

TOWN OF BEDFORD, Commonwealth of Massachusetts
WARRANT FOR A SPECIAL TOWN MEETING
To any of the Constables of the Town of Bedford, in the County of Middlesex.

Greetings—

In the name of the Commonwealth of Massachusetts, you are hereby required to notify the legal voters of said Town of Bedford, qualified to vote at Special Town Meeting for the transaction of Town affairs, to meet in said Town in the **Bedford High School Auditorium (9 Mudge Way) on Monday, November 3, 2025, at 6:30 p.m.**

Then and there to vote upon the following articles:

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Article 1
Debate Rules

To determine whether the Town will vote to adopt the following procedure for the current Special Town Meeting:

- A. The main motion having been submitted in advance, and presentations having been made available for viewing before the meeting, presentations will be limited to ten (10) minutes;
- B. No amendment shall be accepted unless submitted in writing. A speaker presenting an amendment to an article shall be limited to five (5) minutes;
- C. Speakers shall be limited to five (5) minutes;
- D. No article shall be presented after 10:15 p.m.; and
- E. Town Meeting by majority vote may waive A, B, C, or D;

or pass any vote or take any action relative thereto.

EXPLANATION *This article proposes time limitations on presentations and debate of articles before this Town Meeting. This article requires a 2/3rds majority approval.*

RECOMMENDATIONS

Select Board: Approval Recommended
Finance Committee: Approval Recommended

Article 2
Tax Increment Financing Agreement

To determine whether the Town will vote, pursuant to Massachusetts General Law Chapter 40, Section 59, and Chapter 23A, Sections 3A through 3F, and the applicable regulations thereunder, to:

- (a) approve a Tax Increment Financing Agreement (“TIF Agreement”) among the Town, AdvanCell PTY Ltd or its subsidiaries, and WCV-44 MIDDLESEX LLC, for property shown on Assessors Map 031, Lot 0004, commonly referred to as 44 Middlesex Turnpike, Bedford, MA, which TIF Agreement provides for real estate and personal property tax exemptions at the exemption rate schedule set forth therein; and
- (b) authorize the Select Board to execute the TIF Agreement, and any documents related thereto, and to approve submission to the Massachusetts Economic Assistance Coordinating Council (EACC) of the TIF Agreement, and any documents related thereto, and related submissions, and to take such other actions as necessary and appropriate to implement those documents, and carry out the purposes of this article; and
- (c) pass any vote or take any other action relative thereto.

EXPLANATION *AdvanCell Pty Ltd (“AdvanCell”) is a radiopharmaceutical company based in Sydney, Australia, developing best-in-class and first-in-class radioligand therapies that utilize the optimal therapeutic properties of the radioisotope 212-Pb to treat certain cancers. This article would authorize a Tax Increment Financing Agreement for the planned establishment of AdvanCell’s US Headquarters to 44 Middlesex Turnpike, owned by WCV-44 MIDDLESEX LLC. The agreement would permit the short-term reduction of the new property taxes generated from the redevelopment of the existing office buildings so that those funds can be used by the Company for a combination of R&D, manufacturing, and offices for the company’s US headquarters. The tax reduction would not be permanent. The redevelopment adds value to the Town’s commercial/industrial tax base. Overall, the Town would benefit by receiving increased property tax revenue from the redevelopment. The Select Board will negotiate a TIF with a 10-to-15-year term starting with 100% of the incremental tax increase, then a declining scale over the remainder of the term. This article requires a simple majority vote of approval.*

RECOMMENDATIONS

Select Board: Approval Recommended
Finance Committee: Approval Recommended

Article 3
Reconfirm Community Preservation Surcharge

To determine whether the Town will vote to reconfirm a property tax surcharge of three percent (3%) of the taxes assessed annually on real property which shall be dedicated to the Community Preservation Fund, such surcharge to be imposed on taxes assessed for fiscal years beginning on or after July 1, 2026; or pass any vote or take any action relative thereto.

EXPLANATION *This article would authorize the Town to continue to levy in Fiscal Year 2027 a surcharge of three percent (3%) on property taxes to be used for purposes authorized under the Community Preservation Act, which the Town accepted in 2001. Each year the Town receives matching funds from the Commonwealth, as a result of having accepted this Act. In Fiscal Year 2025 the Town received a total of \$428,773 from Commonwealth distributions. This total match was 20.6 based on \$2,551,608 contributed by Bedford taxpayers in Fiscal Year 2024. A 18% match is projected for next year because it is not known at this time how much money will be available and how many communities will be participating in the program.*

Both municipal and Commonwealth funds are to be used exclusively for affordable housing, open space preservation, historic preservation, and recreation. Under the Act, municipalities are required to spend or reserve for future expenditure at least ten percent (10%) of the fund for each of the first three above purposes. The property tax surcharge may be any percentage up to three percent (3%). The Select Board is placing this article on the Warrant of this Special Town Meeting in keeping with a commitment made at the time the Community Preservation Act was accepted. If Town Meeting were to adopt any percentage other than the current three percent (3%) in effect, this change would also need approval of Bedford's registered voters at the Annual Town Election in March 2026. This article requires simple majority approval.

