

**COMMONWEALTH OF MASSACHUSETTS
TOWN OF CONWAY
ANNUAL TOWN MEETING WARRANT
Saturday, June 7, 2025**

In the name of the Commonwealth of Massachusetts you are hereby directed to warn the Inhabitants of said Town qualified to vote in elections and in Town affairs to meet at the Grammar School gymnasium in said Town of Conway, on Saturday, the 7th day of June, 2025 at 10:00 a.m. in the morning, to act on the following:

Article 1. To hear the reports of the Selectboard, Capital Improvements Planning Committee, Town Treasurer, Town Clerk, School Committee, Tax Collector, Board of Health, Planning Board and any other committees and act thereon.

Majority vote required

Article 2. To hear the report of the Finance Committee and vote to raise and appropriate such sums of money as may be deemed necessary to defray the Town charges for the year ensuing, or take any other action relative thereto;

Majority vote required

	DEPARTMENT NAME	FY 2024	FY2025	FY2026	FY25 – 26 CHANGE	% change
	MODERATOR	\$350	\$350	\$350	\$0	0.00%
	SELECTBOARD	\$6,500	\$6,500	\$6,500	\$0	0.00%
	FINANCE COMMITTEE	\$300	\$300	\$300	\$0	0.00%
	RESERVE FUND	\$40,000	\$40,000	\$40,000	\$0	0.00%
	ACCOUNTING/AUDITS	\$10,000	\$50,608	\$44,933	-\$5,675	-11.21%
	ASSESSORS	\$15,703	\$62,769	\$65,529	\$2,760	4.40%
	ASSESSORS WAGES	\$54,318	\$7,500	\$7,500	\$0	0.00%
	TREASURER-COLLECTOR	\$19,795	\$22,155	\$24,398	\$2,243	10.12%
	TREASURER-COLLECTOR WAGES	\$67,861	\$72,252	\$79,498	\$7,246	10.03%
	TOWN ADMINISTRATION	\$18,200	\$19,350	\$18,350	-\$1,000	-5.17%
	TOWN ADMINISTRATION WAGES	\$94,942	\$100,808	\$120,325	\$19,517	19.36%
	LEGAL	\$10,000	\$15,000	\$10,000	-\$5,000	-33.33%
	INFORMATION TECHNOLOGY	\$44,825	\$44,876	\$59,061	\$14,185	31.61%
	TOWN CLERK	\$7,350	\$9,050	\$9,000	-\$50	-0.55%
	TOWN CLERK WAGES	\$39,398	\$41,368	\$49,639	\$8,271	19.99%
	REGISTRARS	\$1,700	\$1,700	\$1,700	\$0	0.00%
	ELECTIONS	\$5,000	\$6,000	\$5,000	-\$1,000	-16.67%
	ELECTIONS WAGES	\$5,000	\$7,000	\$5,000	-\$2,000	-28.57%
	OPEN SPACE	\$3,100	\$3,100	\$3,100	\$0	0.00%
	CONSERVATION COMMISSION	\$1,061	\$1,065	\$6,065	\$5,000	469.48%
	AGRICULTURAL COMMISSION	\$1	\$1	\$1	\$0	0.00%
	PLANNING BOARD	\$2,350	\$2,350	\$7,350	\$5,000	212.77%

