

**COMMONWEALTH OF MASSACHUSETTS  
TOWN OF HOPKINTON**



**2026 ANNUAL TOWN MEETING WARRANT**

**Saturday, May 2, 2026**

**9:00 AM**

**Hopkinton Middle School Auditorium**

**88 Hayden Rowe**

**(Voter Registration Deadline: April 22, 2026)**

**The Middle School is accessible. If accessibility accommodations/modifications are needed, please contact the Town Manager's office at 508-497-9701 or [complete this form](#) by April 22, 2026.**

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**ANNUAL TOWN ELECTIONS AND WARRANT INTRODUCTION**

MIDDLESEX, ss.

To any of the Constables of the Town of Hopkinton in said County,

**GREETINGS:**

In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn all inhabitants of the Town of Hopkinton qualified to vote in elections and in Town affairs:

To bring in their ballots on May 18, 2026, to an adjourned session of the Annual Town Meeting to be held at the Hopkinton Middle School Gymnasium, for the election of the following Officers:

**Offices for the May 18, 2026 Election**

<b>Office</b>	<b># Positions</b>	<b>Length of Term</b>
Select Board	1	3 years
Board of Assessors	1	3 years
Board of Health	1	3 years
Board of Library Trustees	2	3 years
Cemetery Commissioners	1	3 years
Commissioners of Trust Fund	1	3 years
Constable	1	3 years
Hopkinton Housing Authority	1	5 years
Parks & Recreation Commission	2	3 years
Planning Board	2	5 years
School Committee	2	3 years

**\*\*UNEXPIRED TERM**

For this purpose, the polls will be open from 7:00 a.m. to 8:00 p.m.

AND, further, to meet at the Hopkinton Middle School at 88 Hayden Rowe, on May 2, 2026, at 9:00 a.m., then and there to act upon the following Articles:

## REPORTS

### **ARTICLE: 1      Acceptance of Town Reports**

*Sponsor: Select Board*

To receive the Reports of Town Officers, Boards, and Committees.

Pass any vote or take any act relative thereto.

## FINANCIAL - FISCAL YEAR 2026

### **ARTICLE: 2      FY 2026 Supplemental Appropriations and Transfers**

*Sponsor: Town Manager*

To see if the Town will vote to transfer from available funds or otherwise provide a sum or sums of money to supplement operating budgets and various accounts for the fiscal year ending on June 30, 2026.

Pass any vote or take any act relative thereto.

### **ARTICLE: 3      Unpaid Bills from Prior Fiscal Years**

*Sponsor: Town Manager*

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money to pay unpaid bills from prior fiscal years, in accordance with the provisions of General Laws Chapter 44, § 64.

Pass any vote or take any act relative thereto.

## FINANCIAL - FISCAL YEAR 2027

### **ARTICLE: 4      Rescind Authorized but Unissued Debt**

*Sponsor: Town Manager*

To see if the Town will vote to rescind authorized and unissued debt for projects that are no longer necessary or do not require additional funding.

Pass any vote or take any act relative thereto.

**ARTICLE: 5 Set the Salary of Elected Officials**

*Sponsor: Select Board*

To see if the Town will vote to fix the salary or compensation of all the elected officials of the Town in accordance with General Laws Chapter 41, § 108.

Pass any vote or take any act relative thereto.

**ARTICLE: 6 FY 2027 Operating Budget**

*Sponsor: Town Manager*

To hear and act on reports and recommendations of the Appropriation Committee and to see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide a sum or sums of money for the operation and maintenance of Town Departments for the fiscal year beginning on July 1, 2026, and that such sums be expended for such purposes under the direction of the respective Town Officers, Boards, and Committees.

Pass any vote or take any act relative thereto.

**ARTICLE: 7 FY 2027 Revolving Funds Spending Limits**

*Sponsor: Town Manager*

To see if the Town will vote to establish the limit on the total amount that may be expended from each revolving fund established by the General Bylaws, Chapter 13, Article VI, pursuant to General Laws Chapter 44, § 53E½, for the fiscal year beginning on July 1, 2026.

Pass any vote or take any act relative thereto.

**ARTICLE: 8 PEG Access and Cable Related Funding**

*Sponsor: Town Manager*

To see if the Town will vote to appropriate, transfer from available funds, or otherwise provide, a sum or sums of money from the PEG Access and Cable Related Fund Revolving Account, established pursuant to General Laws Chapter 44, §53F¾, and any other sources, to support public, educational, or governmental access cable television services.

Pass any vote or take any act relative thereto.

**ARTICLE: 9 Transfer to Other Post-Employment Benefits Liability Trust Fund**

*Sponsor: Town Manager*

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money for the purpose of increasing the Other Post-Employment Benefits Liability Trust Fund.

Pass any vote or take any act relative thereto.

**ARTICLE: 10    Transfer to the General Stabilization Fund**      *Sponsor: Town Manager*

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money for the purpose of increasing the General Stabilization Fund, to be used, upon further appropriation, for any lawful purpose.

Pass any vote or take any act relative thereto.

**ARTICLE: 11    Transfer to the Capital Expense Stabilization Fund**      *Sponsor: Town Manager*

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money for the purpose of increasing the Capital Expense Stabilization Fund, to be used, upon further appropriation, for any lawful purpose.

Pass any vote or take any act relative thereto.

**ARTICLE: 12    PILOT Agreement, Frankland Road Solar Farm**      *Sponsor: Town Manager*

To see if the Town will vote in accordance with Chapter 59, Section 5, Clause forty-fifth of the Massachusetts General Laws, to approve a Payment in Lieu of Taxes (PILOT) Agreement for Personal Property with Frankland Road Solar, LLC, for a period of twenty-five (25) years, whereby Frankland Road Solar, LLC will pay the Town a sum of monies per year relative to personal property on a portion of land located at 69 Frankland Road, shown on Assessors Map U7-7-0, said PILOT Agreement being on file in the Town Clerk's Office, and further to allow the Select Board or the Town Manager to negotiate any amendments necessary to said PILOT Agreement to reflect any changes in the size of the parcel of land or size of the system so long as the payments reflected in the PILOT Agreement rise or lower commensurately.

Pass any vote or take any act relative thereto.

**CAPITAL EXPENSES AND PROJECTS**

**ARTICLE: 13    Capital Improvements**      *Sponsor: Town Manager*

To see if the Town will vote to raise and appropriate, transfer from available funds, transfer from the Capital Stabilization Fund, or otherwise provide a sum or sums of money to fund the following capital purchases and projects:

<b><u>Item</u></b>	<b><u>Purchase or Product</u></b>	<b><u>Department</u></b>
1	Land Purchase at 280 Cedar Street	Town Manager
2	End User Computer Hardware Refresh	Information Technology
3	Core Server & Data Center Upgrades	Information Technology
4	Electronic Voting Machines	Town Clerk
5	Police Vehicle Replacements: 3 Patrol Cruisers	Police
6	Taser Upgrades (Five Year Plan)	Police
7	Fire Vehicle Replacements: 2 SUV or Command Vehicles	Fire
8	Replace Cardiac Monitors	Fire
9	Student Services Van	School
10	School Technology Upgrades and Replacements	School
11	Classroom Equipment	School
12	Senior Center - Miscellaneous Exterior Repairs & Install Gutter Guards	Facilities
13	Police Station HVAC Improvements	Facilities
14	Fruit Street Garage (Assessment & Design)	Facilities
15	Senior Center HVAC (Assessment & Design)	Facilities
16	Facilities Vehicle Replacements: Pickup & SUV	Facilities
17	Equipment Replacements at Senior Center	Facilities
18	Town Hall Existing Ductless Mini Split System Replacements	Facilities
19	Town Hall Heating Assessment	Facilities
20	Elmwood School Reuse Study	Facilities
21	DPW Vehicle Replacement: F-550 Dump Truck (S-12)	Public Works

