

2025 Special Town Meeting

Town Administrator's Warrant Report



Town of Mendon
November 12, 2025
Miscoe Hill Middle School
148 North Ave.
Mendon, MA 01756

Contents

2025 Special Town Meeting	1	Article 18 Town Hall Third Floor Climate Control	10
Conduct of Town Meeting	3	Article 19 Senior Center Emergency Well Repair	11
Article 1 Bills of a Prior Year	4	Article 20 Assessor GIS Mapping Software -	11
Article 2 Stabilization Fund	4	Article 21 Stormwater Asset Management Grant Matching Funds	11
Article 3 Capital Expenditure Account	5	Article 22 Providence Street Culvert Construction-	12
Article 4 Other Post Employment Benefits	5	Article 23 Fire Department Turnout Gear Purchase	12
Article 5 Fire Department Leases	5	Article 24 Fire Department Vehicle Purchase	13
Article 6 Adopting M.G.L Ch. 138 Sec. 12D6		Article 25 Highway Backhoe	13
Article 7 Flood Hazard Overlay District	6	Article 26 Beach Bathroom And Septic Study	13
Article 8 Zoning By-law Table of Uses -	6	Article 27 Beach Kayak Rental	14
Article 9 Open Space Communities and Site Plan Review Zoning By-laws -	7	Article 28 Senior Center Upgrades -	14
Article 10 Open Space and Site Plan Review Zoning By-laws	7	Article 30 Close Beach Engineering Account	15
Article 11 Signage By-law	7	Article 31 - 17 Pleasant Street Boundary Plan	15
Article 12 Accessory Dwelling Unit By-law Update	8	Article 32 Close Various Warrant Article Accounts -	15
Article 13 Common Driveway and “Flag Lot” By-law –	8	Article 33 – Supplemental Road Funding -	16
Article 14 Zoning By-law Formatting Clean-up –	9	Article 34 Community Preservation Committee By-law -	17
Article 15 Highway Dump Truck Fund Closure –	9	Article 35 Gender Neutral By-law -	17
Article 16 Highway Dump Truck Purchase –	9	Article 36 Animal Control By-law -	17
Article 17 Old Mendon Landfill Well Modifications	10		

Conduct of Town Meeting

1. Only registered voters with a clicker may vote
 - a. Please return your clickers at the end of the meeting
2. Votes will be taken electronically
 - a. Please return your clickers at the end of the meeting
3. All articles will be taken in order unless Town Meeting votes otherwise or they are placed on a consent agenda by the Town Moderator
4. All motions and amendments must be made in writing
5. The sponsor of an article will be given a place to speak on the article
6. Select Board, Finance Committee, and/or Planning Board will be recognized for their recommendations where relevant
7. Following recommendations, there shall be open debate
8. All debate shall be conducted in a respectful manner
9. Comments are limited to the subject of the article being debated
10. A motion to call to question (end debate) requires 2/3 majority to pass
11. Following a vote on the final article, the Town Moderator will entertain a motion to dissolve Town Meeting
12. Please return your clickers at the end of the meeting

Special Town Meeting Warrant Report
Wednesday November 12, 2025 at 7:00 PM
Miscoe Hill Middle School
148 North Ave
Mendon, MA 01756

All of the referenced by-law changes are available to be viewed at:
mendonma.gov/town-meeting-docs

Certified Free Cash to start fiscal 2026 is \$2,200,262. All articles funded from free cash in this warrant total \$1,261,355, leaving an available balance in free cash of \$938,907.

Article 1 Bills of a Prior Year - To see if the Town will vote to raise and appropriate and/or transfer a sum of money from available funds to pay Bills of a Prior Year; or act or do anything in relation thereto.

Sponsor: Select Board

Commentary: Appropriated amounts at Town Meeting for one fiscal year cannot be spent on a previous year's expenditures without Town Meeting approval. In the course of year end close out, some bills are inevitably missed one way or another. The request here is for National Grid, who had an unmonitored meter for Town Hall and we have just received a large backlog of 18 bills from calendar year 2024 and 2025, totaling \$16,355.33.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 2 Stabilization Fund - To see if the town will vote to raise and appropriate and/or transfer a sum of money from available funds into the Stabilization Account; or act to do anything in relation thereto.

