on May 4, 2019. In order to foster a productive environment, I ask that all those attending Town Meeting to conduct themselves with proper decorum and that you treat your fellow attendees with the utmost respect, even in cases of disagreement.

I respectfully ask that you carefully review this warrant booklet before attending Town Meeting. Taking the time to familiarize yourself with the warrant articles will allow you to better follow the meeting and will further allow for more fluid, informed discussion. I cannot stress enough the importance of making informed votes at Town Meeting; each and every vote taken up on May 4, 2019 will have a profound effect on the direction of our town. Your attendance at Town Meeting is crucial to ensure that all votes are a true and accurate reflection of the voice of the townspeople of Wilmington.

Sincerely,

Robert G. Peterson, Jr.



TOWN OF WILMINGTON, MASSACHUSETTS



WARRANT  
ANNUAL TOWN MEETING AND ELECTION

TO: EITHER OF THE CONSTABLES OF THE TOWN OF WILMINGTON:

**GREETINGS:**

In the name of the Commonwealth of Massachusetts and in the manner prescribed in the By-laws of said Town, you are hereby directed to notify and warn the inhabitants of the Town qualified to vote in Town affairs to meet and assemble at the Boutwell School (Precincts 1 and 2), Wildwood School (Precincts 3 and 4) and the Town Hall Auditorium (Precincts 5 and 6), Saturday the twenty-seventh day of April, A.D. 2019 at 7:45 o'clock in the forenoon, the polls to be opened at 8:00 a.m. and shall be closed at 8:00 p.m. for the election of Town Officers:

**ARTICLE 1.** To bring in your votes on one ballot respectively for the following named offices to wit: Two Selectmen for the term of three years, one Selectman for the term of one year; three members of the School Committee for the term of three years and one member of the Regional Vocational Technical School Committee for the term of three years.

You are also hereby further required and directed to notify and warn the said inhabitants of the Town of Wilmington who are qualified to vote on elections and Town affairs therein to assemble subsequently and meet in the Town Meeting at the Wilmington High School Auditorium, Church Street, in said Town of Wilmington on Saturday the fourth day of May, A.D. 2019 at 10:30 a.m., then and there to act on the following articles:

**ARTICLE 2.** To hear reports of Committees and act thereon.

**Board of Selectmen**

**ARTICLE 3.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute a sum of money for the purpose of paying unpaid bills of previous years; or take any other action related thereto.

**Board of Selectmen**

**ARTICLE 4.** To see if the Town will vote to authorize the Treasurer/Collector, with the approval of the Selectmen, to enter into an agreement, under the provisions of Chapter 44, Section 53F of the Massachusetts General Laws, with one or more banks doing business in the Commonwealth of Massachusetts during Fiscal Year 2020 for a term not to exceed three years, which will permit the Town of Wilmington to maintain funds on deposit with such institutions in return for said institutions providing banking services; or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 5.** To see how much money the Town will appropriate for the expenses of the Town and the salaries of several Town Officers and Departments and determine how the same shall be raised, whether by taxation, transfer from available funds, or otherwise; or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**TOWN OF WILMINGTON**  
**FINANCE COMMITTEE RECOMMENDATIONS - FY 2020**

	<u>Full Time Positions</u>		Expenditures Fiscal 2018	Transferred & Appropriated Fiscal 2019	<u>Fiscal 2020</u>			
	FY 19	FY 20			Town Manager Recommends	Finance Committee Recommends	Funds Available	Recommended Appropriation
<b>GENERAL GOVERNMENT</b>								
<b>Selectmen - Legislative</b>								
Salaries			5,139	5,139	5,412	5,412		5,412
Expenses			9,162	10,750	10,850	10,850		10,850
			14,301	15,889	16,262	16,262		16,262
<b>Selectmen - Elections</b>								
Salaries			13,780	44,387	29,283	29,283		29,283
Expenses			2,700	7,950	8,700	8,700		8,700
			16,480	52,337	37,983	37,983		37,983
<b>Registrars of Voters</b>								
Salaries			1,875	1,875	1,875	1,875		1,875
Expenses			6,741	8,300	8,700	8,700		8,700
			8,616	10,175	10,575	10,575		10,575
<b>Finance Committee</b>								
Salaries			2,986	2,109	2,100	2,100		2,100
Expenses			6,840	8,550	8,525	8,525		8,525
			9,826	10,659	10,625	10,625		10,625
<b>Town Manager</b>								
Salary - Town Manager	1	1	151,397	155,230	159,111	159,111		159,111
Other Salaries	5	5	378,258	386,151	396,131	396,131		396,131
Expenses			69,758	77,800	78,300	78,300		78,300
Furnishings & Equipment			3,446	2,500	0	0		0
	6	6	602,859	621,681	633,542	633,542		633,542
<b>Town Accountant</b>								
Salary - Town Accountant	1	1	121,240	124,271	127,688	127,688		127,688
Other Salaries	2	2	127,618	128,690	132,430	132,430		132,430
Expenses			11,641	3,470	15,810	15,810		15,810
Furnishings & Equipment			0	0	400	400		400
	3	3	260,499	256,431	276,328	276,328		276,328
<b>Information Technology</b>								
Salary - Director	1	1	59,370	87,958	93,996	93,996		93,996
Other Salaries	2	2	96,587	137,053	144,529	144,529		144,529
Expenses			383,591	388,500	394,900	394,900		394,900
Furnishings & Equipment			10,213	12,000	69,000	69,000		69,000
	3	3	549,761	625,511	702,425	702,425		702,425

**TOWN OF WILMINGTON**  
**FINANCE COMMITTEE RECOMMENDATIONS - FY 2020**

	<u>Full Time Positions</u>		Expenditures Fiscal 2018	Transferred & Appropriated Fiscal 2019	Fiscal 2020			
	FY 19	FY 20			Town Manager Recommends	Finance Committee Recommends	Funds Available	Recommended Appropriation
<b>Treasurer/Collector</b>								
Salary - Treasurer/Collector	1	1	112,258	115,065	118,229	118,229		118,229
Other Salaries	5	5	166,981	209,993	213,430	213,430		213,430
Expenses			27,559	30,494	33,195	33,195		33,195
Amt. Cert. Tax Title			24,111	27,000	27,000	27,000		27,000
Furnishings & Equipment			0	600	1,955	1,955		1,955
	6	6	330,909	383,152	393,809	393,809		393,809
<b>Town Clerk</b>								
Salary - Town Clerk	1	1	88,712	90,929	88,142	88,142		88,142
Other Salaries	2	2	109,394	111,314	112,572	112,572		112,572
Expenses			6,080	9,550	14,750	14,750		14,750
Furnishings & Equipment			0	1,800	0	0		0
	3	3	204,186	213,593	215,464	215,464		215,464
<b>Board of Assessors</b>								
Salary - Principal Assessor	1	1	108,589	111,304	114,364	114,364		114,364
Other Salaries	2	2	104,967	102,165	102,919	102,919		102,919
Expenses			40,428	68,070	73,180	73,180		73,180
Appraisals & Inventory			3,800	3,425	45,925	45,925		45,925
ATB Costs			7,433	20,000	20,000	20,000		20,000
Furnishings & Equipment			0	3,150	1,800	1,800		1,800
	3	3	265,217	308,114	358,188	358,188		358,188
<b>Town Counsel</b>								
Legal Services			263,521	325,000	300,000	300,000		300,000
Expenses			2,870	7,500	7,500	7,500		7,500
			266,391	332,500	307,500	307,500		307,500
<b>Permanent Building Committee</b>								
Salaries			0	0	0	0		0
Expenses			0	0	0	0		0
			0	0	0	0		0
<b>Total General Government</b>	24	24	2,529,045	2,830,042	2,962,701	2,962,701		2,962,701