RECOMMENDATIONS

Select Board: Approval Recommended
Finance Committee: Approval Recommended
Community Preservation Committee: Approval Recommended

Article 4
Supplemental FY26 Community Preservation Budget

To determine whether the Town will vote to appropriate the sum of Six Hundred Seventy Five Thousand Dollars (\$675,000) or any other sum, to act upon the recommendations of the Community Preservation Committee by appropriating the following amounts for Fiscal Year 2026 Community Preservation purposes, with each item considered a separate appropriation; and to determine whether such sums shall be appropriated from Fiscal Year 2026 Community Preservation Fund Revenues or the current Community Preservation Fund Balance or Reserves, or by any combination of these methods:

SUPPLEMENTAL FY2026 APPROPRIATIONS	Funds
1 Multi-Purpose Pavilion	\$675,000
TOTAL	\$675,000

or pass any vote or take any action relative thereto.

EXPLANATION *This article seeks to appropriate funds from the Fiscal Year 2026 Community Preservation Budget to construct a multipurpose pavilion between the Kids' Club and the Town Center playground. The project includes a covered structure equipped with electricity and lighting, intended for performances and a variety of community events, both formal and informal. Associated landscape improvements will be made to support accessibility and enhance the site. No trees will be removed as part of this project. This article requires simple majority approval.*

RECOMMENDATIONS

Select Board: Approval Recommended
Finance Committee: Approval Recommended
Community Preservation Committee: Approval Recommended

Article 5
Ranked Choice Voting Home Rule Special Act

To determine whether the Town will vote to authorize the Select Board to petition the Massachusetts General Court to enact legislation in substantially the form below for the purpose of implementing ranked choice voting in the Town of Bedford, and further that the Select Board be authorized to approve amendments to said act by the General Court before its enactment that are within the scope of the general objectives of this motion:

“AN ACT AUTHORIZING RANKED CHOICE VOTING IN THE TOWN OF BEDFORD”

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. RANKED CHOICE VOTING

(a) For the purposes of this section, the following terms shall, unless the context clearly requires otherwise, have the following meanings:

"Concluded ballot", a ballot that does not rank any continuing candidate or contains an overvote at the highest-ranked continuing candidate.

"Continuing candidate", a candidate who has not been defeated.

"Highest-ranked continuing candidate", the continuing candidate with the highest ranking on a voter's ballot. Where a ballot omits 1 or more rankings, the next highest ranking shall be used for determining the highest-ranked continuing candidate.

"Overvote", a circumstance in which a voter ranks more than 1 candidate at the same ranking.

"Ranking", the number assigned on a ballot by a voter to a candidate to express the voter's preference for that candidate. Ranking number 1 shall be the highest ranking, ranking number 2 shall be the next-highest ranking, and so on.

(b) All elected town offices shall be elected by ranked choice voting, except for single-seat offices when the number of candidates printed on the ballot is less than or equal to 2 or multi-seat offices when the number of candidates printed on the ballot is less than or equal to the number of seats to be elected. Ranked choice voting elections shall be tabulated in rounds pursuant to this section.

(c) In any single-seat election, each round shall begin by counting each ballot as 1 vote for its highest-ranked continuing candidate. Concluded ballots shall not be counted for any continuing candidate. Each round shall proceed sequentially as follows:

(1) If there are 2 continuing candidates, the candidate with the most votes shall be elected, and tabulation shall be complete.

(2) If there are more than 2 continuing candidates, the candidate with the fewest votes shall be defeated and a new round shall begin.

(d) In any multi-seat election, the first seat shall be filled pursuant to the tabulation process established in subsection (c). The remaining seats shall be filled by repeated application of the tabulation process established in subsection (c); provided, however, that all rankings marked for candidates who have already

been elected shall be disregarded and ballots shall be counted as 1 vote for their next highest-ranked continuing candidate.