Sponsor: Select Board

Commentary: Stabilization is the "rainy day fund" for local government. This is our savings account that we tap in times of economic uncertainty or outside shocks in order to stabilize Town operations and not be forced to cut critical services. Current draft Town Financial Policies call for a Stabilization Account balance equal to 7 – 10% of general fund expenditures. The current level of approximately \$1.6 million is around 6.7% of fiscal 2026 general fund expenditures. The Select Board is proposing a \$200,000 contribution, bringing the balance to roughly 7.5% of general fund expenditures and in-line with the policy. An additional \$75,000 will be turned back to Stabilization through Article 15, bringing the total contribution to \$275,000 for the fiscal year.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Tabled – recommended \$300,000 total contribution

Article 3 Capital Expenditure Account- To see if the Town will vote to raise and appropriate and/or transfer a sum of money from available funds into the Capital Expenditure Account; or act or do anything in relation thereto.

Sponsor: Select Board

Commentary: You can find a detailed description of this account in [Appendix A – Home Rule Petitions in the General By-laws](#). Town Meetings can appropriate up to \$100,000 per year into this fund, to be used for capital expenditures. Appropriating from the fund requires a 2/3 vote of Town Meeting and must be used for an item with a life expectancy of more than five years and valued at \$25,000 or more. A future Town Meeting will be asked to make an appropriation from this account to fund the Providence Street Culvert Replacement as a way to keep borrowing for the project to a minimum. With this transfer, the balance in the account will be roughly \$535,000.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 4 Other Post Employment Benefits - To see if the Town will vote to raise and appropriate and/or transfer a sum of money from available funds into the Other Post Employment Benefits Trust Fund; or act or do anything in relation thereto.

Sponsor: Select Board

Commentary: In addition to salaries, the Town compensates employees with benefits earned during years of service to be received upon retirement. One such benefit is a pension, and another is a set of retirement insurance plans for health, dental, and life, which are collectively referred to as other postemployment benefits, or OPEBs. OPEBs represent a significant liability for the Town that must be properly measured, reported, and planned for financially. The Town began funding this Trust Fund in fiscal 2016. The June 30, 2024 liability is \$4.9 million, a decrease of roughly \$130,000 from the period prior, attributable to Town contributions above the normal service cost and robust investment performance. This request is to appropriate \$60,000 from free cash into the fund, up from the \$50,000 contribution in fiscal 2025.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 5 Fire Department Leases- To see if the Town will vote to raise and appropriate and/or transfer a sum of money from available funds to fund fiscal 2026 Fire Department vehicle leases.

Sponsor: Select Board

Commentary: There are two outstanding Fire Department vehicle leases which were overlooked during the Town's annual budget process. These leases – and all others – are now filed with the Treasurer's Office for inclusion in our annual financial disclosures. As such, future oversights such as these should be avoided. These two outstanding lease payments are for previously entered into

leases for a 2020 fire engine and a 2022 administrative SUV and total \$75,577.17. This request is to appropriate an equal amount from Certified New Growth (roughly \$110,000 over our estimates). Appropriating from New Growth rather than from a one-time source is reflective of the ongoing nature of these lease payments, the greater of which will extend through fiscal 2028.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 6 Adopting M.G.L Ch. 138 Sec. 12D - To see if the Town will vote to adopt General Law Chapter 138 Section 12D relative to authorizing the types of alcoholic beverages to be drunk on premise.

Sponsor: Select Board

Commentary: Accepting of this statute would allow on-premise consumption license holders to “upgrade” their beer and wine license to include liquor. It would not increase the number of licenses available and would only apply to current licenses of this type. If the business is sold, the license returns to beer and wine only. There is one such license currently in Town. Acceptance of this statute would create an opportunity to apply for an upgrade for that business, but not an obligation to apply.

