



FINANCE COMMITTEE REPORT AND RECOMMENDATIONS FOR THE NOVEMBER 19, 2012 SPECIAL TOWN MEETING

Traditionally, the Finance Committee Report includes the full text of the warrant articles. Because this warrant includes several long articles, they are not repeated in this report in order to reduce printing and mailing expenses. Please refer to the Warrant from the previous mailing for the wording of these articles.

As the Finance Committee reported in a September 4 memorandum from its Chair to Town Meeting, the Town ended Fiscal Year 2012 in a sound position. The new Fiscal Year, for which you adopted a budget at the annual Town Meeting, began on July 1. We are now starting the process to develop the FY 14 budget for your consideration in the spring. This report will address aspects of all three of these years.

Fiscal Year 2012

The Town ended FY 12 with General Fund revenues exceeding the budget by \$1,024,199 and expenses that were \$86,055 less than budgeted. (See the September 4 memo from the Finance Committee chair and the accompanying year-end budget report, previously mailed to the Town Meeting members.) While this could be considered as an operating surplus of \$1,110,254, that is not a useful analysis. The Department of Revenue certified free cash at the end of year at \$4,326,501. That plus our Stabilization Fund (\$1,874,393) indicates that our reserves are \$6,200,894. The increase in reserves from the previous year was \$559,473. The Finance Committee will move to transfer some of the free cash to the Stabilization Fund when Article 5 is considered at the Special Town Meeting.

Fiscal Year 2013

When Town Meeting adopted the budget in May, we assumed that state aid would total \$13,216,300. At that time the Senate had not yet taken up the budget. When the state adopted the budget in July, the amount of state aid for Amherst exceeded that projection by \$585,342. As we will explain later in this report, the Finance Committee will move under Article 3 of the warrant to transfer the additional state aid to the Other Post Employment Benefits (OPEB) Trust. For reasons that will be evident in the next section regarding Fiscal Year 2014, the Committee recommends that we do not authorize any additional expenditures in FY 13.

Projections for FY 14 and After

As we develop a budget for FY 14 to present to the Annual Town Meeting in May, there are several points of uncertainty. Based upon initial projections, the Finance Committee asked the Town Manager, Superintendent and Library Director to develop budgets that assume a 3% increase in the General Fund appropriation. If other revenues from grants, donations, fees, and endowment are unchanged, this should provide sufficient funds to assure stability of programs and services. But it will be a challenge. This is a year for collective bargaining with employee unions. We have been able to budget with no increase in health insurance costs for several years but will need to assume a 2.5% increase for FY 14. This is less than the general trend, but still an increase that must be included in expense budgets.

The largest revenue source for the Town, property tax (63%), can only grow by 2.5% plus taxation from new growth. However, it is a predictable amount. The second largest source of revenue is State aid (20%). Last year we projected that this revenue would be unchanged from the previous year. As noted, we received \$585,342 more than that. It is important to consider that in FY 12, the state provided additional aid to towns and cities in October after the legislature and Governor concluded that the economy and state tax revenues were improving. That additional amount, \$514,866, is essentially the same as the increase for FY 13. Instead of allocating it later as a supplement, it was included in the state aid when distributed. As a whole, state aid was stable for the past two years and is likely to not change significantly in 2014. We project an increase of just 0.4%.

This is one area of uncertainty. Decisions made in Washington could have an impact on the state budget and the funds it can share with local governments. In this post-election period, the current Congress has to address the so-called "fiscal cliff." The default, if there is no intervening federal legislative action, is automatic sequestration of current appropriations. Since some of the largest transfers from the federal to state budgets are for entitlement programs such as Medicaid, which are exempt from sequestration, the larger threat to the state may be in action adopted to circumvent the automatic sequestration. If there is a cut in Medicaid or other revenue upon which the state relies, there will be less funds available for local aid and other state priorities. Also, the state budget is developed after there is a consensus of the Executive Office of Administration and Finance and the Chairs of the Ways and Means Committees regarding a revenue estimate. That estimate considers revenue history and economic trends that may affect income and sales taxes. If the country falls off the fiscal cliff or we go back into a downturn or recession, that information will affect the state's revenue estimate.

