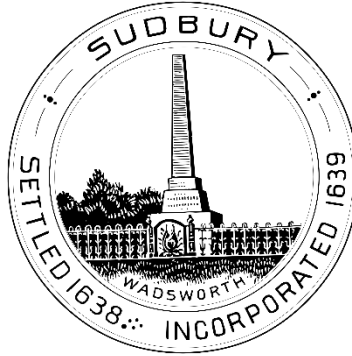


# Town of Sudbury Massachusetts



## OFFICIAL WARRANT

## SPECIAL TOWN ELECTION

**MONDAY, DECEMBER 11, 2017**

Polls Open 7:00 A.M. to 8:00 P.M.

Precincts 1, 1A, 2 & 5 - Fairbank Community Center, 40 Fairbank Road  
Precincts 3 & 4 - Sudbury Town Hall, 322 Concord Road

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**TOWN OF SUDBURY  
SPECIAL TOWN ELECTION WARRANT**

Commonwealth of Massachusetts  
Middlesex, ss.

To the Constable of the Town of Sudbury:

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Sudbury, qualified to vote in Town Elections, that voters residing in Precincts 1, 1A, 2 and 5 should meet at the Fairbank Community Center and voters residing in Precincts 3 and 4 should meet at the Town Hall in said Town on Monday, December 11, 2017, between the hours of seven o'clock in the forenoon and eight o'clock in the evening, to cast their votes on the following ballot questions:

**BALLOT QUESTION**

*Shall the Town of Sudbury be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bonds issued in order to construct a new Fire Station #2 and appurtenant structures on Town-owned land, for site development, purchasing additional equipment, technology, furniture, landscaping, and all expenses connected therewith, including professional, engineering, and architectural services and preparation of plans, specifications and bidding documents, supervision of work, relocation, and borrowing costs and expenses?*

YES \_\_\_\_\_ NO \_\_\_\_\_

**SUMMARY:** The 2017 Special Town Meeting approved Article 8 for the expenditure of funds to construct a new Fire Station #2 on Town-owned land at the location of the current Fire Station #2 located on Boston Post Road.

This ballot question seeks to exclude from the Proposition 2 ½ levy limit the principal and interest to pay for this project. If this debt exclusion receives approval via this ballot, permanent bonding will be obtained at the conclusion of the project based on actual expenditures.

At the time of warrant signing, the total project cost has not been finalized; however, predicated upon an estimated total project cost of \$7.1 million, impact on the tax rate is: \$0.16 per \$1,000 assessed value at the highest point of the bonding period (based upon a 20-year bond at 4.0%). For example, the tax impact on the 2017 average home value of \$705,763 is estimated at \$100 in the first year of debt service, and would decline approximately \$2/year during the bonding period. The total project cost includes design, construction and relocation.

A “yes” vote on this question will authorize the Town to exclude from the levy limit the debt required to fund construction of a new Fire Station #2 Headquarters with all associated work and expenditures

connected thereto and a “no” vote will mean the project cannot go forward without the appropriation being re-voted followed by approval of a debt exclusion at an election.

**ARGUMENT FOR PASSAGE:** Due to the continued building of commercial and residential occupancies along the Route 20 corridor, the Fire Department is seeking approval to replace Fire Station 2. Opened in 1961 in front of the Raytheon Facility, the 56 year-old fire station is a small two person facility that has become inadequate for storing and maintaining modern fire apparatus. It does not conform to many requirements of present building codes and lacks accommodations for female firefighters. Simply put, it has become too small for modern fire department operations.

The Town has seen continued expansion along Route 20 including occupancies that are labor intensive for the fire department, including nursing homes, assisted living facilities, and large residential developments. To catch up with past development and the recent approval of the new Meadow Walk project, an additional ambulance with the required paramedic staffing is needed to respond to the recent and anticipated increases in emergency calls.

The newly designed Station 2 includes adequate space to house the present Engine 2 and provides needed capacity to house an additional ambulance. The three wide bays would hold two trucks each, providing adequate space for present and future needs of the fire department. The proposed design also includes the appropriately designed number of bathrooms and bunkrooms to house female firefighters. In addition, the new station would feature a much safer rear drive through capability to prevent the apparatus from turning around in the newly widened Route 20 in order to back into the present station.

**ARGUMENT IN OPPOSITION:** The total project cost has not been finalized, so the total cost is unknown. Based on the estimated total project cost of \$7.1 million, passage of this debt exclusion would increase the tax rate \$0.16 per \$1,000 assessed value at the highest point of the bonding period (based upon a 20-year bond at 4.0%). For example, the tax impact on the 2017 average home value of \$705,763 is estimated at \$100 in the first year of debt service, and would decline approximately \$2/year during the bonding period. Any increase in the Town’s tax levy may cause financial hardship to many residents.

Polls will open at seven o'clock in the forenoon and will be closed at eight o'clock in the evening.

And you are required to serve this Warrant by posting an attested copy thereof at the Town Hall at least seven days before the time appointed for such election.

Hereof fail not and make due return of the Warrant by your doing thereon to the Town Clerk, at or before the time of election aforesaid.

Given under our hands this 7th day of November, 2017.

SELECTMEN OF SUDBURY:

Robert C. Haarde

Leonard A. Simon

Patricia A. Brown

Daniel E. Carty

Susan N. Iuliano

The Sudbury Board of Selectmen invites you to participate in the...

# 2018 SUDBURY TOWN FORUM

*Saturday, March 3, 2018*

*LSRHS Auditorium*

**10:00 am – 12:30 pm**

## Marijuana in Sudbury

*Please join us to learn more about this important topic and share your ideas.*

- **Zoning** – [Zoning Bylaw](#) Articles 4600 and 4800 deal with medical marijuana treatment centers and marijuana establishments
- **Growing & Cultivation**
- **State Law** – [An Act to Ensure Safe Access to Marijuana](#)
- **Moratorium** – Voted at [May 2017 Town Meeting](#), the temporary moratorium is in effect through June 30, 2018

### We Want to Hear From You

- Come to the Forum with your comments and questions.
- Email questions to [townforum@sudbury.ma.us](mailto:townforum@sudbury.ma.us) in advance.
- If you are watching from home, you may also email [townforum@sudbury.ma.us](mailto:townforum@sudbury.ma.us) with questions during the Forum.
- Please put “Town Forum 2018” on the subject line of your email and include your name and address for the public record.

### Broadcast Information:

Comcast Channel 8 ~ Verizon Channel 31 ~ <http://tinyurl.com/sudburytvlivestream>



**Board of Selectmen  
Sudbury, MA 01776**

**U.S. POSTAGE  
PAID  
Permit No. 4  
Sudbury, MA 01776  
ECRWSS**

**POSTAL PATRON  
SUDBURY  
MASSACHUSETTS 01776**

**SPECIAL TOWN ELECTION  
Monday, December 11, 2017**