Select Board Recommendation: Favorable

Finance Committee Recommendation: n/a

Article 7 Flood Hazard Overlay District - To see if the Town will amend Mendon Zoning By-laws Article V Section 5.03 (Flood Hazard Overlay District) by adding Subsection C, Definitions, to comply with FEMA regulations and NFIP eligibility.

Sponsor: Planning Board

Commentary: This was voted at 2025 Annual Town Meeting but the Town was later informed of FEMA and MEMA-driven revisions to the flood plain definition within the by-law. The changes do not substantively alter the by-law.

Select Board Recommendation: n/a

Finance Committee Recommendation: n/a

Article 8 Zoning By-law Table of Uses - To see if the Town will amend Mendon Zoning By-laws Article III Section 3.01, Table of Uses, Section 3.02, and Section 3.03 (Use Regulations) as shown in the attached document.

Sponsor – Planning Board and ZBRC

Commentary: This by-law was reviewed by the Zoning By-law Review Committee. The Table of Uses is being updated to accommodate new by-laws, such as the Accessory Dwelling Unit by-

law, which was approved at a previous Town Meeting (and is seeking minor revisions at this Town Meeting). Additional changes include clarification/organization, modernizing use descriptions, and better reflecting modern practices. Changes to 3.04 Open Space Communities are proposed in a separate warrant article (Article 10).

Select Board Recommendation: n/a

Finance Committee Recommendation: n/a

Article 9 Open Space Communities and Site Plan Review Zoning By-laws - To see if the Town will vote to amend the Town of Mendon Zoning By-Laws by adopting the revisions to Article III, including Table A: Table of Uses but not including 3.04 Open Space Communities, as shown in the attached document.

Sponsor: n/a

Commentary: An inadvertent duplicate of Article 8. The wording is slightly different but the intent and outcome are the same. This will be passed over at Town Meeting.

Select Board Recommendation: pass over

Finance Committee Recommendation: n/a

Article 10 Open Space and Site Plan Review Zoning By-laws – To see if the Town will vote to amend the Town of Mendon Zoning By-Laws by adopting the revisions to Section 3.04 Open Space Communities and 4.02 Site Plan Review as shown in the attached document.

Sponsor: Planning Board

Commentary: These by-laws were reviewed by the Zoning By-law Review Committee. They are being proposed together in order to save time on the floor, as the changes proposed to each are similar in intent. The changes proposed to the Open Space Communities by-law will add clarification to the process of preliminary approval and definitive approval. The current Site Plan Review bylaw lacks clarity. These changes ensure that the standards are applied equally across the board and lays out a clear path for minor and major site plan reviews.

Select Board Recommendation: n/a

Finance Committee Recommendation: n/a

Article 11 Signage By-law - To see if the Town will vote to amend the Town of Mendon Zoning By-Laws by adopting the revisions to 2.06 Sign Bylaw and 6.03 Marijuana Establishments and Medical Marijuana Treatment Centers as shown in the attached document.

Sponsor: Planning Board

Commentary: This by-law was reviewed by the Zoning By-law Review Committee. The sign by-law and marijuana establishments by-law are in the same warrant article as the main changes being

made to both sections are to ensure that our by-laws are not content-based and do not violate free speech protections (see Reed et al. v. Town of Gilbert, Arizona et al. 2015).

Select Board Recommendation: n/a

Finance Committee Recommendation: n/a

Article 12 Accessory Dwelling Unit By-law Update - To see if the Town will vote to amend the Town of Mendon Zoning By-Laws by amending the Accessory Dwelling Unit by-law as shown in the attached document.

Sponsor: Planning Board

Commentary: The Accessory Dwelling Unit (ADU) by-law was adopted at last year's Special Town Meeting. Many towns also recently adopted these ADU regulations based on new state law. Unfortunately, the Attorney General's Office (AGO) rejected portions of our proposed by-law. Many other towns are also facing similar partial rejections and need to revise portions of this by-law. The changes proposed are based on the AGO's response to our previous ADU by-law submission to the office. The non-rejected portions of the by-law remain in force.

