

Annual Town Meeting Minutes

May 9, 2022 – 2nd Session

Call to Order: at 7:30pm in the Town Hall Auditorium, 298 Central Street, Saugus, MA 01906

Pledge of Allegiance at 7:31pm

Tellers: Maureen Whitcomb Precinct 4 and Peter Rossetti Jr Precinct 2 sworn in at 7:32pm

Roll Call at 7:34pm total 39 present and 11 absent



Town Meeting Member name	Pct	Present /Absent	Town Meeting Member name	Pct	Present /Absent	Town Meeting Member name	Pct	Present /Absent
Arone, A.	1	A	Hickman, J.	5	P	Paolini, M.	7	A
Bartolo, J.	6	P	Jones, C.	1	P	Riley, C.	2	P
Bell, M.	1	P	Kahn, J.	8	P	Ring, D.	10	P
Berube, K.	9	P	Kelly, D.	9	P	Rossetti, Jr., P.	2	P
Brown, W.	6	P	Kramich Jr., W.	8	P	Schena, D.	3	P
Camuso Sr., R.	2	P	LeBrasseur, E.	6	P	Scuzzarella, C.	10	A
Chipouras, J.	7	P	Leuci, W.	4	P	Smith, R.	3	P
Connors, Jr., A.	3	A	Long, R.	9	A	Spencer, B.	5	P
Costello, M.	10	P	Lopresti, A.	8	P	Strasnick, R.	9	P
Cross III, W.	8	A	Manoogian Sr, P.	10	P	Tesora, A.	3	A
Currie, K.	6	P	McCarthy, S.	7	A	Thompson, R.	3	P
D'Anna, S.	7	A	Migliore, M.	5	P	Traverse, T.	8	P
Davis, G.	4	P	Moreschi, C.	2	P	Vecchione IV	2	P
Delios, P.	10	P	Northrup, R.	4	A	Wallace, R.	5	P
Doherty, S.	4	P	Palleschi, R.	7	P	Whitcomb, M.	4	P
Dunn, S.	1	P	Palomba, A.	1	P	Worthley, J.	9	P
Goodwin, P.	5	P	Panico, A.	6	A			
						Total Present=		39
Town Meeting:						Absent count=		11
		Date:	5/9/2022					

Making the Motion this Evening: Robert Strasnick, Precinct 9

Moderator Comments: Informing those Town Meeting Members who contacted us indicating unable to attend; W.Cross, R. Long; S. McCarthy; A. Panico; M. Paolini and C. Scuzzarella. Giving Town Meeting Members instructions. Minutes of the last Town Meeting accepted. There are Articles 3 to 8, Articles 11 and 13 from the Finance Committee recommended tonight. There are Zoning Articles for tonight. Just a reminder there will be another Special Town meeting within the Annual set for the end of the month.

Finance Committee Chairman Ken DePatto speaks on the ATM Finance Articles at 7:37pm made recommendations on 8 finance articles, please support.

Motion to take Articles 3 to 8 out of order

Seconded at 7:38pm

Unanimous voice vote Yes to move out of order at 7:38pm

As a courtesy to the Finance Committee, Robert Strasnick, Precinct 9 moves Article 3 for consideration:

Seconded at 7:39pm

Article as Written

Article 3: To see if the Town will vote to make supplementary appropriations to be used in conjunction with money appropriated under Article 2 of the 2021 Annual Town Meeting during the current fiscal year, and determine whether the money shall be provided by transfer from available funds; or to see what other action the Town wishes to take in the matter. (Town Manager)

Town Manager, Scott Crabtree speaks at 7:39pm he explains for the newer town meeting members this is more of a housekeeping article to support the budget and to balance. This also has the Snow and Ice expenses \$785,000.00 to balance off about 100 million budget.

Article as Voted: Voted to recommend the Town make supplementary appropriations in the Amount of \$1,090,000.00 to be used in conjunction with the money appropriated under Article 2 of the 2021 Annual Town meeting during the current fiscal year. The source of funding is \$305,000.00 from interdepartmental transfers and \$785,000.00 from the July 1 certified free cash.

Article 3 has passed by unanimous voice vote Yes at 7:42pm.

As a courtesy to the Finance Committee, Robert Strasnick, Precinct 9 moves Article 4 for consideration:

Seconded at 7:43pm

Article as Written

Article 4: To see if the Town will vote to make supplementary appropriations to be used in conjunction with money appropriated under Article 6 of the 2021 Annual Town Meeting during the current fiscal year, and determine whether the money shall be provided by transfer from available funds; or to see what other action the Town wishes to take in the matter. (Town Manager)

Town Manager, Scott Crabtree at 7:43pm explains this is similar to the last article, transferring to expenses from salaries and needs a vote by Town Meeting. Please support

Article as Voted: Voted to recommend the Town make supplementary appropriations in the amount of \$20,000.00 to be used in conjunction with the money appropriated under Article 6 of the 2021 Annual Town Meeting during the current fiscal year. The source of funding is a \$20,000.00 transfer from Water Enterprise Fund expenses to Water Enterprise Fund salaries.

Article 4 has passed by unanimous voice vote Yes at 7:44pm.