**TOWN OF WILMINGTON**  
**FINANCE COMMITTEE RECOMMENDATIONS - FY 2020**

	Full Time Positions		Expenditures Fiscal 2018	Transferred & Appropriated Fiscal 2019	Fiscal 2020		
	FY 19	FY 20			Town Manager Recommends	Finance Committee Recommends	Funds Available
PUBLIC SAFETY							
Police							
Salary - Chief	1	1	146,973	137,714	141,500	141,500	141,500
Salary - Deputy Chief	1	1	120,588	118,066	121,313	121,313	121,313
Salary - Lieutenants	5	5	499,992	509,050	509,878	509,878	509,878
Salary - Sergeants	5	5	430,860	430,971	439,764	439,764	439,764
Salary - Patrolmen	36	36	2,339,295	2,416,543	2,632,844	2,422,751	2,422,751
Salary - Substance Abuse Coordinator	1	1	53,075	65,039	69,504	69,504	69,504
Salary - Clerical	3	3	95,414	141,365	147,673	147,673	147,673
Salary - Part Time			13,158	0	0	0	0
Salary - Overtime			641,527	575,000	625,000	625,000	625,000
Salary - Paid Holidays			104,395	100,000	100,000	100,000	100,000
Salary - Specialists			14,525	14,650	14,650	14,650	14,650
Salary - Night Differential			60,346	59,332	59,332	59,332	59,332
Salary - Incentive			502,841	518,242	555,218	525,218	525,218
Sick Leave Buyback			30,882	40,593	40,593	40,593	40,593
Expenses			200,882	232,985	289,085	245,135	245,135
Furnishings & Equipment			0	28,750	24,750	24,750	24,750
	52	52	5,254,753	5,388,300	5,771,104	5,487,061	5,487,061
Fire							
Salary - Chief	1	1	138,452	126,090	134,537	134,537	134,537
Salary - Deputy Chief	1	1	87,504	90,529	96,075	96,075	96,075
Salary - Lieutenants	6	10	459,833	492,375	825,479	825,479	825,479
Salary - Privates	32	36	2,098,483	2,211,303	2,423,240	2,423,240	2,423,240
Salary - Clerk	1	1	60,670	40,906	42,384	42,384	42,384
Salary - Part Time			12,390	13,640	12,626	12,626	12,626
Salary - Overtime			935,568	881,120	1,200,000	1,200,000	1,200,000
Salary - Training Overtime			40,000	40,000	40,000	40,000	40,000
Salary - Scheduled Ambulance Overtime			0	0	0	0	0
Salary - Paid Holidays			148,769	147,891	158,660	158,660	158,660
Salary - EMT & Incentive Pay			26,225	57,050	75,484	75,484	75,484
Sick Leave Buyback			17,234	20,786	20,786	20,786	20,786
Expenses			192,302	258,998	328,528	328,528	328,528
Furnishings & Equipment			37,000	46,900	54,600	54,600	54,600
	41	49	4,254,430	4,427,588	5,412,399	5,412,399	5,412,399



**TOWN OF WILMINGTON**  
**FINANCE COMMITTEE RECOMMENDATIONS - FY 2020**

	<u>Full Time Positions</u>				<u>Fiscal 2020</u>			
	<u>FY 19</u>	<u>FY 20</u>	<u>Expenditures Fiscal 2018</u>	<u>Transferred &amp; Appropriated Fiscal 2019</u>	<u>Town Manager Recommends</u>	<u>Finance Committee Recommends</u>	<u>Funds Available</u>	<u>Recommended Appropriation</u>
<b>Public Safety Central Dispatch</b>								
Personnel Services	12	12	653,435	698,570	715,695	715,695		715,695
Contractual Services			13,850	14,120	14,620	14,620		14,620
Materials & Supplies			3,195	3,750	3,750	3,750		3,750
Furnishings & Equipment			3,833	4,000	4,000	4,000		4,000
	12	12	674,313	720,440	738,065	738,065		738,065
<b>Animal Control</b>								
Salaries	1	1	57,315	59,302	60,878	60,878		60,878
Expenses			3,184	6,000	6,000	6,000		6,000
Furnishings & Equipment			0	0	4,500	4,500		4,500
	1	1	60,499	65,302	71,378	71,378		71,378
<b>Total Public Safety</b>	106	114	10,243,995	10,601,630	11,992,946	11,708,903		11,708,903
<b>PUBLIC WORKS</b>								
<b>PERSONNEL SERVICES</b>								
Director	1	1	141,414	144,949	148,935	148,935		148,935
Administration - Full Time	6	6	427,838	438,037	452,552	452,552		452,552
Engineer - Full Time	4	4	340,000	353,464	374,324	374,324		374,324
Engineer - Part Time			8,724	12,740	12,740	12,740		12,740
Highway - Full Time	16	16	1,125,967	1,167,163	1,170,219	1,170,219		1,170,219
Highway - Overtime			78,979	78,529	78,529	78,529		78,529
Highway - Seasonal			15,386	15,600	18,000	18,000		18,000
Stream Maintenance - Seasonal			21,022	14,500	14,500	14,500		14,500
Tree - Full Time	3	3	210,232	203,825	205,182	205,182		205,182
Tree - Overtime			22,086	11,334	11,334	11,334		11,334
Parks/Grounds - Full Time	7	7	390,991	443,145	447,652	447,652		447,652
Parks/Grounds - Overtime			24,919	27,540	27,540	27,540		27,540
Cemetery - Full Time	2	2	165,061	139,279	144,163	144,163	40,000	144,163
Cemetery - Overtime			14,960	11,482	13,500	13,500		13,500
Snow & Ice - Extra Help/Overtime			258,757	186,332	211,332	211,332		211,332
	39	39	3,246,336	3,247,919	3,330,502	3,330,502	40,000	3,330,502
<b>CONTRACTUAL SERVICES</b>								
Engineer			0	0	0	0		0
Engineer - Training & Conference			5,860	6,000	6,000	6,000		6,000

