

2025 Annual Town Meeting

Town Administrator's Warrant Report



Town of Mendon

May 2, 2025

Miscoe Hill Middle School

148 North Ave.

Mendon, MA 01756

Contents

Conduct of Town Meeting _____	3
Article 1 Financial Motions _____	4
Article 2 Elected Salaries _____	4
Article 3 Bills of a Prior Year _____	5
Article 4 Chapter 90 Funds _____	5
Article 5 Accepting Easements _____	6
Article 6 Five Year Land Use Program _____	6
Article 7 CPA Police Station Debt Payment ____	7
Article 8 CPA Budget Allocation _____	7
Article 9 CPA Affordable Housing Coordinator	7
Article 10 Insurance Repayment _____	8
Article 11 Water Study Reclassification _____	8
Article 12 Snow and Ice Removal Deficit _____	9
Article 13 Fire Station Garage _____	9
Article 14 Police Matching Grant Funds _____	9
Article 15 General Fund Budget _____	10
Article 16 Water Budget _____	10
Article 17 Revolving Fund Caps _____	11
Article 18 Solid Waste and Recycling Budge _	11
Article 19 Assessors' Valuation Account ____	12
Article 20 Assessors' Cyclical Inspection Account _____	12
Article 21 MURSD Roof Debt Authorization _	12
Article 22 MURSD Facilities Debt Authorization	14
Article 23 MURSD Fields and Grounds Debt Authorization _____	16
Article 24 CPA MURSD Fields Debt Payment _	17
Article 25 ARMUD Additional Parcels _____	17
Article 26 Flood Hazard Overlay District By-law	17
Article 27 BVT Stabilization Fund _____	18
Article 28 Fire Department SCBA Fund _____	18
Article 29 Wetland Protection By-law _____	18
Article 30 Town Meeting Voting By-law _____	19
Article 31 Town Election Date By-law - _____	19
Article 32 Employment Restriction By-law ____	20
Article 33 Gender Neutral By-law Language _	20

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.

Annual Town Meeting Warrant
Friday May 2nd 2025 @ 7:00 PM
Miscoe Hill Middle School
148 North Ave
Mendon MA 01756

Article 1 Financial Motions - To see if the Town will vote that any motion or amendment to increase any monetary articles or line items as proposed by the Finance Committee, presented at this Town Meeting Shall be OUT OF ORDER unless such motion, or amendment, states the source of funding as being from available free cash, or the line item or article that will be reduced by the same amount; or act or do anything in relation thereto.

Sponsor: Select Board

Commentary: The budget as presented is a balanced budget with available revenues. The other financial articles as presented are balanced within the Town's fiscal means. Any amendments to financial articles need to have a funding source identified to ensure the Town can pay for them.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 2 Elected Salaries - To see if the Town will vote fix the salaries and compensations of the elected officials of the Town; or act or do anything in relation thereto.

Sponsor: Select Board

Article to be included on the Consent Agenda

Commentary: The only change from fiscal 2025 is the inclusion of a 3% Cost of Living Adjustment (COLA) for the Town Clerk's base salary. This is consistent with the COLA applied to all other Town employees.

Elected Officials	Stipend	Salary	Fiscal 2026 Total
Board of Health - Chair	\$ 225		\$ 225
Board of Health - Member	\$ 175		\$ 175
Board of Health - Member	\$ 175		\$ 175
Planning Board - Chair	\$ 225		\$ 225
Planning Board - Member	\$ 175		\$ 175
Planning Board - Member	\$ 175		\$ 175
Planning Board - Member	\$ 175		\$ 175
Planning Board - Member	\$ 175		\$ 175
Select Board- Chair	\$ 2,200		\$ 2,200
Select Board - Member	\$ 2,000		\$ 2,000
Select Board - Member	\$ 2,000		\$ 2,000

Select Board - Member	\$ 2,000		\$ 2,000
Select Board - Member	\$ 2,000		\$ 2,000
Board of Assessors - Chair	\$ 300		\$ 300
Board of Assessors - Member	\$ 250		\$ 250
Board of Assessors - Member	\$ 250		\$ 250
Moderator	\$ 100		\$ 100
Town Clerk	\$ 3,800	\$ 74,577	\$ 78,377
Tree Warden	\$ 5,000		\$ 5,000

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 3 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. previous articles

Sponsor: Select Board

Article to be included on the Consent Agenda

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. In this case, there was a transposition error on the amount requested at 2024 Special Town Meeting and the Town is in need of additional approval to pay the correct amount.

\$557.90 – Community Solar

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 4 Chapter 90 Funds - To see if the Town will vote to appropriate funds provided to the Town by the Commonwealth pursuant to so-called Chapter 90 type money and such other funds as the Commonwealth of Massachusetts Department of Transportation (including its Highway Division) may provide, and to authorize the Select Board to enter into contracts with the Massachusetts Department of Transportation (including its Highway Division) for so-called Chapter 90 type money and such other funds allocated to the Town; or act or do anything in relation thereto.

Sponsor: Select Board

Article to be included on the Consent Agenda

Commentary: Per the legislatively established formula, the amount of funding a municipality receives from the \$200 million Chapter 90 fund is based on local road mileage (58.33% weight), population (20.83%), and employment (20.83%). In fiscal 2026 the governor filed a bill to borrow \$1.5 billion for municipally owned roads and bridges. This would up the fiscal 2026 fund to \$300 million and allocate that additional \$100 million based solely on road miles. Should that bill become law, the Town's Chapter 90 apportionment for fiscal 2026 is \$459,284.79, up roughly \$175,000 from fiscal 2025 levels as a result of this potential additional funding.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 5 Accepting Easements- To see if the Town will vote to authorize the Select Board, during Fiscal 2026, to acquire on behalf of the Town any and all easements for any of the following purposes: roads, sidewalks, vehicular and/or pedestrian access or passage, drainage and utilities, provided however that such authorization pertains only to easements acquired at no cost to the Town; and, further, to authorize the Select Board, subsequent to a public hearing, during Fiscal 2026 to abandon or relocate easements acquired for any of the foregoing purposes; or otherwise act thereon.

Sponsor: Select Board

Article to be included on the Consent Agenda

Commentary: This authorization is fiscal year based and was granted at 2024 Special Town Meeting for fiscal 2025. It allows the Select Board to conduct business on easements with no fiscal impact.

Select Board Recommendation: Favorable

Finance Committee Recommendation: n/a

Article 6 Five Year Land Use Program - To see if the Town will vote to approve the Mendon Five Year Land Use Program, copies of which are available in the Town Clerk's office and at the town website; or act or do anything in relation thereto.

Sponsor: Land Use Committee

Article to be included on the Consent Agenda

Commentary: The Select Board, Community Preservation Committee, and Land Use Committee held a public hearing on the Program on March 5th. The Program is based on the 2023-2030 Mendon Open Space and Recreation Action Plan and the Mendon Master Plan Goals. The main points are: 1 - Improve Access to Open Spaces and Recreation Resources. 2 - Expand the Amount of and Improve the Condition of Passive and Active Recreation Opportunities. 3 - Protect the Natural Resources in Mendon including Forests, Farmlands, Water Resources, and Wildlife Habitats. 4 - Promote and Preserve Mendon's Sense of Community. 5 - To help guide business and residential development to shape Mendon's growth, avoiding haphazard development

following the recommendations in the Mendon Master Plan and the Mendon Housing Production Plan. As always, suggestions for programs are welcome year-round at the monthly Land Use Committee and the Community Preservation Committee meetings

Select Board Recommendation: Favorable

Finance Committee Recommendation: n/a

Article 7 CPA Police Station Debt Payment - To see if the Town will vote to transfer a sum of money from the Community Preservation Accounts to fund the Fiscal Year 2026 Police Station Debt Exclusion; or act or do anything in relation thereto.

Sponsor: Community Preservation Committee

Article to be included on the Consent Agenda

Commentary: This is voted each year to fund the CPA portion of the Police Station debt. The fiscal 2026 amount is \$131,400.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 8 CPA Budget Allocation - To see if the Town will vote to set aside for later spending from the Fiscal 2026 Community Preservation Revenues (10%) for open space; (10%) for historic preservation; (10%) for Affordable Housing, (65%) Budgeted Reserve and (5%) for administration; or act or do anything in relation thereto.

Sponsor - Community Preservation Committee

Article to be included on the Consent Agenda

Commentary: The Town is required by the state to set aside 10% for each of the three categories of historic preservation, open space preservation, and affordable housing. This also allows the town to access anticipated revenues.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 9 CPA Affordable Housing Coordinator - To see if the Town will vote to transfer a sum of money from the Community Preservation Accounts to fund the Fiscal Year 2026 Affordable Housing Coordinator Position; or act or do anything in relation thereto.

Sponsor: Community Preservation Committee

Article to be included on the Consent Agenda

Commentary: This role was previously a stipend for a non-full time employee. The fiscal 2026 budget as presented includes a full time Town Planner with a portion of the role being designed as Affordable Housing Coordinator funded with CPA funds. The article is to fund \$15,000 of that full time salary with CPA funds.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 10 Insurance Repayment - To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to repay to a retiree an overpayment of insurance premium deductions remitted to the Town.

Sponsor: Select Board

Article to be included on the Consent Agenda

Commentary: Worcester Retirement Board had been deducting too much in insurance premiums from a retiree's benefit check to pay for premiums and remitting that amount to the Town. The Town has been paying, and the retiree has been receiving, health insurance at a lower tier. This inadvertent overpayment to the Town has hit Free Cash and thus Free Cash is higher than it otherwise would have been. These over-deductions from the retiree/overpayments to the Town date back to February 2022 and amount to \$18,823.56. The error was corrected as soon as it was recognized in February 2025. This article seeks an appropriation from Free Cash to payback the retiree the money they are owed.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 11 Water Study Reclassification - To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to pay a misclassified water study expense.

Sponsor: Select Board

Article to be included on the Consent Agenda

Commentary: In July 2024, as the Town was transitioning Town Administrators and without a Finance Director, a water study expense was charged to a state grant in excess of that grant's budget. Select Board had made an ARPA allocation in the same amount some months earlier, but that account was not charged. As ARPA closed out in December 2024 and the Town verified that all invoices had been paid, those ARPA funds for water were used to take on other general fund expenses. If the Town closes fiscal 2025 with this grant in deficit, the state will hold back an equal measure of Free Cash in the fall to account for it. This article seeks a Free Cash appropriation of \$65,350 to close that deficit and backfill for the re-allocated ARPA dollars which ended up supporting the general fund.

Select Board Recommendation: Favorable
Finance Committee Recommendation: Favorable

Article 12 Snow and Ice Removal Deficit - To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund the fiscal 2025 snow and ice removal deficit.

Sponsor: Select Board

Article to be included on the Consent Agenda

Commentary: The winter of 2024-2025 saw far more snow and ice activity than recent winters. Also of note was how many events were on the salt/plow threshold, leaving the Highway Department with some tough decisions and a lot of hours of work. This is the only line item that municipalities can deficit spend and an appropriation from free cash is the preferred method of closing that deficit. The fiscal 2025 deficit is \$93,355.35.

Select Board Recommendation: Favorable
Finance Committee Recommendation: Favorable

Article 13 Fire Station Garage Doors - To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to purchase new garage doors for the Fire Station.

Sponsor: Select Board

Article to be included on the Consent Agenda

Commentary: The Town recently replaced the motors on the existing doors through the additional building maintenance appropriation from 2024 Special Town Meeting. The motors were the immediate concern but the doors themselves – original to the building in 2001 and not designed for emergency service use – are also due for replacement. They are currently rotting at the bottom and are not providing adequate insulation or security for the apparatus bay. The requested appropriation from Free Cash is \$60,000. This project is recognized and prioritized in the Town’s capital plan as outlined by the Capital Improvement Working Group, recently formalized into an official committee. The Committee still has two vacancies and we encourage interested residents to join.

Select Board Recommendation: Favorable
Finance Committee Recommendation: Favorable

Article 14 Police Matching Grant Funds - To see if the Town will vote to raise and appropriate and/or transfer a sum of money from available funds for Police Department State/Federal General Matching Grants; or act or do anything in relation thereto.

Sponsor: Select Board

Article to be included on the Consent Agenda

Commentary: Throughout the year the Police Department is eligible for a number of grants which require small local matches. The exact number is not yet known but in order to be eligible for these grants we estimate based on past experience to give the Town the greatest flexibility to pursue outside funding. The request in fiscal 2026 is \$3,500 from free cash, level funded from fiscal 2025.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 15 General Fund Budget - To see if the Town will vote to determine what sums of money the Town will raise and appropriate and/or transfer from available funds to defray charges and expenses of the Town including debt and interest and to provide for a reserve fund for the ensuing fiscal year; or act or do anything in relation thereto.

Sponsor: Select Board

Commentary: This is the fiscal 2026 budget, presented as a balanced budget without the use of one-time reserves like Free Cash or Stabilization. The full budget document is at the end of this book. Below are some highlights:

- Fully funds level service, absorbing increasing costs across the board
- Fully funds labor contracts with a 3% cost of living adjustment
- One additional full time career firefighter
- New full time Town Planner
- New Grounds Foreman in the newly named Highway, Grounds, & Facilities Department
 - Reformatting some hours of an existing employee to focus 15 hours per week on Town facilities projects
- Council on Aging Administrative Assistant from part time to full time
- Additional four hours of library technician hours per week
- Additional funds in building maintenance to fund previously identified work in the Senior Center, Taft Public Library, and elsewhere

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 16 Water Budget - To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to operate the water enterprise fund; or take any other action relative thereto.

Sponsor: Select Board

Commentary: This is Water Department budget supported by user fees, as approved by the Water Commission. A full version of the budget is at the end of this book. The budget is balanced based on anticipated use and receipts and includes a reserve for infrastructure repairs.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 17 Revolving Fund Caps - To see if the Town will vote to set the limits on the Revolving Funds in accordance with M.G.L.C. 53 E1/2 as follows; or act or do anything in relation thereto.

Revolving Fund	Limit on Spending
Library	\$6,000
Planning Board	\$30,000
Highway	\$25,000
Conservation	\$25,000
Parks	\$250,000
Fire Department	\$10,000
Title V (Board of	\$25,000
Police Department	\$15,000

Sponsor: Select Board

Commentary: Town Meeting must set the annual spending cap for each 53 E ½ Revolving Fund by July 1 each year. A revolving fund is a fund that takes in revenue from a specific purpose, spends on things related to how the revenue was generated, and the balance rolls over from year to year. More regulation related to these revolving funds can be found in the General By-laws Chapter XXXII. The only sought change in spending cap from fiscal 2025 to fiscal 2026 is Parks, from \$165,000 to \$250,000 as a result of staff and wages increasing for summer programs to meet participant demand.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 18 Solid Waste and Recycling Budget - To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to operate the municipal subscriber curbside trash and recycling services as an enterprise fund, effective Fiscal 2026; or take any other action relative thereto.