<b><u>Item</u></b>	<b><u>Purchase or Product</u></b>	<b><u>Department</u></b>
22	Grove Street Drainage Repairs and Sidewalk (Design, Permitting & Construction)	Public Works
23	Roadway Repaving: Briarcliff Dr. Area	Public Works
24	Pavement Management Plan Update	Public Works
25	Vehicle Undercarriage Pressure Washer	Public Works
26	Grist Mill Dam (North Mill St) Rehabilitation	Public Works
27	NPDES MS4 Stormwater Catchment Investigations	Public Works
28	Roadway Improvement Woody Island and Twin Island (Survey & Conceptual Plan)	Public Works
29	Lake Whitehall Quality Improvements	Public Works
30	Senior Center Carpet Replacement	Senior Center
31	Senior Center Dining Facility Exit Door	Senior Center
32	Fencing at Sandy Beach	Parks & Recreation

Pass any vote or take any act relative thereto.

**ARTICLE: 14 One-Time Expenditures**

*Sponsor: Town Manager*

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money to fund the following one-time expenses:

<b><u>Item</u></b>	<b><u>Purchase or Product</u></b>	<b><u>Department</u></b>
1	Turbidity Meter	Land Use
2	Stadia Rod	Land Use
3	Upgrade/Replace Priority Cameras at the Police Dept	Information Technology
4	Library Carpet Replacement – Bottom Floor	Facilities
5	Records Software	Town Clerk
6	Replacement of Fence at Center Trail	Town Manager

<u>Item</u>	<u>Purchase or Product</u>	<u>Department</u>
7	Consultant Services for Emergency Response Study	Town Manager
8	Consultant Services for Townwide Strategic Planning	Town Manager

Pass any vote or take any act relative thereto.

**ARTICLE: 15 Water Enterprise Capital Improvements**

*Sponsor: Director of Public Works*

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, appropriate from excess bond premiums, or otherwise provide a sum or sums of money to fund the following Water Enterprise capital purchases and projects, including any and all costs, fees, and expenses related to the same. Said sum to be spent under the direction of the Town Manager.

<u>Item</u>	<u>Purchase or Product</u>	<u>Department</u>
1	Rehabilitation of Well #1	Public Works
2	Grove Street Tank (Construction)	Public Works
3	Water Main Replacement: East Main St. Area (Construction)	Public Works
4	Vehicle W9 Supplemental Expense	Public Works
5	Water Main Replacement: Briarcliff Dr. Area (Design, Permitting & Bid Support)	Public Works
6	Portable Generator	Public Works

Pass any vote or take any act relative thereto.

**ARTICLE: 16 Sewer Enterprise Capital Improvements**

*Sponsor: Director of Public Works*

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, appropriate from excess bond premiums, or otherwise provide a sum or sums of money to fund the following Sewer Enterprise capital purchases and projects, including any and all costs, fees, and expenses related to the same. Said sum to be spent under the direction of the Town Manager.

<u>Item</u>	<u>Purchase or Product</u>	<u>Department</u>
1	Sewer Meter Station Upgrade: Westborough Connection	Public Works
2	Fruit Street Waste Water Treatment Facility: Safety and Control Upgrades	Public Works
3	Sewer System Evaluation Survey: West Main St. Pump Station Tributary	Public Works

Pass any vote or take any act relative thereto.

**ARTICLE: 17 Costa Bros. Masonry Litigation Settlement** *Sponsor: Select Board*

To see if the Town will vote to pursuant to General Bylaws Ch. 28, § 28-4 to authorize the Select Board to settle a suit requiring a payment of more than \$1,000, and to raise and appropriate, transfer from available funds, appropriate from excess bond premiums, or otherwise provide a sum or sums of money to fund the payment of a settlement reached in the matter of Costa Bros. Masonry, Inc. v. Suretec Ins. Co. d/b/a Markel Surety & others including any and all costs, fees, and expenses related to the same. Said sum to be spent under the direction of the Town Manager.

Pass any vote or take any act relative thereto.

**ARTICLE: 18 Authorization of Drainage Improvements for Hawthorne Lane Area** *Sponsor: Citizen Petition*

To see if the Town will vote to authorize and direct the Department of Public Works to design and install appropriate drainage improvements, including but not limited to a French drain connected to the existing culvert system in the vicinity of 8-10 Hawthorne Lane, or take any other action relative thereto.

Pass any vote or take any act relative thereto.

**COMMUNITY PRESERVATION FUNDS**

**ARTICLE: 19 Community Preservation Funds** *Sponsor: Community Preservation Committee*

To see if the Town will vote to appropriate or reserve from the Community Preservation annual revenues a sum or sums of money, in the amounts recommended by the Community Preservation Committee but not to exceed 5% of the estimated annual

revenues for Fiscal Year 2027, for committee administrative expenses and other expenses in the fiscal year beginning on July 1, 2026.

Pass any vote or take any act relative thereto.

**ARTICLE: 20     Community Preservation  
                         Recommendations**

*Sponsor: Community  
                 Preservation Committee*

To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Community Preservation budget for Fiscal Year 2027; and, further to appropriate from the Community Preservation Fund, a sum or sums of money or borrow pursuant to Chapter 44B, Section 11 of the Massachusetts General Laws, or any other enabling authority, for the following Community Preservation projects or purposes, including the acquisition of interests in land, all as recommended by the Community Preservation Committee, and to authorize the Town to enter into all agreements and execute any and all instruments necessary to acquire, convey or accept, as the case may be, appropriate historic preservation for historic resources and conservation restrictions for open space, in accordance with General Laws chapter 184, to comply with the requirements of General Laws chapter 44B, §12 for the same:

<b>Item</b>	<b>Project</b>
A	Amend Uses of Cricket/Baseball Field Grant
B	Headstone Preservation at Town Cemeteries
C	Phase 1 of Rehabilitation of 11 Ash Street Building
D	Benches and Picnic Tables at Various Parks and Recreation Facilities
E	Lighting at the Pickleball/Tennis Court at Fruit Street Fields
F	Restoration of the Floor in the Library's Ellsworth Conference Room
G	Restoration of the Limestone Entrance at Town Hall
H	Land Purchase: Winter Street, Assessors Map R16-20-0
I	Land Purchase: 280 Cedar Street, Assessors Map R4-17-0

Pass any vote or take any act relative thereto.

## ZONING BYLAW AMENDMENTS

**ARTICLE: 21    Amend MBTA Communities Multi-Family Overlay District (MCMOD) Bylaw**      *Sponsor: Planning Board*

To see if the Town will vote to amend Zoning Bylaw, Chapter 210, Article XXXVI, by implementing the changes as depicted in the following:

ARTICLE XXXVI  
MBTA Communities Multi-Family Overlay District (MCMOD) Bylaw

§ 210-251. Purpose and Intent.