	ZONING BOARD OF APPEALS	\$325	\$325	\$325	\$0	0.00%
	SUSTAINABILITY	#N/A	#N/A	\$400	#N/A	#N/A
	PERSONNEL COMMITTEE	\$1	\$1,500	\$500	-\$1,000	-66.67%
	BUILDING MAINTENANCE	\$82,500	\$78,500	\$78,500	\$0	0.00%
	TOWN INSURANCE	\$92,174	\$95,065	\$102,777	\$7,712	8.11%
	POLICE	\$21,725	\$23,500	\$25,100	\$1,600	6.81%
	POLICE WAGES	\$120,539	\$124,589	\$133,776	\$9,187	7.37%
	FIRE	\$40,255	\$42,850	\$47,850	\$5,000	11.67%
	FIRE WAGES	\$41,548	\$43,626	\$45,376	\$1,750	4.01%
	AMBULANCE	\$25,000	\$25,000	\$25,000	\$0	0.00%
	EMERGENCY MANAGEMENT	\$4,250	\$4,350	\$4,400	\$50	1.15%
	ANIMAL CONTROL OFFICER	\$5,305	\$5,742	\$6,029	\$287	5.00%
	TREE WARDEN	\$510	\$510	\$510	\$0	0.00%
	HIGHWAY	\$342,800	\$331,000	\$271,000	-\$60,000	-18.13%
	HIGHWAY WAGES	\$319,140	\$362,847	\$422,223	\$59,376	16.36%
	SNOW & ICE	\$108,000	\$108,000	\$108,000	\$0	0.00%
	SNOW & ICE WAGES	\$21,888	\$32,697	\$33,678	\$981	3.00%
	TRANSFER STATION	\$148,148	\$139,851	\$147,383	\$7,532	5.39%
	TRANSFER STATION WAGES	\$45,800	\$51,600	\$54,000	\$2,400	4.65%
	CEMETERY	\$600	\$600	\$600	\$0	0.00%
	BOARD OF HEALTH	\$17,650	\$17,700	\$17,250	-\$450	-2.54%
	BOARD OF HEALTH WAGES	\$15,974	\$24,506	\$25,087	\$580	2.37%
	COUNCIL ON AGING	\$1,200	\$3,000	\$3,000	\$0	0.00%
	VETERANS	\$9,474	\$9,715	\$10,158	\$443	4.56%
	PARKS & RECREATION	\$8,000	\$9,000	\$10,500	\$1,500	16.67%
	FOREST & TRAILS	\$400	\$400	\$400	\$0	0.00%
	TOWN NEWSLETTER	\$6,000	\$6,000	\$6,000	\$0	0.00%
	HISTORICAL COMMISSION	\$400	\$400	\$500	\$100	25.00%
	DEBT SERVICE	\$108,189	\$109,245	\$55,301	-\$53,944	-49.38%
	DEBT SERVICE INTEREST	\$21,473	\$18,712	\$15,951	-\$2,761	-14.76%
	SHORT TERM INTEREST	\$101	\$101	\$101	\$0	0.00%
	FRCOG (Town Nurse under Board of Health)	\$58,439	\$24,937	\$25,269	\$332	1.33%
	EMPLOYEE COSTS	\$764,386	\$808,136	\$952,750	\$144,614	17.89%
A.	TOTAL	\$2,879,947	\$3,018,104	\$3,193,292	\$175,188	5.80%
	GRAM SCH OPERATING	\$2,060,585	\$2,113,936	\$2,256,774	\$142,838	
	GRAM SCH TRANSPORT	\$75,000	\$95,550	\$68,689	-\$26,861	

B.	TOTAL CGS	\$2,135,585	\$2,209,486	\$2,325,463	\$115,977
	FRONTIER REG OPERATING	\$1,568,585	\$1,654,697	\$1,445,732	-\$208,965
	FRONTIER TRANSPORTATION	\$32,563	\$32,777	\$41,542	\$8,765
	FRONTIER CAPITAL ASSESSMENT	\$3,817	\$0	\$0	\$0
C.	TOTAL FRONTIER	\$1,604,965	\$1,687,474	\$1,487,274	-\$200,200
	FRANKLIN COUNTY TECHNICAL SCHOOL	\$159,930	\$125,754	\$146,717	\$20,963
	FCTS TRANSPORTATION	\$5,198	\$6,248	\$5,362	-\$886
	FCTS CAPITAL ASSESSMENT	\$6,144	\$6,267	\$6,431	\$164
D.	TOTAL FRANKLIN TECH	\$171,272	\$138,269	\$158,510	\$20,241
	OTHER TECHNICAL SCHOOLS	\$25,906			\$0
	OTHER TECH SCHOOLS TRANSPORTATION	\$27,000			\$0
E.	TOTAL OTHER TECH	\$52,906	\$0	\$0	\$0
		\$3,964,728	\$4,035,229	\$3,971,247	-1.61%
	GRAND TOTAL for Operating Budget:	6,844,675	7,053,333	7,164,539	FY 25-26
					\$111,206
					1.55%