Sponsor: Select Board

Commentary: The enterprise fund was approved at 2024 ATM but the money was appropriated into both the general and enterprise funds, which was corrected to only the general fund at 2024 STM. For fiscal 2026, the revenue is only being raised within the enterprise fund and all associated expenses of the subscriber solid waste and recycling program will be paid out of the fund. Costs for solid waste and recycling at municipal facilities will continue to be paid for by the general fund. Any surplus within the fund can be invested in the program, including to reduce future rate increases. After three fiscal years of operation, the Town will conduct an indirect cost assessment

to see how much general fund support the fund receives and assess the fund that charge to ensure that tax payers are not subsidizing the rate payer funded program.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 19 Valuation Account - To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund the Fiscal 2026 portion of the Update Valuation Account; or act or do anything in relation thereto

Sponsor: Select Board

Article to be included on the Consent Agenda

Commentary: This is a routine yearly article. This account is chiefly used for costs associated with updating property values in the years between the Cyclical Inspection Program. The amount requested for fiscal 2026 is \$19,800, level funded from fiscal 2025.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 20 Cyclical Inspection Account - To see if the Town will vote to raise and appropriate and/or transfer from available sources a sum of money to fund the Fiscal 2026 portion of the Assessor's Cyclical Inspection Program; or act or do anything in relation thereto

Sponsor: Select Board

Article to be included on the Consent Agenda

Commentary: This is a routine yearly article. The Department of Revenue mandates that municipalities complete an inspection of all properties every ten years. Mendon completes this process every five years. In order to avoid budgeting the whole amount every five years with nothing budgeted in the interim, the Town has historically prorated the cost over the five years to ensure a sufficient balance for the process without causing undue budget disruptions. The amount requested for fiscal 2026 is \$10,100, level funded from fiscal 2025.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 21 MURSD Roof Debt Authorization - To see if the Town will vote to approve the borrowing authorized by the Mendon-Upton Regional School District, for the purpose of paying costs of roof replacement at the Nipmuc Regional High School located at 90 Pleasant St., Upton, Massachusetts, including the payment of all costs incidental or related thereto (the "Project"), which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the District has applied for a grant from the Massachusetts School Building

Authority (“MSBA”), said amount to be expended under the direction of the School Committee. The Town acknowledges that the MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and if the MSBA’s Board of Directors votes to invite the District to collaborate with the MSBA on this proposed repair project, any project costs the District incurs in excess of any grant that may be approved by and received from the MSBA shall be the sole responsibility of the District; provided, however, that this approval is expressly conditioned upon a vote of the Town to exclude the amounts required to repay the Town’s allocable share of this debt from the limitation on local property taxes set forth in G.L. c. 59, §21C (also known as Proposition 2½), or any action relative thereto.

Sponsor: Select Board

Commentary: The roof and HVAC systems at Nipmuc Regional High School, largely original to the 1996 construction, are nearing the end of their lifespan, necessitating replacement to maintain safety, efficiency, and functionality. This article is seeking authorization to borrow the full project amount, but the ultimate borrowing will be truncated by periodic MSBA reimbursement of roughly \$4.3 million.

Estimated cost is \$10,657,452 with an MSBA reimbursement of 52.26% for the roof portion (not the HVAC) bringing the total net estimated cost to \$6,333,607. The debt service on this project will be assessed annually to Mendon and Upton based upon their enrollment at Nipmuc the previous year. The Town will be seeking a debt exclusion for this debt at the May Town Election. The estimated annual taxpayer impact in Mendon per \$100,000 of home value is \$13.44 per year.

More detail is available at <https://www.mursd.org/page/capital-project>

Roof

- The roof is 28 years old, exceeding its typical lifespan.
- Significant wear and tear from weather exposure, leading to multiple areas with leaks and structural damage.
- The current roof is no longer optimal for energy efficiency.

HVAC

- Outdated HVAC equipment, including rooftop units, is inefficient and uses older, less environmentally friendly refrigerants.
- Increased energy consumption and higher utility bills.
- The removal of rooftop HVAC units is required for the new roof installation.
 - It does not make long-term operational or financial sense to re-fit the outdated units
- An increase in cost is anticipated due to tariffs on imported steel and aluminum.

EPDM Membrane

- Various rooftop units that penetrate the rubber membrane are old, and need to be addressed while the roof is being replaced.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 22 MURSD Facilities Debt Authorization - To see if the Town will vote to approve the borrowing authorized by the Mendon-Upton Regional School District (“District”), to be expended under the direction of the Mendon-Upton Regional School Committee, for the purpose of paying costs of purchasing equipment and various upgrades and remodeling projects in and for the District’s four schools, including the payment of all costs incidental or related thereto; or any action relative thereto.

Sponsor: Select Board

Commentary: This borrowing authorization request is for facilities projects across all four schools in the district. The total request is for the estimated cost of \$11,559,397. The debt service on this project will be assessed to Mendon and Upton based upon their proportional enrollment at the school where the project occurs. The Town will be seeking a debt exclusion for this debt at the May Town Election. The estimated annual taxpayer impact in Mendon per \$100,000 of home value is \$24.51 per year. The estimates below do not include design and project oversight costs, which are estimated to be \$1.76 million for the whole set of projects.

More detail is available at <https://www.mursd.org/page/capital-project>

The projects include:

Projects at all Four Schools

- **Building Management System** (\$2.02 million)– Outdated and often out of production systems and parts leads to gross inefficiencies and higher utility costs. A new, uniform system improves energy efficiency, comfort control, sustainability, and improved communications.
- **Key Card Door Entry** (\$172,662) -Key based entry presents challenges in security and efficient access. There is great difficulty in quickly deactivating or activating access and controlling the supply of keys. A card system eliminates those issues while also providing detailed entry/exit logs.
- **Paging and Time Keeping Systems** (\$1.58 million) - Current paging and clock systems are outdated and inadequate, hindering effective communication and time synchronization across all four schools. This makes announcements unclear, increases risks during emergency situations, and disrupts schedules and activities. A new system fixes that and provides a uniform experience within a building and across the district.

Projects at Nipmuc Regional High School

- **Flooring** (\$931,242)- The existing carpets and tiles at Nipmuc Regional High School, built in 1996, are worn-out, posing health, safety, and aesthetic concerns that negatively impact the school environment. This is normal wear and tear on a building and this investment seeks to further the useful life of the school.
- **Auditorium Seating** (\$240,825) - The existing fabric seats in the Nipmuc Regional High School auditorium are worn, broken, and no longer provide a safe and comfortable environment. This project would enhance the safety and comfort of everyone who uses the facility. It would also restore full seating capacity, since portions are now unavailable due to inoperability.
- **Data Cabling** (\$304,717)- The current data cabling system, utilizing 28-year-old Cat5 cables, is outdated and no longer meets the demands of modern technology, leading to

performance issues and potential security vulnerabilities. There is limited speed (100 Mbps) which hampers the use of modern smart devices across the building. Slow internet speeds and network performance affect learning and administrative tasks. This project seeks to upgrade the existing Cat5 data cabling system to a modern, high-performance system (Cat5e, Cat6, or Cat6a) with speeds up to 1 Gbps. It would also provide increased network security and reliability.

Projects at Miscoe Hill Middle School

- **Generator** (\$472,646)– The school is currently vulnerable to power outages, which can disrupt critical systems and compromise the safety and functionality of the building, including water access and food spoilage. A generator would enhance safety and security, allow continuity of education, increase community safety by being a community support center in an emergency, and protect other valuable resources within the building.
- **Electrical System** (\$323,080) - The current electrical system at the school, featuring original 1958 components, is critically aged and poses significant reliability, safety, and efficiency concerns. This is a critical upgrade to improve the reliability of the components and avoid future safety issues with outdated equipment.
- **Bathrooms** (\$584,740) - The current bathroom fixtures at Miscoe Hill Middle School are undersized and outdated, leading to discomfort, hygiene issues, and accessibility concerns. The project would bring all aspects up to code and provide age-appropriate units. When the school was renovated in 1997 it was intended to be for grades K-5, but it is currently a grade 5-8 school.
- **Lockers** (\$118,300) - The original lockers in the D wing of the school are too small, broken, and heavily rusted, causing safety, hygiene, and functionality issues. Replacement would improve hygiene as well as aesthetics while providing safety and security for student belongings.
- **Flooring** (\$891,509) - The existing carpets and tiles at the middle school are worn-out, posing health, safety, and aesthetic concerns that negatively impact the school environment. Similar to the high school this is normal wear and tear in a building of this nature and replacement is necessary to extend the life of the building.

Clough and Memorial Elementary Schools

- **Window Caulking and Sealants** (\$215,802)- The existing window caulking and sealants at Clough and Memorial Elementary Schools have deteriorated, leading to water infiltration and energy inefficiencies. Replacing these components prevents moisture and improves the structural integrity of the building envelope.
- **Curbs and Sidewalks** (\$986,149) - The existing curbs and sidewalks at Clough and Memorial Elementary Schools are deteriorating, posing safety hazards and impacting the overall functionality and aesthetics of the school grounds. Proper curbing and surfacing eliminate tripping and vehicle hazards while also providing proper water runoff. Replacing problem areas prevents small issues from becoming larger ones that require full infrastructure replacement.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 23 MURSD Fields and Grounds Debt Authorization - To see if the Town will vote to approve the borrowing authorized by the Mendon-Upton Regional School District (“District”), to be expended under the authority of the Mendon-Upton Regional School Committee, for the purpose of paying costs of renovating and constructing outdoor recreational facilities, press box, concession stand, bathrooms and buildings at the District’s Nipmuc Regional High School and renovating and construction outdoor recreational facilities at the District’s Miscoe Hill Middle School, including the payment of all costs incidental or related thereto; or any action relative thereto.

Sponsor: Select Board

Commentary: This article is requesting authorization to borrow to renovate the baseball, softball, field hockey, and soccer fields at Miscoe Hill Middle School. The article also requests upgrading the grass fields, adding an accessible walking path, and installing a track, press box, seating, concessions, lighting, ADA compliant entry, and a turf playing field at Nipmuc Regional High School. Debt service will be split proportionally between the two Towns in the same manner described in previous articles. Community Preservation Act (CPA) funding is being sought from both Towns to offset CPA-eligible portions of the project and the dollar figures here do not include CPA support. The total requested authorization is \$12,002,785. The Town will be seeking a debt exclusion for this debt at the May Town Election. The estimated annual taxpayer impact in Mendon per \$100,000 of home value is \$25.45 per year.

More detail is available at <https://www.mursd.org/page/capital-project>

Miscoe Hill Middle School (\$859,872 + 18% for design and project oversight)

- Install an irrigation system for enhanced field maintenance and safety.
- Regrade and level the multi-use field (baseball, softball, field hockey, soccer, football) to improve functionality and usability.
- Address compacted grass fields to improve safety, playability, and drainage.
- End result is improved playability, enhanced safety, and healthier more resilient natural turf.

Nipmuc Regional High School (\$9,727,900 + 18% for design and project oversight)

- **Front Field Improvements**
 - Install an artificial turf playing surface for enhanced playability and durability.
 - Construct a dedicated track for track and field events and community use.
 - Increase seating, install concessions, and install a press box for improved spectator experience.
 - Install permanent lighting for extended field use.
 - Upgrade facilities to ensure ADA compliance and accessibility.
- **Back Field Upgrades and Accessibility**
 - Upgrade baseball, softball, practice, and field hockey fields with improved orientation, irrigation, fencing, and access.
 - Install state-of-the-art irrigation systems for maintaining field quality.
 - Construct an access/walking path for maintenance and emergency vehicles, and community use.
 - Ensure ADA-compliant entry to all facilities.

Select Board Recommendation: Favorable
Finance Committee Recommendation: Favorable

Article 24 CPA MURSD Fields Debt Payment- To see if the Town will vote transfer a sum of money from the Community Preservation Accounts to fund field work for MURSD fields in conjunction with Upton CPA funds; or act or do anything in relation thereto.

Sponsor: Community Preservation Committee

Commentary: There are portions of the athletic field debt authorization request which are eligible for CPA funding. Notably, the turf field portion is not. There will be limited, if any, debt service in fiscal 2026, but in future years CPC will be seeking approval to pay a portion of the debt service from CPA funds. This will lower the amount needed to be raised via the debt exclusion rate each year. This is the same approach the Town took when building the Police Station.

The Community Preservation Committee met after the print deadline for this report, but have discussed a yearly cap on CPA support similar to the levels used on Police Station debt, which is in the \$100,000 - \$150,000 range and within the budget for CPA surcharge revenues.

Select Board Recommendation: Favorable
Finance Committee Recommendation: Vote to support is pending the April 28th CPC meeting. Finance Committee will hold a meeting prior to Town Meeting for said vote.

Article 25 ARMUD Additional Parcels - To see if the Town will vote to amend Mendon Zoning By-laws Article V Section 5.05 (Age Restricted Mixed Use Overlay District) and corresponding map to include 3 North Ave (8-189-3-0) and 6 Milford St (8-177-6-0).

Sponsor: Planning Board

Commentary: The proposed By-law change is attached. This would allow age restricted mixed-use development on what is known as Taft Orchard, purchased by the Town in 2005. This would not pre-determine any specific use for this parcel moving forward and development would not necessarily hinder possible future municipal use. A similarly sized ARMUD development consisting of 35 units assumed a \$400,000 per unit price, translating to \$14,000,000 in property value and ~\$187,000 annually to the Town's operating budget via property tax.

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

Article 26 Flood Hazard Overlay District By-law - To see if the Town will amend Mendon Zoning By-laws Article V Section 5.03 (Flood Hazard Overlay District) to comply with FEMA regulations and NFIP eligibility.

Sponsor: Planning Board

Commentary: The proposed revisions are attached. This proposed by-law revision has been informed by stakeholders across levels of government and conforms with all applicable regulations. The changes are to comply with FEMA regulations and maintain Town residents' eligibility for the National Flood Insurance Program

Select Board Recommendation: Favorable

Finance Committee Recommendation: n/a

Article 27 BVT Stabilization Fund - To see if the Town will vote to approve the creation of a stabilization account for Blackstone Valley Vocational Regional School District.

Sponsor: Select Board, at the request of BVT

Commentary: This article seeks no appropriation this fiscal year. It would provide BVT with an additional account to deposit surplus revenues each year, capped at 5% of their operating budget. This is in addition to the same 5% cap on the Excess & Deficiency account (which is a regional district's version of free cash).