**TOWN OF WILMINGTON**  
**FINANCE COMMITTEE RECOMMENDATIONS - FY 2020**

<u>Full Time Positions</u>		<u>Fiscal 2020</u>				
		Expenditures	Transferred & Appropriated	Town Manager	Finance Committee	Recommended
		Fiscal 2018	Fiscal 2019	Recommends	Recommends	Funds Available
	FY 19	FY 20				Appropriation
Highway			92,063	94,840	94,840	94,840
Highway - Repair Town Vehicles			108,620	115,900	115,900	115,900
Highway - Training & Conference			1,965	2,000	2,000	2,000
Tree			8,943	11,000	11,000	11,000
Parks/Grounds			27,600	27,600	27,600	27,600
Cemetery			2,811	4,100	4,100	4,100
Road Machinery - Repair			69,816	80,000	80,000	80,000
Public Street Lights			125,370	176,300	163,100	163,100
Rubbish Collection & Disposal			1,747,984	1,979,997	2,017,239	2,017,239
Snow & Ice - Repairs			29,431	18,730	18,730	18,730
Snow & Ice - Misc. Services			267,834	160,000	185,000	185,000
			<u>2,488,297</u>	<u>2,676,467</u>	<u>2,725,509</u>	<u>2,725,509</u>
MATERIALS & SUPPLIES						
Engineer			3,347	4,800	4,800	4,800
Highway			38,783	39,500	39,500	39,500
Highway - Construction Supplies & Road Improvements			66,422	82,000	82,000	82,000
Highway - Gas, Oil, Tires (Other)			179,298	189,109	188,194	188,194
Highway - Gas, Oil, Tires (DPW)			112,727	122,699	122,934	122,934
Stream Maintenance - Expenses			1,000	1,000	1,000	1,000
Tree			5,614	8,000	8,000	8,000
Parks/Grounds			96,144	96,100	96,100	96,100
Cemetery			13,075	13,650	13,650	13,650
Drainage Projects			55,893	65,000	65,000	65,000
Snow & Ice - Sand & Salt			211,716	267,735	267,735	267,735
Snow & Ice - Tools & Equipment			6,000	6,000	6,000	6,000
			<u>790,019</u>	<u>895,593</u>	<u>894,913</u>	<u>894,913</u>
FURNISHINGS & EQUIPMENT						
			60,451	59,400	95,500	95,500
	39	39	6,585,103	6,879,379	7,046,424	40,000
Sewer						
Personnel Services	1	1	91,733	92,841	92,841	92,841
Maintenance & Operations			78,061	90,376	96,426	96,426
	1	1	169,794	183,217	189,267	189,267
<b>Total Public Works</b>	40	40	6,754,897	7,062,596	7,235,691	40,000

**TOWN OF WILMINGTON**  
**FINANCE COMMITTEE RECOMMENDATIONS - FY 2020**

	Full Time Positions		Expenditures Fiscal 2018	Transferred & Appropriated Fiscal 2019	Fiscal 2020		
	FY 19	FY 20			Town Manager Recommends	Finance Committee Recommends	Funds Available
COMMUNITY DEVELOPMENT							
Board of Health							
Salary - Director	1	1	93,734	96,076	98,719	98,719	98,719
Other Salaries	1	1	108,426	109,596	109,596	109,596	109,596
Expenses			17,883	20,000	35,000	35,000	35,000
Mental Health			0	0	0	0	0
	2	2	220,043	225,672	243,315	243,315	243,315
Planning & Conservation							
Salary - Director	1	1	90,387	92,646	95,382	95,382	95,382
Other Salaries	4	4	204,543	225,275	235,242	235,242	235,242
Expenses			13,797	31,000	23,000	23,000	23,000
Furnishings & Equipment			1,491	1,600	1,600	1,600	1,600
	5	5	310,218	350,521	355,224	355,224	355,224
Building Insp./Bd. of Appeals							
Salary - Building Inspector	1	1	86,829	90,929	93,430	93,430	93,430
Other Salaries	1	1	121,804	111,633	107,585	107,585	107,585
Expenses			3,814	4,250	5,250	5,250	5,250
Furnishings & Equipment			350	0	0	0	0
	2	2	212,797	206,812	206,265	206,265	206,265
Total Community Development	9	9	743,058	783,005	804,804	804,804	804,804
PUBLIC BUILDINGS							
Salary - Superintendent	1	1	124,107	128,085	134,305	134,305	134,305
Other Salaries	46	46	2,864,602	2,963,129	3,016,562	3,016,562	3,016,562
Overtime			35,654	55,000	55,000	55,000	55,000
Part Time Seasonal			12,174	17,600	17,600	17,600	17,600
Heating Fuel			686,010	945,000	945,500	945,500	945,500
Electricity			198,499	220,000	220,000	220,000	220,000
Utilities			21,641	31,500	31,500	31,500	31,500
Expenses			803,743	798,500	845,500	845,500	845,500
Total Public Buildings	47	47	4,746,430	5,158,814	5,265,967	5,265,967	5,265,967

**TOWN OF WILMINGTON  
FINANCE COMMITTEE RECOMMENDATIONS - FY 2020**

**Full Time  
Positions**

**Fiscal 2020**

	<b>FY 19</b>	<b>FY 20</b>	<b>Expenditures Fiscal 2018</b>	<b>Transferred &amp; Appropriated Fiscal 2019</b>	<b>Town Manager Recommends</b>	<b>Finance Committee Recommends</b>	<b>Funds Available</b>	<b>Recommended Appropriation</b>
<b>HUMAN SERVICES:</b>								
<b>Veterans Aid &amp; Benefits</b>								
Veterans' Agent	1	1	78,983	84,193	86,508	86,508		86,508
Other Salaries	1	1.5	48,837	52,060	77,584	77,584		77,584
Expenses			2,143	3,500	3,550	3,550		3,550
Assistance - Veterans			252,668	400,000	350,000	350,000		350,000
	2	2.5	382,631	539,753	517,642	517,642		517,642
<b>Library</b>								
Salary - Director	1	1	96,244	98,650	101,363	101,363		101,363
Other Salaries	12	12	796,754	824,638	850,300	850,300		850,300
Merrimack Valley Library Consortium			38,131	38,131	38,131	38,131		38,131
Expenses			180,234	189,600	195,589	195,589		195,589
Furnishings & Equipment			15,144	5,700	6,453	6,453		6,453
	13	13	1,126,507	1,156,719	1,191,836	1,191,836		1,191,836
<b>Recreation</b>								
Salary - Director	1	1	64,810	69,765	76,164	76,164		76,164
Other Salaries	2	2	55,254	56,419	56,419	56,419		56,419
Expenses			5,045	5,275	5,800	5,800		5,800
	3	3	125,109	131,459	138,383	138,383		138,383
<b>Elderly Services</b>								
Salary - Director	1	1	85,046	88,958	91,404	91,404		91,404
Other Salaries	3	3.5	135,422	144,341	176,233	176,233		176,233
Expenses			42,646	45,025	45,235	45,235		45,235
	4	4.5	263,114	278,324	312,872	312,872		312,872
<b>Historical Commission</b>								
Salaries			20,534	25,318	25,983	25,983		25,983
Expenses			4,665	6,750	6,750	6,750		6,750
			25,199	32,068	32,733	32,733		32,733
<b>Total Human Services</b>	<b>22</b>	<b>23</b>	<b>1,922,560</b>	<b>2,138,323</b>	<b>2,193,466</b>	<b>2,193,466</b>		<b>2,193,466</b>
<b>SCHOOLS</b>								
Wilmington School Department			38,910,092	40,326,533	41,939,603	41,939,603		41,939,603
Shawsheen Valley Regional Vocational Technical High School District			4,028,625	4,265,878	4,647,564	4,647,564		4,647,564
<b>Total Schools</b>			<b>42,938,717</b>	<b>44,592,411</b>	<b>46,587,167</b>	<b>46,587,167</b>		<b>46,587,167</b>