The purpose of the MBTA Communities Multi-family Overlay District (MCMOD) is to allow multi-family housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). This zoning provides for as of right multi-family housing to accomplish the following purposes:

- A. Encourage the production of a variety of housing sizes and typologies to provide equal access to new housing throughout the community for people with a variety of needs and income levels.
- B. Locate housing within walking distance of public transit and other amenities to promote general public health, reduce the number of vehicular miles traveled, support economic development, and meet community-based environmental goals, including reducing greenhouse gasses and improving air quality.
- C. Support and encourage further public investment in public transit and pedestrian- and bike-friendly infrastructure.
- D. Increase the municipal tax base through private investment in new residential developments.

§ 210-252. Establishment and Applicability.

This MCMOD is an overlay district having a land area of approximately ~~54.6~~ 54.9 acres in size that is superimposed over the underlying zoning district(s) and is shown on the Zoning Map.

- A. Applicability of MCMOD.  
An applicant may develop multi-family housing located within a MCMOD in accordance with the provisions of this Article.
- B. Subdistricts.  
The MCMOD is composed of ~~three (3)~~ two (2) subdistricts, as defined by the Assessor Parcel numbers below and shown on the MBTA Communities Multi-family Overlay

(1) The Preserve Subdistrict

Map R4 Block 8 Lot 0

(2) Downtown- **Walcott Valley** Subdistrict

**Map U11 Block 23 Lot 0**

Map U16 Block 80 Lot 0

Map U16 Block 85 Lot 0

Map U16 Block 86 Lot 0

Map U16 Block 86 Lot A

Map U16 Block 87 Lot 0

Map U16 Block 87 Lot A

~~**Map U16 Block 88 Lot 0**~~

**Map U16 Block 97 Lot 0**

**Map U16 Block 98 Lot 0**

**Map U16 Block 99 Lot 0**

**Map U16 Block 107 Lot 0**

**Map U16 Block 108 Lot 0**

**Map U16 Block 109 Lot 0**

**Map U16 Block 110 Lot 0**

**Map U16 Block 111 Lot 0**

Map U16 Block 115 Lot 0

Map U16 Block 116 Lot 0

Map U16 Block 117 Lot 0

Map U16 Block 118 Lot 0

Map U16 Block 121 Lot 0

Map U16 Block 124 Lot 0

Map U16 Block 125 Lot 0

Map U16 Block 127 Lot 0

Map U16 Block 128 Lot 0

Map U16 Block 129 Lot 0

Map U16 Block 130 Lot 0

Map U16 Block 131 Lot

Map U16 Block 144 Lot 0

Map U16 Block 145 Lot 0

Map U16 Block 146 Lot 0

Map U16 Block 147 Lot 0

Map U16 Block 148 Lot 0

Map U16 Block 149 Lot 0

Map U16 Block 151 Lot 0

Map U16 Block 152 Lot 0

Map U16 Block 153 Lot 0

Map U16 Block 153 Lot 4

Map U16 Block 220 Lot 0

Map U16 Block 221 Lot 0

Map U16 Block 222 Lot 0

Map U16 Block 223 Lot 0

Map U16 Block 250 Lot 0

Map U16 Block 254 Lot 0

Map U16 Block 255 Lot 0

Map U16 Block 256 Lot 0

Map U16 Block 257 Lot 0

~~(3) **Walcott Valley Subdistrict**~~

~~**Map U11 Block 23 Lot 0**~~

C. Underlying Zoning.

The MCMOD is an overlay district superimposed on underlying zoning districts. The regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the respective underlying zoning district(s) shall remain in full force, except for uses allowed as of right or by special permit in the MCMOD. Uses that are not identified in Section 210-254 are governed by the requirements of the underlying zoning district(s).

§ 210-253. Definitions.

For purposes of this Article, the following definitions shall apply to MCMOD developments:

Affordable housing unit. A dwelling unit that qualifies as a Local Initiative Unit under the Commonwealth's Local Initiative Program (760 CMR 45.00) and meets the requirements of a subsidized housing unit for purposes of listing in the Subsidized Housing Inventory under GL.

C.40B Sec. 20-23.

Affordable housing. Housing that contains Affordable Units as defined by this Article.

Applicant. A person, business, or organization that applies for a building permit, Site Plan Review, or Special Permit.

As-of-right. Development that may proceed under the Zoning Bylaw in place at the time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.

Compliance Guidelines. Compliance Guidelines for Multi-Family Zoning Districts Under Section 3A of the Zoning Act as further revised or amended from time to time.

Dwelling unit. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

EOHLC. The Massachusetts Executive Office of Housing and Livable Communities (formerly known as Department of Housing and Community Development, or DHCD), or any successor agency.

Mixed-use development. Development containing a mix of residential uses and non-residential uses, including, commercial, institutional, industrial, or other uses.

Multi-family housing. A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.

Multi-family zoning district. A zoning district, either a base district or an overlay district, in which multi-family housing is allowed as of right.

Open Space. Open space shall consist of landscaping, naturally vegetated areas, trails, and/or shared open areas with permeable hardscape. All open space must be an outdoor area on the ground, outside of the building footprints, which is open to the sky and which is designed and used for outdoor living and/or recreation and shall not include parking or vehicle circulation areas. Vegetated and/or landscaped setbacks may be included as Open Space.

Parking, structured. A structure in which vehicle parking is accommodated on multiple stories; a vehicle parking area that is underneath all or part of any story of a structure; or a vehicle parking area that is not underneath a structure, but is entirely covered, and has a parking surface at least eight feet below grade. Structured Parking does not include surface parking or carports, including solar carports.

Parking, surface. One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.

Section 3A. Section 3A of the Zoning Act.

Special permit granting authority. The Special Permit Granting Authority shall include the Select Board, Board of Appeals, or the Planning Board, as designated by the Zoning Bylaw for the

issuance of special permits.

Sub-district. An area within the MCMOD that is geographically smaller than the MCMOD district and differentiated from the rest of the district by use, dimensional standards, or development standards.

§ 210-254. Permitted Uses.

A. Uses Permitted As-of-Right. The following uses are permitted as-of-right within the MCMOD.

(1) Multi-family housing.

B. Uses Permitted by Special Permit. The following uses require a Special Permit from the Planning Board.

(1) Mixed-use development. Uses that may be allowed in a mixed-use development are as follows:

a. Ground Floor: Community space; Educational uses; Personal services; Retail; Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail; Restaurant, café, and other eating establishments without a drive-through; Office, professional office, medical and dental offices, and co-working space Artists' studios, maker space, and small-scale food production (no more than 5,000 sf), and retail associated with each use.

b. Any Floor: Residential.

C. Accessory Uses. The following uses are considered accessory as-of-right to any of the by-right or permitted uses in Section 210-254.A or 210-254.B.

(1) Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.

(2) Any use meeting the definition of "Accessory Use" under §210-4 of this Chapter.

§ 210-255. Dimensional Standards.

A. Dimensional Standards.

Notwithstanding anything to the contrary in this Zoning Bylaw, the dimensional requirements applicable in the MCMOD are as follows:

(1) The Preserve Subdistrict

a. Minimum Lot Size: 15,000 square feet.

- b. Maximum Height: 40 feet.
- c. Minimum Open Space: 30%.
- d. Floor Area Ratio: N/A.
- e. Maximum Lot Coverage: 45%.
- f. Minimum Frontage: 100 feet.
- g. Front Yard Setback: 30 feet.
- h. Side Yard Setback: 10 feet.
- i. Side Yard Setback abutting residential lots: 20 feet.
- j. Rear Yard Setback: 20 feet.
- k. Maximum Dwelling Units per Acre: 15 units.