(e) If 2 or more candidates are tied with the fewest votes such that tabulation cannot continue until the candidate with the fewest votes shall be defeated, the tied candidate with the fewest votes in the prior round shall be defeated. If 2 or more such tied candidates were tied with the fewest votes in the prior round, the second tie shall be decided by referring similarly to the number of votes for each candidate in the second-prior round. This process shall be applied successively as many times as necessary. The Town Clerk shall establish a method of tiebreaking that will be used if 2 or more candidates are tied with the fewest votes in the first round of tabulation.

(f) The Town Clerk shall have the authority to promulgate whatever rules are necessary to implement this act.

SECTION 2. The following question shall be placed on the ballot to be used at a regular state or municipal election or at a special election called for the purpose of presenting the question to the voters: Shall an act entitled "An Act Authorizing Ranked Choice Voting in the Town of Bedford be accepted?"

(a) The Town Counsel shall prepare the summary of the proposed legislation, which shall appear on the ballot along with the question provided in this section.

(b) If a majority of votes cast in answer to the question is in the affirmative, the town shall be taken to have accepted the legislation, but not otherwise. SECTION 3. This act shall take effect immediately upon approval of said question; provided, however, that it shall be applicable only to town elections whose date is 90 days or more after the day the act is accepted,

or pass any vote or take any action relative thereto.

EXPLANATION *Ranked Choice Voting (RCV), also known as Single Transferable Vote, is a method of casting and tabulating ballots in which voters rank candidates for office in order of preference. This gives every voter one vote, regardless of the number of seats to be elected, producing the most representative outcomes. Cambridge and Easthampton, MA currently use RCV for local elections. Acton, Amberst, Arlington, Boston, Brookline, Concord, Lexington, and Northampton, MA are in the process of adoption. This article seeks Legislative approval for Bedford to implement RCV in local elections. This article requires simple majority approval.*

RECOMMENDATIONS

Select Board: Approval Recommended

Finance Committee: Recommendation to be Given at Town Meeting

Article 6

Town-Wide Ban on the Use of Second-Generation Anticoagulant Rodenticides (SGARs)

To see if the Town will vote to authorize the Select Board to petition the General Court for special legislation substantially in the form below:

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

SECTION 1. Notwithstanding Chapter 132B of the General Laws or any other general or special law to the contrary, the Town of Bedford may by ordinance prohibit or restrict the application of second-generation anticoagulant rodenticides within the Town of Bedford, including the application of such pesticides by licensed commercial applicators as defined in 333 C.M.R. 10.00, except as allowed by the Board of Health to remediate a public health condition.

SECTION 2. This act shall take effect upon its passage; or act in relation thereto.

or pass any vote or take any action relative thereto.

EXPLANATION *This article would authorize the Select Board to petition the State Legislature for special legislation authorizing the Town to ban the use of second-generation anticoagulant rodenticides (“SGARs”) on both public and private property. The use of SGARs presents a serious risk to both wildlife and domestic animals in Bedford. SGARs are highly toxic, and their impact goes far beyond the targeted rodents. Non-target animals including birds of prey, wild mammals, pets, and even young children are often unintentionally exposed to these poisons through ingestion of poisoned rodents or contaminated carcasses or accidental consumption of SGARs themselves. Numerous published scientific studies have found that wildlife such as owls, hawks, coyotes, and foxes, which are crucial for controlling rodent populations naturally, can suffer fatal consequences when they consume rodents that have ingested SGARs. Rodents who have consumed SGARs can often live for several days after poisoning, making them easy prey for unsuspecting predators.*

There are viable alternatives to SGARs that are both effective and safer for the community. Integrated pest management strategies, such as rodent-proofing buildings, maintaining a clean environment, and setting snap traps, also can control rodent populations without resorting to dangerous poisons.

In taking the proposed action, the Town would encourage the adoption of safer, more sustainable practices and align itself with other municipalities across the state that are taking action to reduce the harmful effects of these chemicals. A ban on use of SGARs would send a clear message that we are committed to creating a safe and responsible environment for both our people and the animals with whom we share it, fostering a healthier, more balanced relationship between humans and the natural world.

This article requires simple majority approval.

RECOMMENDATIONS

Select Board: Approval Recommended

Finance Committee: Recommendation to be Given at Town Meeting

Article 7

General Bylaw: Ban on the Municipal Use of Second-Generation Anticoagulant Rodenticides (SGARs)

To see if the Town will vote to amend the General Bylaws by adding to Article 46, the following language in bold, and any other immaterial renumbering and formatting of the General Bylaws that may be necessary;

46.25 Ban the use of Second-Generation Anticoagulant Rodenticides

The application of second-generation anticoagulant rodenticides shall be prohibited at properties under the care and control of the Town of Bedford, including the application of such pesticides by licensed commercial applicators as defined in 333 C.M.R. 10.00, except as allowed by the Board of Health to remediate a public health condition.

or pass any vote or take any action relative thereto.