SUBMITTED BY: Selectboard

SELECTBOARD RECOMMENDATION: 3-0

FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 3. To see if the Town will vote to set the salaries of elected officials as provided by M.G.L. c. 41, section 108 to be made effective from July 1, 2026 as presented in the budget or take any action relative thereto.

Majority vote required

SUBMITTED BY: Selectboard

SELECTBOARD RECOMMENDATION: 3-0

FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 4. To see if the Town will vote to authorize the Treasurer/Collector and assistant Treasurer/Collector to enter into compensating balance agreements for Fiscal Year 2026 as permitted by M.G.L. c. 44, section 53F, or take any other action relative thereto.

Majority vote required

SUBMITTED BY: Treasurer

SELECTBOARD RECOMMENDATION: 3-0

FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 5. To see if the Town will vote to allow the Selectboard to apply for, accept, and expend state, federal and other grants, which do not require a town appropriation or town meeting approval, or take any other action relative thereto.

Majority vote required

SUBMITTED BY: Selectboard

SELECTBOARD RECOMMENDATION: 3-0

FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 6. To see if the Town will vote to transfer from Free Cash \$75,000 to the **Conway Grammar School Capital Stabilization Fund**, or take any action relative thereto.

Majority vote required

SUBMITTED BY: Finance Committee

SELECTBOARD RECOMMENDATION: 3-0

FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 7. To see if the Town will vote to transfer from Free Cash \$75,000 to the **Fire Truck Stabilization fund** as follows: Fire Department – \$75,000 to **save for a new rescue pumper** (*expected purchase in 2028*), or take any action relative thereto.

Majority vote required

SUBMITTED BY: Fire Department

SELECTBOARD RECOMMENDATION: 3-0

CAPITAL IMPROVEMENTS RECOMMENDATION:

FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 8. To see if the Town will vote to transfer from Free Cash \$75,000 to the **Ambulance Stabilization fund** as follows: Ambulance Department – \$75,000 to **purchase a new ambulance**, or take any action relative thereto.

Majority vote required

SUBMITTED BY: Ambulance Department

SELECTBOARD RECOMMENDATION: 3-0

CAPITAL IMPROVEMENTS RECOMMENDATION:

FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 9. To see if the Town will vote to approve the creation of a new **Highway Stabilization Fund** to be used for purchase of highway vehicles and equipment, or take any action relative thereto..

Two-thirds vote required

SUBMITTED BY: Finance Committee

SELECTBOARD RECOMMENDATION: 3-0

CAPITAL IMPROVEMENTS RECOMMENDATION:

FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 10. To see if the Town will vote to transfer from Free Cash \$25,000 to the **Highway Stabilization fund**, or take any action relative thereto.

Majority vote required

SUBMITTED BY: Finance Committee
SELECTBOARD RECOMMENDATION: 3-0
CAPITAL IMPROVEMENTS RECOMMENDATION:
FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 11. To see if the Town will vote to transfer \$120,000 from **Capital Stabilization** for the purchase of a **Highway excavator**, or take any action relative thereto.

Two-thirds vote required

SUBMITTED BY: Capital Improvements Planning Committee
SELECTBOARD RECOMMENDATION: 3-0
CAPITAL IMPROVEMENTS RECOMMENDATION:
FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 12. To see if the Town will vote to transfer \$44,000 from **Capital Stabilization** for the purchase of a **Highway tractor**, or take any action relative thereto.

