

TOWN OF NORTON



WARRANT FOR THE SPECIAL TOWN MEETING
WITH FINANCE COMMITTEE RECOMMENDATIONS

MONDAY, FEBRUARY 24, 2014



**TOWN OF NORTON
WARRANT FOR THE SPECIAL TOWN MEETING
FEBRUARY 24, 2014
BRISTOL, SS.**

To Dale Clark, or any of the Constables of the Town of Norton:

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the Town of Norton, qualified to vote in Norton affairs, to meet in the Norton Middle School Auditorium, 215 West Main Street, in said Norton, on Monday, the 24th day of February, 2014, A.D., at seven o'clock in the evening, then and there to act on the following articles, viz:

ARTICLE 1

To see if the Town will vote to transfer from available funds a sum of money to pay unpaid bills for which obligation was incurred in prior fiscal years, or take any other action relative thereto.

(BOARD OF SELECTMEN)

FINANCE COMMITTEE: Recommended in the amount of \$980.00 to be paid from Account No. 001-151-570 for the following unpaid bills incurred in a prior fiscal year:

ACCOUNT	DEPARTMENT	VENDOR	PURPOSE	AMOUNT
001-151-570	Legal	Kopelman and Paige, P.C.	Services	\$ 980.00

ARTICLE 2

To see if the Town will vote to revise, rescind or otherwise make amendments to the Town's Personnel Bylaws, as on file with the Town Clerk, or take any other action relative thereto.

(TOWN MANAGER)

FINANCE COMMITTEE: Recommended to adjust the salary ranges for the employees who fall under the Personnel By-Laws as follows:

	Current			Proposed		
Office Administrator	\$ 36,764	-	\$ 48,672	\$ 37,499	-	\$ 53,500
Assistant to the Town Manager	\$ 47,268	-	\$ 59,488	\$ 48,213	-	\$ 66,000
Highway Superintendent	\$ 63,024	-	\$ 86,528	\$ 64,284	-	\$ 90,000
Assistant Town Accountant	\$ 42,016	-	\$ 54,080	\$ 42,856	-	\$ 60,000
Water & Sewer Superintendent	\$ 73,528	-	\$ 97,344	\$ 74,999	-	\$104,000
Asst. Water & Sewer Superintendent	\$ 30,294	-	\$ 37,878	\$ 30,899	-	\$ 61,000
Information Technology Director	\$ 52,520	-	\$ 75,712	\$ 53,570	-	\$ 80,000
Tax Collector-Treasurer	\$ 63,024	-	\$ 86,528	\$ 64,284	-	\$ 91,500
Public Health Nurse	\$ 21.01	-	\$ 30.28	\$ 21.43	-	\$ 32.25

ARTICLE 3

To see if the Town will vote to raise and appropriate and/or transfer and/or appropriate from available funds a sum of money to supplement the Fiscal Year 2014 operating budget appropriated under Article 14 of the May 13, 2013, Annual Town Meeting, or otherwise amend said vote, or take any other action relative thereto.

(BOARD OF SELECTMEN)

FINANCE COMMITTEE: Recommended to amend the vote taken under Article 14 of the May 13, 2013, Annual Town Meeting by increasing appropriations for certain line items and to do so, by transferring the additional amount of \$58,456.00 from Free Cash and the amount of \$1,132.00 from Account No. 242-171-100 (Wetland Protection Fund) as follows:

Account	Department	Use	Amount
001-123-510	Town Manager	Wages	\$ 1,625.00
001-171-510	Conservation	Wages	\$ 1,132.00
001-423-570	Snow Removal	Expense	\$ 50,208.00
001-308-560	Bristol County Agricultural High School	Assessment Shortfall	\$ 6,623.00
TOTAL SUPPLEMENTS:			\$ 59,588.00

ARTICLE 4

To see if the Town will vote, pursuant to G.L. c.40, §59, and G.L. c.23A, §3E and §3F, to:

- (a) Approve a Tax Increment Financing ("TIF") Plan and Agreement between the Town, OMNI life science, Inc. ("Company"), and Norton Commerce Center, LLC ("Property Owner"), in the form substantially as on file with the Town Clerk, for property located at 60 Commerce Way, and shown as Assessors Map 24, Parcel 116, which TIF Plan and Agreement provide for real estate tax exemptions over a fifteen (15) year period at the exemption rate schedule set forth therein;

- (b) Confirm the Board of Selectmen's selection of the location of the project as an Economic Opportunity Area, to be known as the 60 Commerce Way Economic Opportunity Area, and approve the Company's Local Incentive-Only application;
- (c) Authorize the Board of Selectmen to execute the TIF Agreement, and approve submission to the Massachusetts Economic Assistance Coordinating Council ("EACC") of the TIF Agreement and Plan and Local Incentive-Only application, all relating to the project as described in the TIF Agreement, and any necessary documents relating thereto, and to take such other actions as are necessary or appropriate to obtain approval of the TIF Plan and Agreement, Local Incentive-Only application, Economic Opportunity Area, and related submissions and to take such other actions as necessary or appropriate to implement those documents;

or take any other action relative thereto.

