

Warrant for the Annual Town Meeting  
June 2, 2025  
Town of Wrentham  
The Commonwealth of Massachusetts  
Norfolk

To the Constables of the Town of Wrentham in the County of Norfolk;

**Greetings:**

You are hereby required in the name of the Commonwealth of Massachusetts to notify and warn qualified voters of said Town of Wrentham to assemble at the King Philip Regional High School, 201 Franklin Street, Wrentham, MA at 7:30PM on Monday, June 2, 2025 then and there to act on the following articles:

**Article 1: Annual Report**

To see if the Town will consider the reports of the Town Officers or any committee or commission and act thereon, or take any other relative action thereto. (Select Board)

**Article 2: Fix Salaries for Elected Officials**

To see if the Town will vote to fix the salary and compensation of all elected officials of the Town as provided by MGL c. 41 §108 as amended, or take any other action relative thereto. (Finance Committee)

**Article 3: FY25 Snow & Ice Expenses**

To see if the Town will vote to raise and appropriate, appropriate by transfer from available funds in the treasury, or appropriate by transfer from funds previously appropriated to other accounts, a sum of money to supplement the current Fiscal Year 2025 operating budgets, or take any other action relative thereto. (Finance Committee)

**Article 4: Prior Year Bills**

To see what action the Town will take with regard to unpaid bills outstanding, or overdrafts from prior year(s), to vote to raise and appropriate, to appropriate by transfer from unappropriated available funds in the treasury, or appropriate by transfer from funds previously appropriated to other accounts, a sum of money for the same, or take any other action relative thereto. (Finance Committee)

**Article 5: FY26 Water Enterprise Fund Budget**

To see if the Town will vote to raise through Water Enterprise Fund Revenue or transfer from any available source of funds, such sums of money as may be necessary to defray the regular expenses of the Water Enterprise Operating Budget for the Fiscal Year beginning July 1, 2025 (Fiscal Year 2026), or take any other action relative thereto. (Finance Committee)

**Article 6: FY26 Operating Budget**

To see if the Town will vote to raise and appropriate or transfer from any available source of funds, such sums of money as may be necessary to defray the regular expenses (Operating Budget) and approve the Operating Budget of the Town for the Fiscal Year beginning July 1, 2025 (Fiscal Year 2026), or take any other action relative thereto. (Finance Committee)

**Article 7: Capital Budget**

To see if the Town will vote to raise and appropriate, appropriate by transfer from available funds in the treasury, appropriate by borrowing, or appropriate by transfer from funds previously appropriated to other accounts, a sum of money to fund capital items, or take any other action relative thereto. (Finance Committee)

**Article 8: Water System Improvements**

To see if the Town will vote to raise and appropriate, appropriate by transfer from available funds in the treasury, appropriate by borrowing, or appropriate by transfer from funds previously appropriated to other accounts, a sum of money to fund water system improvements, or take any other action relative thereto. (Finance Committee)

**Article 9: Stabilization Funds**

To see if the Town will vote to raise and appropriate, appropriate by transfer from available funds in the treasury, or appropriate by transfer from funds previously appropriated to other accounts, a sum or sums of money to one or more of the Town's Stabilization Funds, or take any other action relative thereto. (Finance Committee)

**Article 10: Other Post-Employment Benefits**

To see if the Town will vote to raise and appropriate, or transfer from available funds or appropriate by transfer from other accounts, a sum of money to the Town's "Other Post-Employment Benefits (OPEB)" Trust Fund established by Town Meeting June 2012, or take any other action relative thereto. (Finance Committee)

**Article 11: Revolving Fund Expenditures**

To see if the Town will vote to authorize the total expenditures for the following revolving funds pursuant to MGL c. 44, §53E ½ for the fiscal year beginning July 1, 2025 to be expended in accordance with bylaws heretofore approved:

Fund	Approved Total Expenditures
Police Equipment	\$50,000
Recycling and Solid Waste	\$50,000
Firearms Licenses	\$30,000
Wrentham Cultural Council	\$10,000
Communications	\$30,000
Public Health Alliance	\$200,000

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Recreation	\$400,000
Animal Control	\$150,000
Electric Vehicle (EV) Charging Station	\$50,000

or take any other action relative thereto. (Finance Committee)

**Article 12: Collective Bargaining (Police)**

To see if the Town will vote to raise and appropriate, to appropriate by transfer from available funds in the treasury or appropriate by transfer from funds previously appropriated to other accounts, a sum of money to fund the Wrentham Police Union Contract, or take any other action relative thereto. (Finance Committee)