As a courtesy to the Finance Committee, Robert Strasnick, Precinct 9 moves Article 5 for consideration:

Seconded at 7:44pm

Article as Written

Article 5: To see if the Town will vote to make supplementary appropriations to be used in conjunction with money appropriated under Article 7 of the 2021 Annual Town Meeting during the current fiscal year, and determine whether the money shall be provided by transfer from available funds; or to see what other action the Town wishes to take in the matter. (Town Manager)

Article as Voted: Voted to recommend Indefinite Postponement

Article 5 has passed by unanimous voice vote Yes at 7:45pm

Town Moderator has been informed Article 11 has to be taken before Article 6. Motion to move Article 11 out of order.

Seconded at 7:46pm

Unanimous Voice vote yes to move out of order at 7:46pm

As a courtesy to the Finance Committee, Robert Strasnick, Precinct 9 moves Article 11 for consideration:

Seconded at 7:47pm

Article as Written

Article 11: To see if the Town will vote to increase water rates with all receipts to be held within the Water Enterprise Fund to be used exclusively for water expenses, water maintenance, water debt and interest and water improvement programs, or take any other action relating thereto. (Town Manager)

Town Manager, Scott Crabtree speaks at 7:47pm, He hopes Town Meeting Members watched the Finance Committee and the Presentation with the packages delivered to your houses. Please understand because of the Pandemic Town Meeting took a no increase in the water rates. In 2 years, 4% of loss revenues. The Finance Committee did a great job of financial analyses. This is one of the most challenging with the financial budget for more revenues.

Chris Riley, Precinct 2 speaks at 7:51pm he understands the increase what is the impact for the average household.

Finance Committee Chairman, Ken Depatto explains \$28.00 annual increase for average user/home with the 6% increase.

Peter Manoogian, Precinct 10 speaks at 7:52pm, he studied over the weekend has 4 Questions:

- 1.) MWRA Assessment is projected to be \$4,882,255.00 but MWRA final assessment is \$4,860,987.00 or \$21,268.00 less. This data was available in February 2022. Why was a higher number used?
- 2.) We budgeted \$611,779.00 retained earnings as an appropriation yet it is not projected as a revenue for FY2022? Why?
- 3.) Projected expenditures for FY22 were \$7,970,588.00 and this is identical to what was budgeted as expenditures for FY22. Why, after nearly 10 months in the fiscal year isn't there an accurate expenditure analysis or should we assume that projected expenditures match, to the dollar, what was budgeted?
- 4.) "Other expenditures" for FY2022 is stated to be \$796,486.00. This is \$286,610.00 more than the previous year and far exceeds each of the previous 4 years by a similar amount. I would like to see an itemization of those expenditures before voting. Are we really going to see \$796,486.00 in other expenses this fiscal year?

Makes a motion to lay this article on the table until the 4 questions are answered.

Seconded at 7:57pm

No more discussion

Article 11 is Tabled by unanimous voice vote Yes at 7:57pm

As a courtesy to the Finance Committee, Robert Strasnick, Precinct 9 moves Article 6 for consideration:

Seconded at 7:59pm

Article as Written

Article 6: To see what sums of money the Town will vote to raise and appropriate for the Water Enterprise Fund for the ensuing Fiscal Year 2023. (Town Manager)

Town Moderator explains this Article is associated with Article 11 which has been tabled.

Motion to lay Article 6 on the table.

Seconded at 7:59pm

Article 6 is Tabled by unanimous voice vote Yes at 7:59pm

As a courtesy to the Finance Committee, Robert Strasnick, Precinct 9 moves Article 7 for consideration:

Seconded at 8:00pm

Article as Written

Article 7: To see what sums of money the Town will vote to raise and appropriate for the Sewer Enterprise Fund for the ensuing Fiscal Year 2023. (Town Manager)

No Discussion

Article as Voted: Voted to recommend that the following sums be appropriated to operate the Sewer Enterprise Fund.

\$ 373,307.00 Salaries
\$5,039,037.00 Expenses
\$ 62,000.00 Capital Outlay
\$ 584,708.00 Indirect Cost/Transfer Out
\$ 49,013.00 Transfer Out to OPEB
\$6,108,065.00 total FY23 Sewer Enterprise Fund Appropriation

\$6,108,065.00 funded from Sewer Enterprise Fund Revenue and \$0.00 to come from Retained Earnings. \$584,708.00 is appropriated in the general Fund funded by Sewer Enterprise Fund Revenue for Indirect Costs.

Article 7 has passed by unanimous voice vote Yes at 8:01pm.

As a courtesy to the Finance Committee, Robert Strasnick, Precinct 9 moves Article 8 for consideration:

Seconded at 8:02pm

Article as Written

Article 8: To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money for the purpose of funding unpaid bills of a prior fiscal year.
(Town Manager)

No Discussion

Article as Voted: Voted to recommend the Town appropriate the sum of \$32,663.21 for the payment of unpaid bills of the prior fiscal year. The source of funding is \$26,536.21 from Fiscal Year 2021 Carryover in the General Fund, \$5,899.00 from the July 1, 2021 Water Enterprise Fund Certified Retained Earnings, and \$228.00 from Fiscal Year 2021 Carryover in the Sewer Enterprise Fund.