A second area of uncertainty is the likely or possible decrease of grant and endowment funds. In October the Commonwealth's Department of Housing and Community Development advised the Town that it did not qualify for Mini-Entitlement status for the 2013 grant year. At the request of the Town Manager, the Department is providing transition funding of up to \$450,000 for that grant year. The Town Manager will continue to urge the Department to reconsider the decision for the Town to be maintained as a mini-entitlement community. Two grants to the schools, IDEA and Title I, could be reduced as a result of Congressional budget cuts. These grants support staff positions and essential or required services in Special Education and for students who qualify for free or reduced cost meals. The Library Trustees reduced the amount it can spend from endowment in order to responsibly manage it.

Our goal to present budgets that provide for stability of programs and services in FY 14 will be severely tested. It is unreasonable to project large increases in state aid in FY 15 and 16, or based on future property tax overrides.

FY 2014 Budget Process

The Finance Committee issued preliminary guidelines for the development of budgets on November 1. As noted, the committee asked that the Town Manager, Superintendent and Library Director develop initial budgets assuming a 3% increase in the General fund appropriation. The Committee will receive these budgets in January, review them, and hold budget hearings so that it can develop and present a balanced budget for consideration at the Annual Town Meeting in May.

There are several ways to remain informed and involved in this process. The Town web site has a budget page and sections for the Finance Committee and the Budget Coordinating Group. Finance Committee meetings are public, televised later on Amherst Media Channel 17 and available for viewing in the Meetings on Demand section of the Amherst Media web site. Budget Coordinating Group agenda,

minutes, and meeting summaries are posted on the Town web site. The Finance Committee welcomes your questions and comments. Communications by email should be directed to fincom@amherstma.gov.

Annual Town Meeting Article 30

Article 30 on the Warrant of the 2012 Annual Town Meeting was referred to the Finance Committee. Over the summer we reviewed the issues raised in the article. Section 1 would have required the Town to deposit all its money in Massachusetts financial institutions. We believe the comprehensive Investment Policy developed by the Town Treasurer and Finance Director over the past year is a sufficiently prudent and responsible guide to investment of Town funds. Section 2 of Article 30 would have urged our Legislators to support establishment of a Bank of Massachusetts. In 2010 the Legislature created a commission to investigate this very subject. The 21 members of the Commission to Study the Feasibility of Establishing a Bank Owned by the Commonwealth of Massachusetts included representatives from the Legislature, the Executive Branch, state housing and development agencies, banking, industry and small business, and Ben Branch, professor of finance at UMass/Amherst. In its 103-page report, issued in July 2011, the Commission recommended against establishing a state bank, citing among other reasons uncertainty about where the large amount of initial capital would come from; the vast difference in size and economies between Massachusetts and North Dakota, the only state with a state bank; and Massachusetts' existing, extensive network of public, quasi-public and non-profit agencies which offer various lending programs and services. The Commission report is available at <http://www.mass.gov/hed/docs/eohed/report-of-the-commission-to-study-the-feasibility-of-establishing-a-bank-owned-by-the-commonwealth.pdf>. Inasmuch as it has already studied this issue, it is apparent the Legislature is not going to establish a state bank. The Finance Committee will make no further recommendation to Town Meeting regarding Article 30.

Finance Committee Members:

Kay Moran, Vice Chair	549-5767
Janice Ratner	253-7214
Robert Saul	253-6631
Anurag Sharma	549-1542
Douglas Slaughter	253-9920
Andrew Steinberg, Chair	549-6826
Marylou Theilman	253-7980

**ARTICLE 1. Reports of Boards and Committees
(Select Board)**

To see if the Town will hear those reports of Town officers, the Finance Committee, and any other Town boards or committees which are not available in written form.

RECOMMENDED by a Finance Committee vote of 6-0, 1 absent.

**ARTICLE 2. Transfer of Funds – Unpaid Bills
(Finance Committee)**

To see if the Town will, in accordance with Chapter 44, Section 64, of the Massachusetts General Laws, appropriate and transfer a sum of money to pay unpaid bills of previous years.

DEFERRED TO TOWN MEETING.

This is a standard article on all Town Meeting Warrants to allow Town Meeting approval to pay any bills that for any of a variety of reasons were not paid before the books for a fiscal year were closed and for which no funds were encumbered. As of this writing, it was unknown whether there are any.

**ARTICLE 3. Other Post Employment Benefits Trust Fund
(Finance Committee)**

To see if the Town will, in accordance with Section 20 of Chapter 32B of the Massachusetts General Laws, raise and appropriate \$585,342 for the Other Post Employment Benefits (OPEB) Trust Fund.