(INDUSTRIAL DEVELOPMENT COMMISSION
AND BOARD OF SELECTMEN)

FINANCE COMMITTEE: Recommended to approve a Tax Increment Financing Agreement with the Town, OMNI life science, Inc., and Norton Commerce Center, LLC, for a period of fifteen years.

ARTICLE 5

To see if the Town will vote, pursuant to G.L. c.40, §59, and G.L. c.23A, §3F, to:

- (a) Approve a Tax Increment Financing ("TIF") Plan and Agreement between the Town, Penske Truck Leasing Co., L.P. ("Company"), and Norton Commerce Center, LLC ("Property Owner") in the form substantially as on file with the Town Clerk, for property located at 40 Commerce Way, and shown as Assessors Map 25, Parcel 86, and some portion of Assessors Map 25, Parcel 84-01; which TIF Plan and Agreement provide for real estate tax exemptions over an eleven (11) year period at the exemption rate schedule set forth therein;
- (b) Confirm the Board of Selectmen's selection of the location of the project as an Economic Opportunity Area ("EOA"), to be known as the 40 Commerce Way Economic Opportunity Area, and approve the Company's Local Incentive-Only application;
- (c) Authorize the Board of Selectmen to execute the TIF Agreement, and approve submission to the Massachusetts Economic Assistance Coordinating Council of the TIF Agreement and Plan and Local Incentive-Only application, all relating to the project as described in the TIF Agreement, and

any necessary documents relating thereto, and to take such other actions as are necessary or appropriate to obtain approval of the TIF Plan and Agreement, Local Incentive-Only application, Economic Opportunity Area, and related submissions and to take such other actions as necessary or appropriate to implement those documents;

or take any other action relative thereto.

(INDUSTRIAL DEVELOPMENT COMMISSION
AND BOARD OF SELECTMEN)

FINANCE COMMITTEE: Recommended to approve a Tax Increment Financing Agreement with the Town, Penske Truck Leasing Co., L.P., and Norton Commerce Center, LLC, for a period of eleven years.

ARTICLE 6

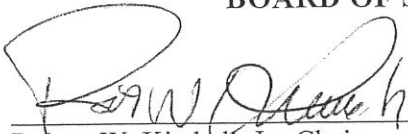
To see if the Town will vote to amend the vote taken under Article 10 of the October 29, 2012, Town Meeting, which authorized the acquisition of the Erickson property, located on Bay Road and containing 21.188 acres, more or less, as described more particularly in said vote, appropriated the sum of \$225,000 therefor and authorized a borrowing for such purposes, and further, conditioned expenditure of the funds upon the allotment or receipt of grant of funds from the state in an amount no less than \$142,128.00, and on receipt of gifts or grants of no less than \$82,872.02, to instead provide that the expenditure of such funds is conditioned only upon the allotment of or receipt of state grant funds, and further that the borrowing authorization approved under said Article 10 and this article shall be reduced by any grants or gifts received prior to said borrowing, or take any other action relative thereto.

(CONSERVATION COMMISSION)


FINANCE COMMITTEE: Recommended that the borrowing authorization approved under Article 10 of the October 29, 2012, Town Meeting and contemplated in this article shall be reduced by any grants or gifts received prior to said borrowing.


And you are hereby directed to serve this Warrant by posting attested copies of the body of same at Chartley Post Office, Norton Post Office, Norton Municipal Center, Norton Public Library, and three other public places within the limits of said Town, fourteen days at least, before the time of holding said meeting. Hereof, and fail not and make due return of this Warrant with your doings thereon to the Town Clerk at the time and place of holding said meeting. Given under our hands this 30th day of January in the year Two Thousand Fourteen.

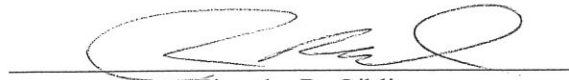
BOARD OF SELECTMEN/TOWN OF NORTON


Robert W. Kimball, Jr., Chair


Mary T. Steele, Vice Chair


Bradford K. Bramwell, Clerk


Robert S. Salvo, Sr.


Timothy R. Giblin

Norton, Massachusetts

I have served this Warrant by posting attested copies at Chartley Post Office, Norton Post Office, Norton Municipal Center, Norton Public Library, and three other public places within the limits of said Town, fourteen days at least, before the time of holding said meeting.

ATTEST:



CONSTABLE Norton DATE February 7, 2014