Article 8 has passed by unanimous voice vote Yes at 8:03pm.

No Recommendation on Article 9, 10 or 12.

Motion to take Article 13 out of order

Seconded at 8:03pm

Unanimous voice vote Yes at 8:04pm to take Article 13 out of order.

As a courtesy to the Finance Committee, Robert Strasnick, Precinct 9 moves Article 13 for consideration:

Seconded at 8:04pm

Article as Written

Article 13: To see if the Town will vote to appropriate a sum of money from available funds in the Transportation Infrastructure Fund for the purpose of conducting line painting on various streets in town. This appropriation is in accordance with Act St. 2016, ch 187 s8(c)(i) and MGL c44 s53. (Town Manager)

No Discussion

Article as Voted: Voted to recommend the Town appropriate the sum of \$14,512.00 for purpose of conducting line painting on various streets in town. The source of funding is the Transportation Infrastructure Fund in accordance with Act St, 20216, ch 187 s8c(i) and MGL c44 s53.

Article 13 has passed by unanimous voice vote Yes at 8:05pm.

No recommendation on Articles 14, 15 and 16.

Motions to take Articles 17 through 26 out of order.

Seconded at 8:05pm

Unanimous voice vote Yes at 8:06pm to take Articles 17 through 26 out of order.

As a courtesy to the Planning Board, Robert Strasnick, Precinct 9 moves Article 17 for consideration:

Seconded at 8:06pm

Article as Written

Article 17: To see if the Town will vote to amend the zoning by-laws of the Town of Saugus by adding the following:

Amend: Article VI - DIMENSIONAL AND DENSITY REGULATIONS
Section 6.2 TABLE OF DEMENSIONAL AND DENSITY REGULATIONS
By deleting the following under the Table of Dimensional and Density Regulations:

District	Max. Height (feet)
R4 Any Permitted Use	90
B2 Any Permitted Use	90

By adding the following under the Table of Dimensional and Density Regulations:

District	Max. Height (feet)
R4 Any Permitted Use	50
B2 Any Permitted Use	50

(Michael Serino)

Town Moderator state that the Planning Board issued a Favorable recommendation.

Board of Selectmen, Mike Serino speaks at 8:07pm about the impact of development on RT 1 height of the buildings and density of the apartments. Thought more commercial with some apartments. The increase of on-line shopping and decrease of shopping malls have impacted the Town. Town Meeting increased setbacks and open space. Some adjustments not made are the building heights. Researched surrounding communities Lynnfield, Wakefield, Danvers, Peabody to compare with Saugus. No many abutting neighbors (residential) like in Saugus. Proposal to go 5 stories 60 feet is a reasonable with the surrounding areas. Heritage Heights is the only exception at 5 stories which is elderly housing. Please supports my recommendations for Articles 17 thru 26 to amend the Zoning By-Laws.

Joe Vecchione, Precinct 2 speaks at 8:19pm on these zoning articles focusing on RT1. In 2020 amended some of these articles. Mixed usages, height restrictions, increased parking, stricken to increase parking count by way of special permit, removal of compact parking by bylaw and title access requirements. These amendments may lose these balances. Look at the entire By-laws in a comprehensible manner and not restrictions. These amendments will move away from the goals. He doesn't think these recommendations are the right path. Goal should be balancing congestion and public transportation. Commercial vs. Residential development. Vote No on Articles 17 thru 26.

Pam Goodwin, Precinct 5 speaks at 8:25pm appreciates the last speakers' comments. However, she supports these articles because of the past few years on both sides of RT 1 has been the focus on apartment buildings because that is where the money is. The original BHSD was to attract the Medical and Bio diversity and it has not happened. Her precinct backs up to a significant portion of the RT 1 area and she doesn't want her neighbors to have huge apartment buildings abutting residential area.

Chris Riley, Precinct 2 at 8:28pm comments on new growth at about \$500,000.00 which is a flat number. We need growth at a higher rate. Every square foot in Saugus is built upon. Prior speakers spoke about comparison to other towns are good and not good. All the other towns have higher taxes bases minus Peabody but they have more people. Not in support of these articles.

Bob Palleschi, Precinct 7 speaks at 8:33pm in support of these articles. Put control back in the hands of the Selectmen to protect the neighborhoods.

Peter Manoogian, Precinct 10 speaks at 8:35pm commending Selectmen Serino to follow his convictions with these articles. Saugus was promised the Lenox Hotel and commercial mixed use. What we have is something that resembles 1960s Soviet era apartments buildings. Precincts 1, 4, 7 and 9 want to vote these articles tonight. Town Meeting wanted a healthy mix. He is supporting these articles so to protect these neighborhoods.

Board of Selectmen, Mike Serino speaks at 8:41pm Article 17 thru 24 giving more classifications on all the articles.

Board of Selectmen ,Debra Panetta speaks at 8:42pm about the zoning right now is excessive. A lot of different developments going on right now. She is in support of these articles.