**(2) Downtown- Walcott Valley Subdistrict**

- a. Minimum Lot Size: 5,000 square feet.
- b. Maximum Height: 35 feet.
- c. Minimum Open Space: None.
- d. Floor Area Ratio: N/A.
- e. Maximum Lot Coverage: 75%.
- f. Minimum Frontage: 50 feet.
- g. Front Yard Setback: 5 feet.
- h. Side Yard Setback: 0 feet.
- i. Side Yard Setback abutting residential districts or lots: 10 feet.
- j. Rear Yard Setback: 20 feet.
- k. Maximum Units per Acre: 15.

**~~(3) Walcott Valley Subdistrict~~**

- ~~a. Minimum Lot Size: 15,000 square feet.~~
- ~~b. Maximum Height: 40 feet.~~
- ~~c. Minimum Open Space: 30%.~~
- ~~d. Floor Area Ratio: N/A.~~
- ~~e. Maximum Lot Coverage: 45%.~~
- ~~f. Minimum Frontage: 100 feet.~~
- ~~g. Front Yard Setback: 30 feet.~~
- ~~h. Side Yard Setback: 10 feet.~~
- ~~i. Side Yard Setback abutting residential lots: 20 feet.~~
- ~~j. Rear Yard Setback: 20 feet.~~
- ~~k. Maximum Dwelling Units per Acre: 15 units.~~

B. Multi-Building Lots. In the MCMOD, lots may have more than one principal building.

C. Exceptions. The limitation on height of buildings shall not apply to chimneys, ventilators, mechanical equipment, towers, silos, or spires, whose features are in no way used for human occupancy and do not constitute more than 25% of the ground floor area of the building.

D. Exceptions - Renewable Energy Installations. The Planning Board or Special Permit Granting Authority may waive the height and setbacks in Section 210-255.E. Dimensional Standards to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

E. Planning Board Authority to Waive Provisions

The Planning Board shall have the authority to waive provisions of Section 210-255.A, upon a determination that such action is in the public interest and a waiver would be consistent with the purpose and intent of this Article.

§ 210-256. Off-Street Parking.

These parking requirements are applicable to development in the MCMOD.

A. Number of Parking Spaces. The following maximum number of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

(1) Multi-family: 1.25 parking spaces per dwelling unit.

(2) Mixed-Use/Commercial (non-residential): 2 parking spaces per 1,000 sf GFA.

B. Bicycle Parking. The following minimum number of covered bicycle storage spaces shall be provided by use:

(1) Multi-family: 1 space per dwelling unit.

(2) Mixed-Use/Commercial (non-residential): 2 spaces per 1,000 sf GFA.

C. Bicycle Storage. For a multi-family development of 25 units or more, or a mixed-use development of 25,000 square feet or more, at least 25% of the required bicycle parking spaces shall be covered and integrated into the structure(s) of the building(s).

D. Electric Vehicle Parking. Where applicable, the proposed development shall comply with Section 210-124.1 of the Zoning Bylaw.

E. Shared Parking within a Mixed-Use Development. Parking requirements for a mix of uses on a single site may be adjusted through the Site Plan Review process, if the applicant can demonstrate that shared spaces will meet parking demand by using accepted methodologies.

§ 210-257. General Development Standards.

A. Applicability. Development standards in the MCMOD are applicable to all multi-family development within the MCMOD. These standards are components of the Site Plan Review process in Section 210-259, Site Plan Review.

B. Site Design.

- (1) Connections. Sidewalks shall provide direct connections among building entrances, the public sidewalk (if applicable), bicycle storage, and parking. Additionally, sidewalks shall be provided along the entire frontage of the subject property along existing public ways. The Planning Board may approve alternative provisions or waive the requirements of this Standard in situations where sidewalk construction or use is not feasible or practical.
- (2) Vehicular access. Where feasible, curb cuts shall be minimized, and shared driveways encouraged.
- (3) Open Space.
  - a. Within the The Preserve ~~and Walcott Valley~~ Subdistricts, a minimum of thirty percent (30%) of the parcel shall be provided as open space.
  - b. MCMOD developments in the Downtown- Walcott Valley Subdistrict may provide common space for residents as part of the development, however, the open space requirement shall not apply to these developments.
  - c. Open space shall be used solely for recreation (active or passive), conservation, or agriculture purposes by residents and/or the public. Trails are considered an acceptable use. Where appropriate, multiple uses of open space is encouraged.
  - d. All landscaped and hardscaped areas shall be permanently maintained with proper care, so that residents may utilize these areas as designed.
  - e. Open space may not be used for components of sewage disposal systems serving the development, unless the areas containing these systems have been designed and constructed to support viable passive recreational opportunities, and that these passive recreational opportunities are allowed by the property owner/property manager.
  - f. The required setbacks shall be maintained in a landscaped or naturally vegetated state, intended to screen and buffer the development from abutting and neighboring uses and may be included within the open space. This vegetated setback requirement may be eliminated where the proposed development abuts existing permanent open space.
- (4) Screening for Parking. Surface parking adjacent to a public sidewalk or residentially-zoned land shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of native trees, shrubs, and/or perennials, but no less than ten feet. The buffer may include a fence or wall of no more than six feet in height unless there is a significant grade change between the parking and the sidewalk.
- (5) Parking Surface Materials. The parking surface may be concrete, asphalt, bricks, or pavers, including pervious materials but not including grass or soil not contained

within a paver or other structure.

- (6) Plantings. Plantings shall only include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
- (7) Lighting. On-site lighting shall conform to the provisions of Section 210-136.1.N of the Zoning Bylaw.
- (8) Mechanicals. Mechanical equipment at ground level shall be screened by fencing and/or plantings, or a combination thereof. Rooftop mechanical equipment shall be screened if visible from a public right-of-way.
- (9) Dumpsters. Dumpsters shall be screened by fencing and/or plantings, or a combination thereof. Where possible, dumpsters or other trash and recycling collection points shall be located within the building.
- (10) Stormwater management. The proposed stormwater management system for the development shall conform to strategies that demonstrate compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and additional requirements under the Hopkinton MS4 Permit for projects that disturb more than one acre and discharge to the Town's municipal stormwater system. An Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements shall be provided to the Planning Board.

C. Buildings: General.

- (1) Position relative to principal street. The primary building shall have its principal façade and entrance facing the principal street. See also Section 210-257.G. Buildings: Corner Lots.
- (2) Entries. Where feasible, entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.

D. Buildings: Multiple buildings on a lot.

- (1) For a mixed-use development, uses may be mixed within the buildings or in separate buildings.
- (2) Parking and circulation on the site shall be organized so as to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.
- (3) A paved pedestrian network shall connect parking to the entries to all buildings and

the buildings to each other, as well as to the sidewalk along the frontage of the property, unless otherwise waived by the Planning Board.

- (4) The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.
- (5) The building(s) adjacent to the public street shall have a pedestrian entry facing the public street.