**Article 13: Class A Pumper Lease/Purchase**

To see if the Town will appropriate a sum of money to pay costs of acquiring an equipped Class A Pumper and to determine whether this amount shall be raised through the use of a lease purchasing financing agreement in accordance with MGL c.44 §21c or otherwise provided; to see if the Town will appropriate a sum of money to pay the first annual payments on any such lease purchase finance agreement, or take any other action relative thereto. (Finance Committee)

**Article 14: Sell Right of First Refusal**

To see if the Town will vote to authorize the Select Board to sell a right of first refusal in the parcel of land located at 2095 West Street, and shown on the Town of Wrentham Assessor's Map C-03-1-3, containing an area of 65 acres, more or less, which said right of first refusal shall be subordinate to any conservation restriction recorded thereon and further that the Select Board shall be authorized to enter into any and all agreements in order to effectuate same, or take any action relative thereto. (Select Board)

**Article 15: Civil Service – Police Lieutenant (*Home Rule Petition*)**

SPECIAL ACT – REMOVE POSITION OF POLICE LIEUTENANT FROM CIVIL SERVICE

To see if the Town will vote to authorize the Select Board to petition the General Court for a special act reading as follows:

"SECTION 1. The position of police lieutenant in the Town of Wrentham shall not be subject to chapter 31 of the General Laws and related regulations applicable thereto.

SECTION 2. Section 1 of this act shall not impair the civil service status of any person holding the position of police lieutenant in the Town of Wrentham on the effective date of this act.

SECTION 3. This act shall take effect upon its passage.";

and to authorize the General Court to make clerical and editorial changes of form only to the bill, unless the Select Board approves amendments to the bill before enactment by the General Court, and the Select Board shall be authorized to approve amendments which shall be within the scope of the general public objectives of the petition; and (b) to further authorize the Select Board to take any and all other action necessary or

advisable to remove the position of police lieutenant in the Town of Wrentham from Civil Service; or take any action relative thereto. (Select Board)

**Article 16: Cable Advisory Committee** *(General Bylaw)*

To see if the Town will vote to amend Chapter 115 of the Town Code as follows:

§115-1-B **(underline and bold)** new and ~~cross-out removed~~

"The committee, which shall be appointed by the Select Board, shall consist of five voting members ~~and one nonvoting liaison from the Select Board~~, as follows: one member representing the Wrentham School Committee, one member representing the King Philip Regional School Committee, one member nominated by and to represent the Wrentham Cable Access Corporation, and two members at large, each of whom shall be a subscriber to the local cable network; or take any action relative thereto.

(General Bylaw Review Committee)

**Article 17: Town Common Landscape Memorial Committee** *(General Bylaw)*

To see if the Town will vote to amend Chapter 225 of the Town Code as follows:

§225-1-B **(underline and bold)** new and ~~cross-out removed~~

"This shall be appointed by the Select Board and shall consist of ~~nine~~ **seven** members as follows: ~~one member of the Select Board to serve ex-officio; the DPW Superintendent to serve ex-officio; the Tree Warden to serve ex-officio; and six citizens at large; and one associate citizen at large who shall serve in the absence of any regular appointed member of the Town Common Landscape/Memorial Committee who is unable to attend meetings of said Committee; or take any action relative thereto.~~

(General Bylaw Review Committee)

**Article 18: Town Meeting Start Time** *(General Bylaw)*

To see if the Town will vote to amend Chapter 74 of the Town Code as follows:

§74-1-C **(underline and bold)** new and ~~cross-out removed~~

"All matters in the warrant for any Town Meeting, except the election of such officers and the determination of such matters as are required by law to be elected or determined by ballot, may be considered only at or after ~~7:30 p.m.~~, **6:30 p.m.**, or at an adjourned meeting; or take any action relative thereto. (General Bylaw Review Committee)

**Article 19: Adjust Exemption Amount Annually for Clause 17D**

To see if the Town will vote to accept the provisions of Massachusetts General Law Chapter 59, Section 5, Clause 17F, which authorizes an annual increase in the amount of the exemption granted under Chapter 59, Section 5, Clause 17D, by the percentage increase in the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index for the previous year as determined by the Commissioner of Revenue, to be effective for exemptions granted any fiscal year beginning on or after July 1, 2025; or take any action relative thereto. (Board of Assessors)

**Article 20: Adjust Exemption Amount for Clause 41C**

To see if the Town will vote to accept the provisions of Massachusetts General Law Chapter 59, Section 5, Clause 41C, to increase the exemption amount awarded under this clause by 100%, to be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, 2025; or take any action relative thereto. (Board of Assessors)