EXPLANATION *This article would ban the use of second-generation anticoagulant rodenticides (“SGARs”) on public property. If passed, this change may take effect sooner than Article 6 which proposes the ban on both public and private property but requires legislative approval.*

This article requires simple majority approval.

RECOMMENDATIONS

Select Board: Approval Recommended

Finance Committee: Recommendation to be Given at Town Meeting

Article 8

Solar Photovoltaic (PV)— Davis School Roof and Department of Public Works

To see if the town will vote to raise and appropriate, transfer from available funds, or to borrow the sum of \$900,000 to install solar panels on portions of the roof at the Davis School and Department of Public Works, including all incidental costs, and to authorize the Treasurer with the approval of the Select Board to borrow all or a portion of said sum under the applicable provisions of M.G.L. Chapter 44 or any other enabling authority; or pass any vote or take any action relative thereto.

EXPLANATION *This article proposes to fund the purchase and installation of solar panels of the roofs of Davis School and the Department of Public Works. The estimated cost of the DPW roof is \$585,411 and the estimated cost at the Davis School is \$192,339. Over the useful life of the solar panels, the DPW project is expected to save \$1,071,128 and the Davis School project is expected to save \$181,849. The savings in utility billing should offset the cost of the debt service for these projects. This article requires a 2/3rds majority approval.*

RECOMMENDATIONS

Select Board:	Approval Recommended
Finance Committee:	Approval Recommended
Capital Expenditure Committee:	Recommendation to be Given at Town Meeting

Article 9

Fund IAFF Collective Bargaining Agreement

To determine whether the Town will vote to authorize One Hundred Twenty Three Thousand Two Hundred and Twelve Dollars (\$123,212) to fund the collective bargaining agreement between the Town of Bedford and the IAFF Local 2310 for firefighters who are members of this collective bargaining unit, to be expended from Department 122 Select Board Reserve line item, which was raised and appropriated at the FY26 Annual Town Meeting; or pass any vote or take any action relative thereto.

EXPLANATION *This article would authorize funds required to compensate members of the Bedford Firefighters Union for services rendered during Fiscal Year 2026 as a result of a Collective Bargaining Agreement. This article requires simple majority approval.*

RECOMMENDATIONS

Select Board:	Approval Recommended
Finance Committee:	Approval Recommended

Article 10

Charter Amendments— Substantive

To determine whether the Town will vote to amend the Town Charter in Sections 2, 3, 5, 7, 8, and 9 by adopting the following, or pass any vote or take any action relative thereto;

(Additions shown in bold and deletions in strikethrough. Note that full sections are not always shown, to save space.)

Section 2-2

Date of the Annual Town Meeting

The Annual Town Meeting shall convene on the ~~fourth~~ **first** Monday in ~~March~~ **May**. A warrant shall be issued in accordance with Chapter 39, Section 10 of the Massachusetts General Laws.

Section 2-8

~~Petitioners' Advisory Committee~~

~~The Moderator shall appoint an advisory committee of three persons to aid petitioners requesting assistance~~

~~in preparing warrant articles. Appointees shall serve for a term of one year and shall be attorneys or persons otherwise qualified by their experience in town government.~~

[Reserved]

Section 2-10

Closing of the Warrant to Petitioners for Annual Town Meeting

The warrant for the Annual Town Meeting shall be closed to the insertion of petitioners' articles on the second Monday in ~~January~~ **February**. **The Select Board may set a deadline for insertion of petitioners' articles for any Special Town Meeting, unless otherwise required by law.**

Section 2-11

Submission of Budgets by Elected Boards and Elected Committees to the Finance Committee

All elected boards and elected committees shall submit their budget to the Finance Committee no later than the second Monday in ~~January~~ **February**. The Select Board's budget shall be in the form specified in Article 5, Section 2 of this Charter. Exceptions to this date will be subject to the decision of the Finance Committee.

Section 2-12

Submission of non-budget Articles to the Finance Committee

The Select Board shall submit all warrant articles for the Annual Town Meeting, except the budget article, to the Finance Committee no later than the ~~fourth~~ **second** Monday of ~~January~~ February.