Select Board Recommendation: Not Favorable

Finance Committee Recommendation: Favorable

Article 28 Fire Department SCBA Fund - To see if the town will vote to transfer from free cash for future purchase, of a self-contained breathing apparatus for the Fire Department

Sponsor: Select Board

Commentary: The total cost of replacement is anticipated to be approximately \$250,000. This is the first of five yearly installments requests for an appropriation from free cash of \$50,000 to smooth the purchase price over multiple years. This is the Self Contained Breathing Apparatus (S.C.B.A.) and air cylinders firefighters use to enable them to breathe in hazardous environments. The cylinders' service life is 15 years from the manufacture date. Additionally, the National Fire Protection Association standards recommend replacement of the Breathing apparatus after 10-15 years, which enables this lead time to plan.

Select Board Recommendation: Favorable

Finance Committee Recommendation: Favorable

Article 29 Wetland Protection By-law - To see if the Town will vote to amend Chapter XXVIII Wetlands Protection By-law of the Mendon General By-laws; or take any other action relative thereto.

Sponsor: Conservation Commission

Commentary: The intended purpose of the proposed revisions to the Wetlands Protection By-law is to better define the already protected resource areas and clarify the procedures of the Commission. The proposed revisions for the Wetlands Protection Bylaw are administrative and

procedural; there are no jurisdictional changes proposed. These revisions will ensure Commissioners, staff, residents, and professional applicants are all interpreting the By-law similarly, for its intended purpose. The By-law revisions were drafted utilizing the Massachusetts Association of Conservation Commissions model By-law and aligns more closely with surrounding communities. The Commission has proposed these revisions as they begin to draft regulations and performance standards based on the By-law. A redlined version of the By-law is attached.

Select Board Recommendation: Favorable

Finance Committee Recommendation: n/a

Article 30 Town Meeting Voting By-law - To see if the Town will vote to amend the Mendon General By-laws Chapter II Sec. 14 to allow electronic voting at Town Meeting.

Sponsor: Select Board

Commentary: Inserting the underlined text below to codify what has already been taking place at Town Meeting

When a question is put, the consensus of the Meeting shall be determined via electronic tabulations and electronic devices to tabulate Town Meeting votes. If electronic tabulation is not available or a vote of the Town Meeting chooses not to use it, the determination of vote shall be the following process:

The voices of the voters and the Moderator shall declare the vote as it appears to him. If the Moderator is unable to decide the vote by sound of the voices, or if his decision is immediately questioned by seven (7) or more voters rising in their places for that purpose, he shall determine the vote by ordering a show of hands and he may appoint tellers to make and return the count.

Select Board Recommendation: Favorable

Finance Committee Recommendation: n/a

Article 31 Town Election Date By-law - To see if the Town will vote to amend the Mendon General By-laws Chapter II Sec. 2 to amend the Town Election date.

Sponsor: Select Board

Commentary: Inserting the underlined text and removing the struck through text in the by-law below. This is necessary to keep consistency with the language for Annual Town Meeting date by-law change approved at 2024 Special Town Meeting.

The annual Town Meeting for the election of Town officers and the determination of such matters as are required by law to be elected or determined by ballot shall be held on the ~~Tuesday occurring eleven days after the first Friday~~ third Tuesday in May.

Select Board Recommendation: Favorable

Finance Committee Recommendation: n/a

Article 32 Employment Restriction By-law - To see if the Town will vote to amend the Mendon General By-laws Chapter III Sec. 10 to amend the employment limits on former elected officials.

Sponsor: Select Board

Commentary: The General By-law Review Committee would like to have more discussions on the implications of specific changes to this by-law and thus the Select Board is recommending passing over this article

Select Board Recommendation: Pass Over

Finance Committee Recommendation: n/a

Article 33 Gender Neutral By-law Language - To see if the Town will vote to amend the Mendon General By-laws to use gender neutral language throughout.

Sponsor: Select Board

Commentary: As the article states, amend every applicable instance in the General By-laws to read with gender neutral pronouns.

Select Board Recommendation: Favorable

Finance Committee Recommendation: n/a

TOWN OF MENDON
Budget Review
Current Budget Cycle - Fiscal 2026

Account Number	Description	FY 2023 Actual	FY 2024 Actual	FY 2025 Budget	FY 2026 Proposed
114	<u>Moderator</u>				
1000-114-5110-0000	Salaries/Wages	-	100.00	100.00	100.00
	Moderator Total	-	100.00	100.00	100.00
122	<u>Select Board</u>				
1000-122-5110-0000	Salaries/Wages	10,200.00	144,861.67	221,000.00	232,100.00
1000-122-5119-0000	Selectboard Res for Negotiation	-	-	28,950.00	-
1000-122-5191-0000	Stipends	-	5,100.00	10,200.00	10,200.00
1000-122-5313-0000	Audit Account	18,000.00	-	-	-
1000-122-5340-0000	Postage	295.70	-	-	-
1000-122-5343-0000	Hearings	3,208.14	900.92	5,000.00	3,500.00
1000-122-5348-0000	Town Reports	-	1,814.67	2,250.00	2,750.00
1000-122-5422-0000	Supplies	923.96	1,343.84	2,800.00	3,200.00
1000-122-5730-0000	Meetings & Dues	8,005.86	6,465.80	11,100.00	13,000.00
1000-122-5742-0000	Insurance Deductible	4,887.08	5,133.56	-	-
1000-122-5XXX-0000	475b Contribution	-	-	-	5,500.00
1000-122-5780-0000	Miscellaneous Expenses	13,054.60	12,894.67	15,650.00	18,000.00
	Select Board Total	58,575.34	178,515.13	296,950.00	288,250.00
131	<u>Finance Committee</u>				
1000-131-5110-0000	Salaries/Wages	-	-	2,000.00	2,000.00
1000-131-5341-0000	Reports	540.00	-	600.00	600.00
1000-131-5700-0000	Meetings and Dues	-	190.00	400.00	400.00
	Finance Committee Total	540.00	190.00	3,000.00	3,000.00
132	<u>Reserve Fund</u>				
1000-132-5780-0000	Reserve Fund	-	-	61,330.00	76,114.13
	Reserve Fund Total	-	-	61,330.00	76,114.13
135	<u>Accountant</u>				
1000-135-5110-0000	Salaries/Wages	-	-	-	-
1000-135-5303-0000	Contract Services	-	55,000.00	60,000.00	61,200.00
1000-135-5313-0000	Audit Account	-	18,000.00	19,250.00	24,250.00
	Accountant Total	-	73,000.00	79,250.00	85,450.00
141	<u>Assessors</u>				
1000-141-5110-0000	Salaries/Wages	800.00	675.00	800.00	-
1000-141-5111-0000	Salaries/Wages Principal Assessor	87,955.75	88,161.49	88,650.00	78,250.00
1000-141-5191-0000	Stipends	-	-	-	800.00
1000-141-5302-0000	Map Maintenance	1,300.00	1,355.00	1,400.00	1,400.00
1000-141-5340-0000	Postage	801.00	-	375.00	400.00
1000-141-5422-0000	Supplies	857.23	1,801.31	325.00	400.00
1000-141-5430-0000	Equipment Maintenance	500.00	500.00	700.00	700.00
1000-141-5710-0000	Travel/Training	153.15	57.64	400.00	400.00
1000-141-5730-0000	Meetings & Dues	3,939.98	3,542.83	5,000.00	5,000.00
	Assessors Total	96,307.11	96,093.27	97,650.00	87,350.00

TOWN OF MENDON
Budget Review
Current Budget Cycle - Fiscal 2026

Account Number	Description	FY2023 Actual	FY2024 Actual	FY 2025 Budget	FY 2026 Proposed
145	<u>Finance Department</u>				
1000-145-5110-0000	Salaries/Wages	114,927.77	149,017.80	174,300.00	136,000.00
1000-145-5300-0000	Professional Services	56,755.06	11,244.21	10,650.00	10,650.00
1000-145-5311-0000	Tax Title Foreclosures	4,516.17	3,196.51	2,000.00	2,000.00
1000-145-5340-0000	Postage	792.86	25.66	-	
1000-145-5422-0000	Supplies	1,686.91	964.44	3,750.00	3,750.00
1000-145-5423-0000	Tax Bills	11,422.43	11,884.28	8,216.00	8,750.00
1000-145-5730-0000	Meetings & Dues	1,928.22	7,055.45	4,600.00	4,600.00
1000-145-5740-0000	Bonds	1,004.00	110.00	850.00	850.00
1000-145-5741-0000	Bond Costs		-	2,000.00	2,000.00
	Finance Department Total	193,033.42	183,498.35	206,366.00	168,600.00
151	<u>Legal</u>				
1000-151-5700-0000	General Expenses	82,666.86	82,229.08	80,000.00	80,000.00
	Legal Total	82,666.86	82,229.08	80,000.00	80,000.00
152	<u>Human Resources</u>				
1000-152-5110-0000	Salaries/Wages	-	37,250.00	38,750.00	35,300.00
1000-152-5711-0000	Recruitment, Retention Training	-	5,000.00	5,000.00	7,500.00
	Human Resources Total	-	42,250.00	43,750.00	42,800.00
155	<u>Information Systems/Technology</u>				
1000-155-5342-0000	Telephone/Internet	-	29,826.49	29,500.00	30,500.00
1000-155-5430-0000	Equipment Maintenance	-	8,491.15	1,500.00	2,000.00
1000-155-5433-0000	Computer Supplies	-	420.92	750.00	1,000.00
1000-155-5436-0000	Computer Maintenance Contracts	-	96,023.05	140,000.00	170,000.00
1000-155-5851-0000	New Equipment	-	15,282.00	15,000.00	16,000.00
	Information Systems/Technology Total	-	150,043.61	186,750.00	219,500.00
161	<u>Town Clerk</u>				
1000-161-5110-0000	Salaries/Wages	-	8,981.28	10,680.00	15,300.00
1000-161-5111-0000	Town Clerk Salary	71,144.88	73,417.60	72,444.00	78,700.00
1000-161-5303-0000	Contract Services	485.10	485.10	500.00	500.00
1000-161-5340-0000	Postage	500.00	491.00	475.00	500.00
1000-161-5344-0000	Printing	-	-	200.00	200.00
1000-161-5345-0000	Town Clerk Fee	55.00	50.00	50.00	50.00
1000-161-5422-0000	Supplies	302.61	474.52	325.00	325.00
1000-161-5582-0000	Dog License Expense	310.20	278.55	400.00	400.00
1000-161-5730-0000	Meetings & Dues	2,377.70	1,822.90	3,000.00	5,750.00
1000-161-5740-0000	Bonds		100.00	100.00	100.00
	Town Clerk Total	75,175.49	86,100.95	88,174.00	101,825.00

TOWN OF MENDON
Budget Review
Current Budget Cycle - Fiscal 2026

Account Number	Description	FY2023 Actual	FY2024 Actual	FY 2025 Budget	FY 2026 Proposed
162	<u>Elections</u>				
1000-162-5110-0000	Salaries/Wages	800.00	799.63	13,687.00	3,150.00
1000-162-5303-0000	Contract Services	12,415.70	9,405.16	13,336.00	9,500.00
1000-162-5304-0000	Computer Service	5,134.61	3,855.84	-	
1000-162-5340-0000	Postage	2,358.38	3,192.86	4,157.00	2,900.00
1000-162-5344-0000	Printing	350.00	-	-	
1000-162-5422-0000	Supplies	1,641.77	2,457.33	-	
1000-162-5712-0000	Meals	288.98	141.45	-	
	Elections Total	22,989.44	19,852.27	31,180.00	15,550.00
171	<u>Conservation Commission</u>				
1000-171-5110-0000	Salaries/Wages	5,040.00	23,793.75	75,300.00	64,400.00
1000-171-5303-0000	Contract Services	-	10,540.70	16,500.00	17,200.00
1000-171-5340-0000	Postage	-	-	850.00	850.00
1000-171-5343-0000	Hearings	3,402.98	371.93	-	
1000-171-5381-0000	Beaver Management	250.00	-	-	
1000-171-5382-0000	Weed Control Lake Nipmuc	5,070.00	-	-	
1000-171-5422-0000	Supplies		305.97	300.00	300.00
1000-171-5710-0000	Travel/Training		944.39	1,500.00	2,500.00
1000-171-5730-0000	Meetings & Dues		683.00	700.00	700.00
	Conservation Commission Total	13,762.98	36,639.74	95,150.00	85,950.00
175	<u>Planning</u>				
1000-175-5110-0000	Salaries/Wages	-	24,457.90	30,500.00	52,500.00
1000-175-5191-0000	Stipends	-	-	950.00	950.00
1000-175-5303-0000	Contract Services	-	71,176.19	56,500.00	20,000.00
1000-175-5312-0000	Central MA Reg Planning	27,873.81	1,920.65	2,000.00	2,000.00
1000-175-5340-0000	Postage	368.00	536.00	-	
1000-175-5343-0000	Hearings	119.60	501.48	-	
1000-175-5422-0000	Supplies	707.28	13,203.31	500.00	500.00
1000-175-5730-0000	Meetings & Dues		-	5,100.00	5,100.00
	Planning Total	29,068.69	111,795.53	95,550.00	81,050.00
176	<u>Zoning/Appeals Board</u>				
1000-176-5110-0000	Salaries/Wages	1,154.45	-	23,450.00	-
1000-176-5340-0000	Postage	100.00	200.00	-	
1000-176-5343-0000	Hearings	3,792.11	2,451.88	5,000.00	5,000.00
1000-176-5422-0000	Supplies	65.70	38.43	-	400.00
	Zoning/Appeals Board Total	5,112.26	2,690.31	28,450.00	5,400.00
179	<u>Other Land Use</u>				
1000-179-5422-0000	Supplies	2,527.20	2,750.00	3,050.00	3,050.00
	Other Land Use Total	2,527.20	2,750.00	3,050.00	3,050.00