Peter Delios, Precinct 10 speaks at 8:43pm all agree RT 1 is changing. A lot of vacant businesses and mall is dying out. Everything is mixed use property. The RT 1 we knew it is dying out. Marketplace in Lynnfield is doing. Mixed usage areas with condos and apartments and business. He does think we don't need 90 feet buildings.

Article as Voted: To see if the Town will vote to amend the zoning by-laws of the Town of Saugus by adding the following:

Amend: Article VI - DIMENSIONAL AND DENSITY REGULATIONS
Section 6.2 TABLE OF DEMENSIONAL AND DENSITY REGULATIONS
By deleting the following under the Table of Dimensional and Density Regulations:

District	Max. Height (feet)
R4 Any Permitted Use	90
B2 Any Permitted Use	90

By adding the following under the Table of Dimensional and Density Regulations:

District	Max. Height (feet)
R4 Any Permitted Use	50
B2 Any Permitted Use	50

Lower 90 feet to 50 feet.

Roll Call vote

Article 17								
	Pct	Vote		Pct	Vote		Pct	Vote
Arone, A.	1	A	Hickman, J.	5	Y	Paolini, M.	7	A
Bartolo, J.	6	Y	Jones, C.	N	Y	Riley, C.	2	N
Bell, M.	1	Y	Kahn, J.	8	Y	Ring, D.	10	N
Berube, K.	9	Y	Kelly, D.	9	Y	Rossetti, Jr., P.	2	N
Brown, W.	6	Y	Kramich Jr., W.	8	Y	Schena, D.	3	Y
Camuso Sr., R.	2	Y	LeBrasseur, E.	6	Y	Scuzzarella, C.	10	A
Chipouras, J.	7	Y	Leuci, W.	4	Y	Smith, R.	3	Y
Connors, Jr., A.	3	A	Long, R.	9	A	Spencer, B.	5	Y
Costello, M.	10	Y	Lopresti, A.	8	Y	Strasnick, R.	9	N
Cross III, W.	8	A	Manoogian Sr, P.	10	Y	Tesora, A.	3	A
Currie, K.	6	Y	McCarthy, S.	7	A	Thompson, R.	3	Y
D'Anna, S.	7	A	Migliore, M.	5	Y	Traverse, T.	8	Y
Davis, G.	4	Y	Moreschi, C.	2	Y	Vecchione IV	2	N
Delios, P.	10	Y	Northrup, R.	4	A	Wallace, R.	5	Y
Doherty, S.	4		Palleschi, R.	7	Y	Whitcomb, M.	4	Y
Dunn, S.	1	Y	Palomba, A.	1	Y	Worthley, J.	9	Y
Goodwin, P.	5	Y	Panico, A.	6	A			



Yea=	33
Nay=	5
Abst=	11

Date: 5/9/2022

Article 17 has passed on Majority roll call vote Yes at 8:53pm.

Take a break

As a courtesy to the Planning Board, Robert Strasnick, Precinct 9 moves Article 18 for consideration:

Seconded at 9:03pm

Article as Written

Article 18: To see if the Town will vote to amend the zoning by-laws of the Town of Saugus by adding the following:

Amend: Article VI - DIMENSIONAL AND DENSITY REGULATIONS
Section 6.2 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS

By deleting the following definition under footnote symbol (1) under the Table of Dimensional and Density Regulations:

(1) There shall be an additional 2,500 sq. ft. for each unit in excess of four (4), except for federal or state-aided housing for the elderly or handicapped, built for the Saugus Housing Authority, where up to 35 units/acre of land may be allowed by Special Permit from the Board of Appeals under Section 12.4G of this Zoning By-Law.

By adding the following new definition under footnote symbol (1) under the Table of Dimensional and Density Regulations:

(1) There shall be an additional 2,500 sq. ft. for each unit in excess of four (4), except for federal or state-aided housing for the elderly or handicapped, built for the Saugus Housing Authority, where up to thirty-five (35) units/acre of land and a height of ninety (90) feet may be allowed by Special Permit from the Board of Appeals under Section 12.4G of this zoning By-Law.

By adding the following new footnote symbol (1) under the Table of Dimensional and Density Regulations:

District	Minimum Lot Area	Max Height (feet)
R4	(1)	50 (1)
(Michael Serino)		

Board of Selectmen, Mike Serino speaks at 9:03pm on changing one height needs to go through all the zoning bylaws.

Article as Voted: To see if the Town will vote to amend the zoning by-laws of the Town of Saugus by adding the following:

Amend: Article VI - DIMENSIONAL AND DENSITY REGULATIONS

Section 6.2 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS

By deleting the following definition under footnote symbol (1) under the Table of Dimensional and Density Regulations:

(1) There shall be an additional 2,500 sq. ft. for each unit in excess of four (4), except for federal or state-aided housing for the elderly or handicapped, built for the Saugus Housing Authority, where up to 35 units/acre of land may be allowed by Special Permit from the Board of Appeals under Section 12.4G of this Zoning By-Law.