**TOWN OF WILMINGTON**  
**FINANCE COMMITTEE RECOMMENDATIONS - FY 2020**

	Full Time Positions		Expenditures Fiscal 2018	Transferred & Appropriated Fiscal 2019	Fiscal 2020			
	FY 19	FY 20			Town Manager Recommends	Finance Committee Recommends	Funds Available	Recommended Appropriation
MATURING DEBT & INTEREST								
Schools			3,285,375	3,188,650	3,092,350	3,092,350		3,092,350
Public Safety			108,537	192,900	185,450	185,450		185,450
Recreation			0	502,400	475,275	475,275		475,275
Sewer			118,283	115,520	123,620	123,620		123,620
Water			118,120	250,195	248,220	248,220	248,220	248,220
Interest on Anticipation Notes & Authorization Fees & Miscellaneous Debt			170,000	45,000	130,000	130,000	82,000	130,000
Total Maturing Debt & Interest			3,800,315	4,294,665	4,254,915	4,254,915	330,220	4,254,915
UNCLASSIFIED & RESERVE								
Insurance			716,924	854,000	914,000	914,000	118,024	914,000
Employee Health & Life Insurance			11,199,944	13,000,000	13,000,000	13,000,000	299,000	13,000,000
Employee Retirement Unused Sick Leave			75,228	75,000	220,000	220,000		220,000
Medicare Employer's Contribution			711,098	800,000	825,000	825,000	11,963	825,000
Salary Adjustments & Additional Costs			113,324	625,000	848,595	848,595		848,595
Local Transportation/Training Conf.			4,940	5,000	5,000	5,000		5,000
Out of State Travel			5,379	7,000	7,000	7,000		7,000
Annual Audit			35,000	35,000	36,000	36,000		36,000
Ambulance Billing			39,278	43,000	43,000	43,000		43,000
Town Report & Calendar			4,128	7,500	7,500	7,500		7,500
Professional & Technical Services			105,042	125,000	125,000	125,000		125,000
Reserve Fund			0	15,000	1,200,000	1,200,000		1,200,000
Total Unclassified & Reserve			13,010,285	15,591,500	17,231,095	17,231,095	428,987	17,231,095
TOTAL MUNICIPAL GOVERNMENT	248	257	43,750,585	48,460,575	51,941,585	51,657,542	799,207	51,657,542
STATUTORY CHARGES								
Current Year Overlay			0	900,000	900,000	900,000		900,000
Retirement Contributions			6,126,993	6,535,038	7,080,174	7,080,174	808,941	7,080,174
Offset Items			0	25,653	26,713	26,713		26,713
Mass Bay Transportation Authority			506,104	518,623	533,054	533,054		533,054
MAPC (Ch 688 of 1963)			12,000	12,261	12,602	12,602		12,602
RMV Non-Renewal Surcharge			17,480	17,480	17,480	17,480		17,480
Metro Air Pollution Control District			8,060	8,267	8,447	8,447		8,447
Mosquito Control Program			64,357	63,625	68,844	68,844		68,844
M.W.R.A. Sewer Assessment			2,804,912	3,032,110	3,059,086	3,059,086		3,059,086
Special Education			0	2,100	8,280	8,280		8,280
School Choice			48,353	26,856	68,004	68,004		68,004
Charter Schools			65,041	93,064	84,240	84,240		84,240
North Shore Agricultural & Technical School District			127,813	164,332	186,666	186,666		186,666
Total Statutory Charges			9,781,113	11,399,409	12,053,590	12,053,590	808,941	12,053,590
Total			96,470,415	104,452,395	110,582,342	110,298,299	1,608,148	110,298,299
Proposed Capital Outlay & Warrant Articles								
			3,306,710	10,191,900	9,160,500	9,160,500		9,160,500
Total Proposed Budget								
			99,777,125	114,644,295	119,742,842	119,458,799	1,608,148	119,458,799

Classification		FY19 Staff	FY20 Proposed Staff	FY18 Adjusted Budget	FY19 Adjusted Budget	FY20 Proposed Budget
<b>1. Teachers</b>						
A.	Elementary	109.05	107.05			
	Salaries			8,423,520	8,540,218	8,705,436
	Expenses			102,167	98,636	107,916
B.	Middle School	57.40	57.40			
	Salaries			4,325,800	4,404,451	4,547,617
	Expenses			96,010	101,756	101,852
C.	Senior High School	68.20	66.20			
	Salaries			5,305,568	5,418,653	5,495,987
	Expenses			136,795	152,694	186,613
D.	Guidance	13.00	13.00			
	Salaries			1,084,592	1,097,181	1,121,449
	Expenses			5,871	6,071	4,570
E.	Special Education	61.50	65.70			
	Salaries			4,281,226	4,744,365	5,159,126
F.	Substitute Salaries					
	Salaries			311,082	321,082	333,232
<b>2. Administration</b>						
A.	Central Office	10.70	11.70			
	Salaries			1,151,967	1,176,699	1,284,683
	Expenses			723,944	719,633	700,192
B.	Principals	14.00	14.00			
	Salaries			1,483,267	1,525,949	1,561,661
C.	Special Education	11.00	11.00			
	Salaries			935,955	964,849	984,744
	Expenses			685,606	652,488	710,259
D.	Administrative Assistants	20.70	20.70			
	Salaries			952,572	985,460	1,010,122

	Classification	FY19 Staff	FY20 Proposed Staff	FY18 Adjusted Budget	FY19 Adjusted Budget	FY20 Proposed Budget
<b>3. Support Services</b>						
A.	Nurses	10.60	10.60			
	Salaries			743,267	764,824	806,063
	Expenses			7,600	7,600	7,600
B.	Educational Assistants	43.45	44.35			
	Salaries			1,176,125	1,238,750	1,291,644
C.	Transportation					
	Regular Day			998,000	1,024,690	1,067,890
	SPED			627,000	840,200	840,200
	Vans	9.00	9.00	168,007	172,754	180,276
D.	Athletics	1.00	1.00			
	Salaries			268,709	277,722	280,408
	Expenses			139,310	139,310	139,310
E.	Maintenance and Utilities					
	Utilities			601,310	638,337	621,948
	Maintenance of Equipment			177,103	180,736	189,484
F.	Security Monitors	2.00	2.00			
	Salaries			30,145	31,501	33,411
G	Insurance and Training					
	Staff Development			158,214	163,779	193,169
	Insurance			32,500	32,500	32,500
<b>4. Tuitions</b>						
A.	Special Education					
	Tuition			3,735,713	3,903,645	4,240,242
<b>5. Equipment</b>						
A.	Expenses			-	-	
	<b>TOTAL</b>	<b>431.60</b>	<b>433.70</b>	<b>38,868,945</b>	<b>40,326,533</b>	<b>41,939,603</b>

# ESTIMATED AVAILABLE FUNDS

	ACTUAL FY 2018	REVISED ESTIMATE FY 2019	ESTIMATE FY 2020	\$ CHANGE 2019 V. 2020
<b>ESTIMATED AVAILABLE FUNDS</b>				
Tax Levy	79,352,140	83,386,447	86,402,504	3,016,057
Local Receipts	9,576,936	9,154,000	9,254,000	100,000
Local Receipts - Sewer	3,525,560	3,107,612	3,270,033	162,421
Local Aid	14,119,546	14,355,960	14,457,157	101,197
Free Cash	3,000,000	4,941,800	4,751,000	(190,800)
Water Department - Available Funds	1,360,246	1,419,005	1,568,148	149,143
Sale of Cemetery Lots	20,000	20,000	20,000	0
Cemetery Trust Fund - Interest	20,000	20,000	20,000	0
Capital Stabilization Fund	0	0	0	0
Provision for Abates Surplus	0	0	0	0
Capital Project Closeouts	0	0	0	0
	110,974,428	116,404,824	119,742,842	3,338,018



**ARTICLE 6.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute a sum of money for the purchase of new and/or replacement capital equipment, including but not limited to the following items, and further to authorize the sale, trade-in, conveyance or other disposition of any equipment being so replaced, such funds to be spent by the town department, so indicated, with the approval of the Town Manager and, to the extent set forth in Chapter 592 of the Acts of 1950, the Board of Selectmen, as follows:

Police Department

Purchase of five (5) replacement police cruisers.