**Article 21: Adjust Exemption Amount for Clauses 22, 22A, 22B, & 22E**

To see if the Town will vote to accept the provisions of Massachusetts General Laws Chapter 59, Section 5, Clause 22J, which authorizes an increase in the amount of the exemption granted under General Laws Chapter 59, Section 5, Clause 22, Clause 22A, Clause 22B, and Clause 22E by 100% of the personal exemption amount, subject to the conditions in Clause 22J, to be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, 2025; or take any action relative thereto. (Board of Assessors)

**Article 22: Special Education Stabilization Fund**

To see if the Town will vote to accept the provisions of Massachusetts General Laws Chapter 40, Section 13E, which allows the establishment of a Special Education Stabilization Fund for the purpose of reserving funds to pay for unanticipated or unbudgeted costs associated with special education, out-of-district tuition, and transportation, or take any other action relative thereto. (Wrentham School Committee)

**Article 23: Community Preservation Act**

To see if the Town will vote to appropriate or reserve from the Community Preservation Fund annual revenues in the amounts recommended by the Community Preservation Committee for committee administrative expenses, community preservation projects and other expenses in Fiscal Year 2026:

**Appropriations:**

From FY2026 estimated revenues for committee administrative expenses: \$16,000

From FY2026 estimated revenues for bond payments: \$47,800

**Reserves:**

From FY2026 estimated revenues for Historic Preservation Reserve: \$41,300

From FY2026 estimated revenues for Community Housing Reserve: \$41,300

From FY2026 estimated revenues for Open Space Reserve: \$41,300

From FY2026 estimated revenues for Budgeted Reserve: \$225,300

or take any other action relative thereto. (Community Preservation Committee)

**Article 24: Accessory Dwelling Units (ADUs)**

To see if the Town will vote to amend the Town of Wrentham Zoning By-Laws related to Accessory Dwelling Units as follows (**underline and bold** new and ~~cross-out~~ removed:

1. By amending in Article 2, "Definitions" the definition for Accessory Dwelling Unit to the following:

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## ACCESSORY DWELLING UNIT

~~A self-contained housing unit incorporated within a single-family dwelling unit that is clearly a subordinate part of the single-family dwelling.~~

**A self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same Lot as a Principal Dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the Principal Dwelling sufficient to meet the requirements of the Building Code for safe egress; (ii) is not larger in Gross Floor Area than 1/2 the Gross Floor Area of the Principal Dwelling or 900 square feet, whichever is smaller.**

2. By moving "Accessory dwelling unit, pursuant to §390-4.11" from A.8 to H.9 in subsection 4.2, "Use Regulation Schedule" to read as follows:

H. Accessory Uses	R-30	R-43	R-87	B- 1	B- 2	C- 1	C- 2	C- 3	CRSP	VZ- A	VZ- B
9. Accessory Dwelling Unit, pursuant to §390- 4.11	<u>Y</u> <del>SP(ZBA)</del>	<u>Y</u> <del>SP(ZBA)</del>	<u>Y</u> <del>SP(ZBA)</del>	N	N	N	N	N	N	N	N

3. By amending Article 4.11 "Accessory dwelling units" to read as follows:

### § 390-4.11. Accessory dwelling units.

Accessory dwelling units (ADU) shall be permitted in all districts as noted in Article IV, Table 4.2, Use Regulation Schedule, **by right** ~~only upon issuance of a special permit from the Zoning Board of Appeals in accordance with Article IX of the Wrentham Zoning Bylaws~~, and in accordance with the additional requirements specified herein.

- A. Purpose. This bylaw has been established for the following purposes:

- (1) **Promoting the use of accessory dwelling units as a means of providing Town property owners with an opportunity to age in place, to create independent living space for elderly, disabled family or household members, to downsize or to earn supplemental income from investing in**

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their properties; ~~To expand the permitted types of housing to provide an opportunity for older persons who cannot physically or financially maintain their own home to live in homes of relatives; and~~

- (2) Encourage a more economic and sustainable development of the Town's housing supply while maintaining the appearance and character of the Town's single-family neighborhoods; ~~protect the stability, property values and the single-family residential character of the neighborhood and at the same time accommodate so-called "in-law apartments"; and~~
- (3) Encourage housing for persons of all income levels and ages;
- (4) ~~To authorize the creation of such accessory dwelling units and at the same time encourage the Town to monitor conversions for code compliance.~~