By adding the following new definition under footnote symbol (1) under the Table of Dimensional and Density Regulations:

(1) There shall be an additional 2,500 sq. ft. for each unit in excess of four (4), except for federal or state-aided housing for the elderly or handicapped, built for the Saugus Housing Authority, where up to thirty-five (35) units/acre of land and a height of ninety (90) feet may be allowed by Special Permit from the Board of Appeals under Section 12.4G of this zoning By-Law.

By adding the following new footnote symbol (1) under the Table of Dimensional and Density Regulations:

District	Minimum Lot Area	Max Height (feet)
R4	(1)	50 (1)

Roll Call Vote

Article 18								
	Pct	Vote		Pct	Vote		Pct	Vote
Arone, A.	1	A	Hickman, J.	5	Y	Paolini, M.	7	A
Bartolo, J.	6	Y	Jones, C.	1	Y	Riley, C.	2	Y
Bell, M.	1	Y	Kahn, J.	8	Y	Ring, D.	10	N
Berube, K.	9	Y	Kelly, D.	9	Y	Rossetti, Jr., P.	2	N
Brown, W.	6	Y	Kramich Jr., W.	8	Y	Schena, D.	3	Y
Camuso Sr., R.	2	Y	LeBrasseur, E.	6	Y	Scuzzarella, C.	10	A
Chipouras, J.	7	Y	Leuci, W.	4	Y	Smith, R.	3	Y
Connors, Jr., A.	3	A	Long, R.	9	A	Spencer, B.	5	Y
Costello, M.	10	Y	Lopresti, A.	8	Y	Strasnick, R.	9	Y
Cross III, W.	8	A	Manoogian Sr, P.	10	Y	Tesora, A.	3	A
Currie, K.	6	Y	McCarthy, S.	7	A	Thompson, R.	3	Y
D'Anna, S.	7	A	Migliore, M.	5	Y	Traverse, T.	8	Y
Davis, G.	4	Y	Moreschi, C.	2	Y	Vecchione IV	2	N
Delios, P.	10	Y	Northrup, R.	4	A	Wallace, R.	5	Y
Doherty, S.	4		Palleschi, R.	7	Y	Whitcomb, M.	4	Y
Dunn, S.	1	Y	Palomba, A.	1	Y	Worthley, J.	9	Y
Goodwin, P.	5	Y	Panico, A.	6	A			



Yea=	35
Nay=	3
Abst=	11

Date: 5/9/2022

0

Article 18 passes by Majority roll call vote Yes at 9:07pm

As a courtesy to the Planning Board, Robert Strasnick, Precinct 9 moves Article 19 for consideration:

Seconded at 9:08pm

Article as Written

Article 19: To see if the Town will vote to amend the zoning by-laws of the Town of Saugus by adding the following:

Amend: Article VI - DIMENSIONAL AND DENSITY REGULATIONS
Section 6.2 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS

By deleting the following definition under footnote symbol (3) under the Table of Dimensional and Density Regulations:

(3) In Multi-Density Districts and High-Rise Business and Industrial Districts, heights over 40 ft, will be allowed only by special permit by Board of Selectmen. Such height is not to exceed 90 ft.

By adding the following new definition under footnote symbol (3) under the Table of Dimensional and Density Regulations:

(3) In Multi-Density Districts (R-4) and High-Rise Business (B-2) and Industrial Districts (I-1) and (I-2), heights over 40 ft, will be allowed only by special permit by Board of Selectmen. Such height is not to exceed four (4) stories and a maximum height of fifty (50) feet.
(Michael Serino)

Board of Selectmen, Mike Serino speaks at 9:09pm brings from 90 feet to 50 feet in town.

Article as Voted: To see if the Town will vote to amend the zoning by-laws of the Town of Saugus by adding the following:

Amend: Article VI - DIMENSIONAL AND DENSITY REGULATIONS
Section 6.2 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS

By deleting the following definition under footnote symbol (3) under the Table of Dimensional and Density Regulations:

(3) In Multi-Density Districts and High-Rise Business and Industrial Districts, heights over 40 ft, will be allowed only by special permit by Board of Selectmen. Such height is not to exceed 90 ft.

By adding the following new definition under footnote symbol (3) under the Table of Dimensional and Density Regulations:

(3) In Multi-Density Districts (R-4) and High-Rise Business (B-2) and Industrial Districts (I-1) and (I-2), heights over 40 ft, will be allowed only by special permit by Board of Selectmen. Such height is not to exceed four (4) stories and a maximum height of fifty (50) feet.
(Michael Serino)

Hand Count Vote by the Tellers:

Left Side; Yes: 20, No: 0

Right Side; Yes: 14, No: 4

Totals: Yea 34, Nay 4

Article 19 passes by Majority Hand Count Vote Yes at 9:11pm

As a courtesy to the Planning Board, Robert Strasnick, Precinct 9 moves Article 20 for consideration:

Seconded at 9:11pm

Article as Written

Article 20: To see if the Town will vote to amend the zoning by-laws of the Town of Saugus by adding the following:

Amend: Article VI - DIMENSIONAL AND DENSITY REGULATIONS

Section 6.8 - OTHER GENERAL DIMENSIONAL AND DENSITY PROVISIONS

By deleting the following under section 6.8 (J.)

