

## **Town Administrator's Report**

### **September 10, 2024**

#### **Bandstand Railing**

The project to replace the railing has begun. Vanguard Construction is performing the work. The new railing is slightly taller and different design due to building code requirements.

#### **Town Hall Boiler Repairs**

The boiler repairs at Town Hall are complete. The horizontal portion of the condensate pipe was replaced, backflow preventer, and boiler zone circuit setter were replaced, as well.

#### **Cell Tower on Water Tank RFP**

As you know, the Town has received a response to the RFP issued for a cell tower on the Town water tank. The Board of Water Commissioners reviewed the proposal at their meeting in August, and has invited the respondent to attend their meeting this month.

#### **Cybersecurity Training**

In addition to the state training grant the Town received from the Executive Office of Technology Services and Security, the Town's IT vendor, Umbral Technologies is providing a cybersecurity training tomorrow, Wednesday, September 11.

#### **Municipal Citizens Academy**

The first session of the Citizens Academy is planned for this Thursday from 6 PM to 8 PM at the library. The first session will be conducted by public safety department heads – Police Chief, Fire Chief, and Director of Patriot Emergency Communications Center. We currently have 13 participants registered.

#### **Community Compact Grants**

We were notified yesterday that the Town was successful in securing 2 Best Practices Community Compact Grants – one to update our compensation and classification schedule and job descriptions and the other to assist in ensuring our regional partnership with Pepperell is sustainable over the long-term in the Treasurer/Collector's office.

#### **Charter Communications Franchise Agreement**

As you know, the Town's franchise agreement with Charter Communications expired in 2021. Recently, I have been able to make contact with Charter and begun discussions around a renewal of the franchise agreement. I expect a draft proposal to be ready for the Board's consideration soon.

## **Massachusetts Cultural Council Festivals and Projects Grant**

The Town recently received notice it's been awarded \$2,500 from the MCC Festivals and Projects grant to support organizing a block party during the year.

## **Affordable Homes Act**

The legislature recently adopted the Affordable Homes Act which has some effect on the Town's local bylaws on Accessory Dwelling Units. The law allows one accessory dwelling unit (ADU) to be developed by right in all lots in single-family zoning districts, with a special permit required for any additional ADU. ADUs will still be subject to site plan review, dimensional requirements, water and sewer regulations, and regulation on their use as short-term rentals. The bill also limits parking requirements for ADUs, allowing municipalities to require a maximum of one additional space for an ADU, except for ADUs within 0.5 miles of a transit station, where no additional parking may be required.

Effective February 2, 2025: "No zoning ordinance or by-law shall prohibit, unreasonably restrict or require a special permit or other discretionary zoning approval for the use of land or structures for a single accessory dwelling unit, or the rental thereof, in a single-family residential zoning district"

Amends chapter 40A, Section 3 to allow ADUs in single-family residential neighborhoods

- New ADU definition
- Reasonable Regulations
- Parking limitations
- Other restrictions

*Municipalities may not:*

- Require owner occupancy of either the accessory dwelling unit or the principal dwelling;
- Require more than 1 additional parking space for an accessory dwelling unit;
- Require any additional parking spaces if ADU located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station;

*Municipalities may:*

- Subject ADUs to reasonable regulations, including, but not limited to, 310 CMR 15.000 et seq. (Title V), if applicable, site plan review, regulations concerning dimensional setbacks and the bulk and height of structures and may be subject to restrictions and prohibitions on short-term rental, as defined in section 1 of chapter 64G.
- Require a special permit for more than 1 accessory dwelling unit, or rental thereof, in a single-family residential zoning district.

- The executive office of housing and livable communities may issue guidelines or promulgate regulations to administer this requirement.