B. Definitions. For the purpose of this section, the following definition shall apply:

Gross Floor Area (GFA). The sum of the areas of all stories of the building of compliant ceiling height pursuant to the Building Code, including basements, lofts, and intermediate floored tiers, measured from the interior faces of exterior walls or from the centerline of walls separating buildings or dwelling units but excluding: crawl spaces, garage parking areas, attics, enclosed porches and similar spaces. Where there are multiple Principal Dwellings on the lot, the Gross Floor Area of the largest Principal Dwelling shall be used for determining the maximum size of a Protected Use ADU. ~~General. An "accessory dwelling unit" shall mean a self-contained, separate housekeeping unit, complete with its own sleeping, cooking and sanitary facilities, a separate means of egress, and which shares a common wall, that is substantially contained within a single-family dwelling.~~

C. By Right ADUs. Notwithstanding any other section hereunder with regard to accessory buildings, an ADU shall be permitted by right in all districts as noted in Article IV, Table 4.2, Use Regulation Schedule where the proposed attached or detached unit meets the following requirements: ~~Conditions and requirements; general. In addition to the criteria contained in § 390-9.2 and all other applicable sections of this bylaw, the following standards shall also apply:~~

- (1) Design Requirements. The ADU shall be designed to maintain the appearance and essential character of a single-family dwelling with accessory structures, subject further to the following conditions and requirements:

- (a) Only one ADU ~~accessory dwelling unit~~ may be created within a single-family dwelling.

- (b) The ADU shall be clearly subordinate in use, size and design to the principal dwelling.

~~(2) The owner(s) of the residence in which the accessory dwelling unit is located shall occupy one of the dwelling units.~~

~~(3) Either the occupants of both units shall be related by blood or marriage, or one of the units shall be occupied by an individual hired to provide medical assistance, or custodial care to one or more of the individuals in the other units.~~

- (c) The **ADU** accessory dwelling unit shall be clearly secondary in nature to the principal dwelling, and it shall not exceed 50%~~40%~~ of the existing total residential space or 900 gross square feet in area (including additions), whichever is less.

- (d) There shall not be more than two bedrooms in the **ADU** accessory dwelling unit.

~~6. The accessory dwelling unit shall be connected and accessible to the principal dwelling unit by an entrance through a common wall.~~

- (e) There shall be one additional parking space provided for the ADUs unless the lot is located within ½ mile from a commuter rails station, subway station or bus station, then no parking is required. A bus station is defined as a location serving as a point of embarkment for any bus operated by a Transit Authority. ~~Off-street parking spaces should be available for use by the owner(s) and the occupant(s) and no more than one curb cut or driveway access shall be permitted, unless the lot already had multiple access points before the date of August 20, 2019.~~

- (f) If the lot is not connected by public sewer, prior to obtaining a building permit, the Board of Health shall certify that the septic system is in compliance with Title 5 of the State Environmental Code and the Board of Health's regulations.

- (g) The utilities serving the additional unit shall not be separated from the primary home.

~~(9) An application for an accessory dwelling unit shall include, in addition to information required for a building permit, any information necessary to show proposed interior and exterior changes and to determine compliance with the conditions of this bylaw, including a plot plan, floor plans, and exterior building elevations for any existing facade that will be altered. To ensure compliance with~~



~~the requirements of this subsection, the Board may require such plans to be prepared and stamped by qualified professionals.~~

~~(10) The Zoning Board of Appeals may require more or other appropriate conditions in order to protect the public health and safety, and the single family character of the neighborhood. The Board may also allow deviation from the above conditions where necessary upon a finding that such deviation will not be detrimental to the neighborhood nor the intent of this bylaw.~~

~~D. Conditions and requirements; exterior appearance. The accessory dwelling unit shall be designed to maintain the appearances and the essential character of a single family dwelling with accessory structures, subject further to the following conditions and requirements:~~

- ~~(h) The **ADU** accessory dwelling unit shall be designed so that the appearance of the building remains that of a single-family residence. In general, any new entrances shall be located on the side or rear of the building. Any exterior change made must conform with the single-family character of the neighborhood. Where two or more entrances exist on the front facade of a dwelling, one entrance shall appear to be the principal entrance and the other entrance appear to be secondary.~~
- ~~(i) All stairways to the ADU above the first floor shall be located on the rear or side of the dwelling.~~
- ~~(j) The ADU shall conform to the same dimensional requirements as the principal dwelling unit but may be no closer to the side and rear lot line as an accessory structure of the height of the structure, so long as the height is no greater than the setback. Notwithstanding the foregoing, for lots which are less than, 10,000 square feet, the setback requirements for the rear or side yard shall be five (5) feet.~~
- ~~(k) The ADU should minimize tree, vegetation and soil removal and grade changes.~~