J. The limit of height in High Rise Business and Industrial Districts (B2), subject to the provisions of Article XII, shall be six (6) stories, not to exceed ninety (90) feet, with the same exceptions as provided in paragraph F of this section.

By adding the following new section under 6.8 (J.)

J. The limit of height in Multi-Density Districts (R4), High Rise Business Districts (B2) and Industrial Districts (I-1) and (I-2) are subject to the provisions of Article XII, shall be four (4)

stories, not to exceed a maximum height of fifty (50) feet, with the same exceptions as provided in paragraph F of this section.
(Michael Serino)

Board of Selectmen, Mike Serino speaks at 9:12pm about same as previous article with multi-density.

Article as Voted: To see if the Town will vote to amend the zoning by-laws of the Town of Saugus by adding the following:

Amend: Article VI - DIMENSIONAL AND DENSITY REGULATIONS

Section 6.8 - OTHER GENERAL DIMENSIONAL AND DENSITY PROVISIONS

By deleting the following under section 6.8 (J.)

J. The limit of height in High Rise Business and Industrial Districts (B2), subject to the provisions of Article XII, shall be six (6) stories, not to exceed ninety (90) feet, with the same exceptions as provided in paragraph F of this section.

By adding the following new section under 6.8 (J.)

J. The limit of height in Multi-Density Districts (R4), High Rise Business Districts (B2) and Industrial Districts (I-1) and (I-2) are subject to the provisions of Article XII, shall be four (4) stories, not to exceed a maximum height of fifty (50) feet, with the same exceptions as provided in paragraph F of this section.

Hand Count Vote by the Tellers:

Left Side; Yes: 20, No: 0

Right Side; Yes: 14, No: 4

Totals: Yea 34, Nay 4

Article 20 passes by Majority Hand Count Vote Yes at 9:14pm

As a courtesy to the Planning Board, Robert Strasnick, Precinct 9 moves Article 21 for consideration:

Seconded at 9:14pm

Article as Written

Article 21: To see if the Town will vote to amend the zoning by-laws of the Town of Saugus by adding the following:

Amend: Article XII - SPECIAL PERMITS AND CONDITIONS

Section 12.4 SPECIAL CONDITIONS

C. PLANNED MULTI-DENSITY RESIDENTIAL DEVELOPMENT

By deleting the following section under 12.4.C - 1. General Requirements (f)

f) Buildings shall not exceed six (6) stories in height.

By adding the following new section under 12.4.C - 1. General Requirements (f)

f) Buildings shall not exceed four (4) stories and a maximum height of fifty (50) feet.

(Michael Serino)

Board of Selectmen, Mike Serino speaks at 9:15pm about why bringing it down to 50 feet.

Article as Voted: To see if the Town will vote to amend the zoning by-laws of the Town of Saugus by adding the following:

Amend: Article XII - SPECIAL PERMITS AND CONDITIONS

Section 12.4 SPECIAL CONDITIONS

C. PLANNED MULTI-DENSITY RESIDENTIAL DEVELOPMENT

By deleting the following section under 12.4.C - 1. General Requirements (f)
f) Buildings shall not exceed six (6) stories in height.

By adding the following new section under 12.4.C - 1. General Requirements (f)
f) Buildings shall not exceed four (4) stories and a maximum height of fifty (50) feet.

Hand Count Vote by the Tellers:

Left Side; Yes: 24, No: 0

Right Side; Yes: 15, No: 3

Totals: Yea 39, Nay 3

Article 21 passes by Majority Hand Count Vote Yes at 9:16pm

As a courtesy to the Planning Board, Robert Strasnick, Precinct 9 moves Article 22 for consideration:

Seconded at 9:17pm

Article as Written

Article 22: To see if the Town will vote to amend the zoning by-laws of the Town of Saugus by adding the following:

Amend: Article XVIII - WATERFRONT MIXED USE OVERLAY DISTRICT
Section 18.2 DISTRICT BOUNDARIES

By deleting the last sentence in the paragraph: Such height in the WMUOD 2 is not to exceed 90 feet and 6 stories.

By adding the following new last sentence to the end of the paragraph: Such height in the WMUOD 2 is not to exceed four (4) stories and a maximum height of fifty (50) feet.
(Michael Serino)

No Discussion

Article as Voted: To see if the Town will vote to amend the zoning by-laws of the Town of Saugus by adding the following:

Amend: Article XVIII - WATERFRONT MIXED USE OVERLAY DISTRICT
Section 18.2 DISTRICT BOUNDARIES

By deleting the last sentence in the paragraph: Such height in the WMUOD 2 is not to exceed 90 feet and 6 stories.

By adding the following new last sentence to the end of the paragraph: Such height in the WMUOD 2 is not to exceed four (4) stories and a maximum height of fifty (50) feet.