Section 3-3

Appointments

In addition to appointments to temporary posts and committees they may create, the Select Board shall make the following appointments for the terms specified:

<i>Office</i>	<i>Number of Members</i>	<i>Term (Years)</i>
<i>Conservation Commission</i>	7	3
<i>Constables</i>	4	3
<i>Council on Aging</i>	9	3
<i>Historic District Commission</i>	5	3
<i>Historic District Commission Alternates</i>	2	3
<i>Historic Preservation Commission</i>	7 5	3
<i>MBTA Representative</i>	1	3
<i>Metropolitan Area Planning Council</i>	1	3
<i>Recreation Commission</i>	5	3
<i>Registrars of Voters</i>	3	3
<i>Town Counsel</i>	1	1
<i>Town Historian</i>	1	3
<i>Veterans' Agent/Service Officer</i>	1	1
<i>Veterans' Graves Officer</i>	1	1
<i>Volunteer Coordinating Committee</i>	5	3
<i>Youth and Family Services</i>	9	3
<i>Zoning Board of Appeals-Associate</i>	3	3

Section 3-5

Duties of Volunteer Coordinating Committee

The Volunteer Coordinating Committee shall identify qualified candidates for appointive offices in the Town, except for the following:

- appointees who work full or part time for remuneration;;
- the Volunteer Coordinating Committee;;
- incumbents under consideration for reappointment; **and**,
- appointees of elected and appointed boards and committees other than those of the Select Board.

For each appointment made by each appointing authority, except for the exceptions specified above, the Committee shall present the appointing authority with a list of the name(s) of all applicants with a **recommendation as to whether the applicant is qualified or not** from which to choose. The appointing authority may not **appoint an appointee applicant** whose name does not appear on such list. ~~However, the Volunteer Coordinating Committee shall provide an additional name or names if the appointing authority requests them or if any candidate on a list refuses appointment. The appointing authority may make an appointment without following the procedure set forth in this paragraph if the Volunteer Coordinating Committee fails to supply a list of candidates within sixty days of the date of a request.~~

Section 5-1 sub-section j.

Approve and execute required grant agreements or procurement contracts for materials, supplies, services or equipment, when such procurement does not **exceed \$150,000** ~~require public advertising in accordance with Chapter 30B of the Massachusetts General Laws~~ providing any necessary funds are available through appropriation or gift to the Town.

Section 7-1

Date of Annual Town Elections

Annual Town elections shall be held on the ~~second~~ **first** Saturday in ~~March~~ **April**. **The Select Board shall have the authority to move this date by up to seven (7) days.** A warrant shall be issued in accordance with Chapter 39 Section 10 of the Massachusetts General Laws.

Section 8-2

Affidavit, Petition, Preparation and Filing

..... The completed recall petition shall be returned and filed with the Town Clerk at or before **the end of business hours** ~~5:00 p.m.~~ of the thirtieth (30th) day after issuance of the petition to the filers.

Section 9-3

Term of Appointments

Terms of appointment shall end on June 30, ~~or until another person is duly appointed and qualified.~~

or pass any vote or take any action relative thereto.

EXPLANATION *This article proposes to make substantive changes to the Town Charter as shown in bold, strikethrough, or explained in italics, as recommended by the Charter & Bylaw Review Committee.
This article requires a two-thirds majority vote.*

RECOMMENDATIONS

Select Board: Approval Recommended

Finance Committee: Recommendation to be Given at Town Meeting

Article 11
Charter Amendments— Clarifying and Formatting

To determine whether the Town will vote to amend the Town Charter in Sections 1, 2, 3, 5, 9 by adopting the following, or pass any vote or take any action relative thereto;

(Additions shown in bold and deletions in strikethrough, explanations in italics. Note that full sections are not always shown, to save space.)

Section 1-2

Powers

The form of government provided by this Charter shall be known as Select Board-Open Town Meeting. Pursuant to the provisions of this Charter and subject only to such limitations as may be imposed by the **United States Constitution ~~or~~ and Constitution and** General Laws of the Commonwealth of Massachusetts, the Town of Bedford shall have all powers possible for a town to have as fully and completely as though they were specifically enumerated in this Charter.

Section 1-3 *(Remove all but one space between “Section” and “1-3”)*

Construction

The powers of the Town under this Charter shall be construed liberally in favor of the Town

Section 1-4 *(Remove all but one space between “Section” and “1-4”)*

Intergovernmental Relations

Section 2-3 *(Remove extra line before “Section 2-3”)*

Call of Special Town Meetings

Section 2-5

The Moderator, Election, Deputy Moderator

A Moderator shall be elected for a three-year term to preside over sessions of ~~the~~ Town Meetings. At the first session of ~~the~~ **an** Annual Town Meeting, the Moderator shall appoint a Deputy Moderator to serve until the next Annual Town Meeting in the event of the Moderator’s absence or disability, provided that the Town Meeting shall ratify such appointment.