Two-thirds vote required

SUBMITTED BY: Capital Improvements Planning Committee
SELECTBOARD RECOMMENDATION: 3-0
CAPITAL IMPROVEMENTS RECOMMENDATION:
FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 13. To see if the Town will vote to transfer \$200,000 from **State Disaster Relief funds** for the purchase of a **used Highway grader**, or take any action relative thereto.

Majority vote required

SUBMITTED BY: Selectboard
SELECTBOARD RECOMMENDATION: 3-0
CAPITAL IMPROVEMENTS RECOMMENDATION:
FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 14. To see if the Town will vote to transfer \$52,000 from Free Cash for the **Police Detail Special Revenue Fund**, or take any action relative thereto.

Majority vote required

SUBMITTED BY: Police Department / Town Accountant
SELECTBOARD RECOMMENDATION: 3-0
CAPITAL IMPROVEMENTS RECOMMENDATION:
FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 15. To see if the Town will vote to transfer \$43,481 from the **Ambulance Receipts fund** to the Ambulance Department operational expenses account for a **partial payment** for these expenses, or take any action relative thereto.

Two-thirds vote required

SUBMITTED BY: Ambulance Department
SELECTBOARD RECOMMENDATION: 3-0
FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 16. To see if the Town will vote to transfer \$5,000 from the **Grants Match and Administration** general fund account into a separate Town Administration general fund account to pay for the printing and mailing of a **Guide to Conway**, or take any action relative thereto.

Majority vote required

SUBMITTED BY: Town Administrator
SELECTBOARD RECOMMENDATION: 3-0
FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 17. To see if the Town will vote to transfer \$1,000 from Free Cash into the **OPEB Trust Fund**, or take any action relative thereto.

Majority vote required

SUBMITTED BY: Finance Committee
SELECTBOARD RECOMMENDATION: 3-0
FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 18. To see if the town will vote to appropriate \$10,000 from **free cash to pay for tax title expenses**, or take any action relative thereto.

Majority vote required

SUBMITTED BY: Treasurer
SELECTBOARD RECOMMENDATION: 3-0
FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 19. To see if the Town will vote to transfer \$10,699 from Free Cash to the **debt service for the Highway Garage Facility as a partial payment for that debt service**, or take any action relative thereto.

Majority vote required

SUBMITTED BY: Treasurer
SELECTBOARD RECOMMENDATION: 3-0
FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 20. To see if the Town will vote to transfer \$6,000 from Free Cash as a partial contribution for the **future revaluation work account**, or take any action relative thereto.

Majority vote required

SUBMITTED BY: Board of Assessors

SELECTBOARD RECOMMENDATION: 3-0

FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 21. To see if the Town will vote to transfer \$2,995 from Free Cash to the **Field Memorial Library** to help ensure its accreditation, or take any action relative thereto.

Majority vote required

SUBMITTED BY: Selectboard

SELECTBOARD RECOMMENDATION: 3-0

FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 22. To see if the Town will vote to authorize the following FY '26 expenditure limits for the Town of Conway Revolving Funds pursuant to M.G.L. c. 44, section 53 ½ and the Town of Conway Bylaw:

- up to \$5,000 from the Medicaid Revolving fund;
- up to \$6,000 from the Dog Licenses fund;
- up to \$20,000 from the Transfer Station Revolving fund;
- up to \$10,000 from the Newsletter Revolving fund; and
- up to \$20,000 from the Conway Youth Sports Program Revolving fund

or take any action relative thereto.

Majority vote required

SUBMITTED BY: Town Accountant

SELECTBOARD RECOMMENDATION: 3-0

FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 23. To see if the Town will vote to transfer \$14,052 from Free Cash for **one-time costs associated with migrating the town's electronic files to Microsoft cloud**, or take any action relative thereto.

Majority vote required

SUBMITTED BY: Selectboard

SELECTBOARD RECOMMENDATION: 3-0

FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 24. To see if the Town will vote to appropriate \$43,419 for the **administration and implementation of the Town's Open Space and Recreation Plan**, and to meet said appropriation, the Town shall transfer the remaining balance of \$43,419 in the Small Cities Grant Fund 416 to the General Fund, or take any action relative thereto.