RECOMMENDED by Finance Committee vote of 7-0.

This appropriation of \$585,342 would represent the first offset to the Town's unfunded, long term liability for health care coverage for retired Town employees. Two years ago, Town Meeting voted to create the OPEB Trust Fund as an account that would ultimately hold the resources required to fund this long-term liability.

The estimated liability has grown dramatically in recent years as the actual and estimated costs of providing health care have escalated. Every year the Town does not amortize this growing expense the obligation becomes greater. This payment, equal to a one-time, unanticipated payment of additional state aid for FY 12, will be essentially an extension of the Town Reserves. Town Reserves provide a budget cushion for future obligations against unforeseen fiscal circumstances. The OPEB Trust Fund is insurance against a known obligation. In the Finance Committee's opinion, it is imperative that the Town begin immediately to prepare to meet this obligation.

The Town's OPEB liability is an amount in excess of \$75 million. It is not discretionary, and every town in Massachusetts will eventually need to find a way to provide resources to offset and prepare to service this obligation. This significant down payment still underfunds the obligation. The OPEB liability will continue to grow until the Town is able to fully fund the annual retiree healthcare expense as well as the amortization of the estimated future liabilities.

Nevertheless, this down payment will allow Amherst to join a select few Massachusetts communities making substantial provisions to prepare to service a liability that, if left unattended, could someday consume a substantial proportion of the annual Town budget.

**ARTICLE 4. Transfer to Stabilization
(Finance Committee)**

To see if the Town will raise and appropriate and/or transfer a sum of money from Free Cash in the Undesignated Fund Balance to the Stabilization Fund.

RECOMMENDED by Finance Committee vote of 7-0.

As explained in the introduction of this report, for the fiscal year that ended June 30, spending was \$85,055 under budget and revenue exceeded budget by \$1,024,199, for a net budget surplus of \$1,110,254. This was due largely to increased court fines; larger than expected revenues from motor vehicle excise, the meals tax; a one-time premium on bonds sold; and Medicaid reimbursements substantially above the budgeted amount. As a result, total reserves have grown to \$6,200,894, or 9.3% of operating revenue.

The Town's Financial Management Policies & Objectives state that reserves should be from 5% to 15% of general fund operating revenue, as a cushion against a financial downturn, especially in the current economic climate. The written policy on reserves also states that if Free Cash exceeds 5% of operating revenue, the excess may be appropriated to the Stabilization Fund. As of July 1, 2012, the Town's state-certified Free Cash balance was \$4,326,501, or 6.5% of operating revenue, and the Stabilization Fund contained \$1,874,393.

**ARTICLE 5. Capital Program - Debt Authorization
(Finance Committee)**

To see if the Town will, in accordance with Chapter 44, Section 7 of the Massachusetts General Laws or pursuant to any other enabling authority, appropriate \$1,000,000 to pay costs of repairing various roadways throughout the Town and for the payment of all costs incidental and related thereto, and to determine whether this amount shall be raised by borrowing.

RECOMMENDED by RECOMMENDED by a Finance Committee vote of 7-0

Although the Town borrowed \$4,500,000 for road repair and reconstruction in FY 12, a backlog of \$17,000,000 worth of street work remains. This borrowing of \$1,000,000 would allow the Town to take advantage of historically low interest rates and continue to chip away at the backlog of roadway repairs needed while fitting within the Town's Capital Project planning. The specific streets to be worked on are to be determined later; however, they will most likely be of a type described as "minor local roads". These roads are generally within neighborhoods and handle very low traffic volumes. The reconstruction of these roads is expected to last approximately 30 years.

**ARTICLE 6. Multi-Year Solar Agreements
(Select Board)**

To see if the Town will vote to authorize the Town Manager to enter into one or more contracts of up to 30 years to act as a host customer for one or more solar projects and further to authorize the Town Manager to enter into one or more power purchase agreements to purchase all or a portion of the electricity production of solar arrays and to enter into agreements with the local utility to participate in the Net Metering program pursuant to the Acts of 2008, c. 169, §78, the so-called Green Communities Act, as may be amended.

RECOMMENDED by Finance Committee vote of 7-0.