TOWN OF MENDON
Budget Review
Current Budget Cycle - Fiscal 2026

Account Number	Description	FY2023 Actual	FY2024 Actual	FY 2025 Budget	FY 2026 Proposed
192	<u>Public Buildings & Property Maintenance</u>				
1000-192-5110-0000	Salaries/Wages	-	3,830.19	3,750.00	20,700.00
1000-192-5303-0000	Contract Services	-	6,856.00	13,000.00	10,800.00
1000-192-5410-0000	Utilities- Lights/Fuel	-	95,953.89	85,600.00	85,600.00
1000-192-5422-0000	Supplies	-	235.28	600.00	600.00
1000-192-5430-0000	Equipment Maintenance	-	20,660.00	15,000.00	15,000.00
1000-192-5435-0000	Building Maintenance	-	34,596.23	35,000.00	78,000.00
1000-192-5853-0000	Capital Improvement	-	-	30,000.00	
	Public Buildings & Property Maintenance Total	-	162,131.59	182,950.00	210,700.00
195	<u>Town Reports</u>				
1000-195-5700-0000	General Expenses	3,229.70	-	-	-
	Town Reports Total	3,229.70	-	-	-
199	<u>Other General Government</u>				
1000-199-5110-0000	Salaries/Wages	238,433.15	-	-	-
1000-199-5116-0000	Town Administrator Salaries/Wages	193,694.40	-	-	-
1000-199-5290-0000	Custodial Service and Supplies	10,322.67	-	-	-
1000-199-5342-0000	Telephone	20,313.64	-	-	-
1000-199-5345-0000	Internet Access	10,059.94	-	-	-
1000-199-5410-0000	Lights	103,257.65	-	-	-
1000-199-5411-0000	Fuel	28,905.02	-	-	-
1000-199-5422-0000	Supplies	151.65	-	-	-
1000-199-5424-0000	Copy Machine Supplies	158.97	-	-	-
1000-199-5430-0000	Equipment Maintenance	9,448.23	-	-	-
1000-199-5435-0000	Building Maintenance	12,993.51	-	-	-
1000-199-5436-0000	Computer Maintenance Contracts	143,476.38	-	-	-
1000-199-5437-0000	Equipment Maintenance	11,810.13	-	-	-
1000-199-5780-0000	Miscellaneous Expenses	3,825.00	-	-	-
1000-199-5851-0000	New Equipment	7,728.76	-	-	-
	Other General Government Total	794,579.10	-	-	-

TOWN OF MENDON
Budget Review
Current Budget Cycle - Fiscal 2026

Account Number	Description	FY2023 Actual	FY2024 Actual	FY 2025 Budget	FY 2026 Proposed
210	Police Department				
1000-210-5110-0000	Salaries/Wages	1,010,256.44	1,185,655.74	1,400,250.00	1,440,500.00
1000-210-5114-0000	Police Clerk Salaries/Wages	61,763.04	-	-	
1000-210-5115-0000	Chief Salaries/Wages	118,828.08	-	-	
1000-210-5117-0000	Police Quinn, Bill Salaries/Wages	131,681.98	154,439.68	154,499.00	162,300.00
1000-210-5130-0000	Overtime Salaries/Wages	220,786.92	180,257.90	140,000.00	140,000.00
1000-210-5240-0000	Vehicle Maintenance	25,170.07	20,837.75	24,000.00	24,000.00
1000-210-5323-0000	School Police	350.00	-	-	
1000-210-5340-0000	Postage	632.10	-	-	
1000-210-5342-0000	Telephone	13,166.29	857.19	-	
1000-210-5422-0000	Supplies	5,943.47	5,228.88	12,900.00	12,900.00
1000-210-5424-0000	Copy Machine Supplies	1,632.50	1,215.00	-	
1000-210-5430-0000	Equipment Maintenance	10,259.33	16,178.37	3,500.00	3,500.00
1000-210-5435-0000	Building Maintenance	24,197.34	26,491.07	45,000.00	45,000.00
1000-210-5436-0000	Computer Maintenance Contracts	62,605.73	56,230.87	50,000.00	50,000.00
1000-210-5480-0000	Gas & Oil	37,417.67	34,739.08	35,000.00	35,000.00
1000-210-5583-0000	Uniforms	18,019.62	20,664.64	17,000.00	17,000.00
1000-210-5584-0000	Ammunition	-	4,182.00	6,000.00	6,000.00
1000-210-5710-0000	Travel/Training	20,170.71	12,723.84	14,000.00	14,000.00
1000-210-5730-0000	Meetings & Dues	3,760.88	5,225.73	2,500.00	2,500.00
1000-210-5850-0000	Cruiser Replacement	50,675.20	69,265.81	90,000.00	90,000.00
	Police Department Total	1,817,317.37	1,794,193.55	1,994,649.00	2,042,700.00
220	Fire Department				
1000-220-5110-0000	Salaries/Wages	54,004.86	920,949.29	932,450.00	1,033,000.00
1000-220-5113-0000	Full Time Salaries/Wages	612,717.25	-	-	
1000-220-5115-0000	Chief Salaries/Wages	171,736.32	-	-	
1000-220-5130-0000	Overtime Salaries/Wages	126,054.51	121,068.32	144,147.00	165,000.00
1000-220-5240-0000	Vehicle Maintenance	19,471.88	15,129.84	21,500.00	21,500.00
1000-220-5303-0000	Contract Services	29,660.42	38,321.94	33,000.00	33,000.00
1000-220-5340-0000	Postage	47.71	21.38	-	
1000-220-5342-0000	Telephone	1,475.98	2,330.82	-	
1000-220-5346-0000	Communications	5,539.46	3,297.60	5,800.00	6,000.00
1000-220-5422-0000	Supplies	2,944.17	7,268.12	20,500.00	20,500.00
1000-220-5430-0000	Equipment Maintenance	16,730.37	13,998.17	20,000.00	20,000.00
1000-220-5435-0000	Building Maintenance	9,168.45	10,786.07	14,000.00	14,000.00
1000-220-5480-0000	Gas & Oil	10,352.28	11,323.14	10,000.00	10,000.00
1000-220-5500-0000	Medical Supplies	12,211.20	-	20,000.00	20,000.00
1000-220-5583-0000	Uniforms	9,583.66	9,570.84	12,000.00	13,200.00
1000-220-5710-0000	Travel/Training	2,298.56	5,955.13	5,000.00	5,000.00
1000-220-5712-0000	Meals	825.58	860.49	-	
1000-220-5730-0000	Meetings & Dues	3,819.00	3,467.05	4,500.00	5,000.00
1000-220-5780-0000	Miscellaneous Expenses	12,784.93	18,172.99	-	
1000-220-5852-0000	Ambulance Lease/Purchase	42,313.72	42,313.72	43,000.00	65,500.00
1000-220-5853-0000	Capital Equipment	75,577.17	75,577.17	67,000.00	40,000.00
	Fire Department Total	1,219,317.48	1,300,412.08	1,352,897.00	1,471,700.00

TOWN OF MENDON
Budget Review
Current Budget Cycle - Fiscal 2026

Account Number	Description	FY2023 Actual	FY2024 Actual	FY 2025 Budget	FY 2026 Proposed
241	<u>Inspector</u>				
1000-241-5110-0000	Salaries/Wages	32,647.42	88,592.44	94,000.00	119,300.00
1000-241-5111-0000	Inspector Salaries/Wages	21,500.00	21,740.88	27,000.00	29,000.00
1000-241-5303-0000	Contract Services	1,500.00	-	1,000.00	1,100.00
1000-241-5307-0000	Publications	175.00	-	-	-
1000-241-5314-0000	Weights & Measures	-	3,665.00	3,700.00	3,700.00
1000-241-5340-0000	Postage	700.39	553.36	500.00	500.00
1000-241-5420-0000	Forms	99.95	-	-	-
1000-241-5422-0000	Supplies	512.91	530.06	1,000.00	1,250.00
1000-241-5710-0000	Travel/Training	325.00	-	1,500.00	1,500.00
1000-241-5730-0000	Meetings & Dues	225.00	100.00	300.00	300.00
	Inspector Total	57,685.67	115,181.74	129,000.00	156,650.00
291	<u>Civil Defense-EMA</u>				
1000-291-5110-0000	Salaries/Wages	3,500.00	3,500.00	3,500.00	25,000.00
1000-291-5700-0000	General Expenses	3,944.00	4,397.53	4,250.00	4,250.00
	Civil Defense-EMA Total	7,444.00	7,897.53	7,750.00	29,250.00
292	<u>Animal Control</u>				
1000-292-5303-0000	Contract Services	13,500.00	26,926.01	29,750.00	29,750.00
	Animal Control Total	13,500.00	26,926.01	29,750.00	29,750.00
294	<u>Forestry</u>				
1000-294-5110-0000	Salaries/Wages	3,500.00	3,500.00	5,000.00	5,000.00
1000-294-5293-0000	Tree Cutting-Conservation	1,250.00	250.00	-	-
1000-294-5294-0000	Tree Cutting-Parks	-	5,862.00	-	-
1000-294-5295-0000	Tree Cutting	45,649.00	33,550.00	46,090.00	50,000.00
1000-294-5303-0000	Contract Services	28,614.98	6,595.49	-	-
1000-294-5422-0000	Supplies	-	-	-	-
1000-294-5430-0000	Equipment Maintenance	-	-	-	-
1000-294-5710-0000	Travel/Training	-	-	600.00	-
1000-294-5730-0000	Meetings & Dues	-	-	100.00	-
	Forestry Total	79,013.98	49,757.49	51,790.00	55,000.00
299	<u>Dispatch</u>				
1000-299-5700-0000	General Expenses	19,992.91	39,325.59	159,100.00	159,100.00
	Dispatch Total	19,992.91	39,325.59	159,100.00	159,100.00
301	<u>Mendon/Upton Regional School</u>				
1000-301-5320-0000	School Assessment	10,716,663.96	10,579,127.00	11,046,827.00	11,046,827.00
1000-301-53XX-0000	School Assessment Reserve		286,944.00	-	50,000.00
1000-301-5321-0000	Renovation/Construction Clough	300,582.96	-	-	-
1000-301-5322-0000	Miscoe Hill Green Repairs	68,631.24	-	-	-
	Mendon/Upton Regional School Total	11,085,878.16	10,866,071.00	11,046,827.00	11,096,827.00
310	<u>Blackstone Valley Reg. Voc. School</u>				
1000-310-5320-0000	School Assessment	1,225,626.00	1,503,024.00	1,374,882.00	1,507,571.00
1000-310-5700-0000	General Expenses	10,616.00	-	-	-
	Blackstone Valley Reg. Voc. School Total	1,236,242.00	1,503,024.00	1,374,882.00	1,507,571.00

TOWN OF MENDON
Budget Review
Current Budget Cycle - Fiscal 2026

Account Number	Description	FY2023 Actual	FY2024 Actual	FY 2025 Budget	FY 2026 Proposed
320	<u>Norfolk Aggie</u>				
1000-320-5320-0000	School Assessment	-	290,395.70	356,577.00	373,649.00
	Norfolk Aggie Total	-	290,395.70	356,577.00	373,649.00
420	<u>Highway and Streets</u>				
1000-420-5110-0000	Salaries/Wages	284,068.38	347,969.64	404,150.00	470,000.00
1000-420-5111-0000	Surveyor Salaries/Wages	116,422.37	-	-	-
1000-420-5130-0000	Overtime Salaries/Wages	19,900.32	16,594.36	36,000.00	37,000.00
1000-420-5242-0000	Road Materials	26,027.72	45,196.42	65,000.00	50,000.00
1000-420-5270-0000	Hired Equipment	61,783.37	31,377.50	50,000.00	50,000.00
1000-420-5297-0000	Stormwater Management Plan	27,900.00	44,800.00	44,800.00	75,000.00
1000-420-5342-0000	Telephone/Internet	909.41	1,127.49	1,500.00	2,500.00
1000-420-5422-0000	Supplies	25,066.94	10,496.48	16,600.00	16,600.00
1000-420-5430-0000	Equipment Maintenance	27,502.88	69,376.06	25,000.00	50,000.00
1000-420-5435-0000	Building Maintenance	17,565.20	7,098.29	7,500.00	7,500.00
1000-420-5480-0000	Gas & Oil	25,640.76	23,194.74	29,550.00	29,550.00
1000-420-5583-0000	Uniforms	11,162.39	13,497.94	12,500.00	12,500.00
1000-420-5730-0000	Meetings & Dues	12,624.33	7,484.78	13,000.00	13,000.00
1000-420-5853-0000	Capital Equipment	65,434.55	55,536.80	56,500.00	56,500.00
	Highway and Streets Total	722,008.62	673,750.50	762,100.00	870,150.00
423	<u>Snow & Ice</u>				
1000-423-5130-0000	Overtime Salaries/Wages	17,781.18	23,749.41	40,000.00	40,000.00
1000-423-5270-0000	Hired Equipment	55,000.00	20,005.95	22,000.00	22,000.00
1000-423-5430-0000	Equipment Maintenance	2,288.79	24,692.46	18,000.00	18,000.00
1000-423-5432-0000	Purchased Equipment	1,700.00	6,127.77	5,000.00	5,000.00
1000-423-5530-0000	Sand	-	-	5,000.00	5,000.00
1000-423-5531-0000	Salt and Calcium	160,618.77	147,653.38	104,000.00	104,000.00
	Snow & Ice Total	237,388.74	222,228.97	194,000.00	194,000.00
424	<u>Street Lighting</u>				
1000-424-5410-0000	Street Lighting	15,136.61	22,206.15	43,000.00	43,000.00
	Street Lighting Total	15,136.61	22,206.15	43,000.00	43,000.00
430	<u>Waste Collection</u>				
1000-430-5291-0000	Trash Disposal	-	161,746.48	153,000.00	19,550.00
1000-430-5292-0000	Trash Collector	-	459,141.81	523,700.00	10,000.00
1000-430-5347-0000	Trash Administration	-	1,800.96	4,500.00	
	Waste Collection Total	-	622,689.25	681,200.00	29,550.00
450	<u>Water Distribution</u>				
1000-450-5110-0000	Salaries/Wages	1,515.80	1,546.48	2,400.00	2,500.00
1000-450-5230-0000	Water Tests	3,557.92	5,705.22	4,000.00	4,000.00
1000-450-5243-0000	Hydrant Fees	9,687.60	9,693.32	9,700.00	12,350.00
1000-450-5244-0000	Hydrant Maintenance		-	3,250.00	3,750.00
1000-450-5303-0000	Contract Services	11,952.08	11,568.45	13,000.00	14,000.00
	Water Distribution Total	26,713.40	28,513.47	32,350.00	36,600.00
Account Number	Description	FY2023 Actual	FY2024 Actual	FY 2025 Budget	FY 2026 Proposed
491	<u>Cemetery</u>				
1000-491-5426-0000	Soldiers&Sailors Graves	-	-	100.00	100.00
	Cemetery Total	-	-	100.00	100.00
512	<u>Board of Health</u>				
1000-512-5110-0000	Salaries/Wages	-	60,399.60	67,500.00	69,750.00
1000-512-5291-0000	Trash Disposal	129,975.73	300.00	-	
1000-512-5292-0000	Trash Collector	337,728.24	-	-	
1000-512-5296-0000	Testing Landfill, Wells, & Beach	14,314.95	12,571.68	32,200.00	32,700.00
1000-512-5301-0000	Newspaper Ads	-	324.92	700.00	700.00
1000-512-5303-0000	Contract Services	9,047.00	2,500.00	1,000.00	1,000.00
1000-512-5305-0000	Visiting Nurse Assoc.	5,250.00	5,250.00	7,500.00	7,500.00
1000-512-5309-0000	Engineering Fees	24,260.00	-	-	
1000-512-5340-0000	Postage	612.80	446.75	1,500.00	1,500.00
1000-512-5347-0000	Trash Administration	3,820.12	-	-	
1000-512-5422-0000	Supplies	802.97	1,896.16	2,300.00	2,300.00
1000-512-5730-0000	Meetings & Dues	1,155.00	600.90	1,500.00	1,500.00