The Deputy Moderator shall have all of the powers of the Moderator when presiding at Town Meeting sessions, but shall have no other powers or duties of the Moderator. In the absence-of the Moderator and the Deputy Moderator, the Town Meeting shall elect a temporary Moderator.

Section 2-7

Petitioners’ Warrant Articles

Petitioners’ warrant articles shall be submitted to the Select Board in written form. Ten signatures **of registered voters** shall be required on a petition to have an article inserted in the warrant for an Annual Town Meeting, and one hundred signatures **of registered voters** shall be required on a petition to have an article inserted in a warrant for a Special Town Meeting.

Section 3-1

Establishment, General Powers

Five Select Board Members shall be the chief executive body of the Town. They shall have all of the powers possible for a Select Board to have under the General Laws of the Commonwealth of Massachusetts and Town Bylaws, including powers not specifically set forth in this Charter.

Section 5-3 The Warrant Report (*Remove a duplicate sentence*)

~~The warrant report for a Special Town Meeting need not be prepared if the Select Board and the Finance Committee agree that the time required for its preparation would delay the holding of such a meeting sufficiently to do harm to the Town.~~

The Select Board may also invite the Town officers, boards, commissions and committees affected by an article to submit recommendations for the report. The warrant report for a Special Town Meeting need not be prepared if the Select Board and the Finance Committee agree that the time required for its preparation would delay the holding of such a meeting sufficiently to do harm to the Town.

Section 9-7 (*Add a line after section 9-7 to make the formatting consistent*)

Compensation

All elected officials who receive remuneration shall be compensated in an amount approved annually by Town Meeting.

Section 9-8 (*Put "Section 9.8" in bold*)

Resignation of Town Officers

Section 9-10 (*Remove spaces between "Section" and 9-10 for consistency*)

Interpretation of Powers

Section 9-14 (*Remove spaces between "Section" and 9-14 for consistency*)

Charter Revision

Section 9-15 (*Remove spaces between "Section" and 9-15 for consistency*)

Amendments

or pass any vote or take any action relative thereto.

EXPLANATION *This article proposes to make clarifying and formatting changes to the Town Charter as shown in bold, strikethrough, or explained in italics, as recommended by the Charter & Bylaw Review Committee. This article requires a two-thirds majority.*

RECOMMENDATIONS

Select Board: Approval Recommended

Finance Committee: Recommendation to be Given at Town Meeting

Article 12
General Bylaw Amendments— Substantive

To determine whether the Town will vote to amend the Town Bylaws in Articles 2, 3, 5, 22, 23, 29, 30, 39, and 46 by adopting the following, and any other immaterial renumbering and formatting of the General Bylaws that may be necessary:

(Additions shown in bold, deletions in strikethrough, explanations in italics. Note that full sections are not always shown, to save space.)

ARTICLE 2. TOWN ELECTIONS

2.1 Schedule and notice

The Annual Town Election shall be held on the ~~second~~ **first** Saturday in ~~March~~ **April** for the election of officers of the Town. **The Select Board shall have the authority to move the date of the Election by up to seven (7) days.** Service of the warrant for the Annual Town Election shall, unless otherwise dictated by law, be made by posting a copy at least seven days prior to the election at the Town Hall and at three other public places in Town. Compliance with this section shall constitute legal notice of the election.

ARTICLE 3. TOWN MEETING

3.1 Call of the Meeting

The Annual Town Meeting shall convene on the ~~fourth~~ **first** Monday in ~~March~~ **May**. Service of the warrant, unless otherwise dictated by law, shall be made by posting a copy at the Town Hall and in at least three other public places in Town, at least seven days prior to the meeting. Notification for any Special Town Meeting shall be given at least 14 days before the meeting. Compliance with this section shall constitute legal notice.

ARTICLE 5. OFFICERS OF THE TOWN

5.11 Public hearings

If a public hearing is ~~legally~~ required on a matter **pursuant to these Bylaws**, public notice shall be given at least ~~ten~~ **seven** days in advance. The notice shall include a brief summary of the matter and the time and location of the hearing. The summary of the matter shall be understandable to the general public.

This section shall not apply to boards, committees, or commissions whose requirements for public hearings are specified in the Massachusetts General Laws, the Charter, or these Bylaws.

5.12 Meeting attendance

If a member of an appointed board, committee, or commission is absent for three or more successive meetings without just cause, that body may vote to request that the appointing authority remove that member. The appointing authority shall hold a public hearing on the issue and provide at least ~~ten~~ **seven** days' notice of the hearing to the absent member. Following the hearing, the authority may remove the member by two-thirds vote.