Fire Department

Purchase of one (1) replacement vehicle for Deputy Fire Chief;

Department of Public Works

Purchase of one (1) heavy duty 75 foot bucket truck to be assigned to the Tree Division.

Purchase of one (1) heavy duty ¾ ton pickup truck with plow to be assigned to the Parks and Grounds Division.

Purchase of one (1) heavy duty ¾ ton pickup truck with plow to be assigned to the Highway Division.

Purchase of one (1) heavy duty one ton dump truck with plow to be assigned to the Cemetery Division.

or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 7.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the upgrade of cameras in the Booking Room and Evidence Room at the Public Safety Building; or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 8.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money to replace the fire alerting system at the Public Safety Building; or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 9.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the replacement of a new higher efficiency dual fuel fired furnace at the Wilmington Memorial Library; or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 10.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the replacement of a portion of lighting with LED fixtures at the West Intermediate School; or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 11.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the reconstruction of a portion of the parking lot at the Woburn Street School; or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 12.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the conversion from underground fuel tanks to above ground fuel tanks at the Department of Public Works; or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 13.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the construction of a sidewalk on Shady Lane Drive approximately one half the distance; or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 14.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the installation of 2,300 linear feet of granite curbing on Middlesex Avenue from Federal Street to First Avenue; or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 15.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money to comply with the Municipal Separate Storm Sewer Systems (MS4) requirement as part of the National Pollutant Discharge Elimination System (NPDES); or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 16.** To see if the Town will vote to continue its participation in the Massachusetts Water Resource Authority financial assistance program which provides grants and interest free loans for the purpose of funding an infiltration and inflow reduction and sewer system rehabilitation program and to authorize the Selectmen and/or Town Manager to accept said grants and to execute documents relative to the interest free loans as may be required; and further to appropriate said funds for engineering services, construction or reconstruction of sewers, sewerage systems and sewage disposal facilities and appurtenances and to determine how the same shall be raised whether by taxation, transfer or borrowing or any combination thereof; or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 17.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the replacement of laptop and desktop computers at the North Intermediate School and West Intermediate School; or take any other action related thereto.

**School Committee**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 18.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the replacement of existing projectors and interactive whiteboards at the Wilmington Middle School; or take any other action related thereto.

**School Committee**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 19.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the first phase of a two-phase project to upgrade the PA system at the Early Childhood Centers, Elementary and Intermediate Schools; or take any other action related thereto.

**School Committee**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 20.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the purchase of a new data center for the school district; or take any other action related thereto.

**School Committee**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 21.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the multi-year replacement of Chromebooks and Chromebook Carts for the Wilmington Public Schools; or take any other action related thereto.

**School Committee**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 22.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money to upgrade the wireless system at the Wilmington Middle School; or take any other action related thereto.

**School Committee**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 23.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the replacement of laboratory computers at the Wilmington Middle School; or take any other action related thereto.

**School Committee**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 24.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money to deposit in the Other Post Employment Liability Trust Fund established in accordance with M. G. L. Chapter 32B, Section 20; or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 25.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money to deposit in the “Capital Stabilization Fund” as established by vote on Article 23 at the April 27, 1991 Annual Town Meeting; or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 26.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money to deposit in the “Employee Retirement Benefits” stabilization fund as established by vote on Article 24 of the May 3, 2014 Annual Town Meeting; or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 27.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money to pay the Middlesex Retirement System in addition to the annual assessment; or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 28.** To see what sum the Town will vote to transfer into various line items of the Fiscal Year 2019 budget from other line items of said budget and from other available funds; or take any other action related thereto.

**Board of Selectmen**

Finance Committee **Took No Action** on this Article pending further information.

**ARTICLE 29.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the funding of a Fourth of July celebration, or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 30.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the observance of Memorial Day and Veterans' Day; or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 31.** To see if the Town will vote to accept the provisions of General Law Chapter 59, section 5, clause 17F, as inserted by section 10 of Chapter 218 of the Acts of 2018, to allow for an annual increase in the amount of the exemption granted under General Law Chapter 59, section 5, clause 17D (Over seventy, surviving minors and surviving spouses) by one-hundred percent (100%) of the US Department of Labor, Consumer Price Index adjustment as determined by the Commissioner of Revenue for such year, the amount of such increase to the exemption presently being \$175, such increased exemption to be available on or after July 1, 2019; or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 32.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute the sum of \$750.00 each (a total of \$1,500) for the purpose of renewing under the authority of Section 9 of Chapter 40 of the General Laws as amended, the lease of:

- a. Veterans of Foreign Wars Clubhouse for the purpose of providing suitable headquarters for the Nee-Ellsworth Post 2458 of the Veterans of Foreign Wars of the United States;
- b. American Legion Clubhouse, Inc. for the purpose of providing suitable headquarters for the Wilmington Post 136 of the American Legion;

or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 33.** To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money to operate the Public Rink enterprise; or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 34.** To see if the Town will vote to accept as public ways the following described streets, as recommended by the Planning Board and laid out by the Selectmen (Massachusetts General Laws Ch. 41 and Ch. 82 as amended) and shown on certain Definitive Subdivision plans approved in accordance with "Rules and Regulations Governing the Subdivision of Land in the Town of Wilmington, Massachusetts," which plans are recorded at the Middlesex North Registry of Deeds and copies of which are on file in the office of the Town Clerk; and to authorize the Selectmen to acquire by purchase, gift or eminent domain such land and slope, drainage and other easements as may be necessary to effectuate the purpose of this Article; and further to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute a sum of money to be spent by the Town Manager with the approval of the Board of Selectmen for such purposes.

**Mink Run Road** – A certain parcel of land known as “Mink Run Road” also shown on a plan entitled “Street Acceptance Plan of Land in Wilmington, Massachusetts prepared for Mink Run Realty, LLC” prepared by LJR Engineering, Inc. dated November 26, 2018 to be recorded herewith and as further described below:

Beginning at iron pipe at the northeasterly side of Hopkins Street running  
S46°24'58"W 276.16 feet to a point of beginning;  
thence running S46°24'58"W 112.03 feet to a point;  
thence along a curve of 30.00 feet radius, 52.84 feet to a point;  
thence running N54°30'00"W 166.84 feet to a point;  
thence running a curve of 268.00 feet radius, 139.54 feet to point;  
thence running N24°40'00"W 146.00 feet to a point;

thence along a curve of 435.00 feet radius, 195.50 feet to point;  
thence running N50°25'00"W 89.84 feet to a point;  
thence along a curve of 30.00 feet radius, 25.39 feet to point;  
thence along a curve of 53.00 feet radius, 89.72 feet to point;  
thence along a curve of 30.00 feet radius, 25.39 feet to point;  
thence running N50°25'00"W 160.84 feet to a point;  
thence along a curve of 285.00 feet radius, 209.56 feet to point;  
thence running S87°27'15"W 37.04 feet to a point;  
thence running N36°29'18"E 64.35 feet to a point;  
thence along a curve of 335.00 feet radius, 242.84 feet to point;  
thence running S50°25'00"E 160.84 feet to a point;  
thence along a curve of 30.00 feet radius, 25.39 feet to point  
thence along a curve of 53.00 feet radius, 83.25 feet to point  
thence along a curve of 58.53 feet radius, 42.39 feet to point;  
thence running S50°25'00"E 6.55 feet to a point;  
thence running S50°25'00"E 71.55 feet to a point;  
thence along a curve of 485.00 feet radius, 217.97 feet to point;  
thence running S24°40'00"E 146.00 feet to a point;  
thence along a curve of 218.00 feet radius, 113.51 feet to point;  
thence running S54°30'00"E 188.05 feet to a point;  
thence along a curve of 30.00 feet radius, 41.41 feet to the point of beginning.