E. Buildings: Mixed-use development.

- (1) In a mixed-use building, access to and egress from the residential component shall be clearly differentiated from access to other uses. Such differentiation may occur by using separate entrances or egresses from the building or within a lobby space shared among different uses.
- (2) Paved pedestrian access from the residential component shall be provided to residential parking and amenities and to the public sidewalk, as applicable.
- (3) Materials for non-residential uses shall be stored inside or under cover and shall not be accessible to residents of the development.
- (4) Parking and circulation on the site shall be organized so as to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.

F. Buildings: Shared Outdoor Space. Multi-family housing and mixed-use development shall have common outdoor space that all residents can access. Such space may be located in any combination of ground floor, courtyard, rooftop, terrace, or Open Space. Shared outdoor space within the footprint of a building shall not count towards the project's minimum Open Space requirement.

G. Buildings: Corner Lots. A building on a corner lot shall indicate a primary entrance either along one of the street-facing façades or on the primary corner as an entrance serving both streets.

- (1) Such entries shall be connected by a paved surface to the public sidewalk, if applicable.
- (2) All façades visible from a public right-of-way shall be treated with similar care and attention in terms of entries, fenestration, and materials.
- (3) Fire exits serving more than one story shall not be located on either of the street-facing façades.

H. Buildings: Infill Lots. If the adjacent buildings are set back at a distance that exceeds the minimum front yard requirements, infill buildings shall meet the requirements of Section 210-255. Dimensional Standards. Otherwise, infill buildings may match the setback line of either adjacent building, or an average of the setback of the two buildings to provide

consistency along the street.

- I. Buildings: Principal Façade and Parking. Parking shall be subordinate in design and location to the principal building façade.
  - (1) Surface parking. Surface parking shall be located to the rear or side of the principal building. Parking shall not be located in the setback between the building and any lot line adjacent to the public right-of-way.
  - (2) Integrated garages. The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
  - (3) Parking structures. Building(s) dedicated to structured parking on the same lot as one or more multi-family buildings or mixed-use development shall be subordinate in design and placement to the multi-family or mixed-use building(s) on the lot.
- J. Planning Board Authority to Grant Waivers. Upon the request of the Applicant and subject to conformance with Section 210-255. Dimensional Standards and the Compliance Guidelines, the Planning Board may waive the requirements of this Section 210-257. General Development Standards, in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the MCMOD.

§ 210-258. Affordability Requirements

- A. Any development within the MCMOD shall conform to the requirements of Article XI, Inclusionary Development, of these Zoning Bylaws, with the exception that the MCMOD shall require 10% of the total units be established as affordable housing units and where fractional units are the result, the number of affordable units shall be rounded down to the nearest whole number where the calculation of 10% of the units results in a half-unit (0.5) or less. Where the calculation of 10% of the units results in more than a half-unit, the number of units shall be rounded up to the nearest whole number. For example, in MCMOD developments of 15 units, one affordable unit (as defined in Chapter 210) shall be created (1.5 units rounded down to one unit); in developments of 16 units, two affordable units shall be created (1.6 units rounded up to two units); and so on.
- B. In the event that the Executive Office of Housing and Livable Communities (EOHLC) determines that the calculation detailed above does not comply with the provisions of Section 3A of MGL c.40A, the following standard shall apply.
  - (1) Any development within the MCMOD shall conform to the requirements of Article XI, Inclusionary Development, of these Zoning Bylaws, with the exception that the MCMOD shall require 10% of the total units be established as affordable housing units and where fractional units are the result, the number of affordable units shall be rounded down to the next whole number. For example, in MCMOD developments of 12 units, one affordable unit (as defined in Chapter 210) shall be created (1.2 units rounded down to one unit); in developments of 17 units, one affordable unit shall be

created (1.7 units rounded down to one unit); and so on.

§210-259. Site Plan Review.

- A. Applicability. Site Plan Review is required for any project proposed within the MCMOD. An application for Site Plan Review shall be reviewed by the Permitting Authority (Planning Board) for consistency with the purpose and intent of Sections 210-254. Permitted Uses through 210-258. Affordability.
- B. Submission Requirements. As part of any application for Site Plan Review for a project within the MCMOD, the Applicant must submit the following documents to the Planning Board:
  - (1) Application and fee for Site Plan Review.
  - (2) Site plans that show the position of the building on the site, points of vehicular access to and from the site and vehicular circulation on the site, stormwater management, utilities, and landscape treatments, including any screening of adjacent properties, and other information commonly required by Municipality for Site Plan Review.
  - (3) Elevations of the building(s) showing the architectural design of the building.
  - (4) All site plans shall be prepared by a certified architect, landscape architect, and/or a civil engineer registered in the Commonwealth of Massachusetts. All landscape plans shall be prepared by a certified landscape architect registered in the Commonwealth of Massachusetts. All building elevations shall be prepared by a certified architect registered in the Commonwealth of Massachusetts. All plans shall be signed and stamped, and drawings prepared at a scale of one inch equals forty feet (1"=40') or larger, or at a scale as approved in advance by the Planning Board.
  - (5) Narrative of compliance with the applicable design standards of this Article.
- C. Timeline. The Planning Board shall hold a public hearing within 65 days of the filing of any application for a MCMOD Site Plan and shall file a decision within 90 days of the close of the hearing. Notice of the time, place, and subject matter of the public hearing shall be given by the Planning Board, at the expense of the Applicant, to the Applicant and to all owners of land abutting the land being the subject of such application as appearing on the most recent tax list on file at the Assessors Office. In addition, the Planning Board shall also give notice of the time, place, and subject matter of the public hearing, at the expense of the Applicant, by advertisement in a newspaper of general circulation in the Town, once in each of two successive weeks, the first publication being not less than 14 days before the day of such hearing. The Planning Board may, when appropriate, seek the input of other municipal boards or officials. In general, site plan review should be completed no more than six months after the submission of the application, unless extended by written permission of the Applicant.
- D. Site Plan Approval. Site Plan approval for uses listed in Section 210-254. Permitted

Uses shall be granted upon determination by the Planning Board that the following conditions have been satisfied. The Planning Board may impose reasonable conditions, at the expense of the applicant, to ensure that these conditions have been satisfied.

- (1) The Applicant has submitted the required fees and information as set forth in Hopkinton's requirements for a Building Permit and Site Plan Review; and
- (2) The project as described in the application meets the development standards set forth in Section 210-257. General Development Standards, unless any requirements have been waived by the Planning Board.

E. Project Phasing. An Applicant may propose, in a Site Plan Review submission, that a project be developed in phases subject to the approval of the Planning Board, provided that the submission shows the full buildout of the project and all associated impacts as of the completion of the final phase. However, no project may be phased solely to avoid the provisions of Section 210-258. Affordability Requirements.

Section 210-260. Severability.

If any provision of this Article is found to be invalid by a court of competent jurisdiction, the remainder of Article shall not be affected but shall remain in full force. The invalidity of any provision of this Article shall not affect the validity of the remainder of the Hopkinton Zoning Bylaw.

Pass any vote or take any act relative thereto.

**ARTICLE: 22 Fees-in-Lieu-of Affordable Housing Unit**      *Sponsor: Planning Board*

To see if the Town will vote to amend Zoning Bylaw, Chapter 210, Article XI, Section 62 by implementing the changes as depicted in the following:

§ 210-62. Fees-in-Lieu-of Affordable Housing Unit Provision.