TOWN OF MENDON
Budget Review
Current Budget Cycle - Fiscal 2026

Board of Health Total	526,966.81	84,290.01	114,200.00	116,950.00
------------------------------	-------------------	------------------	-------------------	-------------------

541 Council on Aging

1000-541-5110-0000	Salaries/Wages	68,483.33	135,826.64	158,110.00	162,750.00
1000-541-5111-0000	COA Director Salaries/Wages	62,995.00	-	-	
1000-541-5303-0000	Contract Services	4,412.99	4,015.44	5,175.00	11,500.00
1000-541-5308-0000	Senior Home Care	939.00	939.00	1,700.00	1,700.00
1000-541-5340-0000	Postage	1,000.00	1,080.00	1,100.00	1,100.00
1000-541-5410-0000	Lights	711.18	589.64	2,000.00	2,000.00
1000-541-5411-0000	Fuel	2,372.45	2,112.45	2,200.00	2,200.00
1000-541-5422-0000	Supplies	2,856.13	2,133.09	2,050.00	3,250.00
1000-541-5482-0000	COA Van	1,924.42	3,836.68	2,500.00	6,000.00
1000-541-5710-0000	Travel/Training	1,329.02	690.00	1,250.00	1,250.00
1000-541-5730-0000	Meetings & Dues	426.44	522.68	225.00	500.00
1000-541-5780-0000	Miscellaneous Expenses	71.50	8.00	-	3,500.00
Council on Aging Total		147,521.46	151,753.62	176,310.00	195,750.00

543 Veterans' Services

1000-543-5110-0000	Salaries/Wages	3,000.00	3,000.00	3,000.00	6,000.00
1000-543-5422-0000	Supplies	-	-	300.00	300.00
1000-543-5730-0000	Meetings & Dues	449.00	449.00	850.00	850.00
1000-543-5770-0000	Veteran's Benefits	25,679.58	27,539.51	35,000.00	35,000.00
Veteran's Services Total		29,128.58	30,988.51	39,150.00	42,150.00

TOWN OF MENDON
Budget Review
Current Budget Cycle - Fiscal 2026

Account Number	Description	FY2023 Actual	FY2024 Actual	FY 2025 Budget	FY 2026 Proposed
610	<u>Library</u>				
1000-610-5110-0000	Salaries/Wages	145,662.38	164,270.00	177,100.00	183,500.00
1000-610-5303-0000	Contract Services	31,605.46	33,650.00	15,500.00	15,500.00
1000-610-5340-0000	Postage	226.00	-	-	
1000-610-5342-0000	Telephone	-	1,200.00	2,200.00	2,200.00
1000-610-5350-0000	Children's Programs	22,372.37	23,900.00	23,900.00	25,100.00
1000-610-5410-0000	Utilities/Fuel	14,188.82	16,700.00	16,700.00	15,000.00
1000-610-5422-0000	Supplies	4,610.19	8,623.68	11,150.00	11,650.00
1000-610-5435-0000	Building Maintenance	4,509.68	8,742.14	24,850.00	24,850.00
1000-610-5585-0000	Books	60,589.22	66,021.90	63,800.00	66,400.00
1000-610-5730-0000	Meetings & Dues	697.00	714.00	1,700.00	1,700.00
	Library Total	284,461.12	323,821.72	336,900.00	345,900.00
630	<u>Recreation</u>				
1000-630-5120-0000	Lifeguard Salaries/Wages	17,596.83	17,292.25	21,000.00	21,500.00
1000-630-5421-0000	Recreation Supplies	-	600.00	600.00	600.00
1000-630-5700-0000	Special Events	-	400.00	400.00	400.00
	Recreation Total	17,596.83	18,292.25	22,000.00	22,500.00
650	<u>Parks</u>				
1000-650-5110-0000	Salaries/Wages	59,533.74	59,556.54	72,300.00	63,500.00
1000-650-5241-0000	Field Maintenance	2,531.11	4,500.00	4,500.00	4,500.00
1000-650-5340-0000	Postage	-	36.00	50.00	20.00
1000-650-5342-0000	Telephone/Internet	2,057.04	1,493.05	2,300.00	2,300.00
1000-650-5380-0000	Sanitary Facilities	3,069.83	2,890.71	2,900.00	3,100.00
1000-650-5410-0000	Lights	8,096.39	7,440.26	6,600.00	7,600.00
1000-650-5411-0000	Fuel	2,052.15	2,316.40	3,000.00	3,000.00
1000-650-5422-0000	Supplies	2,125.85	566.21	700.00	700.00
1000-650-5425-0000	Site Improvement	2,069.64	2,223.54	2,500.00	2,500.00
1000-650-5430-0000	Equipment Maintenance	1,635.39	1,792.77	2,000.00	2,000.00
1000-650-5435-0000	Building Maintenance	994.55	1,029.56	1,400.00	1,400.00
1000-650-5710-0000	Travel/Training	509.00	361.50	300.00	400.00
	Parks Total	84,674.69	84,206.54	98,550.00	91,020.00
691	<u>Historical Commission</u>				
1000-691-5581-0000	Historic District Commission	504.36	929.36	500.00	500.00
1000-691-5780-0000	Historic Commission	2,036.60	691.95	3,500.00	3,500.00
	Historical Commission Total	2,540.96	1,621.31	4,000.00	4,000.00
710	<u>Retirement of Debt</u>				
1000-710-5910-0000	Retirement of Debt Principal	635,000.00	763,295.00	779,000.00	700,000.00
	Retirement of Debt Total	635,000.00	763,295.00	779,000.00	700,000.00
751	<u>Interest on Long Term Debt</u>				
1000-751-5915-0000	Interest on Long Term Debt	238,445.00	109,500.00	99,000.00	174,145.00
	Interest on Long Term Debt Total	238,445.00	109,500.00	99,000.00	174,145.00

TOWN OF MENDON
Budget Review
Current Budget Cycle - Fiscal 2026

Account Number	Description	FY2023 Actual	FY2024 Actual	FY 2025 Budget	FY 2026 Proposed
820	<u>State Assessments & Charges</u>				
1000-820-5631-0000	Intergovernmental-Special Education	-	-	-	
1000-820-5640-0000	State Assessment-Air Pollution	2,090.00	2,174.00	2,300.00	2,328.00
1000-820-5646-0000	State Assessment-RMV Renewal	2,940.00	2,940.00	4,500.00	5,900.00
	State Assessments & Charges Total	5,030.00	5,114.00	6,800.00	8,228.00
911	<u>Retirement & Pension Contribution</u>				
1000-911-5620-0000	Worcester County Retirement	909,987.00	1,034,383.00	1,128,000.00	1,159,488.00
	Retirement & Pension Contribution Total	909,987.00	1,034,383.00	1,128,000.00	1,159,488.00
912	<u>Workmen's Compensation</u>				
1000-912-5170-0000	Workmen's Compensation	23,526.00	15,047.00	26,000.00	27,000.00
	Workmen's Compensation Total	23,526.00	15,047.00	26,000.00	27,000.00
913	<u>Unemployment Compensation</u>				
1000-913-5170-0000	Unemployment Insurance	5,826.10	3,546.89	30,000.00	33,000.00
	Unemployment Insurance Total	5,826.10	3,546.89	30,000.00	33,000.00
914	<u>Health Insurance</u>				
1000-914-5170-0000	Health Insurance	893,391.92	769,968.06	1,176,356.00	1,475,000.00
	Health Insurance Total	893,391.92	769,968.06	1,176,356.00	1,475,000.00
915	<u>Life Insurance</u>				
1000-915-5170-0000	Long&Short Term Disability Ins	21,679.28	17,706.74	25,000.00	27,500.00
	Life Insurance Total	21,679.28	17,706.74	25,000.00	27,500.00
916	<u>Medicare</u>				
1000-916-5170-0000	Medicare	63,027.41	63,026.33	60,450.00	65,000.00
	Medicare Total	63,027.41	63,026.33	60,450.00	65,000.00
919	<u>Other Insurance</u>				
1000-919-5170-0000	Fire and Police Other Insurance	60,000.00	60,000.00	96,521.00	135,000.00
	Other Insurance Total	60,000.00	60,000.00	96,521.00	135,000.00
945	<u>Liability Insurance</u>				
1000-945-5740-0000	Liability Insurance	125,250.00	127,545.00	130,000.00	130,000.00
1000-945-5742-0000	Insurance Deductable		-	8,500.00	8,500.00
	Liability Insurance Total	125,250.00	127,545.00	138,500.00	138,500.00
Total All Departments		21,989,259.69	22,454,558.84	24,152,359.00	24,411,417.13
				incl'd. Two assessor items	\$24,441,317.13

Fiscal 2026 General Fund Budget Summary

114 Moderator	Salaries	\$	100.00
122 Select Board	Salaries	\$	232,100.00
122 Select Board	Expenses	\$	56,150.00
131 Finance Committee	Salaries	\$	2,000.00
131 Finance Committee	Expenses	\$	1,000.00
132 Reserve Fund	Expenses	\$	76,114.13
135 Accountant	Expenses	\$	85,450.00
141 Assessors	Salaries	\$	79,050.00
141 Assessors	Expenses	\$	8,300.00
145 Finance	Salaries	\$	136,000.00
145 Finance	Expenses	\$	32,600.00
151 Legal	Expenses	\$	80,000.00
152 Human Resources	Salaries	\$	35,300.00
152 Human Resources	Expenses	\$	7,500.00
155 Information Technology	Expenses	\$	219,500.00
161 Town Clerk	Salary	\$	94,000.00
161 Town Clerk	Expenses	\$	7,825.00
162 Elections	Salary	\$	3,150.00
162 Elections	Expenses	\$	12,400.00
171 Conservation Commission	Salary	\$	64,400.00
175 Conservation Commission	Expenses	\$	21,550.00
175 Planning	Salary	\$	53,450.00
175 Planning	Expenses	\$	27,600.00
176 Zoning Board of Appeals	Expenses	\$	5,400.00
179 Land use	Expenses	\$	3,050.00
192 Public Bldg. & Prop. Maint.	Salary	\$	20,700.00

192 Public Bldg. & Prop. Maint.	Expenses	\$	190,000.00
210 Police	Salary	\$	1,742,800.00
210 Police	Expenses	\$	299,900.00
220 Fire	Salary	\$	1,198,000.00
220 Fire	Expenses	\$	273,700.00
241 Inspections	Salary	\$	148,300.00
241 Inspections	Expenses	\$	8,350.00
219 Civil Defense/Emerg. Mgmt.	Salary	\$	25,000.00
219 Civil Defense/Emerg. Mgmt.	Expense	\$	4,250.00
292 Animal Control	Expenses	\$	29,750.00
294 Forestry	Salary	\$	5,000.00
294 Forestry	Expenses	\$	50,000.00
299 Dispatch	Expenses	\$	159,100.00
301 Mendon/Upton Regional Schools	Expenses	\$	11,096,827.00
310 Blackston Valley Reg. Voc. Sch.	Expenses	\$	1,507,571.00
320 Norfolk Aggie	Expenses	\$	373,649.00
420 Highway	Salary	\$	507,000.00
420 Highway	Expenses	\$	363,150.00
423 Snow & Ice Removal	Salary	\$	40,000.00
423 Snow & Ice Removal	Expenses	\$	154,000.00
424 Street Lighting	Expenses	\$	43,000.00
430 Waste Collection	Expenses	\$	29,550.00
450 Water Distribution	Salary	\$	2,500.00
450 Water Distribution	Expenses	\$	34,100.00
491 Cemetary	Expenses	\$	100.00
512 Board of Health	Salary	\$	69,750.00
512 Board of Health	Expenses	\$	47,200.00

541 Council on Aging	Salary	\$	162,750.00
541 Council on Aging	Expenses	\$	33,000.00
543 Veterans' Services	Salary	\$	6,000.00
543 Veterans' Services	Expenses	\$	36,150.00
610 Library	Salary	\$	183,500.00
610 Library	Expenses	\$	162,400.00
630 Recreation	Salary	\$	21,500.00
630 Recreation	Expenses	\$	1,000.00
650 Parks	Salary	\$	63,500.00
650 Parks	Expenses	\$	27,520.00
691 Historic/Historical District Com.	Expenses	\$	4,000.00
710 Retirement of Debt	Expenses	\$	700,000.00
751 Interest on Long Term Debt	Expenses	\$	174,145.00
820 State Assessments & Charges	Expenses	\$	8,228.00
911 Retirement & Pension Contributions	Expenses	\$	1,159,488.00
912 Workers' Compensation	Expenses	\$	27,000.00
913 Unemployment Compensation	Expenses	\$	33,000.00
914 Health Insurance	Expenses	\$	1,475,000.00
915 Life Insurance	Expenses	\$	27,500.00
916 Medicare	Expenses	\$	65,000.00
919 Other Insurance	Expenses	\$	135,000.00
945 Liability Insurance	Expenses	\$	138,500.00
			\$ 24,411,417.13

Article 16
Water Enterprise Fund
Fiscal 2026 Budget

Account	Name	Amount
6000-450-5110-0000	Salaries	\$ 5,200.00
6000-450-5230-0000	Water Tests	\$ 2,000.00
6000-450-5243-0000	Hydrant/Valve Maint.	\$ 3,750.00
6000-450-5301-0000	Newspaper Ads	\$ 200.00
6000-450-5303-0000	Contract Services	\$ 15,000.00
6000-450-5340-0000	Postage	\$ 650.00
6000-450-5422-0000	Supplies	\$ 600.00
6000-450-5430-0000	Equipment Maint.	\$ 7,000.00
6000-450-5438-0000	Repair/Replacement	\$ 21,336.00
6000-450-5532-0000	Purchase of Water	\$ 165,000.00
	Subtotal Salaries	\$ 5,200.00
	Subtotal Expenses	\$ 215,536.00
	Total	\$ 220,736.00

Account	Name	Amount
6000-450-4214-0000	Water Use Charges	\$ 160,000.00
6000-450-4220-0000	Water Liens	\$ -
6000-450-4221-0000	Capital Impact	\$ 32,531.00
6000-450-4222-0000	Local Capital Impact	\$ 8,470.00
6000-450-4223-0000	Late Fees	\$ 1,500.00
6000-450-4224-0000	Administration Fees	\$ 1,500.00
6000-450-4225-0000	Interest	\$ 200.00
6000-450-4226-0000	Miscellaneous Fees	\$ 3,150.00
	Total Receipts	\$ 207,351.00

Retained Earnings Use \$ 13,385.00

Total Revenue \$ 220,736.00

Article 18
Municipal Solid Waste and Recycling Enterprise Fund
Fiscal 2026 Budget

Account	Name	Amount	
6001-430-5291-0000	Trash Disposal	\$	137,450.00
6001-430-5292-0000	Trash Collections	\$	538,050.00
6001-430-5347-0000	Trash Administration	\$	4,500.00
Total		\$	680,000.00

Account	Name	Amount	
6001-430-4210-0000	Charges for Services	\$	680,000.00

Section 5.03 Flood Hazard Overlay District

(a) Purpose and Administration

The Flood Hazard Overlay District is herein established as an overlay district to:

- (i) Ensure public safety through reducing threats to life and personal injury
- (ii) Eliminate new hazards to emergency response officials
- (iii) Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding
- (iv) Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding
- (v) Eliminate costs associated with the response and cleanup of flooding conditions
- (vi) Reduce damage to public and private property resulting from flooding waters
- (vii) Establish uses that are compatible with areas prone to flooding.