Said Mink Run Road containing 69,674 square feet, more or less, according to said plan.

Pomfret Road – A certain parcel of land known as "Pomfret Road" also shown on a plan entitled "Street Acceptance Plan of Land in Wilmington, Massachusetts prepared for the Town of Wilmington" prepared by LJR Engineering, Inc. dated January 15, 2019 to be recorded herewith and as further described below:

Beginning at a concrete bound located at the northwesterly corner of land now or formerly of Michelle and Christopher Getchell and land now or formerly of Charles F. Fleming,  
thence running by said land of Getchell and Fleming S56°13'30"E eighty-five and 49/100 (85.49) feet to the northerly side of Pomfret Road and the point of beginning;  
thence running N34°10'44"E two hundred sixty-seven and 43/100 (267.43) feet along the northerly side of Pomfret Road and land of said Getchell and land now or formerly of Brian F. Connolly, to a point at the intersection of Pomfret Road and Bernstein Road;  
thence running S55°59'21"E forty and 00/100 (40.00) feet along the southerly side of Bernstein Road to an iron rod at land now or formerly of Elizabeth Costa;  
thence running S34°10'44"W two hundred sixty-seven and 26/100 (267.26) feet by the southerly side of Pomfret Road and land of said Costa and land now or formerly of Michael P. Collins to an iron pipe at land now or formerly of said Fleming;  
thence running N56°13'30"W forty and 00/100 (40.00) feet along land of said Fleming to the point of beginning.

Said Pomfret Road right of way having an area of 10,692 square feet, more or less, according to said plan.

or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 35.** To see if the Town will vote to determine the spending limits for revolving accounts established pursuant to Section 53E½ of Chapter 44 of the General Laws and Section 29 of Chapter 3 of the Town of Wilmington Inhabitant By-Laws for the fiscal year beginning July 1, 2019 and ending on June 30, 2020 as follows; or take any other action related thereto.

<u>Revolving Fund Account</u>	<u>Spending Authority Limit</u>	<u>Fiscal Year</u>
Compost Bin Revolving Fund	\$4,500	Fiscal Year 2020
Subsurface Sewage Disposal Upgrade Revolving Fund	\$200,000	Fiscal Year 2020

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 36.** To see if the Town will vote to appropriate the sum of \$4,051.80, or such other amount as Town Meeting may approve from the Transportation Infrastructure Receipts Reserve Account for the purpose of Roadway Surface Crack Sealing; or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 37.** To see if the Town will vote to accept the provisions of M.G.L. Chapter 44, Section 53F¾ for the purpose of establishing a separate revenue account to be known as the PEG Access and Cable Related Special Revenue Fund into which shall be deposited funds received in connection with the cable television franchise agreements between the Town and Comcast Corporation (Comcast) and Verizon Communications (Verizon), and/or any other cable operator, which funds shall be appropriated only for cable related purposes consistent with the franchise agreements and in accordance with law, including, but not limited to (1) support of public, educational, or governmental (“PEG”) access cable television services; (2) monitoring compliance of the cable operator with the cable television license(s); and/or (3) preparing for the renewal of the cable license(s), with such action to take effect as of the first day of the fiscal year beginning July 1, 2019; and further, to transfer all cable television license proceeds and receipts held by the Town for such purposes to such new PEG Access and Cable Related Special Revenue Fund; and further to appropriate from said fund the sum of \$625,000, to be expended under the direction of the Board of Selectmen for such PEG access services; and further to authorize the Board of Selectmen to enter into a grant agreement of up to ten years or such lesser term as the Board of Selectmen shall determine to be in the best interest of the Town for the expenditure of such funds for the provision of PEG community access television services; or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 38.** To see if the Town will vote to accept the provisions of G.L. Chapter 44, Section 53F½ establishing the sewer division as an Enterprise Fund effective Fiscal Year 2021; or take any other action related thereto.

**Board of Selectmen**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 39.** To see if the Town will vote to amend the Zoning By-law by deleting Section 3.9 in its entirety; or take any other action related thereto.

**Planning Board**

Finance Committee recommended **Approval** of this Article.

Planning Board recommended **Approval** of this Article.

**ARTICLE 40.** To see if the Town will vote to amend the Zoning By-law by deleting Section 9.8.5 through Section 9.8.5.3 in its entirety and replacing it with a new Section 9.8.5 as follows; or take any other action related thereto:

**9.8.5 Local Preference**

The maximum number of local preference units permitted by the Department of Housing and Community Development (DHCD) shall be provided. Applicants shall submit a marketing plan which describes how the affordable housing units will be marketed to potential homebuyers. The plan shall meet all requirements of DHCD and applicable state and federal laws and regulations so that the affordable units are eligible to be placed on the Town's Subsidized Housing Inventory.

**Planning Board**

Finance Committee recommended **Approval** of this Article.

Planning Board recommended **Approval** of this Article.

**ARTICLE 41.** To see if the Town will vote to amend the Zoning By-law by amending the affordable housing requirement in Section 9 as follows; or take any other action related thereto:

Delete the last sentence of Section 9.6.2 to read as follows:

9.6.2 Maximum density: Eight units per acre, excluding all but 25% of wetland resource areas as defined in Massachusetts General Law Chapter 131 Section 40.

Amend Section 9.8 by deleting the last two words of the title, adding a new Section 9.8.1 and renumbering the remainder of Section 9.8:

**9.8 Affordable Housing**

9.8.1 All Over 55 Housing Developments shall include at least 15% affordable housing units.

**Planning Board**

Finance Committee recommended **Approval** of this Article.

Planning Board recommended **Approval** of this Article.

**ARTICLE 42.** To see if the Town will vote to amend the Zoning By-law by creating a new Section 6.11 for Inclusionary Zoning as follows; or take any other action related thereto:

Add a new Section 6.11:

**6.11 Inclusionary Housing**

**6.11.1 Purpose and Intent**

The purpose of this Inclusionary Housing By-law is to:

- a. Expand and diversify the Town of Wilmington's housing stock to provide more varied housing options;



- b. Increase the supply of housing that is affordable to low-income and very low-income households;
- c. Develop and maintain housing that is eligible for inclusion in the Chapter 40B Subsidized Housing Inventory.

It is the intent of this Section that affordable housing units created pursuant to this By-law shall qualify for inclusion in the Chapter 40B Subsidized Housing Inventory (SHI) under the regulations and guidelines of the Massachusetts Department of Housing and Community Development (DHCD). It is the intent that all housing will comply with federal and state fair housing laws.