Hand Count Vote by the Tellers:

Left Side; Yes: 24, No: 0

Right Side; Yes: 16, No: 2

Totals: Yea 40, Nay 2

Article 22 passes by Majority Hand Count Vote Yes at 9:18pm

As a courtesy to the Planning Board, Robert Strasnick, Precinct 9 moves Article 23 for consideration:

Seconded at 9:19pm

Article as Written

Article 23: To see if the Town will vote to amend the zoning by-laws of the Town of Saugus by adding the following:

Amend: Article XVIII - WATERFRONT MIXED USE OVERLAY DISTRICT
Section 18.14 DIMENSIONAL AND DENSITY REGULATIONS

By deleting the following section under 18.14 Dimensional and Density Regulations:

The Height limit in the WMUOD-2 is 40 feet, 3 stories. Structural heights of buildings over 40 feet will be allowed by special permit by the Board of Selectmen. Such height is not to exceed 90 feet, 6 stories. Height increases over 40 feet, 3 stories shall not be allowed for changes in grading or filling within the WMUOD-2.

By adding the following new section under 18.14 Dimensional and Density Regulations:

The Height limit in the WMOUD-2 is 40 feet, 3 stories. Structural heights of buildings over 40 feet will be allowed by special permit by the Board of Selectmen. Such height is not to exceed four (4) stories and a maximum height of fifty (50) feet. Height increases over 40 feet, 3 stories shall not be allowed for changes in grading or filling within the WMOUD-2.
(Michael Serino)

No Discussion

Article as Voted: To see if the Town will vote to amend the zoning by-laws of the Town of Saugus by adding the following:

Amend: Article XVIII - WATERFRONT MIXED USE OVERLAY DISTRICT
Section 18.14 DIMENSIONAL AND DENSITY REGULATIONS

By deleting the following section under 18.14 Dimensional and Density Regulations:

The Height limit in the WMUOD-2 is 40 feet, 3 stories. Structural heights of buildings over 40 feet will be allowed by special permit by the Board of Selectmen. Such height is not to exceed 90 feet, 6 stories. Height increases over 40 feet, 3 stories shall not be allowed for changes in grading or filling within the WMUOD-2.

By adding the following new section under 18.14 Dimensional and Density Regulations:

The Height limit in the WMOUD-2 is 40 feet, 3 stories. Structural heights of buildings over 40 feet will be allowed by special permit by the Board of Selectmen. Such height is not to exceed four (4) stories and a maximum height of fifty (50) feet. Height increases over 40 feet, 3 stories shall not be allowed for changes in grading or filling within the WMOUD-2.

Hand Count Vote by the Tellers:

Left Side; Yes: 24, No: 0

Right Side; Yes: 16, No: 2

Totals: Yea 40, Nay 2

Article 23 passes by Majority Hand Count Vote Yes at 9:21pm

As a courtesy to the Planning Board, Robert Strasnick, Precinct 9 moves Article 24 for consideration:

Seconded at 9:22pm

Article as Written

Article 24: To see if the Town will vote to amend the zoning by-laws of the Town of Saugus by adding the following:

Amend: Article XXI - BUSINESS HIGHWAY SUSTAINABLE DEVELOPMENT
ZONING DISTRICT

Section 21.10 DIMENSIONAL and DENSITY REGULATIONS

By deleting the following section under 21.10 E. HEIGHT

2. It is permissible to request a Special Permit from the Saugus Board of Selectmen (SP2) to increase the height beyond what is allowed as-of-right within a range not to exceed 6 stories and a maximum height of 90 ft.

By adding the following new section under 21.10 E. HEIGHT

2. It is permissible to request a Special Permit from the Saugus Board of Selectmen (SP2) to increase the height beyond what is allowed as-of-right within a range not to exceed five (5) stories and a maximum height of sixty (60) feet. (Michael Serino)

Town Counsel, John Vasapolli explains to Town Moderator, Articles 17 through 26 have recommendations from the Planning Boards (17,18,19,21 were recommended by 4 to 1; the remaining were a unanimous vote by the Planning Board).

Board of Selectmen, Mike Serino speaks at 9:23pm now we are out of town on RT. 1 and the proposal is to bring the height down. Please support.

Joe Vecchione, Precinct 2 speaks at 9:24pm on an Amendment to the article "Add: For developments that do not contain residential use (including rental apartment units, residential condominium units, and attached townhouses), by way of special permit, shall not exceed 6-stories and maximum height of 90 feet."

Seconded on amendment at 9:24pm

Peter Manoogian, Precinct 10 has a question for Town Counsel at 9:28pm is this amendment within the scope of the bylaw and procedures we have adopted in the past?

Town Counsel, John Vasapolli at 9:28pm states, no it's not within the scope because the Planning Board has not made a recommendation on this Amendment. The Planning Board was in support of this Article. He doesn't think the Attorney General will accept.

Should the Town Moderator accept the Amendment without Planning Board recommendations? It hasn't been vetted by the Planning Board.

Joe Vecchione, Precinct 2 asks at 9:30pm asks Town Counsel what options they have with the BHSD Bylaws?

Town Counsel, John Vasapolli speaks at 9:31pm to have the Planning Board conduct a hearing on the amendment.

The amendment can be withdrawn or the Article can be tabled and wait for the Planning Board recommendations.

Town Counsel, John Vasapolli suggest you would need a new article in a new warrant. The Planning Board could not re-hear based on an amendment but act upon any new articles.

Board of Selectmen, Mike Serino speaks at 9:33pm explaining the Article again to Town Meeting in hopes of support.