By law the Town Manager can negotiate contractual agreements for the Town for a term of no more than three years. Agreements to purchase power from solar installations are longer than that, and so Town Meeting approval is needed.

Amherst has recently been designated as a Green Community. In fact, according to DOER Commissioner Mark Sylvia, Amherst residents are among half the residents of the Commonwealth who are actively supporting a clean energy future. There are now more than 100 Green Communities in the Commonwealth. Clearly, there is considerable will in the Town to be aligned with the Commonwealth on this issue. We thank the good work of the Town officials and volunteers who have helped us achieve the Green Community designation.

Article 6 is consistent with the commitment of the Town to use clean energy and to be sensible about energy use. Giving the Town Manager the authority to enter into economically advantageous contracts, as indicated in the article, will help fulfill our designation as a Green Community and do so in an economically smart way. This arrangement could result in lower net electrical costs and additional revenues.

**ARTICLE 7. Olympia Drive Street Acceptance
(Select Board)**

To see if the Town will vote to accept as a public way the roadway known as Olympia Drive, as heretofore laid out by the Select Board and shown as “Olympia Drive” on a plan entitled “Roadway Acceptance Plan Olympia Drive and Authority Way, Amherst, MA,” dated August 23, 2012, prepared by Doucet & Associates, Inc., and on file with the Town Clerk, and to authorize the Select Board to acquire, on behalf of the Town, by gift, purchase, and/or eminent domain, a permanent easement to use Olympia Drive for all purposes for which public ways are used in the Town of Amherst and permanent drainage, water, sewer, access and/or other easements related thereto, including, without limitation, a water and sewer easement in Authority Way, all as shown on said plan.

RECOMMENDATION DEFERRED UNTIL TOWN MEETING.

Olympia Drive is the roadway on which a 42-unit, affordable rental housing development, consisting of multiple residential buildings and a community facility will be built on Town-owned land. A permanent easement is necessary for public way and other easement purposes. At the time of this writing, the Finance Committee did not have enough information to make a recommendation, as not all details had been worked out.

ARTICLE 8. Community Preservation Act - Open Space Property and Historical Preservation (Community Preservation Act Committee)

- A.** To see if the Town will vote to: (1) authorize the Select Board to acquire, by gift, purchase or eminent domain, for open space purposes, all or a portion of the parcel of land on Bay Road containing 20 acres, more or less, identified on Assessors Map 26D as Parcel 40, and described in a deed recorded with the Hampshire Registry of Deeds in Book 8548, Page 305, which land shall be under the care, custody, management and control of the Conservation Commission under the provisions of G.L. c. 40, §8C; (2) appropriate the sum of \$505,000 for the acquisition of said parcel and costs related thereto, of which \$151,500 shall be transferred from the Community Preservation Act Fund Budgeted Reserve and the remaining \$353,500 shall be borrowed in accordance with G.L. c. 44B, §11, and to authorize the Treasurer, with the approval of the Select Board, to issue any bonds or notes that may be necessary for that purpose pursuant to G.L. 44B, §11, G.L. c. 44, and/or any other enabling authority; (3) authorize the Select Board, the Town Manager, and/or the Conservation Commission, as they deem appropriate, to file on behalf of the Town any and all applications under the LAND Program (G.L. c. 132A, §11) and/or any other applications for funds, gifts, grants, under any federal and/or other state program, in any way connected with the scope of this acquisition, and to enter into all agreements and execute any and all instruments as may be necessary or appropriate to effectuate the foregoing acquisition; and, further, (4) authorize the Select Board and/or the Conservation Commission to convey a conservation restriction on said land in accordance with G.L. c. 184, as required by G.L. c. 44B, §12(a).
- B.** To see if the Town will vote to: (1) authorize the Select Board to acquire, by gift, purchase or eminent domain, for open space purposes, the fee to or a conservation restriction on all or a portion of the parcel of land located at Potwine Lane, containing 16 acres, more or less, and being a part of the premises described in a deed recorded with the Hampshire Registry of Deeds in Book 1272, Page 375, which land or restriction shall be under the care, custody, management and control of or held by the Conservation Commission under the provisions of G.L. c. 40, §8C; (2) appropriate the sum of \$163,000 for the acquisition of said parcel and costs related thereto, of which \$48,500 shall be transferred from the Community Preservation Act Fund Budgeted Reserve, \$33,000 shall be transferred from available Community Preservation Act Fund Balance, and the remaining \$81,500 shall be borrowed in accordance with G.L. c. 44B, §11, and authorize the Treasurer, with the approval of the Select Board, to issue any bonds or notes that may be necessary for that purpose pursuant to G.L. 44B, §11, G.L. c. 44, and/or any other enabling authority; (3) authorize the Select Board, the Town Manager, and/or the Conservation Commission, as they deem appropriate, to file on behalf of the Town any and all applications under the Conservation Partnership Grant Program (Chapter 312 of the Acts of 2008) and/or any other applications for funds, gifts, grants, under any federal and/or other state program, in any way connected with the scope of this acquisition, and to enter into all agreements and execute any and all instruments as may be necessary or appropriate to effectuate the foregoing acquisition; and, further, (4) authorize the Select Board and/or the Conservation Commission to convey, if applicable, a conservation restriction on said land in accordance with G.L. c. 184, as required by G.L. c. 44B, §12(a).
- C.** To see if the Town will vote to: (1) transfer the care, custody, and control of a portion of the North Common, bordered by Boltwood Avenue, Spring Street, South Pleasant Street, and the Main Street parking lot and shown as “North Common” on a plan of file with the Town Clerk, from the board or officer having custody thereof for the purposes for which it is currently held to the Town Manager for recreational purposes under the provisions of G.L. c. 45, §14 and historical preservation purposes under G.L. c. 40, §8D, as the same may be amended, and other Massachusetts statutes related to