Select Board Recommendation: n/a

Finance Committee Recommendation: n/a

Article 13 Common Driveway and "Flag Lot" By-law – To see if the Town will vote to amend the Town of Mendon Zoning By-Laws by adding Section 6.04 (Common Driveways) and Section 6.05 (Retreat Lots), as well as the proposed definitions for each, as shown in the attached document.

Sponsor: Planning Board

Commentary: The Planning Board voted to pass over and to not recommend the passage of this article.

These are new by-laws that are being proposed by the Zoning By-law Review Committee. These two by-laws will allow us to regulate the creation of common driveways and retreat lots through the Planning Board instead of having them approved or denied by Zoning Board of Appeals without consistent regulations. The Common Driveway will be limited to a total of four lots served and regulates the length, road construction, deed restrictions, etc. The Retreat Lots will be limited to having two times the minimum lot size, creates a mandated distance between multiple retreat lots, and additional regulations on dimensions, buffers, etc. The provisions would be applied to any lots that pre-exist this by-law.

Select Board Recommendation: n/a

Finance Committee Recommendation: n/a

Article 14 Zoning By-law Formatting Clean-up – To see if the Town will vote to amend the Town of Mendon Zoning By-laws by removing annotations from the main text to the footer and reformatting numbered lists.

Sponsor: Planning Board

Commentary: Currently, the Zoning By-Laws are peppered with citations that explain when a particular section was voted on, approved by the Attorney General, and when the by-law became effective. Moving these citations into the footer as footnotes will clean up the look of the document and keep our citations organized and easy to follow. Further, the numbering of lists is inconsistent throughout the document. This article seeks to standardize the type of numbering used throughout the document: “(a), (i), (1).” Some inconsistencies still exist due to the sheer number of changes being proposed at this Town Meeting, but this seeks to make a great number of corrections.

This warrant article does NOT include any grammatical, textual, or content changes outside of numbering, annotations/footnotes, and the text “This section was deleted by Town meeting vote (see footnote).” which is repeated in a few places.

Select Board Recommendation: n/a

Finance Committee Recommendation: n/a

Article 15 Highway Dump Truck Fund Closure – To see if the Town will vote to close the account associated with a multipurpose trackless and dump truck lease and return the balance to the Stabilization Fund; or act or do anything in relation thereto.

Article to be included on the Consent Agenda

Sponsor: Select Board

Commentary: This fund was set up over two years ago and the funds (\$75,000) have not been expended due to the lease payments being budgeted in the operating budget. This would return the funds to the Stabilization Account.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 16 Highway Dump Truck Purchase – To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund the purchase of a new multi purpose dump truck for the Highway Department; or act or do anything in relation thereto.

Article to be included on the Consent Agenda

Sponsor: Select Board

Commentary: The Highway Department needs a new dump truck for its expanded mission to do grounds maintenance and to add one more vehicle to the snow plow fleet. Article 15 returns

\$75,000 to Stabilization upon closure of a similarly purposed fund. This article then uses \$75,000 of free cash to purchase the needed vehicle.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 17 Old Mendon Landfill Well Modifications - To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund necessary repairs to the existing well structure at the Old Mendon Landfill (28 Bellingham Street), including constructing new wells, and implement increased monitoring; or act or do anything in relation thereto.

Article to be included on the Consent Agenda

Sponsor: Board of Health

Commentary: Since 1982 the Town has been responsible for monitoring groundwater conditions at the Old Mendon Landfill. This yearly testing cost is within the Board of Health's (BOH) general fund budget. In fiscal 2025, BOH sent a request to MassDEP to cut the monitoring events in half, which would save over \$8,000 per fiscal year. As part of that request, MassDEP notified the Town that there are three improperly placed wells which now need to be relocated. The Town has a proposal, which includes a 10% contingency, to do the work for \$22,000. This money is being requested from free cash. The payback period from yearly testing savings, should the decreased testing requirement be granted, would be less than three years. Previous noncompliance with MassDEP monitoring regulations resulted in a \$15,000 fine.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 18 Town Hall Third Floor Climate Control - To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund the purchase and installation of climate control equipment on the upper floor of Town Hall and repairs to the climate control system in the former Taft Library (Town Hall Annex); or act or do anything in relation thereto.