- A. The Planning Board may authorize an applicant, as a condition for the grant of a Special Permit to contribute funds to the Town of Hopkinton Affordable Housing Trust Fund to be used for the development of affordable housing in lieu of constructing and offering affordable units within the locus of the proposed development or at an off-site locus only if allowed by the Planning Board through the grant of a Special Permit.
  - (1) Calculation of fee-in-lieu-of units. For each affordable unit not constructed or provided through one or a combination of the methods specified in this Article, the fee shall be an amount equal to **the difference between the median single-family home sales price in Hopkinton for the most recent calendar year and** the purchase price of a three-bedroom home that is affordable to a qualified affordable housing unit purchaser, as contained in the LIP guidelines regardless of what type of dwelling units are proposed, approved or constructed in the development.

(2) Schedule of fees-in-lieu-of-units payments. Fees-in-lieu-of-units payments shall be made according to a schedule agreed upon by the Planning Board and the applicant.

Pass any vote or take any act relative thereto.

## GENERAL BYLAW AMENDMENTS

### ARTICLE: 23 Amend Fire Alarms Bylaw

*Sponsor: Fire Chief*

To see if the Town will vote to amend Chapter 55, Article II, "Fire Alarms", of the General Bylaws by implementing the changes depicted in the following:

#### ARTICLE II Fire Alarms

§ 55-8. Preamble.

Whereas it has been determined by the Hopkinton Fire Department that there has been an increase in the number of false alarms received by that Department; and whereas false alarms **needlessly unnecessarily** endanger the safety of the public and of the fire fighters, are an unnecessary expense to the Town of Hopkinton and can be prevented through proper installation and maintenance; and, whereas, it is in the best interest of the community to reduce the impact of false alarms, this article is designed to accomplish the above goals.

§ 55-9. Definitions.

**Definitions can be found in the currently adopted version of the National Fire Protection Association (NFPA) 72, titled the National Fire Alarm and Signaling Code, as may be amended.**

~~When used in this article, unless a contrary intention clearly appears, the following words shall have the following meanings:~~

~~**ALARM MONITORING SERVICE** — A service that monitors fire alarms from a subscriber and then transmits the alarm to the Hopkinton Fire Department.~~

~~**CENTRAL STATION** — An office to which remote alarm and supervisory signaling devices are connected and where operators supervise alarms and transmit them to the Hopkinton Fire Department.~~

~~**FIRE ALARM MALFUNCTION** — The transmittal of a fire alarm to a central station, alarm monitoring service or directly to the Hopkinton Fire Department, which alarm is caused by improper installation of a fire alarm system, a mechanically defective fire alarm system, lack of maintenance or some other reason that causes a fire alarm to sound even though there is no actual fire or situation that reasonably could evolve into a fire.~~

~~**FIRE ALARM SYSTEM** — Any heat-activated, smoke-activated, flame-energy activated or other such automatic device capable of transmitting a fire alarm signal to a central station, to an alarm monitoring service or to the Hopkinton Fire Department.~~

~~**FIRE ALARM SYSTEM OWNER** — An individual or entity which owns the title to and/or has on their business or residential premises a fire alarm system equipped to send a fire alarm signal to a central station, to an alarm monitoring service or directly to the Hopkinton Fire Department.~~

~~**FIRE CHIEF** — The Chief of the Hopkinton Fire Department or designated representative.~~

**§ 55-10. Fines for system malfunctions.**

If there is a fire alarm system malfunction, the Fire Chief may assess a fine against a fire alarm system owner for each malfunction occurring during any 12 month period according to the following schedule:

**A.** Amount of fine.

(1) First through third malfunction: no charge. Upon recording of the third false alarm by the Hopkinton Fire Department, the Fire Chief shall notify the owner of the building, in writing ~~and by certified mail~~ **or by email to an acknowledged account**, of such fact, and at that time inform the owner of this article and of the Department's policy with regard to the charging for false alarms.

(2) Fourth ~~through sixth malfunction~~ **and above**: \$250.

**B.** Any false alarm which is the result of the failure of the property owner, occupant or their agents to notify the Hopkinton Fire Department of repair, maintenance or testing of an internal fire alarm system within the protected premises shall cause a penalty to be assessed in accordance with Subsection A of this section.

**C.** For the purposes of this article, a false alarm shall be defined as follows:

1. The operation of a faulty smoke or heat detection device.
2. Faulty control panel or associated equipment.
3. A water pressure surge in an automatic sprinkler equipment.
4. Accidental operation of an automatic sprinkler system.
5. An action by an employee of the owner or occupant of the protected premises or a contractor employed by the owner or the occupant, causing accidental activation of an internal fire alarm system.

**D.** Property owners will be billed once a month for the malfunction activity occurring during the previous month. All fines assessed hereunder shall be paid to the Town Treasurer for deposit into the general fund.

**§ 55-11. Appeal procedure.**

Any fire alarm system owner who is aggrieved by an action taken by the Fire Chief under this article may, within 10 days of such action, file an appeal, in writing, to the Select Board of the Town of Hopkinton (the Board). After public notice, the Board shall hold a hearing, after which it may suspend, affirm, annul or modify the action taken by the Fire Chief giving its written reasons therefore. The Board shall send its decision to the owner by first class mail within 10 days after the hearing. The decision of the Board shall be a final administrative decision. The owner shall have 30 days from the date of the written decision to seek judicial review in a court of appropriate jurisdiction.

§ 55-12. Adoption of regulations and legal action by the Fire Chief.

The Fire Chief may promulgate such regulations as may be required or as may be necessary to implement this article. The Fire Chief is authorized to pursue such legal action as may be necessary or advisable to enforce this article in accordance with Massachusetts law.

~~§ 55-13. Disconnection upon failure to pay fine; proceedings~~

~~Failure to pay a fine assessed under this article within 60 days may result in disconnection of the fire alarm system. In such event, notice may be sent to the owner's insurance company and other appropriate code officials. The Town of Hopkinton may then initiate collection proceedings available to it under law.~~

§ 55-13 14. Severability.

The provisions of this article shall be deemed to be severable, and if any of its provisions shall be held unenforceable by any law court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions.

Pass any vote or take any act relative thereto.

**ARTICLE: 24 Amend Driveways Bylaw**

*Sponsor: DPW Director*

To see if the Town will vote to amend Chapter 174, Article VII, "Driveways", of the General Bylaws by implementing the changes depicted in the following:

ARTICLE VII  
Driveways

§ 174-25. Construction of Driveways.

This Article shall apply to all driveway permits issued after the adoption of this Article. No driveway permit shall be issued unless the requirements of this Article shall have been complied with. The provisions of this Article shall not apply to roadways or driveways in Garden

Apartment or Village Housing developments, or roadways and driveways approved by the Planning Board by site plan, subdivision approval, or special permit.

§ 174-26. Permits.

Any person, organization, public agency or other entity proposing the construction of a new driveway on a public way or modifying an existing driveway with access within the public right-of-way shall first obtain a driveway permit from the Department of Public Works. The Department may require the submission of an application, fee, and other materials containing such information which it determines to be necessary prior to issuing a permit.