~~protect human life and property from the hazards of periodic flooding, to facilitate accurate insurance ratings, and to promote awareness and availability of flood insurance. It is also intended to preserve natural flood control characteristics and flood storage capacity of the flood plain and to preserve and maintain the ground water table and water recharge areas within the flood plain.~~

The Town of Mendon hereby designates the position of Conservation Agent to be the official floodplain administrator for the Town.

(b) Flood Hazard Overlay District Delineation

The Flood Hazard Overlay District includes all special flood hazard areas within the Town of Mendon designated as Zones A and AE, on the Worcester County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Worcester County FIRM that are wholly or partially within the Town of Mendon are panel numbers 25027C0864E, ~~25027C0868E~~, 25027C1030E, 25027C1031E, ~~25027C1032E~~, 25027C1033E, and 25027C1034E, dated July 4, 2011 -and 25027C0868F, 25027C1032F, and 25027C1055F ~~25027C1055E~~ dated July 8, 2025.

~~July 4, 2011.~~ The exact boundaries of the Flood Plain District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Worcester County Flood Insurance Study (FIS) report dated July 8, 2025, ~~2011~~. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk and Building Inspector.

(c) Special Permits ~~Development Regulations~~

A Special Permit is required for all proposed construction or other development in the Flood Hazard Overlay District, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, fences, sheds, storage facilities or drilling, mining, paving and any other development that might increase flooding or adversely impact flood risks to other properties. All development, as well as the permitted uses and requirements of the underlying district, must comply with all requirements and laws relevant to uses allowed in the Flood Hazard Overlay District.

(i) Requirements

- 1) The Town of Mendon requires a Special Permit to be issued by the Planning Board for all proposed use, construction, or other development as defined by FEMA in the Flood Hazard Overlay District including, but not limited to,

2) Special Considerations

- a) In A and AE zones, storage of all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway-ready.
- b) In the case of a use not included above, the floodplain administrator will determine whether a special permit is required.

3) No special permit may be issued unless the proposed use or structure is in compliance with MGL c. 131, § 40, and with demonstrated evidence of acquisition of and compliance with all other necessary permits as outlined below. Any variances from the provisions and requirements of the above referenced state regulations may only be granted in accordance with the required variance procedures of these state regulations.

- a) The section of the Massachusetts State Building Code which addresses floodplain and coastal high-hazard areas (currently 780 CMR 115G, Flood Resistant Construction and Construction in Coastal Dunes), as may be amended. [Amended 5-8-2023 ATM by Art. 20]
- b) Wetlands Protection Regulations, Department of Environmental Protection (DEP), currently 310 CMR 10.00, as may be amended.
- c) Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, DEP, currently 310 CMR 15, Title 5, as may be amended.
- d) The Mendon -Wetlands Protection Bylaw and accompanying regulations, as may be amended. [1] Editor's Note: See Ch. 95, Wetlands.
- e) Any regulations or bylaws adopted by the Mendon Board of Health.
- f) All other state and federal permits as required by the Massachusetts Department of Conservation and Recreation, Massachusetts Department of Environmental Protection, Environmental Protection Agency, Federal Emergency Management Agency, and/or other departments and agencies as may be amended

~~(i) These regulations include the following:~~

- ~~1) Chapter 131, Section 40 of the Massachusetts General Laws;~~
- ~~2) Section of the Massachusetts State Building Code which addresses floodplain and coastal high-hazard areas;~~
- ~~3) Wetlands Protection Regulations, Department of Environmental Protection (DEP) 310 CMR 10.00;~~
- ~~4) Inland Wetlands Restriction, DEP 310 CMR 13.00; and~~
- ~~5) Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, DEP 310 CMR 15, Title 5. Any variances from the provisions and requirements of the above referenced state regulations may only be granted in accordance with the required variance procedures of these state regulations.~~

(ii) Special Permit Determination

In addition to the foregoing requirements, the Planning Board shall consider the following in determining whether to issue a special permit:

- 1) In Zone AE along watercourses that have a regulatory floodway designated within the Town of Mendon on the Worcester County Flood Insurance Rate Maps, encroachments are prohibited, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- 2) All development proposals, including subdivision proposals, in the floodplain overlay district shall be reviewed to assure that:
 - a) Such proposals minimize flood damage;
 - b) All public utilities and facilities are located and constructed to minimize or eliminate flood damage; and
 - c) Adequate drainage is provided.
- 3) When proposing subdivisions or other developments greater than 50 lots or 5 acres (whichever is less), the proponent must provide technical data to determine base flood elevations for each developable parcel shown on the design plans.
- 4) All applications for special permits shall include a site and development plan. Said plans shall, at a minimum, show existing contour intervals of site and elevations of existing structures.

5) There shall be established a “routing procedure” which will circulate or transmit one copy of the site and development plan to the Conservation Commission, Planning Board, Board of Health, Building Inspector, Town Engineer, Highway Surveyor, Select Board, and Board of Assessors for comments which will be considered by the Planning Board prior to issuing applicable permits.

~~(ii)~~ Floodway Data and Base Flood Elevation

~~(ii)~~ (iii) Floodway Data

~~In zones A and AE, along watercourses that have not had a regulatory floodway designation, the best available Federal, State, local or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge. This data must be brought to the attention of the Building Inspector and reviewed for its reasonable utilization toward meeting the elevation or floodproofing requirements, as appropriate, of the State Building Code.~~

~~2) Base Flood Elevation Data~~

~~Base Flood elevation data is required for subdivision proposals or other developments greater than 50 lots or 5 acres, whichever is lesser, within unnumbered A-zones if said proposals include any work within the Flood Hazard Overlay District.~~

(d) Variances

(i) Granting Authority. Any variances from the provisions and requirements of the above-referenced state regulations may only be granted in accordance with the required variance procedures of the State Building Code Appeals Board.

- 1) The applicant will provide the Town of Mendon, from the State Building Code Appeals Board, a written and/or audible copy of the portion of the hearing related to the variance, and will maintain this record in the community’s files.
- 2) The Town shall also issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a community official that (i) the issuance of the variance to construct a structure below the base flood level will result in an increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property.
- 3) Such notification shall be maintained with the record of all variance actions for the referenced development in the Flood Hazard Overlay District.

(ii) Requirements. A variance from these Flood Hazard bylaws must meet the requirements set out by State law, and may only be granted if:

- 1) Good and sufficient cause and exceptional non-financial hardship exist;
- 2) The variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and
- 3) The variance is the minimum action necessary to afford relief.

(e) Floodway Data and Base Flood Elevation

(i) Floodway Data & Floodway Encroachment

- 1) In Zones A and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- 2) In Zone AE, along watercourses that have had a regulatory floodway designated on the Town’s FIRM or Flood Boundary & Floodway Map, encroachments are prohibited, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

(ii) Base Flood Elevation Data

- 1) In A Zones, in the absence of FEMA BFE data and floodway data, the building department will obtain, review, and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A and as the basis for elevating residential structures to or above base flood level, for floodproofing or elevating nonresidential structures to or above base flood level, and for prohibiting encroachments in floodways.

~~(d)~~ Use Regulations

- ~~(i)~~ The following or similar uses are specifically prohibited and shall not be allowed:

- ~~1) The storage or disposal of any soil, loam, peat, gravel, rock, refuse, trash, hazardous materials or materials used for snow and ice control including salt and other deicing chemicals and sand;~~

~~(d)(f)~~ Draining, excavation, dredging, removal, relocation or transfer of earth, loam, peat, sand, gravel, or rock except as necessary to work that is permitted as of right or by a Special Permit granted by the Planning Board

~~(e)~~ Special Permit Criteria

- ~~(i) In the Flood Hazard Overlay District, no new buildings shall be erected or constructed, and no existing buildings shall be enlarged or moved, except by Special Permit. The applicant shall forward one copy of the development plan to the Conservation Commission, Planning Board, Board of Health, and Building Inspector for comments;~~

~~which will be considered by the appropriate permitting board prior to issuing applicable permits. All subdivision proposals must be designed to assure that:~~

- ~~1) such proposals minimize flood damage;~~
~~2) all public utilities and facilities are located and constructed to minimize or eliminate flood damage; and~~
~~3) adequate drainage is provided to reduce exposure to flood hazards.~~

- ~~(ii) Special Permits hereunder shall be granted only if the Planning Board determines that the proposed use:~~

~~(i) Complies in all respects with the requirements of the underlying zoning district in which the land is located, and~~

~~(ii) Will not result in any increase in flood levels during the occurrence of a statistical hundred (100) year storm.~~

~~(f)(g)~~ Notification of Watercourse Alteration & Submittal of New Technical Data

- (i) In a riverine situation, the Conservation Commission shall notify the following of any alteration or relocation of a watercourse:

1) Adjacent Communities

~~2)~~ Bordering states, if affected

~~3)~~ NFIP State Coordinator

Massachusetts Department of Conservation and Recreation ~~251 Causeway Street, Suite 600-700~~

~~Boston, MA 02114-2104~~

~~4)~~ NFIP Program Specialist

Federal Emergency Management Agency, Region I ~~99 High Street, 6th Floor Boston, MA 02110~~

- (ii) If the Town acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s). Notification shall be submitted to:

1) NFIP State Coordinator

Massachusetts Department of Conservation and Recreation

2) NFIP Program Specialist

Federal Emergency Management Agency, Region I

(h) Abrogation and Greater Restriction

The floodplain management regulations found in this Flood Hazard Overlay District section shall take precedence over any less restrictive conflicting local laws, ordinances, or codes.

(i) Disclaimer of Liability

The degree of flood protection required by this bylaw is considered reasonable but does not imply total flood protection.

~~(g)~~(j) Severability

If any provision of these Flood Hazard District Regulations is held invalid by a court of competent jurisdiction, the remainder of the Flood Hazard District Regulations shall not be affected thereby.

Voted 5/7/1982; AG Approved 9/8/1982; Effective 5/7/1982

Voted 5/1/2009; AG Approved 8/11/2009; Effective 5/1/2009

Voted 6/28/2011; AG Approved 10/6/2011; Effective 6/28/2011

Red strikethrough = cut

Green Bold = new

Chapter XXVIII Wetlands Protection By-Law

Section 1.0 *Purpose.*

The purpose of this Chapter is to protect the wetlands, ~~related~~ water resources, **flood prone areas**, and adjoining **upland** areas in the Town of Mendon by controlling activities deemed by the Conservation Commission likely to have an adverse effect, immediate or cumulative, upon wetland values, including but not limited to the following: protection of public or private water supply; protection of groundwater; flood control; erosion and sediment control; storm damage prevention; prevention of water pollution; fisheries; wildlife habitat; rare species habitat **including rare plant and animal species**; recreational value; **protection of surrounding land and other homes or buildings**; **protection of surrounding land from predicted increases in flood frequency & intensity**; **protection of surrounding land to provide improved water filtration capacity, under predicted future increases in precipitation intensity, water temperatures and eutrophication impacts**, (collectively the “Resource Area values protected by this By-Law”) **deemed important to the community**. Presumptions of significance contained in 310.CMR 10.00 shall extend to said values.

Section 2.0 ~~3.0~~ *Jurisdiction.*

Except as permitted by the Conservation Commission or as provided in this ~~Chapter~~ **Bylaw or its Regulations**, no person shall commence to remove, fill, dredge, build upon, degrade, discharge into, impact, or otherwise alter the following Resource Areas:

- a. Any freshwater wetlands ~~or any land within 100 feet of freshwater wetlands~~: including marshes; wet meadows; bogs; swamps; isolated wetlands; ~~vernal pools~~, **springs; banks; reservoirs; lakes; ponds; rivers; brooks and creeks, or perennial** or intermittent streams;
- b. **Any land under the aforementioned waterways and waterbodies**; ~~any of the waterbodies set forth in this Section 3.0 a and c above; and~~
- c. **Any wetlands bordering on the aforementioned resource areas**;
- d. Any adjoining lands ~~within~~ **out to a distance of 100 feet of the all aforementioned resource areas known as the Buffer Zone** ~~set forth in Section 3.0 a above~~;
~~Any river, perennial stream, lake, or pond greater than 20,000 square feet in size;~~
- e. **Any Vernal Pool, including Vernal Pools not certified by the MassWildlife Natural Heritage and Endangered Species Program, and adjoining land out to a distance of 100 feet known as the Vernal Pool Habitat**;
- f. Any land within 200 feet of perennial streams or rivers known as the **Riverfront Area**; ~~of the water bodies set forth in this Section~~

~~3.0 c. above;~~

- g. Any land subject to flooding or inundation by ground water, surface water, or storm flowage (**bordering or isolated**).

Collectively all such wetland Resource Areas and lands abutting any of the aforesaid Resource Areas shall be deemed to be Resource Areas protected by this By-Law ~~whether or not they border surface water.~~

Section 3.0 ~~2.0~~ *Definitions.*

~~Definitions under this By-Law are consistent with the Wetlands Protection Act and Regulations (310 CMR 10.00) unless otherwise defined below.~~

Except as may be otherwise provided in this bylaw or in regulations of the Commission, the definitions of terms in this bylaw shall be as set forth in the Wetlands Protection Act (M.G.L. Ch. 131, § 40 and regulations (310 CMR 10.00).