Article to be included on the Consent Agenda

Sponsor: Select Board

Commentary: When Town Hall underwent its recent renovations, the office spaces and meeting space upstairs was left largely untouched. The two offices on the second floor – Human Resources and Select Board Executive Assistant – have no heat or air conditioning. This leads to inefficient and uncomfortable workplace settings. The meeting room has loud, inefficient window units which then must be turned off to adequately capture dialogue in meeting recordings. This request would install ductless mini-splits to bring climate controls to all of those spaces. This \$35,000 is being

requested from free cash. The Town will explore CPA and Green Communities funding to offset the cost. Any unused balance in the fund will be returned to free cash.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 19 Senior Center Emergency Well Repair- To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund emergency well repair at the Mendon Senior Center and associated testing costs; or act or do anything in relation thereto.

Article to be included on the Consent Agenda

Sponsor: Select Board

Commentary: In June of 2025 the Mendon Senior Center experienced issues with their well. In July of 2025 we performed a camera inspection and determined the need for a new well pump. This \$11,000 request, which is being requested from free cash, will pay for the repair and associated testing. This would increase the water department's general fund budget.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 20 Assessor GIS Mapping Software - To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund the purchase of mapping software for the Assessor's Office and other Town departments; or act or do anything in relation thereto.

Article to be included on the Consent Agenda

Sponsor: Board of Assessors

Commentary: This software would assist the Assessor's Office in evaluating property. The program consists of gaining access to aerial photography and various mapping tools. This software would be available for use in other Town departments as makes sense for their operations. The total requested funding is \$10,000 from free cash.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 21 Stormwater Asset Management Grant Matching Funds - To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund a local cash match for a state Stormwater Asset Management Grant; or act or do anything in relation thereto.

Article to be included on the Consent Agenda

Sponsor: Select Board

Commentary: This state grant would allow the Town to partner with a vendor for the development of a Stormwater Asset Management Plan that would help the Town understand the condition and vulnerabilities of the drainage system. The plan will assist the Town in establishing a proactive stormwater system maintenance, repair, and replacement program and to help with budgeting needs. The grant has been awarded for \$120,000 with a January 1, 2026 kick-off date, pending the contribution of \$47,000 as a local cash match. This request is from free cash. The Town has also committed to a \$33,000 in-kind contribution in terms of staff and equipment hours to accomplish the inventory work.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 22 Providence Street Culvert Construction- To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund Providence Street Culvert replacement; or act or do anything in relation thereto.

Article to be included on the Consent Agenda

Sponsor: Select Board

Commentary: Previously, 2025 Special Town Meeting appropriated \$300,000 for the design and engineering of a permanent fix to this culvert. Since then, the Town has secured \$216,000 of state grants for the same project. Additionally, the Town is eligible to apply for up to \$1 million in construction grants from the Department of Transportation. It is the Town's intention to use roughly \$500,000 of Capital Stabilization Account funds for the construction and borrow the remained as excluded debt. Any appropriation of free cash towards the project will lower the overall amount needing to be borrowed for this roughly \$2 million project. The Capital Planning Committee has recommended a \$100,000 appropriation from free cash.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 23 Fire Department Turnout Gear Purchase - To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund Fire Department turnout gear; or act or do anything in relation thereto.

Article to be included on the Consent Agenda

Sponsor: Select Board

Commentary: The general fund operating budget currently funds the cyclical replacement of Fire Department turnout gear. This \$40,000 request from free cash would continue the program of

purchasing two sets of gear for each department member, ensuring no loss of effectiveness should there be back-to-back needs for the gear.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 24 Fire Department Vehicle Purchase - To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund Fire Department boat and trailer and UTV and trailer; or act or do anything in relation thereto.