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recreation and historical preservation, to be managed and controlled by the Leisure Services and Supplemental Education (LSSE) Commission and the Historical Commission; (2) appropriate the sum of \$528,907 for the cost of preserving and/or rehabilitating the North Common and any costs related thereto, of which \$15,000 shall be transferred from the Community Preservation Act Fund Balance and the remaining \$513,907 shall be borrowed in accordance with G.L. c. 44B, §11; (3) authorize the Treasurer, with the approval of the Select Board, to issue any bonds or notes that may be necessary for that purpose pursuant to G.L. 44B, §11, G.L. c. 44, and/or any other enabling authority, and, further, (4) authorize the Town Manager, the Historical Commission, and/or the LSSE Commission, as they may deem appropriate, to file on behalf of the Town any and all applications for grants and/or reimbursements from the Commonwealth of Massachusetts under the PARC Grant Program (301 CMR 5.00) and/or others in any way connected with the scope of this article, and enter into all agreements and execute any and all instruments as may be necessary or convenient to effectuate the foregoing project.

Article 8, Parts A, B, and C, appropriates money derived from the local 1.5% Community Preservation Act (CPA) surcharge on the property tax, after the first \$100,000 of assessed value of each owner-occupied home is excluded. The state originally provided a 100% match of the amount collected by the Town, but matched only 26% in FY 12 and will match 26% in FY 13. The Community Preservation Act Committee (CPAC) chooses which projects to recommend for each of four approved CPA uses: open space, historical preservation, affordable housing, and recreation. Town Meeting can only appropriate CPA funds for projects recommended by CPAC. Town Meeting may reject the amount presented by CPAC, but it cannot appropriate an amount that exceeds the CPAC amount.

A. **RECOMMENDED by Finance Committee vote of 6-0, one abstention, as an appropriate expenditure of CPA funds.**

This would allow the Town to acquire for \$505,000 20 acres of developable land adjacent to the Mount Holyoke Range State Park. Located south of Bay Road, this parcel is one of the few, large, unprotected parcels at the base of the Holyoke Range. The project's success depends upon grant approval by the State to reimburse 70% of the cost, or \$353,500, to the Town. If the Town receives the grant, the other 30%, or \$151,500, will come from Town CPA funds. If the State does not approve the grant, the acquisition process will not proceed.

This particular parcel has a very high development value. If it is subdivided and developed, the Town could receive considerable annual property tax revenue in perpetuity. Consequently, it is important to note that the implicit "cost" of this property exceeds the \$151,500 in allocated CPA funds. It represents a choice to protect property that could provide significant, long term financial benefit to the Town as conservation land.

Finance Committee approval of this article is not an implicit approval of a policy to favor conservation over development. It is simply an acknowledgement that the use of CPA funds to acquire a property with conservation value is appropriate.