## **6.11.2 Definitions**

In this Section the following terms shall have the following meanings:

- 6.11.2.1 Affordable Housing Units** – Housing units that are restricted for sale or rent to individuals and families within specific income ranges and sales prices which meet the DHCD and M.G.L. Chapter 40B requirements for inclusion in the Town's SHI.
- 6.11.2.2 Applicant** – A person or entity who applies for a special permit under this Section. "Applicant" shall include an owner, or his/her agent or representative, or his/her assigns.
- 6.11.2.3 Area Median Income** – The median income for households within the designated metropolitan statistical area that includes the Town of Wilmington, as reported annually and adjusted for household size by the United States Department of Housing and Urban Development for the Boston Metropolitan Statistical Area.
- 6.11.2.4 Board** – Town of Wilmington Planning Board, who shall serve as the Special Permit Granting Authority for projects subject to this Section.
- 6.11.2.5 DHCD** – Massachusetts Department of Housing and Community Development.
- 6.11.2.6 Eligible Household** – Any household whose total income is at or below eighty percent (80) percent of the area median income adjusted for household size.
- 6.11.2.7 Local Initiative Program (LIP)** – A program administered by the DHCD pursuant to 760 CMR 45.00 to develop and implement local housing initiatives that produce low- and moderate-income housing, with or without a comprehensive permit as defined in M.G.L. Chapter 40B, Sections 20-23.
- 6.11.2.8 Low-Income Household** – Household with income that does not exceed eighty (80) percent of the area median income adjusted for household size as determined by the United States Department of Housing and Urban Development, then in effect.
- 6.11.2.9 Market-Rate Housing Units** – Housing units that are not restricted to certain rent or sale prices.
- 6.11.2.10 M.G.L.** – The General Laws of Massachusetts. In case of a rearrangement of the General Laws, any citation or particular sections of the General Laws shall be applicable to the corresponding sections in the new codification.
- 6.11.2.11 Off-Site Unit** – An affordable housing unit produced by the applicant on a site other than the primary residential development.

- 6.11.2.12 Subdivision** – Any subdivision as defined in the Subdivision Control Law (M.G.L. Chapter 41, Sections 91K-GG), or any division of land under M.G.L. Chapter 41, Section 81P, into lots for residential use, and as defined in the Town of Wilmington Subdivision Rules and Regulations.
- 6.11.2.13 Subsidized Housing Inventory (SHI)** – The DHCD Chapter 40B Subsidized Housing Inventory as provided in 760 CMR 31.04.
- 6.11.2.14 This Section** – Section 6.11 of the Town of Wilmington Zoning By-laws in its entirety.
- 6.11.2.15 Town** – The Town of Wilmington.
- 6.11.2.16 Very Low-Income Household** – Household with income that does not exceed fifty (50) percent of the area median income adjusted for household size as determined by the United States Department of Housing and Urban Development, then in effect.

### **6.11.3 Applicability**

This Section applies to construction of at least six (6) new dwelling units in the Neighborhood Mixed Use District or Central Business District.

New residential development in a Conservation Subdivision Design can provide affordable housing units should the applicant volunteer, and therefore be subject to this Section.

Developments may not be segmented or phased to avoid compliance with this Section. Unless otherwise directed by the Board as a condition of approval, all affordable housing units shall be developed/provided concurrently and proportionately with the development of market-rate housing units. Segmenting land or properties over any ten-year period with the effect of avoiding inclusionary housing requirements by either subdividing one parcel of land into two parcels of land or dividing a project that would otherwise be subject to this Section into phases in such a way that would not result in the creation of affordable housing units shall be prohibited. Said ten-year period shall be measured from and to the dates of Building Permit applications.

A Special Permit and Building Permit will not be issued for a development subject to this Section unless the applicant provides the percentage of the total dwelling units in the development as affordable housing units as described herein.

### **6.11.4 Special Permit**

The development of any project under this Section shall require the grant of a Special Permit and Site Plan Review from the Planning Board. A Special Permit under this Section shall be granted if the proposal meets the requirements of this Section, provided that nothing herein shall be intended to limit the discretion of any Special Permit Granting Authority under any other section of this By-law.

### **6.11.5 Provision of Affordable Housing Units**

Affordable housing units shall be provided at a minimum for low-income households, and providing housing units for very low-income households is strongly encouraged when possible. Nothing in this Section shall preclude an applicant from providing additional affordable housing units, or greater affordability, or both, than the minimum requirements.

#### 6.11.5.1 Percentage Requirement

In any development subject to this Section at least fifteen (15) percent of the dwelling units shall be affordable to eligible households. The affordability requirements of this Section do not apply to density bonus unit(s) (Section 6.11.5.2).

In the event that a development providing on- or off-site units has a fractional affordable housing unit of 0.5 or greater, it shall be rounded up to the next whole number. In the event that the fractional affordable housing unit is less than 0.5, the applicant may choose whether or not to round up to the next whole number.

#### 6.11.5.2 Density Bonus

The Board may allow an increase in the total number of market-rate housing units by a number equal to the required affordable housing unit(s), not to exceed ten (10) bonus market-rate housing units. The allowed units per acre or lot coverage may be increased, parking requirements may be decreased, and/or open space may be reduced by the amount necessary to permit the bonus market-rate housing units. The affordability requirements of this Section do not apply to density bonus unit(s).

The chart below illustrates the calculation of new market-rate, affordable and bonus housing units.

Total Number of Housing Units Proposed	Number of Affordable Housing Units Required	Number of Market-Rate Housing Units	Bonus Market-Rate Housing Units	New Total Market-Rate Housing Units (with Bonus)	New Total Units (Market-Rate & Affordable)	Effective Affordable Housing Unit Percentage
6	1	5	1	6	7	14.3%
10	2	8	2	10	12	16.7%
12	2	10	2	12	14	14.3%
15	2	13	2	15	17	11.8%
20	3	17	3	20	23	13%
25	4	21	4	25	29	13.8%
30	5	25	5	30	35	14.3%

#### 6.11.5.3 Methods of Providing Affordable Housing Units

On-site units are the preferred method of providing affordable housing units under this Section.

As an alternative to on-site provision of affordable housing units, an applicant subject to this Section may also be allowed by the Board as part of the Special Permit to develop, construct, rehabilitate or dedicate affordable housing units off-site, only in unique and extraordinary circumstances, for which the applicant must provide a narrative to meet this criterion.

All requirements of this Section that apply to on-site provision of affordable housing units shall apply to provision of off-site affordable housing units, except as provided for in Section 6.11.6.2.b.

## **6.11.6 Siting and Design**

### **6.11.6.1 Siting and Type of Affordable Housing Units**

On-site affordable housing units constructed or otherwise provided under this Section shall be proportionately distributed throughout the project in terms of both location and unit size/type. For example, a development consisting of a mix of single-family homes, townhouses, and a small apartment building shall include affordable housing units of each housing type. On-site affordable housing units shall also, on average, be as accessible to common amenities, such as open space or services, as the market-rate housing units in the same development.

Applications to the Planning Board shall include a plan showing the proposed locations of the affordable housing units.

### **6.11.6.2 Minimum Design and Construction Standards**

On- and off-site affordable housing units shall comply with the DHCD LIP's minimum design and construction standards for SHI as they may be amended. Requirements for the following conditions shall be complied with as specified, in addition to compliance with the above.