§ 174-27. Regulations

- A. ~~The slope of a driveway within 20 feet of the edge of the pavement of a public or private way shall not exceed 10%.~~ Design and construction of driveways shall be in compliance with publicly available driveway specifications issued by the Department of Public Works, Fire Department, and the Town's Subdivision Rules & Regulations.
- B. No driveway for which a permit has been issued under this Article shall be constructed or maintained so as to allow the discharge of stormwater runoff onto a public ~~or private~~ way of the Town, including the travel way, parking lanes, sidewalk, or other public appurtenances thereto, and thereby to cause flooding, icing, erosion or sedimentation, accumulation of debris, or other negative effects that unreasonably impair the use and function of the way. If, in the opinion of the Director of Public Works (the "DPW Director"), the use and function of a way has been so impaired, the property owner shall be responsible for mitigating the condition by implementing such measures as are necessary to prevent the discharge onto the way. Prior to the implementation of mitigation measures, the owner may consult the DPW Director to review any measures that would be implemented outside the way. Any measures which would be implemented within the layout of the way must be approved in advance by the DPW Director.
- C. As part of its driveway permit review process, the Department of Public Works (DPW) shall endeavor to ensure that the roadway opening ~~at the public or private way~~ is adequate for proper public safety emergency vehicle access. As it deems necessary, the DPW may consult with the Fire Department for its input. After issuance of the driveway permit and a Building Permit, the Director of Municipal Inspections shall conduct a site visit to review the layout of the driveway once it is roughed in and before project completion, to ensure that it is adequate for proper public safety emergency vehicle access. The Director of Municipal Inspections shall consult with the Fire Department if it appears that public safety emergency vehicle access may be impaired. In those instances where the Fire Department has been consulted and determines that a public safety emergency vehicle cannot adequately access the property, the driveway permit holder shall prepare a plan for accommodating safety vehicles that is acceptable



Revolving Fund	Department, Board, Committee or Officer Authorized to Spend from Fund	Fees, Charges, or Other Receipts Credited to Fund	Program or Activity Expenses Payable from Fund	Other Requirements/ Reports	Fiscal Years
Police Department	Police Chief, <b><u>Deputy Police Chief,</u></b> and Police Lieutenants	Detail Administrative <b><u>and cruiser</u></b> fees	To meet expenses of the Police Department related to scheduling, assignment and billing software for detail work <b><u>and cruiser replacement and maintenance costs.</u></b>	None	Fiscal Year 2018 and subsequent years

Pass any vote or take any act relative thereto.

**ARTICLE: 26 Amend Bylaw to Establish Revolving Fund for Municipal Aggregation Fund** *Sponsor: Select Board*

To see if the town will vote to amend Chapter 13, Finances, of the General Bylaws of the Town of Hopkinton, Article VI, Section 13-15 entitled “Authorized Revolving Funds”, for the purpose of establishing and authorizing a new revolving fund for use by certain Town departments, boards, committees or officers, pursuant to Section 53E1/2 of Chapter 44 of the Massachusetts General Laws, by adding a row to the table in Section 13-15 as follows:

Revolving Fund	Department, Board, Committee or Officer Authorized to Spend from Fund	Fees, Charges, or Other Receipts Credited to Fund	Program or Activity Expenses Payable from Fund	Other Requirements/ Reports	Fiscal Years
Municipal Aggregation	Town Manager’s Office	Funds received via the Town’s Municipal Aggregation Program	Energy related expenses	None	Fiscal Year 2027 and subsequent years.

Pass any vote or take any act relative thereto.

**ARTICLE: 27 Amend Bylaw to Establish Revolving Fund for Municipal Electric Vehicle Charging** *Sponsor: Select Board*

To see if the town will vote to amend Chapter 13, Finances, of the General Bylaws of the Town of Hopkinton, Article VI, Section 13-15 entitled “Authorized Revolving Funds”, for the purpose of establishing and authorizing a new revolving fund for use by certain Town departments, boards, committees or officers, pursuant to Section 53E1/2 of Chapter 44 of the Massachusetts General Laws, by adding a row to the table in Section 13-15 as follows:

<b>Revolving Fund</b>	<b>Department, Board, Committee or Officer Authorized to Spend from Fund</b>	<b>Fees, Charges, or Other Receipts Credited to Fund</b>	<b>Program or Activity Expenses Payable from Fund</b>	<b>Other Requirements/ Reports</b>	<b>Fiscal Years</b>
Municipal Electric Vehicle Charging Stations	Town Manager’s Office	Fees, charges and receipts received from use of municipal electric vehicle charging stations	Expenses associated with electric vehicle charging stations, including repair and maintenance.	None	Fiscal Year 2027 and subsequent years.

Pass any vote or take any act relative thereto.

**ARTICLE: 28 Adopt New Bylaw - Use of Trails and Shared Use Paths** *Sponsor: Select Board*

To see if the Town will vote to amend the General Bylaws by adopting a new Chapter 191, Use of Trails and Shared Use Paths, as follows:

Chapter 191  
Use of Trails and Shared Use Paths

§191-1. Purpose.

The purpose of this chapter is to allow and regulate the use of vehicles, including electric mobility devices, on certain Town trails in a manner that promotes safety, accessibility, and equitable use while protecting trail and environmental resources.

§191-2. Jurisdiction.

This chapter shall apply to the use of electric mobility devices on trails, shared-use paths located on Town-owned property.

#### §191-3. Definitions.

**ELECTRIC MOBILITY DEVICE** - Any device designed to transport a person and powered in whole or in part by an electric motor, including but not limited to electric bicycles, electric scooters, and electric wheelchairs or other personal mobility devices.

**SHARED USE PATH** - Off-road infrastructure (sometimes also called trails, multi-use paths or bike paths) that are physically separated from motorized vehicle traffic and designed for use by people of all ages and abilities.

**VEHICLE** - A thing used or capable of being used as a means of transportation of persons or property that move or roll on one or more wheels. For the purposes of this bylaw, the term "vehicle" shall not refer to automobiles, trucks, and the like.

#### §191-4. Regulations.

##### A. Electric Mobility Devices.

Electric mobility devices shall be permitted on all Town-owned Shared Use Paths, subject to the requirements of this Chapter. The Trails Committee, following a public hearing, shall designate the Shared Use Paths which will be subject to these regulations, and shall publish and post the names and locations of the designated Shared Use Paths on the Town website.

##### B. Speed Limit.

A speed limit of 10 miles per hour shall be established on the Shared Use Paths identified in Sec. 191-4.A. The speed limit shall apply to all vehicles, including electric mobility devices. The speed limit shall be posted with signage.

##### C. Conduct.

No vehicle shall be operated in a manner that endangers or unreasonably interferes with other users or causes avoidable damage to trail surfaces. Operators shall travel at a safe speed appropriate to conditions, visibility, trail width, and the presence of other users, and shall yield to pedestrians at all times.

#### §191-5. Enforcement.

The Police Department shall be responsible for the enforcement of this chapter. Enforcement actions shall prioritize education and voluntary compliance. Any person who violates any provision of this chapter may be subject to a written warning for the first violation, a fine of \$100 for the second violation, confiscation of the vehicle for 15 days for the third violation, and confiscation of the vehicle for 6 months for the fourth and subsequent violation.

Pass any vote or take any act relative thereto.



To hear the report of the Select Board relative to the laying out of the following named street, under the provisions of General Laws chapter 82, and to see if the Town will vote to accept such street as a public way and to authorize the Select Board to acquire by gift, purchase, or eminent domain any land or interest in land necessary for such acceptance, including such drainage and other ancillary easements as may be necessary for the continued maintenance of the way, and act on all matters relating thereto:

Whisper Way, from Wood Street approximately 995 feet to end.

Pass any vote or take any other act related thereto.