ARTICLE 15. CAPITAL EXPENDITURE COMMITTEE

15.3 Purpose

The Capital Expenditure Committee shall consider capital appropriations **funded through the General Fund** and make recommendations to Town Meeting based on a six-year plan.

15.5 Responsibilities

The Capital Expenditure Committee shall prepare and annually update a six-year plan for spending on Town capital projects. It shall be submitted in written form to the Select Board and the Finance Committee not less than ten working days before the end of the calendar year. The plan shall include expenditures for new construction, major improvements to existing Town property and for major purchases of equipment by all Town departments, offices, boards, commissions and committees **for projects or items funded through the General Fund**. The plan shall be prepared on the basis of Town-wide priorities and shall consist in part of a list of expenditures, by item, for each year of the plan.

~~ARTICLE 22. BEDFORD HOUSING PARTNERSHIP (deleted in its entirety)~~

ARTICLE 23. MUNICIPAL AFFORDABLE HOUSING TRUST

23.1 Authority

The Municipal Affordable Housing Trust is established under M.G.L. Chapter 44, Section 55C.

23.2 Membership

The Municipal Affordable Housing Trust shall consist of seven members appointed by the Select Board for ~~two~~ **three**-year staggered terms. The seven members shall include two **members of the** Select Board, ~~the Town Manager, two members of the Housing Partnership~~ **one member of the Planning Board, one member of the Housing Authority**, and ~~two~~ **three** at-large members.

23.3 Purpose

The Municipal Affordable Housing Trust shall work towards the creation and preservation of affordable housing in Bedford for the benefit of low and moderate income householders. **The Trust shall implement and administer programs that support affordable housing initiatives.**

23.4 Responsibilities

The Municipal Affordable Housing Trust shall exercise any and all of the powers legally authorized under M.G.L. Chapter 44, Section 55C. **Additionally, the Trust shall:**

- **Work to increase public awareness of the Town's responsibility to take affirmative action with respect to meeting the region's diverse housing needs, especially the needs of underrepresented populations, those in need of physical or financial assistance, and the elderly;**
- **Develop criteria for eligibility and assist in the determination of eligible applicants for affordable housing programs;**
- **Investigate methods of land acquisition for the purposes of affordable housing development;**
- **Investigate sources of funding to supplement those held by the Trust for land acquisition and affordable housing development;**
- **Review all affordable housing proposals and make recommendations;**

- **Recommend policy positions statements, bylaw changes, and changes or additions to the Town’s Fair Housing Program and Plan to the Select Board, Planning Board, and Housing Authority;**
- **Identify problem areas and potential barriers to implementing the Town’s fair housing goals and recommend solutions; and**
- **Assist in the dissemination of fair housing and affordable housing literature.**

ARTICLE 29. HISTORIC PRESERVATION COMMISSION

29.2 Membership

The Historic Preservation Commission shall consist of ~~seven~~**five** members, preferably with historic preservation and/or architectural experience and interests, appointed by the Select Board to fill three-year terms.

ARTICLE 30. VOLUNTEER COORDINATING COMMITTEE

30.4 Responsibilities

The Volunteer Coordinating Committee shall present, for each appointment made by each appointing authority, a list to the appointing authority of **all applicants with a recommendation as to whether or not the applicant is qualified** ~~names from which to choose. The appointing authority may not choose an appointee whose name does not appear on such list unless names have not been provided within 60 days.~~ The Volunteer Coordinating Committee, however, shall provide additional names if so requested.

ARTICLE 39. SIGN BYLAW

39.7. Waivers.

A. The Board of Appeals may, in its discretion and after due consideration, waive and exempt strict compliance with the provisions set forth in Section 39.4 of this Sign Bylaw, provided that such waiver(s) is determined to be in the public interest and consistent with the intent and purpose of the Sign Bylaw.

B. Application for a Waiver. Any person requesting a waiver must submit the following with the application for approval of sign:

- (1) A written request that identifies the specific provision of Section 39.4 for which the waiver is requested; and**
- (2) A narrative statement that explains how granting the waiver would be in the public interest and consistent with the intent and purpose of Sign Bylaw.**

C. Decision on Request for a Waiver.

- (1) If The Board of Appeals waives any provision of the Sign Bylaw, it must:**
 - (a) Determine that its action is in the public interest and not inconsistent with the intent and purpose of the Sign Bylaw; and**
 - (b) Include specific reasons for its action in the decision granting the waiver(s).**
- (2) The Board of Appeals may make its approval of a waiver dependent on such conditions as will achieve the objectives of the provision or standard waived.**

ARTICLE 46. STREETS, SIDEWALKS AND PUBLIC PROPERTY

~~46.21 The Minuteman Bikeway shall be open to the use of the public between the hours of 5:00 a.m. and 9:00 p.m. Persons found on said premises between the hours of 9:00 p.m. and 5:00 a.m. shall be considered trespassers and subject to a fine of up to \$20.00.~~

Bikeway

~~The Minuteman Bikeway shall be open to the use of the public between the hours of 5:00 a.m. and 9:00 p.m. Persons found on said premises between the hours of 9:00 p.m. and 5:00 a.m. shall be considered trespassers and subject to a fine of up to \$20.00.~~

or pass any vote or take any action relative thereto.