- a. New construction of market-rate and affordable housing units. Affordable housing units shall be comparable in size, number of bedrooms, design, appearance, construction and quality of materials with market-rate housing units, though designer and high-end finishes, fixtures and appliances are not required. Mechanical systems and energy efficiency shall conform to the same specifications as apply to the market-rate housing units. Affordable housing units shall have the same floor area as the median market-rate housing units of the same number of bedrooms. The number of bedrooms in affordable housing units shall be comparable to the bedroom mix in market-rate housing units in the development, unless otherwise required to count on the SHI.
- b. Affordable housing units provided on- or off-site by restricting existing homes as affordable housing units, rather than creating new construction. Units do not have to appear similar in terms of design and appearance to market-rate housing units. Home inspections by a licensed inspector are required, and all systems and major items must have more than ten (10) years of useful life remaining.

## **6.11.7 Marketing and Affordability of Affordable Housing Units**

### **6.11.7.1 Marketing Plan**

Applicants under this By-law shall submit a marketing plan which describes how the affordable housing units will be marketed to potential homebuyers. The plan shall meet all requirements of DHCD and applicable state and federal laws and regulations so that the affordable housing units are eligible to be placed on the Town's SHI. No Building Permit for any units in the development subject to this Section shall be issued until the marketing plan is approved by DHCD.

#### **6.11.7.2 Local Preference**

The maximum local preference units under DHCD guidelines shall be provided.

#### **6.11.7.3 Income Requirements and Selling/Renting Prices**

The maximum housing purchase price or rent for affordable housing units created under this Section shall be consistent with affordability guidelines established by DHCD or a successor agency for eligible households, and shall not exceed the maximum purchase price or rent guidelines of the program used to qualify affordable housing units for inclusion on the SHI.

#### **6.11.7.4 Preservation of Affordability**

As a condition of development, all affordable housing units provided under this Section shall be subject to an affordable housing restriction in a form consistent with LIP or any other applicable guidelines issued by DHCD, acceptable to the Planning Board, and that ensures affordable housing units can be counted toward Wilmington's SHI. The affordable housing restriction shall run with the land and be in force in perpetuity or for the maximum period allowed by law, and be enforceable under the provisions of M.G.L. Chapter 184, Section 26 or Sections 31 and 32.

The affordable housing restriction shall contain limitations on use, occupancy, resale price and rents, and provide for periodic monitoring, by the Town or its designee as named in the deed rider as the monitoring agent, to verify compliance with and enforce said restriction. The purchaser of an affordable housing unit developed under this Section shall agree to execute a deed rider prepared by the Town, consistent with model riders prepared by Department of Housing and Community Development, granting, among other things, the Town, or its designee, a right of first refusal to purchase the property in the event that a subsequent qualified purchaser cannot be located.

The affordable housing restriction shall provide that in the event that any affordable rental unit is converted to a condominium unit, the condominium unit shall be restricted in perpetuity to ensure that it remains affordable to households in the same income range as prior to the condominium conversion.

The occupancy permit for any units in the development shall not be issued until the Regulatory Agreement in a form and format acceptable to the Town and DHCD is recorded at the Registry of Deeds or Registry District of the Land Court, and a copy provided to the Planning Board.

The affordable housing restriction shall provide that initial sales and rentals of affordable housing units and subsequent re-sales and re-rentals shall comply with federal, state and local fair housing laws, regulations, and DHCD LIP guidelines.

The applicant shall be responsible for preparing and complying with any documentation that may be required by DHCD to qualify affordable units for listing on the Chapter 40B SHI as LIP units.

#### **6.11.8 Fees**

The applicant shall be responsible for all consultant fees, including engineering, architectural, legal, housing consultant and planning fees, incurred by the Planning Board in connection with the application, review of relevant plans and documents, and ensuring that the affordable housing units are included on the Town's SHI.

#### **6.11.9 Conflict with Other By-laws or Sections**

The provisions of this Section shall be considered supplemental of existing sections of the Wilmington Zoning By-law. To the extent that a conflict exists between this Section and others, the more restrictive section, or provisions therein, shall apply.

#### **6.11.10 Severability**

In the event that one or more of the provisions of this Section are found or determined to be illegal or unenforceable, or held invalid by a court of competent jurisdiction, such finding shall not affect the validity of any other provisions of this Section, which provisions will remain in full force and effect.

**Planning Board**

Finance Committee recommended **Approval** of this Article.

Planning Board recommended **Approval** of this Article.

**ARTICLE 43.** To see if the Town will vote to set aside the provisions of G. L. c 31 Section 58A and request the State Legislature authorize Adam J. Silva have his results for the 2018 (and all future) Massachusetts Civil Service Entry Level Firefighter Exam be allowed for employment without regard to the applicant's age at any time as a Firefighter in the Town of Wilmington.

Notwithstanding the provisions of any general laws, rules, or regulations to the contrary regarding the age of applicant (Adam J. Silva); provided he meets all other requirements; he shall be eligible for certification and appointment to the Wilmington Fire Department by the appointing authority regardless of his age; or take any other action related thereto.

**As Petitioned for by Adam J. Silva and others**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 44.** To see if the Town will vote to amend the Zoning By-law and associated Zoning Map of the Town of Wilmington by voting to rezone from Residential 60 (R60) to Residential 10 (R10) the following described parcel of land; or take any other action related thereto.

The land at and known, Middlesex County, MA as more fully described in a deed recorded in Middlesex North District Registry of Deeds addresses: 54 McDonald Rd, Book 10565, Page 124, containing 11,000 sq ft of land Map 84 parcel 54. 47 McDonald Road, Book 10736, Page 302, containing 10,000 sq ft of land Map 84 parcel 63A.

**As Petitioned for by David Brabant and others**

Finance Committee recommended **Disapproval** of this Article.

Planning Board recommended **Disapproval** of this Article.

**ARTICLE 45.** To see if the Town will vote to amend the Zoning By-law and associated Zoning Map of the Town of Wilmington as follows; or take any other action related thereto.

Amend the zoning by-law and associated zoning map of the town of Wilmington by rezoning from Residential 60 (R60) to Residential 10 (R10) the following described parcels of land shown on Assessor's Map 84. Parcel 11, 15

**As Petitioned for by Charles Fleming and others**

Finance Committee recommended **Disapproval** of this Article.

Planning Board recommended **Disapproval** of this Article.

**ARTICLE 46.** To see if the Town will vote to authorize the Selectman to enter into an agreement, the terms of which shall be determined by the Selectman, to sell, convey or otherwise dispose of all or part of the following described parcel: following a determination made by the Town Manager that the land is not needed for any municipal purpose, and in accordance with Chapter 3, Section 16 of the By-Laws of the Inhabitants of the Town of Wilmington Revised and other applicable law; the parcel being located on Canyon Street, formally known as Park Road and described in the Town of Wilmington Assessor' records as Map 16, Lot 59; or take any other action related thereto.

**As Petitioned for by Jean Marie Cole and others**

Finance Committee recommended **Disapproval** of this Article.

Should this parcel be declared surplus, the Planning Board recommended **Disapproval** of this Article.

Hereof fail not and make due return of this Warrant, or a certified copy thereof with your doings thereon to the Town Clerk as soon as may be and before said meeting, GIVEN OUR HAND AND SEAL OF SAID TOWN THIS **11** day of **March** , A.D., Two Thousand Nineteen.

Kevin A. Caira, Chairman  
Gregory B. Bendel  
Jonathan R. Eaton  
Michael V. McCoy