Two-thirds vote required

SUBMITTED BY: Open Space

SELECTBOARD RECOMMENDATION: 3-0

FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 25. To see if the Town will vote to allow payment from the Ambulance Department FY25 operating budget, or otherwise provide the sum of \$1,036.37 to AMR of Massachusetts to pay a **prior fiscal year bill**, or take any action relative thereto.

4/5ths majority vote required per MGL Chp.44 section 64.

SUBMITTED BY: Ambulance Department
SELECTBOARD RECOMMENDATION: 3-0
FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 26. To see if the Town will vote to allow payment from the Town Administration FY25 operating budget the sum of \$678.80 to pay **three prior fiscal year bills**, or take any action relative thereto.

4/5ths majority vote required per MGL Chp.44 section 64.

1. \$75.00 to MMA for a job advertisement 01.08.2024
2. \$75.00 to MMA for a job advertisement 03.07.2024
3. \$528.80 to Corporate Warehouse Supply for toner 06.13.2024

SUBMITTED BY: Town Administrator
SELECTBOARD RECOMMENDATION: 3-0
FINANCE COMMITTEE RECOMMENDATION: 3-0-2

Article 27. To see if the Town will **vote to authorize the Selectboard to request special legislation allowing Michael Habel to serve on the Police Department after age 65** until the date of his retirement or until his non-reappointment, whichever first occurs; provided, however, that deductions from the regular compensation of Michael Habel shall not be made under chapter 32 of the General Laws for any service subsequent to his reaching age 65 in connection with his service to the town for retirement or pension purposes, or take any action relative thereto.

Majority vote required

SUBMITTED BY: Police Department
SELECTBOARD RECOMMENDATION: 3-0

Article 28. To see if the Town will **vote to authorize the Selectboard to request special legislation allowing Howard Boyden to serve on the Fire Department after age 65** until the date of his retirement or until his non-reappointment, whichever first occurs; provided, however, that deductions from the regular compensation of Howard Boyden shall not be made under chapter 32 of the General Laws for any service subsequent to his reaching age 65 in connection with his service to the town for retirement or pension purposes, or take any action relative thereto.

Majority vote required

SUBMITTED BY: Fire Department
SELECTBOARD RECOMMENDATION: 3-0

Article 29. To see if the town will vote to eliminate the municipal caucus for the nomination of candidates for town offices, and to authorize the Selectboard to file a home rule petition with the General Court for such purposes, as follows; provided, however, that the General Court may make clerical or editorial changes of form only to the bill, unless the Selectboard approves amendments to the bill before enactment

by the General Court, and provided further that the Selectboard is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition, or take any action in relation thereto.

AN ACT REGULATING ELECTIONS IN THE TOWN OF CONWAY

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same.
as follows.

SECTION 1. Notwithstanding chapter 53 of the general laws, or any other general or special law or by-law of the town of Conway to the contrary, the caucuses for the nomination of town officers shall be eliminated in the town of Conway, and the nomination of eligible candidates for town offices shall be made by the filing of nomination papers in accordance with sections 7 and 10 of chapter 35 of the general laws. Ballots used at a regular or special town election of town officers shall not have printed thereon a party or political designation or mark and there shall not be any political designation or mark appended to the name of a candidate for town office.

SECTION 2. This act shall take effect upon its passage.
Majority vote required

SUBMITTED BY: Town Clerk
SELECTBOARD RECOMMENDATION: 3-0

TOWN OF CONWAY
ANNUAL COMMUNITY PRESERVATION
FUND BUDGET

The Community Preservation Committee recommends that the following amounts be appropriated or reserved from the Fiscal Year 2026 Community Preservation Fund revenues, unless otherwise specified, for Fiscal Year 2026 Community Preservation purposes with each item considered a separate appropriation:

ESTIMATED REVENUES FY2026	AMOUNT		
CPA Surcharge Revenue	\$117,273		
State Trust Fund Distribution	\$112,450		
Interest & Investments	\$50,000		
TOTAL ESTIMATED REVENUES	<u>\$279,723</u>	<u>10%</u>	<u>5%</u>
		<u>\$27,972</u>	<u>\$13,986</u>

BUDGET FY2026

PURPOSE	BUDGET	FUNDING SOURCE
Appropriations:		
Community Preservation Administrative Budget	\$13,986	Annual Revenues
RESERVES		
Special Purpose Restricted Reserves:		
Historical Resources	27,972	Annual Revenues
Community Housing	27,972	Annual Revenues
Open Space & Recreation	27,972	Annual Revenues
Undesignated Reserve:		
Annual Budgeted Reserve	181,821	Annual Revenues
Prior Years' Additional Reserves:		
Historical Resources	96,436	Undesignated Reserve
Community Housing	96,436	Undesignated Reserve
Open Space & Recreation	96,436	Undesignated Reserve
Total One-Time Make-Up Special Purpose Reserves	289,308	

Article 30: 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, the payment of debt service, the undertaking of Community Preservation projects and all other necessary and proper expenses for the year with each item considered a separate appropriation as listed below, or take any other action relative thereto:

Majority vote required

- A. \$279,723 from the Fiscal Year 2026 annual revenues:
- \$27,972 to the Community Preservation Historical Resources Reserve
 - \$27,972 to the Community Preservation Community Housing Reserve
 - \$27,972 to the Community Preservation Open Space & Recreation Reserve
 - \$13,986 for the administration of the Community Preservation Committee
 - \$181,821 to the Community Preservation Budgeted Reserve

SUBMITTED BY: Community Preservation Committee
SELECTBOARD RECOMMENDATION: 3-0

Article 31: To see if the Town will vote to transfer monies from the Community Preservation Fund Undesignated Reserve as listed below, or take any other action relative thereto:

Majority vote required

- A. \$289,308 from the Community Preservation Undesignated Reserve:

\$96,436 to the Community Preservation Historical Resources Reserve
\$96,436 to the Community Preservation Community Housing Reserve
\$96,436 to the Community Preservation Open Space & Recreation Reserve

SUBMITTED BY: Community Preservation Committee

SELECTBOARD RECOMMENDATION: 3-0

PLEASE NOTE: FOR CHANGES SHOWN TO *EXISTING* GENERAL AND ZONING BYLAWS, DELETIONS ARE IN STRIKEOUT AND ADDITIONS ARE UNDERLINED.

Amendment to the Conway General Bylaws that allows serving members of the Planning Board or Zoning Board of Appeals to continue to serve after becoming non-residents, if so appointed by the Selectboard.

Article 32. To see if the Town will vote to amend the General Bylaws of the Town of Conway, Bylaw TOWN OFFICERS, BOARDS AND COMMITTEES Section 2 as follows or take any other action relative thereto.

Majority vote required

Section 2: Only Conway residents shall be allowed to serve as voting members of Boards, Committees, and Commissions, except that a serving member of the Planning Board or Zoning Board of Appeals who becomes a non-resident may: a) continue as a member until the end of their appointed or elected term; and/or b) be appointed for 1-year terms by the Selectboard as an associate member of the same board on which they served if such first appointment is made within 18 months of becoming a non-resident.

SUBMITTED BY: Planning Board

SELECTBOARD RECOMMENDATION: 3-0

Three Amendments to the Conway Protective Zoning Bylaws to bring it into compliance with new state requirements for Protected Use Accessory Dwelling Units (herein, PUADUs)

Article 33: To see if the Town will vote to amend ARTICLE 5: DEFINITIONS of the Protective Zoning Bylaws by striking and replacing the definition of DWELLING UNIT and adding the following other definitions or take any other action relative thereto.