~~(2) Where there are more than two outdoor parking spaces, there shall be provided suitable screening with evergreen or dense deciduous plantings, walls, fences, or a combination thereof in the area between the parking spaces and the nearest lot line. Screening shall be sufficient to minimize the visual impact on abutters and to maintain the single family character of the neighborhood.~~

## **(2) Additional Requirements:**

- (a) No more than one ADU shall be permitted for each principal dwelling unit.
- (b) ADUs are only allowed in or as an accessory structure to single-family dwellings.
- (c) ADUs are allowed within or attached to an existing single-family structure or detached accessory building with a permanent foundation and that is accessory to the existing single-family dwelling.
- (d) Short-term rentals, as defined in G.L. c. 64G sec. 1 are prohibited in both the accessory and principal dwelling units.

~~E. Expanded accessory dwelling unit. In order to provide for the development of housing units for disabled and handicapped individuals and persons with limited mobility, the Zoning Board of Appeals may allow reasonable deviations from the stated conditions where necessary to install features that facilitate access and mobility for disabled persons if the following criteria are met:~~

- ~~(1) The gross floor area of the apartment shall not exceed 40% of the gross floor area of the dwelling, excluding areas of the structure used for parking.~~
- ~~(2) The accessory dwelling unit shall be located in the principal dwelling.~~
- ~~(3) The size of the dwelling is consistent with typical nearby single family dwellings.~~

~~F. Time limit.~~

- ~~(1) The special permit for an accessory dwelling unit shall terminate upon the transfer of title of the property, or the permanent removal of the individual(s) for whom the permit was originally obtained, unless the Zoning Board of Appeals has approved a transfer of the special permit to the new owner.~~
- ~~(2) Permanent removal from the premises of the individual(s) for whom the permit has been obtained shall nullify the permit on the date of such removal.~~

**D. Submission Requirements. Authority of Building Commissioner:**

- (1) The Building Commissioner may adopt regulations in order to effectuate the purpose and administer this bylaw.
- (2) At a minimum, the Applicant shall submit a site plan and architectural drawings to the Building Commissioner which are consistent with the submission requirements of the Rules and Regulations of the Zoning Board of Appeals.

**E. Relationship to non-conformities. If an ADU is proposed for a pre-existing, non-conforming single-family primary residence, the requirements of Section**

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§390-3.4.C of this Zoning Bylaw shall apply provided that, in the event a special permit is required, no such special permit may consider the ADU use or impose conditions on such use.

F. Provision for ADU ~~accessory dwelling units~~ in existence before adoption.

- (1) Statement of intent: to ensure that ADU ~~accessory dwelling units~~ or conversions in existence before the adoption of this ADU ~~accessory dwelling unit~~ bylaw are in compliance with the State Building Code regulations.
- (2) Application procedure. The Building Commissioner ~~Zoning Board of Appeals~~ may authorize, ~~under a special permit and in conjunction with the Building Inspector,~~ a use known as an ADU provided that it meets the requirements of this bylaw. ~~accessory dwelling unit in an owner-occupied, single-family dwelling.~~ The Building Commissioner ~~Board~~ will review each existing use on a case-by-case basis to determine if the dwelling conforms to state building regulations. The applicant must follow the same procedure described in this § 390-4.11.D

Or to take any action relative thereto. (Zoning Board of Appeals)

## **Article 25: Floodplain**

To see if the Town will vote to amend the Town of Wrentham Zoning Bylaw, Article 16 "Floodplain District", by removing and replacing with the following language:

### **§390-16 Floodplain District.**

**16.1 Purpose.** The purpose of the Floodplain Overlay District is to:

- A. Ensure public safety by reducing the threats to life and personal injury.
- B. Eliminate new hazards to emergency response officials.
- C. Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding.
- D. 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.
- E. Eliminate costs associated with the response and cleanup of flooding conditions.
- F. Reduce damage to public and private property resulting from flooding waters.

### **16.2 Definitions.**

The following definitions should be applied to the Floodplain Overlay District. Terms and words not defined herein but defined by FEMA shall have the meanings given therein unless a contrary intention clearly appears.

**BASE FLOOD ELEVATION** — The elevation of surface water resulting from a flood

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that has a 1% chance of equaling or exceeding that level in any given year. The BFE is shown on the Flood Insurance Rate Map (FIRM) for Zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/ AH, AR/AO, V1-V30 and VE.

**DEVELOPMENT** — Any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

**ELEVATION CERTIFICATE** — An elevation certificate is a document that lists a building's location, lowest point of elevation, flood zone and other characteristics, according to FEMA. It is used to enforce local building ordinances and to help determine flood insurance rates.