**ARTICLE: 33     Acceptance of Linden Street as a Public Way**                      *Sponsor: DPW Director*

To hear the report of the Select Board relative to the laying out of the following named street, under the provisions of General Laws chapter 82, and to see if the Town will vote to accept such street as and for public ways and to authorize the Select Board to acquire by gift, purchase, or eminent domain any land or interest in land necessary for such acceptance, including such drainage and other ancillary easements as may be necessary for the continued maintenance of the way, and act on all matters relating thereto:

Linden Street, from Curtis Road approximately 560 feet to end.

Pass any vote or take any act relative thereto.

**ARTICLE: 34     Accept Easement at 64 Grove Street**                      *Sponsor: Director of Public Works & Town Engineer*

To see if the Town will vote to authorize the Select Board to acquire by gift, purchase, eminent domain, or otherwise, a permanent easement located as follows:

As shown on a plan entitled "EASEMENT PLAN OF LAND IN HOPKINTON MASSACHUSETTS", prepared by VHB, Inc., a copy of which is available for inspection at the Office of the Town Clerk, said land being a portion of property shown on Hopkinton Assessors' Parcel U19 Lot 154. Said easement to encompass approximately 308 square feet and containing an existing sidewalk.

Pass any vote or take any act relative thereto.

**ARTICLE: 35     Grant Easement at 147 Hayden Rowe for 145 Hayden Rowe**                      *Sponsor: Select Board*

To see if the Town will vote to authorize the Select Board to grant an easement located as follows:

As shown on a plan entitled "DRIVEWAY EASEMENT in 147 HAYDEN ROWE ST.", prepared by BSC Group, a copy of which is available for inspection at the Office of the Town Clerk, said land being a portion of property shown on Hopkinton Assessors' Parcel U23-32-0. Said easement to be used for a driveway turn around extension for 145 Hayden Rowe.

Pass any vote or take any act relative thereto.

**ARTICLE: 36 Grant Easement at 147 Hayden Rowe to Verizon** *Sponsor: Select Board*

To see if the Town will vote to authorize the Select Board to grant an easement located as follows:

As depicted on a plans and other instruments that are available for inspection at the Office of the Town Clerk, said land being a portion of property shown on Hopkinton Assessors' Parcels U23-28-0, U23-32-0, U23-32-0, U23-33-0, U23-35-A and U23-60-0. Said easement to be used for installation and maintenance of utilities.

Pass any vote or take any act relative thereto.

**ARTICLE: 37 Grant Easement at 147 Hayden Rowe to Eversource** *Sponsor: Select Board*

To see if the Town will vote to authorize the Select Board to grant an easement located as follows:

As depicted on a plans and other instruments that are available for inspection at the Office of the Town Clerk, said land being a portion of property shown on Hopkinton Assessors' Parcels U23-28-0, U23-32-0, U23-32-0, U23-33-0, U23-35-A and U23-60-0. Said easement to be used for installation and maintenance of utilities.

Pass any vote or take any act relative thereto.

**ARTICLE: 38 Acceptance of Auciello Drive and 0 Auciello Drive, Amendment of Chapter 174, Article VI, § 174-22 ("Minor Repair"), Authorization of Limited Appropriation and Policy Direction Related to Private Ways.** *Sponsor: Citizen Petition*

To see if the Town will vote to:

1. Accept Auciello Drive, as shown on a plan entitled "As Built Plan and Profile Auciello Oaks Drive Hopkinton, Massachusetts," prepared by Bernard E. Munro, dated January 28, 1998, as a public way pursuant to Massachusetts General Laws Chapter 82; and
2. Accept by gift, or authorize the Select Board to acquire by purchase for a nominal sum of one Dollar (\$1.00) or if necessary by eminent domain, the parcel of land known as 0 Auciello Drive, Hopkinton, Massachusetts, identified as Assessors Map 37, Lot 47, from the owner or owners of record or from the duly authorized Personal Representative of the Estate of Michael A. Auciello, for the purpose of establishing and maintaining Auciello Drive as a public way; and
3. Authorize the Select Board to execute, acknowledge, deliver, and record any deeds, easements, releases, affidavits, or other instruments deemed necessary or appropriate by Town Counsel to effectuate said acceptance or acquisition, subject to approval of title by Town Counsel; and
4. Provide that acceptance of Auciello Drive as a public way shall not be construed to require immediate reconstruction or upgrading of said way to current Town design standards unless otherwise deemed necessary by the Director of DPW and approved by the Select Board as per Town Bylaws Article VI §174-10 or until funds are appropriated by Town Meeting for such purpose; and
5. Appropriate a sum from Free Cash to fund the purchase and/or installation of limited, supplemental signage at the entrances to private ways or groups of private ways, identifying such ways as "Private Ways" (as defined in Town Bylaws Article VI § 174-23), where deemed appropriate by the Department of Public Works; and authorize coordination with public safety departments or other Town departments where such signage may improve safety, emergency access, or reduce legal risk or liability for the Town; and authorize the Department of Public Works, under the direction of the Town Manager, to determine the specifications, locations, and installation of such signage; and
6. Amend Chapter 174, Article VI, § 174-22 of the General Bylaws of the Town of Hopkinton, entitled "Minor repairs," by striking the phrase "to a sum not to exceed \$1 ,000 in total on any way in any one fiscal year"; and
7. Authorize the appropriation of funds from available Free Cash or other lawful sources to support a town-wide program for the evaluation, stabilization, and, if applicable, improvement of private ways that are candidates for acceptance as public ways; and that participation in such program shall be discretionary and subject to criteria and priorities established by the Town Manager and Department of Public Worts, provided that any such work shall be approved in accordance with Article VI, § 174-10; and
8. Provided further that the evaluation, prioritization, and sequencing of any work undertaken pursuant to this article shall be determined solely by the Department of Public Works in consultation with the Town Manager.

Pass any vote or take any act relative thereto.

**ADMINISTRATIVE**

**ARTICLE: 39    Appoint Trustees of the School Fund**

*Sponsor: Trustees of the  
School Fund*

To see if the Town will choose members to fill the vacancies now existing in the Board of Trustees of the School Fund in the Town of Hopkinton.

Pass any vote or take any act relative thereto.

HEREOF FAIL NOT, and make the due return of this warrant, with your doings thereon to the Clerk of said Town of Hopkinton, at the time and place aforesaid.

Given under our hands this \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2026.

SELECT BOARD  
TOWN OF HOPKINTON

\_\_\_\_\_  
Joseph Clark, Chair

\_\_\_\_\_  
Shahidul Mannan, Vice Chair

\_\_\_\_\_  
Amy Ritterbusch

\_\_\_\_\_  
Brian J. Herr

\_\_\_\_\_  
Matthew Kizner

A TRUE COPY  
ATTEST:

\_\_\_\_\_  
Connor Degan, Town Clerk

DATE: \_\_\_\_\_

I HEREBY CERTIFY THAT I HAVE SERVED THE FOREGOING WARRANT BY POSTING A TRUE AND ATTESTED COPY THEREOF IN (1) TOWN HALL, (2) ALL POST OFFICES, (3) THE PUBLIC LIBRARY, (4) THE SENIOR CENTER, AND (5) AT LEAST ONE PUBLIC SAFETY BUILDING, AT LEAST EIGHT (8) DAYS PRIOR TO THE TIME OF HOLDING SAID MEETING.

\_\_\_\_\_  
Constable of Hopkinton