~~Section 2.1~~ **The term “Alter”** means, without limitation, the following actions when undertaken upon or affecting any of the areas subject to protection under the By-Law: ~~and listed in Section 3.0 of these regulations:~~

- a. Removal, excavation, or dredging of soil, sand, gravel, or aggregate materials of any kind;
- b. Changing the preexisting drainage characteristics, flushing characteristics, sedimentation patterns, flow patterns, or flood retention characteristics;
- c. Drainage, or other disturbance of water level or water table;
- d. Dumping, discharging, or filling with any material which may degrade water quality;
- e. Placing of fill, or removal of material that would alter elevation;
- f. Driving of piles, erection, expansion or repair of buildings, or structures of any kind;
- g. Placement of obstructions or objects in water;
- h. Destruction of plant life including cutting or trimming of trees and shrubs;
- i. Changing temperature, biochemical oxygen demand, or other physical or chemical characteristics of any waters;
- j. Any activities, changes, or work which would cause or tend to contribute to pollution of any body of water or groundwater; and
- k. Incremental activities which have, or may have, a cumulative adverse impact on the Resource Areas protected by the By-Law.

~~Section 2.2—Area Subject to Flooding means depressions or closed basins that serve as ponding areas for runoff, snowmelt, heavy precipitation, or high groundwater that has risen above the ground surface, and areas which flood from a rise in a bordering waterway or water body as defined in Wetlands Protection Act Regulations (310 CMR 10.57).~~

~~Section 2.3—Area Subject to Protection—means any area specified in Section 3.0 and is used synonymously with the term “Resource Area”.~~

~~Section 2.4—Buffer Zone—means that area of land extending 100 feet horizontally from the boundary of a Resource Area specified in Section 3.0 a.~~

~~Section 2.5—Isolated Wetlands—are wet meadows, marshes, swamps, and bogs where the topography is typically low and flat and where soils are annually saturated such that groundwater or flowing or standing surface water provides a significant part of the supporting substrate for a plant community. Isolated wetlands are generally found within depressions and do not border rivers, streams, lakes or other bodies of water or wetlands. The boundary of isolated wetlands is the line within which the vegetation community is substantially characterized by wetland indicator species and within which hydric soils or other indicators of wetland hydrology are present. When vegetation appears to have been altered or is absent, the boundary line is the line within which hydric soils and/or indicators of wetland hydrology are present.~~

The term “bank” shall include the land area which normally abuts and confines a water body; the lower boundary being the mean annual low flow level, and the upper boundary being the first observable break in the slope or the mean annual flood level, whichever is higher.

~~Section 2.6 The term “No Build Zone” means that portion of the Buffer Zone up gradient of the No Disturb Zone and extending to a line which extends 50 feet from the edge of the Resource Area. Section 5.0 No Build Zone. There shall be a No Build Zone with a minimum depth of 50 feet measured horizontally from the border of any Resource Area; Except as otherwise specifically provided in these regulations, no buildings or structures shall be permitted in the No Build Zone. Prohibited activities include but are not limited to, construction of any structure, installation of any impervious surface, and any work requiring a building permit. Fences, swing sets and similar play structures may be permitted with the approval of the depth where there are site specific conditions that, if altered, would not result in degradation of a Resource Area.~~

~~Section 2.7 The term “No Disturb Zone” means that portion of the Buffer Zone which extends 25 feet from the edge of the Resource Area. No regulated activity shall be permitted in the no disturb zone. Section 4.0 No Disturb Zone.~~ Except as otherwise provided in this By-Law **or associated Regulations**, no activity is permitted within 25 feet of the delineated edge of Wetland Resource Areas. This standard has been adopted because the alteration of land immediately adjacent to a wetland is likely to result in the alteration of the wetland itself. **Examples of alterations include typically result from** extension of lawn, depositing yard waste and clearing of vegetation.

~~Section 2.8—Obstructions or Objects in Water means, but is not limited to, debris, dams, weirs, sluice gates, docks, bulkheads, pilings, and floats.~~

~~Section 2.9~~ The term “Pond” shall follow the definition of 310 CMR 10.04 except that the size threshold of 10,000 square feet shall not apply. ~~means any open body of fresh water at least 2000 square feet or larger which has standing water due to natural causes throughout the year during most years.~~ Man-made retention or detention basins, swimming pools, lined fishponds, and wastewater treatment lagoons shall not be considered ponds.

The term “Rare Species” shall include, without limitation, all vertebrate and invertebrate animals and all plant species listed as endangered, threatened, or of special concern by the Massachusetts Division of Fisheries and Wildlife, regardless whether the site in which they occur has been previously identified by the Division.

~~Section 2.10~~ The term “Rare Species Habitat” means those areas providing habitat for species of wildlife and /or plants listed as endangered, threatened, or of special concern by the Massachusetts Division of Fisheries and Wildlife.

~~Section 2.11—Resource Area means any area specified in Section 3.0 and is synonymous with Area Subject to Protection under the By-Law.~~

~~Section 2.12—River means any naturally flowing body of water that empties to any ocean, lake, pond, or river, and which flows throughout the year.~~

~~Section 2.13—Riverfront Area means the area within 200 feet of rivers includes perennial streams, lakes or ponds.~~

~~Section 2.14—Stream means any body of running water, including brooks and creeks, which move in a definite channel in the ground due to the hydrologic gradient and which flows within, into or out of an area subject to protection. A portion of a stream may flow through a culvert or beneath a bridge. A stream may be intermittent (does not flow throughout the year) or perennial (flows throughout the year most years). A stream is located down gradient of and is hydrologically connected to a wetland.~~

~~Section 2.15~~ The term “Vernal Pool” means, in addition to scientific definitions found in 310 CMR 10.00, any confined basin or depression not occurring in existing lawns, gardens, or landscaped areas, which in most years holds water for a minimum of two continuous months during the spring and/or summer, contains at least 200 cubic feet of water at some time during most years, is free of adult predatory fish populations, and provides essential breeding and rearing habitat functions for amphibians, reptiles, or other vernal pool community species, regardless of whether the site has been certified by the Massachusetts Division of Fisheries and Wildlife. The Mendon Conservation Commission has the discretionary authority to protect a vernal pool when it is shown to provide vernal pool wildlife habitat function despite the lack of official certification by the state. ~~Section 6.0 Vernal Pools.~~ The boundary of the Resource Area for Vernal Pools shall be 100 feet outward from the mean annual high-water line defining the depression, but shall not include existing lawns, gardens, landscaped or developed areas. Unless compelling evidence is provided to the contrary, no project or activity shall have an

adverse effect on a Vernal Pool by altering its topography, soil structure, plant community, composition, hydrologic regime and/or water quality.

~~Section 2.16—Wetland is defined in the Wetlands Protection Act, MGL Ch. 131, Sec. 40.~~

Section 4.0 ~~7.0~~ *Exemptions and Exceptions.*

- a. The application and permit required by the By-Law shall not be required for maintaining, repairing, or replacing, but not substantially changing or enlarging, an existing and lawfully located structure or facility used in the service of the public to provide electric, gas, water, ~~sewer, telephone, telegraph or other telecommunications services, or sanitary or storm sewers,~~ provided that written notice has been given to the commission **at least 14 days** prior to the commencement of work, **and provided that the work conforms to performance standards and design specifications in regulations adopted by the Commission.**
- b. The application and permit required by the By-Law shall not be required for work performed for normal maintenance or improvement of land in agricultural use as defined by the Wetlands Protection Act Regulations at 310 CMR 10.04. ~~The question of whether land is “land in agricultural use” as defined under the Wetlands Protection Act may be subject to a Request for Determination by the Commission.~~
- c. The application and permit required by the By-Law shall not be required for emergency projects necessary for the protection of the health and safety of the citizens of Mendon, provided that the work is to be performed by or has been ordered to be performed by an agency of the Commonwealth **or a political subdivision thereof** or by the Town; **provided that advance notice, oral or written, has been given to the Commission prior to commencement of work or within 24 hours after commencement;** provided that the Commission or its agent, in writing, certifies the work as an emergency project; **provided that the work is performed only for the time and place certified by the Commission for the limited purposes necessary to abate the emergency; and provided that within 21 days of commencement of an emergency project a permit application shall be filed with the Commission for review as provided by this bylaw. Upon failure to meet these and other requirements of the Commission, the Commission may, after notice and a public hearing, revoke or modify an emergency project approval and order restoration and mitigation measures.**
- d. ~~The applications and permits required by this By-Law shall not be required for existing structures or work in existence prior to the date of adoption of the By-Law.~~
- e. ~~The application and permit required by the By-Law shall not be required for any minor activities within the buffer zone or riverfront area, provided they meet the requirements outlined herein. Minor activities include but are not limited to:~~
 - i ~~Unpaved pedestrian walkways for private use;~~

- ~~ii Plantings of native species of trees, shrubs, or groundcover, but excluding turf lawns;~~
- ~~iii The conversion of impervious to vegetated surfaces, provided erosion controls and sedimentation controls are implemented during construction;~~
- ~~iv Fencing, stonewalls, and stacks of cordwood provided they will not constitute a barrier to wildlife movement and fences to contain livestock are located more than 100 feet from the mean annual high water line within a riverfront area or 50 feet from other resource areas, whichever is farther;~~
- ~~v Mowing of lawns and pruning of pre-existing landscaped areas;~~
- ~~vi Vista pruning, provided the activity is located more than 100 feet from the mean annual high water line within a riverfront area or 50 feet from other resource areas, whichever is farther;~~
- ~~vii Conversion of lawn to uses accessory to existing single family houses, such as decks, sheds, patios, pools, and gardens, provided the activity is located 100 feet from the mean high water line within a riverfront area or 50 feet from other resource areas, and erosion and sedimentation controls are implemented during construction;~~
- ~~viii Removal of dead or dying trees that pose a hazard to structures or public safety;~~
- ~~ix Repair of existing structures provided the footprint of the structure does not change and erosion and sedimentation controls are implemented during construction; and,~~
- ~~x Activities that are temporary in nature, having negligible impacts, and are necessary for planning and design purposes (e.g. installation of monitoring wells, exploratory borings, sediment sampling and surveying) provided that erosion and sedimentation controls are implemented.~~

~~Other than stated in this section, the exceptions provided under the Wetland Protection Act (M.G.L. Ch. 131 Sec. 40) and regulations (310 CMR 10.00) shall not apply under this By-Law.~~

Except where otherwise stated in this section, the minor activity exemptions provided under the Wetlands Protection Act (G.L. c. 131, § 40) and regulations promulgated pursuant thereto (310 CMR 10.00) shall apply to the wetland resource areas protected under this bylaw.

Section 5.0 ~~10~~ *Applications and Fees.*

Written application of a Notice of Intent (NOI, the permit application) shall be filed with the Commission to perform activities regulated by this bylaw affecting resource areas protected by this bylaw. This application shall include such information and plans as are deemed necessary by the Commission to describe proposed activities and their effects on the resource areas protected by this bylaw. No activities shall commence without receiving and complying with a permit pursuant to this bylaw.

The Commission in an appropriate case may accept as the application and plans under this bylaw any application and plans filed under the Wetlands Protection Act (M.G.L. Ch. 131 §40) and regulations (310 CMR 10.00), together with such other information and plans as is required by this bylaw and regulations issued hereunder.

Any person desiring to know whether or not a proposed activity or an area is subject to this bylaw may in writing request a determination from the Commission. Such Request for Determination of Applicability (RDA) or Abbreviated Notice of Resource Area Delineation (ANRAD) filed under the Wetlands Protection Act shall include information and plans as deemed necessary by the Commission.

At the time of an ~~permit~~ application, ~~Request for Determination of Applicability, Notice of Resource Delineation, or other request,~~ the applicant shall pay a filing fee, as specified in the Regulations of the Commission, to the Town of Mendon to be put into an account established pursuant to M.G.L. c. 44, Sec. 53 ~~G~~ **E 1/2**, which account may be drawn upon by the Commission as necessary to carry out the provisions of this by-law. Accordingly, the combined filing fees of all applicants are pooled for uses directly related to the By-Law, including salaries, administration, office supplies, enforcement, postage, and miscellaneous costs. These fees are in addition to those required by the Massachusetts Wetlands Protection Act. **The Commission shall waive the filing fee for an application or request filed by a government agency.**

Upon receipt of a permit or other applications, RDA, ANRAD, COC or other request, the Commission may, at the expense of the applicant, retain an independent consultant, including engineers, wetlands scientists, wildlife biologists or other experts, for the purpose of providing the Commission with the data, analysis, or other information deemed by the Commission to be reasonably necessary or appropriate to assist the Commission in reviewing the application or rendering its decision, in conformity with the provisions of M.G.L. Ch. 44, § 53G, and with the rules promulgated by the Commission for hiring outside consultants under M.G.L. Ch. 44, § 53G, which are incorporated herein by reference. Such funds shall be deposited with the town treasurer, who shall create an account specifically for this purpose. Additional consultant fees may be requested where the requisite review is more expensive than originally calculated or where new information requires additional consultant services.

~~The Commission, in its discretion, is authorized to require an applicant to pay a consultant fee for the reasonable costs and expenses borne by the Commission in its consideration of the application. These expenses may include, but are not limited to, Resource Area survey and delineation, analysis of Resource Area values, including wildlife habitat evaluations, hydrogeological and drainage analysis, and hydric soil testing. Consultant fees may be deposited into the same account as described above.~~

Section 6.0 *Notice of Hearings*

Any person filing an application, NOI or ANRAD, with the Conservation Commission at the same time shall give written notice thereof, by certified mail (return receipt requested) or hand delivered, to all abutters at their mailing addresses shown on the most recent applicable tax list of the assessors, including owners of land directly opposite on any public or private street or way, and abutters within 300 feet of the property line of the applicant, including any in another municipality or across a body of water. The notice shall state a brief description of the project or other proposal and the date of any Commission hearing or meeting date if known. The notice to abutters also shall include a copy of the application or request, with plans, or shall state where copies may be examined and obtained by abutters. An affidavit of the person providing such notice, with a copy of the notice mailed or delivered, shall be filed with the Commission. When a person requesting a determination is other than the owner, the request, the notice of the hearing and the determination itself shall be sent by the Commission to the owner as well as to the person making the request.

The Commission shall conduct a public hearing on any permit application, NOI, RDA, or ANRAD with written notice given at the expense of the applicant, at least five business days prior to the hearing, in a newspaper of general circulation in the municipality. The Commission shall commence the public hearing within 21 days from receipt of a completed permit application, NOI, RDA, or ANRAD unless an extension is authorized in writing by the applicant. The Commission shall have authority to continue the hearing to a specific date announced at the hearing, for reasons stated at the hearing, which may include the need for additional information from the applicant or others as deemed necessary by the Commission in its discretion, based on comments and recommendations of the boards and officials.