**FLOOD BOUNDARY AND FLOODWAY MAP** — An official map of a community issued by FEMA that depicts, based on detailed analyses, the boundaries of the 100-year and 500-year floods and the 100-year floodway.

**FLOOD HAZARD BOUNDARY MAP (FHBM)** — An official map of a community issued by the Federal Insurance Administrator, where the boundaries of the flood and related erosion areas having special hazards have been designated as special flood hazard areas.

**FLOODWAY** — The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

**FUNCTIONALLY DEPENDENT USE** — A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

**HIGHEST ADJACENT GRADE** — The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

**HISTORIC STRUCTURE** — Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
  - (1) By an approved state program as determined by the Secretary of the Interior; or
  - (2) Directly by the Secretary of the Interior in states without approved programs.

**LOWEST ADJACENT GRADE** — The lowest point of the ground level immediately next to a building.

**NEW CONSTRUCTION** — Structures for which the start of construction commenced on or after the effective date of the first floodplain management code, regulation, ordinance, or standard adopted by the authority having jurisdiction, including any subsequent improvements to such structures. New construction includes work determined to be substantial improvement.

**RECREATIONAL VEHICLE** — A vehicle which is:

1. Built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light-duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**REGULATORY FLOODWAY** — See "Floodway."

**SPECIAL FLOOD HAZARD AREA** — The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE or V1-30.

**START OF CONSTRUCTION** — The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

1. Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

(Base Code, Chapter 2, Section 202)

**STRUCTURE** — For floodplain management purposes, a walled and roofed building. This definition also includes a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

**SUBSTANTIAL DAMAGE** — Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred. Work on structures that are determined to be substantially damaged is considered to be substantial improvement, regardless of the actual repair work performed.

**SUBSTANTIAL IMPROVEMENT** — Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure (or smaller percentage if established by the community) before the start of construction of the improvement. This term includes structures that have incurred substantial damage, regardless of the actual repair work performed.

**SUBSTANTIAL REPAIR OF A FOUNDATION** — When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR.

**VARIANCE** — A grant of relief by a community from the terms of a floodplain management regulation.

**VIOLATION** — The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in § 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

**WATERCOURSE** — Includes any canal, channel, conduit, creek, culvert, ditch, drain, gully, ravine, reservoir, perennial stream, wash, waterway or wetland. Watercourses do not include man-made drainageways.

**ZONES, FLOOD** —

**ZONE A** — An area of special flood hazard without water surface elevations determined.

**ZONE A1-30 and ZONE AE** — An area of special flood hazard with water surface elevations determined.

**ZONE AH** — Areas of special flood hazards having shallow water depths and/or unpredictable flow paths between one and three feet, and with water surface elevations determined.

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**ZONE AO** — An area of special flood hazards having shallow water depths and/or unpredictable flow paths between one and three feet. (Velocity flow may be evident; such flooding is characterized by ponding or sheet flow.)

**ZONE A99** — An area of special flood hazard where enough progress has been made on a protective system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. (Flood elevations may not be determined.)

**ZONE X** — Areas of minimal or moderate flood hazards or areas of future-conditions flood hazard. (Zone X replaces Zones B and C on new and revised maps.)

**ZONE V** — An area of special flood hazards without water surface elevations determined, and with velocity, that is inundated by tidal floods (coastal high hazard area)

**ZONE V1-30 and ZONE VE** — An area of special flood hazards, with water surface elevations determined and with velocity, that is inundated by tidal floods (coastal high hazard area).

### **16.3. Location.**

The Floodplain District is herein established as an overlay district.

- a. The District includes all special flood hazard areas designated within the Town of Wrentham, Norfolk County Flood Insurance Rate Map (FIRM), dated July 8, 2025, issued by the Federal Emergency Management Agency for the administration of the National Flood Insurance Program. The exact boundaries of the District shall be defined by the one-percent-chance base flood elevations shown on the FIRM and further defined by the Norfolk County Flood Insurance Study (FIS) report dated July 8 2025. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Official, and Conservation Commission.