Amendment has been withdrawn at 9:34pm

Chris Riley Precinct 2 speaks at 9:34pm taking away the ability for the Board of Selectmen to hear from a developer is unreasonable. He would be cautious on taking this ability away from developers.

Board of Selectmen , Mike Serino speaks again in favor of the article.

Hand Count Vote by the Tellers:

Left Side; Yes: 20, No: 0

Right Side; Yes: 12, No: 6

Totals: Yea 32, Nay 6

Article 24 passes by Majority Hand Count Vote Yes at 9:38pm

As a courtesy to the Planning Board, Robert Strasnick, Precinct 9 moves Article 25 for consideration:

Seconded at 9:38pm

Article as Written

Article 25: To see if the Town will vote to amend the zoning by-laws of the Town of Saugus by adding the following:

Amend: Article XXI - BUSINESS HIGHWAY SUSTAINABLE DEVELOPMENT
ZONING DISTRICT
Section 21.10 DIMENSIONAL AND DENSITY REGULATIONS

By deleting the following section under 21.10 H. DENSITY

1. Residential = 25 units per acre

By adding the following new section under 21.10 H. DENSITY

1. Residential = 20 units per acre maximum
(Michael Serino)

Town Moderator was given an amendment by Jean Bartolo, Precinct 6 but since Town Counsel made the last decision . Amendment was withdrawn at 9:39pm.

No Discussion

Article as Voted: To see if the Town will vote to amend the zoning by-laws of the Town of Saugus by adding the following:

Amend: Article XXI - BUSINESS HIGHWAY SUSTAINABLE DEVELOPMENT
ZONING DISTRICT
Section 21.10 DIMENSIONAL AND DENSITY REGULATIONS

By deleting the following section under 21.10 H. DENSITY

1. Residential = 25 units per acre

By adding the following new section under 21.10 H. DENSITY

1. Residential = 20 units per acre maximum

Hand Count Vote by the Tellers:

Left Side; Yes: 20, No: 0

Right Side; Yes: 16, No: 2

Totals: Yea 36, Nay 2

Article 25 passes by Majority Hand Count Vote Yes at 9:40pm

As a courtesy to the Planning Board, Robert Strasnick, Precinct 9 moves Article 26 for consideration:

Seconded at 9:41pm

Article as Written

Article 26: To see if the Town will vote to amend the zoning by-laws of the Town of Saugus by adding the following:

Amend: Article III - DEFINITIONS
Section 3.1 GENERAL

By deleting the following definition under: 3.1 HEIGHT

The vertical distance from the average finished grade of the adjacent ground to the top of the structure of the highest roof beams of a flat roof, or the mean level of the highest gable or slope of a hip roof, but not to exceed ninety (90) feet.

By adding the following new definition under: 3.1 HEIGHT

The vertical distance from the average finished grade of the adjacent ground to the top of the structure of the highest roof beams of a flat roof, or the mean level of the highest gable or slope of a hip roof. (Michael Serino)

Board of Selectmen, Mike Serino speaks at 9:42pm in support of the article.

Article as Voted: To see if the Town will vote to amend the zoning by-laws of the Town of Saugus by adding the following:

Amend: Article III - DEFINITIONS
Section 3.1 GENERAL

By deleting the following definition under: 3.1 HEIGHT

The vertical distance from the average finished grade of the adjacent ground to the top of the structure of the highest roof beams of a flat roof, or the mean level of the highest gable or slope of a hip roof, but not to exceed ninety (90) feet.

By adding the following new definition under: 3.1 HEIGHT

The vertical distance from the average finished grade of the adjacent ground to the top of the structure of the highest roof beams of a flat roof, or the mean level of the highest gable or slope of a hip roof.

Hand Count Vote by the Tellers:

Left Side; Yes: 20, No: 0

Right Side; Yes: 14, No: 3

Totals: Yea 34, Nay 3

Article 26 passes by Majority Hand Count Vote Yes at 9:43pm

Motion to take Article 32 out of order

Seconded at 9:44pm

Unanimous voice vote Yes to take out of order at 9:44pm

As a courtesy to the Planning Board, Robert Strasnick, Precinct 9 moves Article 32 for consideration:

Seconded at 9:45pm

Article as Written

Article 32: To see if the Town will vote to amend the zoning by-laws of the Town of Saugus by adding the following:

Amend: Article VIII – OFF STREET PARKING AND LOADING REGULATIONS

By adding the following new section under: TABLE OF OFF-STREET PARKING REGULATIONS

Parking Code	Uses	Number of Spaces per unit (Min)
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A1. Single and two-family dwelling For each dwelling unit greater than three bedrooms, one parking space for each additional bedroom shall be required.

(Dan Kelly, Building Inspector)

Request from the maker to refer this article back to the maker.

Article as Voted: Vote to refer back to the maker of the Article.

Seconded at 9:45pm

Article 32 as passed by unanimous voice Yes to refer back to the maker at 9:45pm.

Motion to move to next week at 9:45pm.

Seconded 9:45pm

Adjourned at 9:45pm to May 16th.

Respectfully submitted

Ellen Joyce Schena
Saugus Town Clerk