B. **RECOMMENDED by Finance Committee vote of 7-0 as an appropriate expenditure of CPA funds.**

This approximately 16-acre parcel located off Potwine Lane across from the Plum Brook recreation fields fits in with a larger conservation effort to protect the Plum Brook watershed area. The Town would purchase it for \$163,000, using \$81,500 of CPA funds and borrowing \$81,500 in anticipation of an \$81,500 reimbursement from the State. This article authorizes a temporary borrowing as bridge

financing, however it is anticipated that the Town will receive the State grant funds prior to the end of Fiscal Year 2013 thereby obviating the need to borrow. Here too, if the State does not approve the grant, the acquisition will not proceed. After the State funds are received, Town Meeting will be asked to rescind the borrowing authorization. Unlike the parcel in Article 8A, this parcel can support only a one house lot. It does not have significant development potential, and therefore, the long term tax revenue implications are relatively small relative to its value as protection for the Plum Brook watershed.

C. RECOMMENDED by Finance Committee vote of 7-0 as an appropriate expenditure of CPA funds.

The North Common is the part of the Town Common directly in front of the Town Hall, a heavily trafficked space that has deteriorated rapidly in recent years. At a cost of \$528,907, the Town would preserve and rehabilitate this historic space. The project would be paid for with \$15,000 from the CPA Fund and a state PARC Grant of \$513,907. The Town must appropriate the full amount before being reimbursed by the grant. If the State does not award Amherst the grant, the project will not be done and the money will not be borrowed. If the grant is received, the North Common will be permanently protected, per State requirements, as open recreational and historically preserved space administered by the Leisure Services and Supplemental Education Commission and the Historical Commission. The Finance Committee is concerned that if the State grant is not received, this high profile deferred maintenance problem will need to be addressed soon anyway as part of the Capital budget.

**ARTICLE 9. General Bylaw – Ban of EPS Foam in Food Establishments and Town Facilities
(Recycling and Refuse Management Committee)**

NO RECOMMENDATION by Finance Committee vote of 7-0.

EPS foam is lightweight but takes up a great deal of room in landfills. Eliminating its use in Amherst could reduce Town trash removal costs somewhat, but there would be some additional costs for education. Costs for enforcement by the Board of Health and Department of Public Works would not increase much because they would be part of on-going inspections.

**ARTICLE 10. Zoning Bylaw - Public Water Supply Protection
(Planning Board)**

NO RECOMMENDATION by Finance Committee vote of 6-0, 1 absent.

These changes requested by the State would bring the wording of the Zoning Bylaw into conformity with State law and include mention of applicable Board of Health regulations.

- ARTICLE 11. Zoning Bylaw - Lodging or Boarding House Definition**
- ARTICLE 12. Zoning Bylaw – Single Family Dwellings**
- ARTICLE 13. Zoning Bylaw – Two Family Dwellings**
- ARTICLE 14. Zoning Bylaw – Converted Dwellings**
- ARTICLE 15. Zoning Bylaw - Residential Zoning Definitions
(Planning Board)**

NO RECOMMENDATION by Finance Committee vote of 5-1, 1 absent.

The purpose of these five articles, stated in full in a preamble printed in the Town Warrant, is to improve regulation of rental housing in the Town of Amherst. A majority of the Committee could see no clear financial impact on Town finances and voted to make no recommendation. One Committee member believes there could be long-term financial benefits to the Town through improving the value of rental properties and reducing the expenses for Public Safety and Public Health.

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- ARTICLE 16. Petition – Zoning Bylaw - Two Family Detached Dwelling
(Maurianne Adams et al)**

NO RECOMMENDATION by Finance Committee vote of 6-0, 1 absent.

Committee members could see no clear financial impact on Town finances and therefore voted to make no recommendation.

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- ARTICLE 17. Petition - Zoning Bylaw - Converted Dwelling Standard and Conditions
(Maurianne Adams et al)**

RECOMMENDATION DEFERRED until Town Meeting.

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- ARTICLE 18. Petition – Zoning Bylaw – Replacement of Previously Existing Structure or
Structure Containing Dwelling Units
(Maurianne Adams et al)**

RECOMMENDATION DEFERRED until Town Meeting.

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- ARTICLE 19. Petition – General Bylaw – Nuisance House Bylaw Change
(Maurianne Adams et al)**

RECOMMENDATION DEFERRED until Town Meeting.