### **16.4. Use regulations.**

#### **A. Reference to existing regulations.**

- (1) The Floodplain District is established as an overlay district to all other districts. All development in the district, including structural and nonstructural activities, whether permitted by right or by special permit, shall comply with MGL c. 131, § 40, and with the following:
  - (a) Section of the Massachusetts State Building Code which addresses floodplain and coastal high-hazard areas;
  - (b) Wetlands Protection Regulations, Department of Environmental Protection (DEP) (currently 310 CMR 10.00);
  - (c) Inland Wetlands Restriction, DEP (currently 310 CMR 13.00);
  - (d) Coastal Wetlands Restriction, DEP (currently 310 CMR 12.00);
  - (e) Minimum Requirements for the Subsurface Disposal of Sanitary

Sewage, DEP (currently 310 CMR 15, Title 5); (f) Town of Wrentham Zoning Bylaw; and

(f) Town of Wrentham Wetlands Bylaw, if any;

(g) Town of Wrentham Stormwater Management Bylaw, Chapter 351 of the Wrentham General Bylaws.

(2) 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.

B. Permitted uses. The following uses of low flood damage potential and causing no obstructions to flood flows are encouraged, provided they are permitted in the underlying zoning district and they do not require structures, fill, or storage of materials or equipment:

(1) Agricultural uses such as farming, grazing, truck farming, horticulture, etc.

(2) Forestry and nursery uses.

(3) Outdoor recreational uses, including fishing, boating, play areas, etc.

(4) Conservation of water, plants, wildlife.

(5) Wildlife management areas, foot, bicycle, and/or horse paths.

(6) Temporary nonresidential structures used in connection with fishing, growing, harvesting, storage, or sale of crops raised on the premises.

(7) Buildings lawfully existing prior to the adoption of these provisions and minor alterations that do not increase the floor space of the structure.

C. Special permit uses. The Planning Board may, after a duly advertised public hearing, grant a special permit for a building, structure or use in the floodplain, provided that such building, structure or use is permitted in the underlying zoning district and subject to the following limitations:

(1) No permit shall be issued to fill or excavate in the floodway or to build a new structure or to substantially improve an existing structure in the floodway;

(2) In Zones A and AE, the proposed use, including filling or excavating, when combined with all existing uses, shall not increase the water surface elevation of the 100-year flood more than zero inch at any point. This is to be so certified to the Planning Board by a registered professional engineer upon application for the special permit.

D. Other use regulations.

(1) All subdivision proposals shall be designed to minimize flood damage, including that all utilities and facilities shall be located and constructed to minimize or eliminate flood damage and that adequate stormwater drainage controls are provided to reduce exposure to flood hazards and so that there,



at a minimum, shall be no increase in stormwater runoff when post-construction conditions are compared to pre-construction conditions, using drainage calculations prepared by a licensed professional engineer.

- (2) Existing contour intervals of site and elevations of existing structures shall be included on the plans provided.
- (3) There shall be established a "routing procedure" which shall circulate or transmit one copy of the development plan to the Conservation Commission, Planning Board, Board of Health and Building Inspector and for comments which shall be considered by the appropriate permitting board prior to issuing applicable permits.
- (4) Base flood elevation data. Base flood elevation data is required for subdivision proposals or other developments greater than five lots or five acres within unnumbered A Zones.
- (5) In all special flood hazard areas, it shall be the responsibility of the owner or builder to notify in writing prospective owners of the floodplain designation and the availability of flood insurance.

**E. Procedures in case of noncompliance.**

- (1) In case of a zoning violation, the administration and enforcement of bylaws, including violations and penalties, shall be as dictated in §390-1.7 of the Wrentham Zoning Bylaws, and overseen by the Building Commissioner.
- (2) If a zoning violation occurs, the Building Commissioner is to dictate the best avenue for remediation to ensure maximum compliance given the circumstances.
  - (a) Violators will be required to meet all FEMA standards, NFIP regulations, provide elevation certificates, and may be required to provide temporary elevation certificates at the discretion of the Building Commissioner.
  - (b) Violators will be required to meet all other applicable state and local regulations.
- (3) If the applicant has a grievance with the decision, they may appeal the Building Commissioner's decision to the Zoning Board of Appeals as per §390-11 of the Wrentham Zoning Bylaws. If the grievance is related to a structure, applicants may appeal to the Building Codes Appeal Board (BCAB).

**16.5. Abrogation.**

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

**16.6. Disclaimer of liability.**

*Anyone in need of special accommodations for the Town Meeting, please contact the Office of the Select Board at 508-384-5400 by May 20, 2025 in order that reasonable accommodations may be made.*

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

#### **16.7. Severability.**

If any section, provision, or portion of this bylaw is deemed to be unconstitutional or invalid by a court, the remainder of the ordinance shall be effective.

#### **16.8. Designation of community floodplain administrator.**

The Town of Wrentham hereby designates the position of Building Commissioner to be the official floodplain and NFIP administrator for the Town.