The Commission shall issue its permit Order of Conditions (OOC), other order or determination in writing within 21 days of the close of the public hearing thereon unless an extension is authorized in writing by the applicant. The Commission in an appropriate case may combine its hearing under this bylaw with the hearing conducted under the Wetlands Protection Act (G.L. Ch.131 §40) and regulations (310 CMR 10.00).

Section 7.0 *Permits and Conditions*

If the Commission after a public hearing determines that the activities which are the subject of the application are likely to have a significant or cumulative effect upon the wetland values protected by this bylaw, the Commission shall issue or deny a permit for the activities requested. If it issues a permit, the Commission shall impose conditions which the Commission deems necessary or desirable to protect those values, and all activities shall be done in accordance with those conditions.

The Commission is empowered to deny a permit for failure to meet the requirements of this bylaw; for failure to submit necessary information and plans requested by the Commission; for failure to meet the performance standards and other requirements in this bylaw and the regulations issued hereunder, for failure to avoid or prevent unacceptable significant or cumulative effects upon the wetland values protected by this bylaw, and where no conditions are adequate to protect those values.

A permit shall expire three years from the date of issuance. The Commission may extend a permit for one or more periods of up to three years each, upon written request made at least 30 days prior to the expiration of the permit.

For good cause, the Commission may revoke or modify any permit, DOA, or ORAD, or any other order issued under this bylaw upon reasonable notice to the permit holder, and upon a vote a majority of the Commission at a duly noticed public hearing. Requests for amendments to permits shall follow the procedures set forth in MassDEP Wetlands Policy 85-4.

The Commission in an appropriate case may combine the decision issued under this bylaw with the permit DOA, ORAD, or Certificate of Compliance (COC) issued under the Wetlands Protection Act.

No work proposed in any application shall be undertaken until the permit, or ORAD, issued by the Commission with respect to such work has been recorded in the Worcester Registry of Deeds or, if the land affected thereby be registered land, in the Registry Section of the Land Court for the Worcester District, and until the holder of the permit certifies in writing to the Commission that the permit has been so recorded.

~~Section 9.0—Procedure.~~

- a. ~~Request for Determination of Applicability (RDA). The applicant shall submit an RDA to the Conservation Commission if work is in the buffer zone.~~
 - i. ~~The Conservation Commission will then determine if the work is within a Resource Area. Common activities include, but are not limited to, installing an above or in-ground pool, shed, garage or addition. A determination will be made within 21 days and sent to the Building Department~~
- b. ~~Notice of Intent (NOI). If the Conservation Commission determines that the work area is within a Resource Area, the applicant must file a Notice of~~

~~Intent with the Conservation Commission and the Department of Environmental Protection (DEP). The NOI filing shall include the following:~~

- ~~i. A complete and accurate description of the site, including the type and boundaries of Resource Areas protected under the Wetlands Protection Act and this By-Law;~~
 - ~~ii. The proposed work, including all measures and designs proposed to meet the performance standards described in the Wetlands Protection Act Regulations, 310 Code of Massachusetts Regulations (CMR) 10.00 for each applicable resource area;~~
 - ~~iii. Two copies of the NOI filing which must be received two weeks prior to the public hearing date;~~
 - ~~iv. Two sets of plans and;~~
 - ~~v. A check made out to the Town of Mendon in the amount specified for the project type per the Wetlands Filing Fee Calculation Sheet. This will pay for the public hearing notice that will be placed in the Milford Daily News. Payment is required at the public hearing. The Conservation Commission Administrative Clerk will notify the applicant of the amount once the ad has run in the newspaper.~~
 - ~~vi. The Commission shall commence the public hearing within 21 days from the receipt of a completed permit application, unless an extension is authorized in writing by the applicant.~~
- ~~c. Order of Conditions. The Commission, after public hearing, may issue or deny an Order of Conditions, i.e., a permit, for the activities requested. If it issues an Order of Conditions, the Commission shall impose conditions that it deems necessary or desirable to protect those values, and all activities shall be done in accordance with those conditions. The Commission shall take into account the cumulative adverse effects of loss, degradation, isolation, and replication of protected Resource Areas throughout the community and the watershed, resulting from past activities, permitted and exempt, and foreseeable future activities. The Commission is empowered to deny a request for an Order of Conditions for failure to meet the requirements of this ordinance; for failure to submit necessary information and plans requested by the Commission; for failure to meet the design specifications, performance standards, and other requirements in regulations of the Commission; for failure to avoid or prevent unacceptable significant or cumulative effects upon the Resource Area values protected by this ordinance; and where no conditions are adequate to protect those values. Lands within twenty five (25') feet of Resource Areas protected by this By-Law are presumed important to the protection of these resources because activities undertaken in close proximity to resource areas have a high likelihood of adverse impact upon~~

~~the wetland or other resource, either immediately, as a consequence of construction, or over time, as a consequence of daily operation or existence of the activities. These adverse impacts from construction and use can include, without limitation, erosion, siltation, loss of groundwater recharge, poor water quality, and loss of wildlife habitat.~~

~~i. If the project is approved, an Order of Conditions, will be issued based on the findings within 21 days from the date of completion of the hearing.~~

- ~~a. Orders of Condition shall be filed and registered at the Worcester County Registry of Deeds by the applicant.~~
- ~~b. A copy of the registered Order must be given to the Conservation Commission.~~
- ~~c. The Order is valid for three years. It may be extended for up to three years if a valid Order is in effect.~~
- ~~d. The Order of Conditions and Extension Permit must be recorded with the Worcester County Registry of Deeds. A copy of the registered Order and the Extension Permit must be given to the Conservation Commission.~~

- ~~d. *Certificate of Compliance.* Once the work is completed, the applicant or his engineer must request a Certificate of Compliance. The engineer shall submit an As Built drawing as well as confirm in writing that the work has been completed in accordance with the Order. The majority of the Commission must sign and issue either a partial or complete Certificate of Compliance. It is the applicant's responsibility to record the Certificate of Compliance with the Worcester County Registry of Deeds. The applicant must provide the Conservation Commission with a copy of the recorded Certificate. There will be a fee of \$50 for re-issuance of Certificates of Compliance.~~

~~Section 12—*Self Imposed Hardship.* The Commission views any adjacent properties or properties located nearby, which are under common ownership, as part of a cumulative Resource Area impact, such that the maximum 5,000 square feet of alteration that may be allowed under certain conditions under the Wetlands Protection Act, or the proposed degree of alteration of the Resource Area under the By Law applies to the entire area. The applicant or property owner is advised to prevent situations where they have created their own hardship by not carefully considering all likely impacts to areas subject to the Wetlands Protection Act or the By Law. In the case of limited project proposals, proposed roadways or driveways shall be designed to provide access to all areas of the proposed site without relying upon the possibility of future wetlands crossings. The Commission shall consider any future crossings or impacts proposed to be self-imposed and will not grant further crossings or alterations in subsequent filings on a lot by lot basis for any project.~~

~~Section 8.0 *Waiver*: The Mendon Conservation Commission, by majority vote, may waive strict compliance with the requirements of this By Law or the rules and/or regulations promulgated hereunder, where;~~

- ~~a. Such action is allowed by federal, state, and local statutes~~
- ~~b. Is in the public interest, and~~
- ~~c. Is not inconsistent with the purpose and intent of this by law.~~

Section ~~18~~ 8.0 *Rules and Regulations*.

The Commission shall be authorized to promulgate Rules and Regulations (“Regulations”) to effectuate the purposes of this Bylaw at a **public hearing meeting** for which one week’s notice has been provided in a newspaper of general circulation in the Town. Such Regulations shall take effect **when voted and filed upon filing** with the Town Clerk. Failure by the Commission to promulgate such Regulations or a legal declaration of their invalidity by a court of law shall not act to suspend or invalidate the effect of this Bylaw. **At a minimum these regulations shall reiterate the terms defined in this bylaw, define additional terms not inconsistent with the bylaw, and impose filing and consultant fees.** ~~The Commission may waive any provision of its rules and regulations when it is not deemed appropriate to enforce them.~~

Section 9.0 *Security*.

As a part of a permit issued under this bylaw, in addition to any security required by any other municipal or state board, agency or official, the Commission may require that the performance and observance of the conditions imposed thereunder (including conditions requiring replication or mitigation) be secured wholly or in part by one or more of the methods described below:

- a. By a proper bond or deposit of money or negotiable securities or other undertaking of financial responsibility sufficient in the opinion of the Commission, to be released in whole or in part upon issuance of a Certificate of Compliance for work performed pursuant to the permit;**
- b. By accepting a conservation restriction, easement, or other covenant enforceable in a court of law, executed and duly recorded by the owner of record, running with the land to the benefit of this municipality whereby the permit conditions shall be performed and observed before any lot may be conveyed other than by mortgage deed. This method shall be used only with the consent of the applicant, and upon approval as to form by Town Counsel.**

Section 10.0 ~~13~~ *Enforcement*.

No person shall remove, fill, dredge, build upon, degrade, or otherwise alter resource areas protected by this bylaw, or cause, suffer, or allow such activity, or leave in place unauthorized fill, or otherwise fail to restore illegally altered land to its original condition, or fail to comply with a permit or an enforcement order issued pursuant to this bylaw.

~~Section 11—Right of Entry:~~

The Commission or its agent may enter upon privately owned property for the purpose of carrying out its duties under this By-Law and may make or cause to be made such examination or survey as deemed necessary, **subject to the constitutions and laws of the United States and the Commonwealth.**

The Commission shall have the authority to enforce this By-Law, its regulations and ~~orders~~ **permits** by violation notices, enforcement orders, **civil and criminal court actions**, and non-criminal citations under MGL Ch. 40 s. 21 D. Any person who violates provisions of this By-Law may be ordered to restore the property to its original condition or take other action deemed necessary to remedy such violations or may be fined or both.

Upon request of the Commission, the Select Board and Town Counsel shall take legal action for enforcement under civil law. Upon request of the Commission, the Chief of Police and/or Town Counsel shall take legal action for enforcement under criminal law. Municipal boards and officers, including any police officer or other officer having police powers, shall have authority to assist the Commission in enforcement.

Any person who violates any provision of this bylaw, regulations hereunder, or permits issued hereunder, may be punished by a fine of \$300 per day per offense. Each day or portion thereof during which a violation continues shall constitute a separate offense, and each provision of the bylaw, regulations, or permit violated shall constitute a separate offense.

- a. ~~Criminal and Civil Penalties. Any person who violates any provision of this Bylaw, valid regulation, or the terms or conditions in any permit or order prescribed or issued hereunder, shall be subject to a fine not to exceed \$300.00 for each day such violation occurs or continues or subject to a civil penalty, which may be assessed in an action brought on behalf of the Town in any court of competent jurisdiction. Each day or part thereof that such violation occurs or continues shall constitute a separate offense.~~

As an alternative to criminal prosecution in a specific case, the Commission may issue citations with specific penalties pursuant to the non-criminal disposition procedure set forth in G.L. Ch. 40 § 21D, which has been adopted by the Town in Chapter 1, Section 3 of the General By-Laws.

- b. ~~Non-Criminal Disposition. As an alternative to criminal prosecution or civil action, the Town of Mendon may elect to utilize the non-criminal disposition procedure set forth in G.L. Ch. 40, s. 21D. The Conservation Commission of the Town of Mendon shall be the enforcing entity. The penalty for the 1st~~

~~violation shall be \$100. The penalty for the 2nd violation shall be \$200. The penalty for the 3rd and subsequent violations shall be \$300. Each day or part thereof that such violation occurs or continues shall constitute a separate offense.~~

- ~~c. The Commission may seek remedies authorized under the Wetlands Protection Act including instituting a civil action seeking injunctive relief, penalties up to \$25,000 per day, and access to the site. The Commission may also seek under the Act criminal enforcement including penalties up to \$25,000.00 dollars per day. The Commission may also seek enforcement by the Massachusetts Department of Environmental Protection, which may include investigation and enforcement by the Attorney General, and/or administrative penalties.~~

~~Section 15 Violations Defined.~~

~~Each day a violation exists constitutes a separate violation. Violations include, but are not limited to:~~

- ~~a. Refusal or failure to comply with a local wetlands permit;~~
- ~~b. Failure or refusal to observe a particular condition or time specified in a local wetlands permit;~~
- ~~c. Refusal or failure to complete work described in a local wetlands permit, whether or not such failure causes damage to the interests protected by the ordinance; and~~
- ~~d. Refusal or failure to obtain a valid local wetlands permit prior to conducting an activity subject to regulation under the By-Law~~

Section 11.0 ~~14~~ *Burden of Proof.*

The applicant for ~~an Order of Conditions~~ **a permit** shall have the burden of proving by a preponderance of the credible evidence that the work proposed in the application will not have unacceptable significant or cumulative effect upon the Resource Area protected by this By-Law. Failure to provide adequate evidence to the Conservation Commission supporting this burden shall be sufficient cause for the Commission to deny a permit or grant ~~an Order of Conditions~~ **a permit** with conditions.

Section 12.0 ~~16~~ *Appeals.*

A decision of the Commission shall be reviewable in the Superior Court in accordance with MGL c. 249, s. 4.

Section 13.0 Relation to the Wetlands Protection Act

This bylaw is adopted under the Home Rule Amendment of the Massachusetts Constitution and the Home Rule statutes, independent of the Wetlands Protection Act (G.L. Ch. 131 §40) and regulations (310 CMR 10.00) thereunder. It is the intention of this bylaw that the purposes, jurisdiction, authority, exemptions,

regulations, specifications, standards, and other requirements shall be interpreted and administered as stricter than those under the Wetlands Protection Act and regulations.

Section 14.0 ~~17~~ *Severability*.

If any provision, paragraph, sentence, or clause of this by-law shall be held invalid for any reason, all other provisions shall continue in full force and effect.

Article 30

Mendon General By-laws

Chapter II Section 14

When a question is put, the consensus of the Meeting shall be determined by electronic tabulations and electronic devices to tabulate Town Meeting votes. If electronic tabulation is not available or a vote of the Town Meeting chooses not to use it, the determination of the vote shall be the following process: the voices of the voters and the Moderator shall declare the vote as it appears to him. If the Moderator is unable to decide the vote by sound of the voices, or if his decision is immediately questioned by seven (7) or more voters rising in their places for that purpose, he shall determine the vote by ordering a show of hands and he may appoint tellers to make and return the count.

Article 31

Mendon General By-laws

Chapter II Section 2

The annual Town Meeting for the election of Town officers and the determination of such matters as are required by law to be elected or determined by ballot shall be held on the ~~Tuesday occurring eleven days after the first Friday~~ third Tuesday in May.