Article to be included on the Consent Agenda

Sponsor: Select Board

Commentary: The Fire Department recently completed a comprehensive risk assessment and the need for these two vehicles was identified as necessary to mitigate vulnerabilities within the community. The inflatable boat with a motor would replace the current, smaller inflatable paddle-powered boat and allow for improved rescue operations on Lake Nipmuc. The Utility Terrain Vehicle (UTV) would allow fire department access – complete with a towable 125-gallon water trailer and pump – into some of the more thickly wooded recreation and conservation areas which are currently difficult to access. The combined request is for \$90,000 from free cash.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Tabled – pending information on increases to Town's liability insurance for the new equipment.

Article 25 Highway Backhoe - To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to purchase a Highway Department Backhoe; or act or do anything in relation thereto.

Article to be included on the Consent Agenda

Sponsor: Select Board

Commentary: This item is the number one priority on the Highway Capital Improvement Plan. The current loader is a 2003 John Deere which required extensive repair work in fiscal 2025. There is some residual trade-in value (approx. \$20-25,000). This request is to purchase a new loader for \$150,000 from free cash.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 26 Beach Bathroom And Septic Study - To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to update Mendon Town Beach Bathrooms; or act or do anything in relation thereto.

Article to be included on the Consent Agenda

Sponsor: Parks Commission

Commentary: The beach bathrooms are currently on tight tanks which require pumping 4-5 times per year with a per instance cost above \$600. This request is to fund feasibility and design work associated with creating a septic system under the athletic fields which would also allow for a handwashing station at Lowell concession stands. Total construction cost is unknown but likely in the \$50-60,000 range. The Select Board would look to the Parks Commission and some of its existing financial resources to partially fund eventual construction. This request is for \$10,000 from free cash to fund the feasibility study and design work.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 27 Beach Kayak Rental- To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money fund self-serve kayak rental at Mendon Town Beach; or act or do anything in relation thereto.

Sponsor: Parks Commission

Commentary: This article will be passed over. It will be Community Preservation Act funded and the Community Preservation Committee has tabled this for future discussion.

Select Board Recommendation: n/a

Finance Committee Recommendation: n/a

Article 28 Senior Center Upgrades - To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund repairs and facility upgrades at the Mendon Senior Center; or act or do anything in relation thereto.

Article to be included on the Consent Agenda

Sponsor: Select Board

Commentary: The rear deck and egress for the Senior Center is in disrepair and in need of replacement. This request is for a smaller structure that would provide some open air space but the primary purpose of the build would be to create an accessible entry and egress from the building (the front ramp is not ADA compliant). This request is for \$45,000 from free cash.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 29 – Our fault; we messed up the numbering and there is no Article 29.

Article 30 Close Beach Engineering Account - To see if the Town will close the Beach Engineering Account and transfer the balance into the CPA Undesignated Fund Balance; or act or do anything in relation thereto.

Article to be included on the Consent Agenda

Sponsor: Community Preservation Commission

Commentary: There is a balance of \$2,514.82 in the fund and the project is complete.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 31 - 17 Pleasant Street Boundary Plan To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund an 81X Boundary Plan for 17 Pleasant Street; or act or do anything in relation thereto.

Article to be included on the Consent Agenda

Sponsor: Land Use Committee

Commentary: This is a \$4,700 request from the Mendon Land Bank. This is a 10 +/- acre property with an unknown owner. The Town could conceivably take ownership through the tax taking process, but the proper bounds of the property need to first be identified. The parcel would be of interest to the Town for conservation purposes based upon its important location south of Lake Nipmuc and its proximity to the existing Meadow Brook Uplands Conservation Area.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 32 Close Various Warrant Article Accounts - To see if the Town will vote to close the accounts associated with Morrison Drive Survey, Electric Vehicle Purchase, Town Meeting Room Equipment, Speed Limit Signs, Street Sweeper, Highway Salt Shed, Highway Wireless Fire Alarm, Senior Center Architectural and Site Engineering Study, Senior Center Engineering and Design, and Library Electrical Service Improvements, and return the funds to Undesignated Fund Balance (Free Cash); or act or do anything in relation thereto.

