

**Draft Control Articles Fall 2025 Special Town Meeting**

CONTROL NO.       A       FOR TOWN MEETING  
SPECIAL October 27,2025

**ARTICLE: Acceptance of Legislation Increase of Survivors 101 Benefit**

To see if the Town will vote to accept the provisions of Section 65 of Chapter 139 of the Acts of 2012 to increase the benefit paid to survivors under M.G.L. c. 32 § 101 from \$6,000.00 to \$12,000 annually, effective immediately.

To do or act thereon.

SPONSORED BY: Town of Maynard Retirement Board  
APPROPRIATION:  
FINCOM RECOMMENDATION:

Comments:

This article requests town meeting approval for the Maynard Retirement Board to accept a benefit increase under M.G.L. c.32 § 101. The increase applies to the surviving spouse of a retire who retired on disability and didn't have "Option C" available to them at the time of retirement. Currently, the benefit provides annual allowance of \$6,000. Acceptance of this article would increase that allowance to \$12,000 annually. This increase doesn't impact the Town of Maynard's general fund.

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CONTROL NO.       B       FOR SPECIAL TOWN MEETING  
27 Oct 2025

To see if the Town will vote to Amend the Town By-laws by adding to Chapter 4, TOWN OFFICERS, BOARDS AND COMMITTEES under Select Board, Committees with the following text in quotes at the end:

<b>Boards/Committees</b>	<b>Number of Members</b>	<b>Term in years</b>	<b>Number appointed per year</b>
"Maynard High School Scholarship Committee Superintendent of Schools or their designee to be a permanent member."	7	3	3/2/2

To do or act thereon.

SPONSORED BY: By-Law Committee  
APPROPRIATION: None  
FINCOM RECOMMENDATION:

Comments:



Licenses “upgraded” through this method become nontransferable. Businesses with this type of license will need to apply to change their license category back to wine & malt beverages in order to allow a license transfer. As of August 21, 2025, there is 1 available on-premises wine & malt beverage license and 1 available on-premises all-alcohol licenses.

Comments: (Finance Committee)

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October 27, 2025

CONTROL NO.     D     FOR SPECIAL TOWN MEETING

**AUTHORIZE LEASE-LICENSE OF MUNICIPAL PROPERTY FOR  
SOLAR PHOTOVOLTAIC INSTALLATION**

To see if the town will vote to change the use of the following parcels of land from school use to general municipal use: A portion of the new Green Meadow School Roof Top and parking lot, and the middle school (Fowler) roof top and parking lot and put it under the care custody and control of the Select Board and on the fire station and town hall roof tops and to authorize the Select Board, in the name and behalf of the Town, to execute one or more lease(s) on said property with a commercial solar firm for the installation and operation of solar photovoltaic facilities for electric generation, for periods of up to 30 years upon such terms and conditions as determined by the Select Board and to enter into a Power Purchase Agreement for periods of up to 30 years for the purchase of the solar energy generated by the facilities.

To do or act thereon.

SPONSORED BY:                      Select Board  
APPROPRIATION:                  None  
FINCOM RECOMMENDATION:

Comments: (Sponsor) Town Meeting authorization is required for the Select Board to execute a lease and a Power Purchase Agreement with the selected private solar firm for the proposed Solar Photovoltaic Installations. Construction continues on the new Green Meadow School that is designed with the intentions to maximize energy efficiencies and capitalize on renewable energy technologies. Although not yet planned, pre-authorizing the use of other municipal facilities such as the Fowler School for future installations of solar panels is strongly recommended for expediency and efficiency as changing economic conditions and government policies require timely decision-making and contracting. This article and its companion article for pertinent taxing authorization follow the best practices and advice of consultants, industry experts, vendors, and legal counsel, and are largely identical to previously authorized articles at the Annual Town Meeting in June 2020 for installing solar panels at Maynard High School.

Comments: (Finance Committee)

October 27, 2025

CONTROL NO.                   E                   FOR SPECIAL TOWN MEETING

**AUTHORIZATION TO ENTER TAX AGREEMENT FOR TOWN AND SCHOOL PROPERTY**

To see if the town will vote, pursuant to the provisions of G.L. c. 59 § 38H, to authorize the Select Board and the Board of Assessors to negotiate and enter into a structured tax agreement for real property with the lessee of the solar photovoltaic energy generating facility to be developed on the Green Meadow school roof and parking lot, and the middle school (Fowler) roof top and parking lot, and on the fire station and town hall roof tops, upon such terms and conditions as the Select Board and the Board of Assessors shall deem to be in the best interest of the Town;

To do or act thereon.