Majority vote required

ACCESSORY DWELLING UNIT (ADU) - a self-contained housing unit upon a permanent foundation, inclusive of sleeping, cooking and sanitary facilities on the same lot as a Principal Dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the Principal Dwelling sufficient to meet the requirements of the state Building Code for safe egress; (ii) is not larger in Gross Floor Area than 1/2 the Gross Floor Area of the Principal Dwelling or 900 square feet, whichever is smaller; and (iii) is subject to such additional restrictions as may be imposed by a municipality, including, but not limited to, additional size restrictions and restrictions or prohibitions on Short Term Rental, as defined in section 1 of chapter 64G; provided, however, that no municipality shall unreasonably restrict the creation or rental of an ADU that is not a short-term rental.

DWELLING UNIT—~~One or more living or sleeping rooms constituting a separate housekeeping establishment and containing independent cooking and sleeping facilities arranged for the use of one or more individuals or a family living together as one housekeeping unit.~~

DWELLING UNIT – A single housing unit upon a permanent foundation providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

GROSS FLOOR AREA (GFA) – The sum of the areas of all stories of the building of compliant ceiling height pursuant to the Building Code, including basements, lofts, and intermediate floored tiers, measured from the interior faces of exterior walls or from the centerline of walls separating buildings or dwelling units but excluding crawl spaces, garage parking areas, attics, enclosed porches and similar spaces. Where there are multiple Principal Dwellings on the Lot, the GFA of the largest Principal Dwelling shall be used for determining the maximum size of a Protected Use ADU.

PRINCIPAL DWELLING – A structure, regardless of whether it, or the Lot it is situated on, conforms to Zoning, including use requirements and dimensional requirements, such as setbacks, bulk, and height, that contains at least one Dwelling Unit and is, or will be, located on the same Lot as a Protected Use ADU.

PROTECTED USE ADU (PUADU) – An attached or detached ADU that is located, or is proposed to be located, on a Lot in a Single-family Residential Zoning District and is protected by M.G.L. c. 40A, § 3 and 760 CMR 71.00, provided that only one ADU on a lot may qualify as a PUADU. An ADU that is nonconforming to Zoning shall still qualify as a PUADU if it otherwise meets this definition.

SINGLE-FAMILY RESIDENTIAL DWELLING – A structure on a Lot containing not more than one Dwelling Unit.

SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT – Any Zoning District where Single-family Residential Dwellings are a permitted or an allowable use, including any Zoning District where Single-family Residential Dwellings are allowed as-of-right or by Special Permit

SUBMITTED BY: Planning Board

SELECTBOARD RECOMMENDATION: 3-0

Article 34: To see if the Town will vote to amend Section 22.3, Accessory Apartments of the Protective Zoning Bylaws by striking the section in its entirety and replacing it with the following new section, or take any other action relative thereto:

Majority vote required

22.3 Protected Use Accessory Dwelling Units (PUADU)

(a) Purpose

1. In accordance with sections 1A and 3 of chapter 40A of the General Laws and 760 CMR 71.00, to encourage the production of accessory dwelling units throughout the Commonwealth with the goal of increasing the production of housing to address statewide, local, and individual housing needs for households of all income levels and at all stages of life. A further goal is to diversify the housing stock by adding accessory dwelling units in a manner that does not increase land consumption and sprawl by creating new building lots, curb-cuts, driveways, or other land disturbances.

(b) Permitting

1. The Planning Board shall require a site plan review in accordance with Section 64 and the following requirements;

(c) Conditions and Requirements

1. Not more than one (1) PUADU shall be located on the same lot as any existing Principal Dwelling. Note: one or two Dwelling Units within a single structure (a Principal Dwelling) are permitted (see Section 22.2), and then may have one PUADU added. This means that the total dwelling units allowed per lot is three;

2. The PUADU shall be located on the same lot as the Principal Dwelling, either within, attached to, or detached from the existing Principal Dwelling.

3. Detached PUADUs may be located within a garage, barn, or other accessory structure in existence on June 7, 2025 or within a new accessory structure located within 100 feet of the Principal Dwelling. Upon written request by the applicant, the Planning Board may waive or increase the 100 foot separation requirement by the same majority vote required for the site plan approval upon written findings included in the permit of: 1. special circumstances of the site, its surroundings, or the proposal design that negate the need for imposition of the requirement, or the objectives of this section may be met in alternative manner; and 2. that such a waiver or reduction will not derogate from the public purposes and intent of this zoning bylaw.