Article to be included on the Consent Agenda

Sponsor: Select Board

Commentary: These projects have been completed and the funds may be returned to Undesignated Fund Balance.

Fund Name	Date Voted	Balance to Closeout
Town Meeting Room Equipment	2016 STM	\$7.72
Senior Center Architectural and Site Engineering Study	2018 ATM	\$42.41
Speed Limit Signs	2023 STM	\$400.00
Senior Center Engineering and Design	2023 ATM	\$800.00
Library Electrical Service Improvements	2018 ATM	\$978.00
Survey Morrison Drive	2021 STM	\$1,150.00
Electric Vehicle	2016 STM	\$1,805.29
Highway Wireless Fire Alarm	2021 STM	\$3,511.16
Highway Salt Shed	2018 STM	\$4,000.00
Street Sweeper	2024 STM	\$39,336.36
Total		\$52,030.94

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 33 – Supplemental Road Funding - To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund road repair; or act or do anything in relation thereto.

Article to be included on the Consent Agenda

Sponsor: Select Board

Commentary: This is a request to supplement the road repair and replacement program with an additional \$250,000 from free cash. This will be the third consecutive year of such supplemental funding. Mendon’s fiscal 2026 Chapter 90 allotment (formulaic state program to fund road repair and replacement) is \$588,253, which includes \$128,968 in supplemental funding which we will not count on repeating yearly.

Fiscal 2026 road projects include: Hartford Avenue East (Neck Hill to Bellingham line), Gaskill Street, Thorton Street, Morrison Drive (minor rehabilitation).

Fiscal 2027 plans include Bellingham Street (minor rehabilitation), Cemetery Street (minor rehabilitation), and Bates Street (minor rehabilitation).

Fiscal 2028 plan includes Main Street (maintenance), Maple Street (minor rehabilitation), Elm Street (minor rehabilitation), and Emerson Street (major rehabilitation).

Without the continued supplemental funding at Town Meeting, at least one of those projects per year will be pushed out an additional year.

Select Board Recommendation: Favorable
Finance Committee Recommendation: Favorable

Article 34 Community Preservation Committee By-law - To see if the Town will vote to amend Mendon General By-Law Chapter XXI (Community Preservation Act) to add an alternate member at large and clarify consultation requirements of the CPC.

Sponsor: Community Preservation Committee and General By-Law Review Committee

Commentary: This change creates an additional alternate at-large member, codifies consultation responsibilities of the Committee, and makes the Select Board (instead of the Town Moderator) the appointing authority for any position not appointed by their respective appointing authority in the allotted time.

Select Board Recommendation: Favorable
Finance Committee Recommendation: n/a

Article 35 Gender Neutral By-law - To see if the Town will vote to amend Mendon General By-laws to include gender neutral language as show in the attached document; or act or do anything in relation thereto.

Sponsor: By-Law Review Committee

Commentary: This was previously approved at Annual Town Meeting and accepted by the Attorney General's Office, but without a list of proposed changes there was no actual effect on the by-laws. There is a list of proposed changes – along with all of the other proposed by-law changes – available at mendonma.gov/town-meeting-docs.

Select Board Recommendation: Favorable
Finance Committee Recommendation: n/a

Article 36 Animal Control By-law - To see if the Town will vote to amend Mendon General By-laws Chapter XI Section 7 (Animal Control) by deleting the entire contents and replacing with the language in the attached document; or act or do anything in relation thereto.

Sponsor: By-Law Review Committee

Commentary: On September 20th, 2024, an Act to Increase Kennel Safety (AKA Ollie's Law) was signed by Governor Maura Healey. This act updated dog kennel licensing laws and created a pathway for future kennel regulations in Massachusetts. These by-law changes comport with Ollie's Law and make sensible revisions around the penalties and other enforcement measures.

Select Board Recommendation: Favorable
Finance Committee Recommendation: n/a