SPONSORED BY:                               Select Board  
APPROPRIATION:                              None  
FINCOM RECOMMENDATION:

Comments: (Sponsor) The selected developer of the solar photovoltaic installations on rooftops of town and/or school buildings will be required to pay property taxes for the personal property that are installed at the locations. The Massachusetts Department of Revenue (DOR) allows Towns to enter into a structured tax agreement which enables the Town and the solar firm to meet the Board of Assessors’ (BOA) valuation for the term of said agreement. This agreement would provide the Town with a known annual taxable income stream and would reduce tax uncertainty for the firm. This warrant article is needed to authorize the Select Board, in consultation with the BOA, to negotiate and enter into this agreement. This article and its companion article for pertinent use of municipal facilities to have solar panels installed through lease agreements follow the best practices and advice of consultants, industry experts, vendors, and legal counsel, and are largely identical to previously authorized articles at the Annual Town Meeting in June 2020 for installing solar panels at Maynard High School.

Comments: (Finance Committee)

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CONTROL NO.                   F                   FOR                               TOWN MEETING  
Annual                               October 27, 2025

**ARTICLE:   TRANSFER FROM WATER RETAINED EARNINGS**

To see if the town will vote to transfer from “Water Retained Earnings” the sum of \$150,000.00. Funds to be used for the purpose of funding Capital improvement for the Town of Maynard’s Water Department.

To do or act thereon.

SPONSORED BY: Select Board (Water Commissioners)  
APPROPRIATION: \$150,000.00  
FINCOM RECOMMENDATION:

Comments: (Sponsor / DPW) The transfer of Water Retained Earnings for the purpose of replacing and upgrading the security fencing surrounding one of two water storage tanks to adhere to our safety and security compliance responsibilities for public drinking water sources governed by the Massachusetts Department of Environmental Protection. The cost of procurement is directly related to the water enterprise retained earnings, which will avoid debt/borrowing and long-term interest payments. Procurement will not influence the water and sewer rates.

Comments: (Finance Committee)

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CONTROL NO. \_\_\_\_\_ G \_\_\_\_\_ FOR \_\_\_\_\_ TOWN MEETING  
Annual October 27, 2025

**ARTICLE: TRANSFER FROM WATER RETAINED EARNINGS**

To see if the town will vote to transfer from “Water Retained Earnings” the sum of \$110,000.00. Funds to be used for the purpose of funding Capital Equipment procurement for the Town of Maynard’s Water Department.

To do or act thereon.

SPONSORED BY: Select Board (Water Commissioners)  
APPROPRIATION: \$110,000.00  
FINCOM RECOMMENDATION:

Comments: (Sponsor / DPW) The transfer of Water Retained Earnings for the purpose of supporting capital equipment procurement of one (1) Chevrolet 3500 Duramax Diesel Truck, this is a replacement for a truck that is 15+ years old. This service vehicles replacement is vital due to reliability and enhanced efficiency within our operational programs. This equipment is integral to the operation and repair of our water distribution utility. The upgrade of this equipment will provide safe and efficient means of response and capability of public drinking water utility operations. The cost of procurement is directly related to the water enterprise retained earnings, which will avoid debt/borrowing and long-term interest payments. Procurement will not influence the water and sewer rates.

Comments: (Finance Committee)

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**ARTICLE: TRANSFER FROM SEWER RETAINED EARNINGS**

To see if the town will vote to transfer from “Sewer Retained Earnings” the sum of \$250,000.00 for the purpose of supplementing Rotating Biological Contactor (RBC) capital improvement within the Wastewater Treatment Plant.

To do or act thereon.

SPONSORED BY: Select Board (Sewer Commissioners)  
APPROPRIATION: \$250,000.00  
FINCOM RECOMMENDATION:

Comments: (Sponsor / DPW) The transfer of Sewer Retained Earnings in this article are to directly address unanticipated emergency repairs associated with the town’s Wastewater Treatment Facilities (WWTF) Rotating Biological Contactor (RBC) treatment equipment failure of RBC #9. The need for immediate repairs is to mitigate the failure of our permitted allowance of nitrogen contamination into the Assabet River. The cost of procurement is directly related to the sewer enterprise retained earnings, which will avoid debt/borrowing and long-term interest payments. Procurement will not influence the water and sewer rates.

Comments: (Finance Committee)

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To see if the town will vote to rescind certain authorized, but unissued, borrowing balances that are no longer necessary to complete the projects to which they relate,

To do or act thereon

<u>Project</u>	<u>Date of Town Meeting Approval</u>	<u>Article</u>	<u>Balance</u>
Wastewater Treatment Plant	5/19/2009	4	\$63,000
Land Acquisition	10/26/2011	8	\$250,000
Green Meadow Elementary School Roof Replacement	6/13/2020	14	\$70,000

To do or act thereon.

SPONSORED BY:  
APPROPRIATION:  
FINCOM RECOMMENDATION:

Comments: (Sponsor) The town's Treasurer/Collector, in working with the Bond Agency, identified previously authorized and unissued debt for projects that are either complete or will not be initiated. The Wastewater (sewer) Treatment Plant improvements are complete, as is the roof replacement for the current Green Meadow School. The land acquisition was to purchase twelve (12) acres of land off of 18 Winter Street, located abutting the town's Public Works' yard and along the Assabet River Rail Trail leading into the Assabet Wildlife Refuge. Negotiations for the acquisition of the land never matured beyond initial discussions with the private-owners, and the town is not currently pursuing the purchase of the land.

Comments: (Finance Committee)