**16.9. Requirement to submit new technical data.** If the Town acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town will, within six months, notify FEMA of these changes by submitting the technical data that supports the change(s). Notification shall be submitted to:

- NFIP State Coordinator: Massachusetts Department of Conservation and Recreation
- NFIP Program Specialist: Federal Emergency Management Agency, Regional I

#### **16.10. Variances to building code floodplain standards.**

The Town will request 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.

1. 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 a variance to construct a structure below the base flood level will result in 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.
2. Such notification shall be maintained with the record of all variance actions for the referenced development in the floodplain overlay district.

#### **16.11. Variances to local zoning bylaws.**

Variance from these floodplain bylaws must meet the requirements set out by state law, and may only be granted if:

1. Good and sufficient cause and exceptional nonfinancial 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.

#### **16.12. Permit requirements.**

*Anyone in need of special accommodations for the Town Meeting, please contact the Office of the Select Board at 508-384-5400 by May 20, 2025 in order that reasonable accommodations may be made.*

The Town of Wrentham requires a permit for all proposed construction or other development in the floodplain 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.

#### **16.13. Permit review process.**

The Town of Wrentham's permit review process includes the use of a checklist of all local, state and federal permits that will be necessary in order to carry out the proposed development in the floodplain overlay district. The proponent must acquire all necessary permits, and must submit the completed checklist demonstrating that all necessary permits have been acquired.

#### **16.14. Unnumbered A Zones.**

In A Zones, in the absence of FEMA BFE data and floodway data, the applicant will provide, and the Town staff will subsequently review, 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 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.

#### **16.15. Floodway encroachment.**

1. In Zones A, A1-30, 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 Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Town's FIRM, 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.

#### **16.16. Watercourse alterations or relocations in riverine areas.**

In a riverine situation, the NFIP Administrator shall notify the following of any alteration or relocation of a watercourse:

1. Adjacent communities, especially upstream and downstream.
2. Bordering states, if affected.
3. NFIP State Coordinator.

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Massachusetts Department of Conservation and  
Recreation

4. NFIP Program Specialist:  
Federal Emergency Management Agency,  
Region I

**16.17. Recreational vehicles.**

In A and AE Zones, 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.

**16.18. Local enforcement.**

The NFIP Administrator is the assigned Town official responsible for all local enforcement procedures for noncompliant floodplain development.  
Or to take any action relative thereto. (Planning Board)

**Article 26: Surviving Spouse Retirement Benefit** *(Citizen Petition)*

To see if the Town will vote to authorize the Select Board to petition the General Court for a special act reading as follows:

An act directing the Norfolk County Retirement Board to pay a certain retirement benefit to the surviving spouse of Deputy Chief George Labonte

Section 1. Notwithstanding any general or special law to the contrary and for the purpose of promoting the public good, the Norfolk County Retirement Board shall pay Katie Labonte, the surviving spouse of Deputy Chief George C. Labonte, of the Wrentham Police Department, a death benefit as provided under section 100 of chapter 32 of the General Laws.

Section 2. This act shall take effect as of August 12, 2024. (Citizen Petition)

**Article 27: Surviving Spouse Tax Exemption** *(Citizen Petition)*

To see if the Town will vote to authorize the Select Board to petition the General Court for a special act reading as follows:

An act authorizing the Town of Wrentham to exempt from taxation certain real estate owned and occupied by the surviving spouse of Wrentham Deputy Chief George C. Labonte

Section 1: Notwithstanding any general or special law to the contrary, commencing with fiscal year beginning July 1, 2025, the assessors of the town of Wrentham may exempt from taxation under chapter 59 of the General Laws the real estate owned by and occupied as the domicile of the surviving spouse, until remarried, of George C. Labonte, a former deputy chief for the Wrentham police department and resident of the town of Wrentham, who died on August 12, 2024.

Section 2: This act shall take effect upon its passage. (Citizen Petition)

Given under our hands and seal of the Town of Wrentham this sixth day of May in the year two thousand twenty-five:

WRENTHAM SELECT BOARD



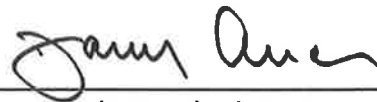
Christopher Gallo



Michelle Rouse



William Harrington



James Anderson



Roy Lamothe

A true copy.

Constable's Certificate of Services:

By virtue of the within warrant, I have notified the inhabitants of the Town of Wrentham qualified to vote at elections and town affairs to meet as within commanded by posting attested copies of the Warrant, one at the Town Offices and five other places in said Town, being not less than fourteen (14) days at least before the day appointed for holding said meeting, as directed by the Bylaws of the Town of Wrentham.

This 13<sup>th</sup> day of May, 2025.

Constable