4. For internal or attached PUADUs the external appearance of the existing Principal Dwelling shall not be significantly altered from the original and shall adhere to the character of the neighborhood to the greatest extent practicable. Any stairways, access, or egress alterations serving the PUADU shall be enclosed, screened, or located so that visibility from public ways is minimized;

5. The PUADU shall meet the standards of the State Building Code and the State Environmental Code, 780 CMR (current edition) and 310 CMR 15, Title 5, respectively. Prior to issuing a site plan review approval, the owner of the property or their agent must submit floor plans, plot plans, elevations, or other drawings sufficient to demonstrate compliance with the conditions and requirements of the site plan review. Prior to occupancy of the PUADU the owner must obtain and submit a copy of the Certificate of Occupancy issued by the building inspection department;

5. Parking: Refer to Section 34: Off Street Parking for parking requirements, except that no more than one off-street parking space may be required for a single PUADU.

(d) Violations and Enforcement

1. This by-law shall be enforced by the building inspector and shall be consistent with MGL Chapter 40A, Section 7.

(e) Severability

1. The invalidity of any provision or any section of this article shall not invalidate any other provision or section thereof.

Article 35: To see if the Town will vote to amend Section 23: Permitted Uses – Light Industrial District of the Protective Zoning Bylaws by adding the following underlined words to the first sentence, or take any other action relative thereto:

Majority vote required

Any use permitted in the Rural/Residential and Agricultural District, including PUADUs under Section 22.3, and the following:

SUBMITTED BY: Planning Board
SELECTBOARD RECOMMENDATION: 3-0

Article 36. To see if the Town will vote to adopt and enact the amendments to the Franklin Regional Council of Governments (FRCOG) Charter, said amendment(s) having been proposed by a two-thirds majority of the weighted vote of the full membership of the FRCOG Council and a majority vote of the FRCOG Executive Committee, with said amendment(s) taking full effect immediately upon adoption by two-thirds of the member towns unless a later effective date is otherwise specified; or take any action relative thereto.

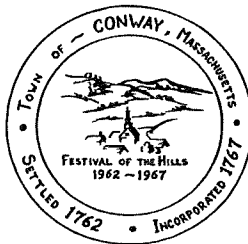
A two-thirds majority vote of this town meeting is required for adoption and enactment of this article.

Copies of the 2025 Proposed Amendment to the FRCOG Charter are available at Town Hall prior to the Annual Town Meeting and copies will be available at the Annual Town Meeting.

SUBMITTED BY: Franklin Regional Council of Governments
SELECTBOARD RECOMMENDATION: 3-0

The meeting will then adjourn until Thursday, June 12, 2025 to the Town Hall between the hours of 11:00 a.m. and 7:00 p.m., to bring in their votes for:

One member of the Selectboard for three years;
One member of the Board of Assessors for three years;
Two members of the Board of Health for three years;
Three Constables for three years;
One member of the Frontier Regional District School Committee for three years;
Two members of the Local School Committee for three years;
One Moderator for one year;
One member of the Planning Board for three years;
One member of the Planning Board for two years; and
One Town Clerk



And you are directed to serve this Warrant, by posting up attested copies thereof in two public places in said Town, seven days at least before the time of holding said meeting.

THEREOF FAIL NOT and make due return of this Warrant with your doings thereon to the Town Clerk at the time and place of meeting as aforesaid.

Given under our hands this 5th day of May, two thousand twenty-five.


Christopher Waldo, Chair


James Recore, Constable

May 6th, 2025
(date)


Erica Goleman, Member

Posted at:
Conway Post Office
Baker's Country Store
Town Hall
Town Office Building

Elaine Campbell, Member

TOWN OF CONWAY SELECTBOARD