EXPLANATION *This article proposes to make substantive changes to the General Bylaws as shown in bold or strikethrough, as recommended by the Charter & Bylaw Review Committee.*

This article requires simple majority approval.

RECOMMENDATIONS

Select Board: Approval Recommended

Finance Committee: Recommendation to be Given at Town Meeting

Article 13

General Bylaw Amendments— Clarifying and Formatting

To determine whether the Town will vote to amend the Town Bylaws in Articles 7, 11, 15, 17, 21, 26, 35 58, by adopting the following, and any other immaterial renumbering and formatting of the General Bylaws that may be necessary:

(Additions shown in bold, deletions in strikethrough, explanations in italics. Note that full sections are not always shown, to save space.)

ARTICLE 7. BOARD OF HEALTH

7.4 Responsibilities

The Board of Health, **and/or its officers and agents duly-appointed in accordance with M.G.L. Ch. 111, Section 27-32**, shall enforce the state sanitary and environmental codes and all other applicable federal, state, and local rules, regulations, and ordinances. Jurisdictional concerns include, but are not limited to, communicable disease, food, water, air, and tenant housing. The Board of Health shall make rules and regulations which are necessary for the health and welfare of the public.

ARTICLE 11. SELECT BOARD

~~11.4.3 The Select Board shall protect the interests of the Town.~~ The Select Board may appear either personally or be represented by the Town Counsel, or by special counsel, before any court, or any state board, or commission to protect the interests of the Town but are not authorized by these Bylaws to commit the Town to any course of action.

~~11.4.4~~ The Select Board shall defend the Town from claims and suits and shall take necessary steps to defend all claims and suits brought against the Town. The Select Board shall have authority to engage additional counsel, and it may settle at its discretion any such claim or suit to which the Town is a party, and which does not require the payment of more than \$50,000. Any settlement requiring a payment of more than \$50,000, except as **otherwise** authorized by law, shall ~~be made only when authorized by~~ **require funding authorization by** Town Meeting.

Delete 11.4.5 through 11.4.12 *(Delete 11.4.5 through 11.4.12 as duplicative of 11.5 through 11.12)*

~~11.4.5 The Select Board shall, through counsel or otherwise, take any necessary action to collect moneys due the Town.~~

~~11.4.6 All conveyances of land or interest in land shall be signed by a majority of the Select Board members, unless otherwise provided by law or by vote of Town Meeting, and shall be sealed with the Town Seal.~~

~~11.4.7 The Select Board may sell any land acquired by the Town through foreclosure of a tax title or through purchase of land of low value at any time after advertising in a newspaper having circulation in the Town once a week for three successive weeks, the first publication to be at least 21 days before date of sale. The Select Board may execute, acknowledge, and deliver on behalf of the Town all papers necessary to effectuate any such sale.~~

~~11.4.8 The Select Board may order numbers to be affixed to any dwelling or buildings on all streets at its discretion. The owner of every dwelling or building shall comply with this order within ten days after notice.~~

~~11.4.9 The Select Board shall determine and establish all fees for permits issued by it or its appointed officers unless otherwise specified in the Massachusetts General Laws.~~

~~11.4.10 The Select Board shall determine and establish charges to be made to residents or non-residents for copies of the Town Bylaws, Zoning Bylaws, or any other Town documents for which, in its opinion, a charge should be made.~~

~~11.4.11 The Select Board, with the assistance of the Chief of Police, shall establish Traffic Rules and Regulations for the Town and such Traffic Rules and Regulations shall be filed with the Clerk of the Court having jurisdiction. The Town Manager shall keep up to date, in the office of the Town Manager, at least two copies of the Traffic Rules and Regulations, including all amendments.~~

~~11.4.12 Upon written request to the Select Board from owners of property or of a business for an officer or officers to direct traffic on private property, the Select Board may establish Traffic Rules and Regulations for such property or use any portion of the Town Traffic Rules and Regulations and/or the General Bylaws of the Town that are applicable. A copy of the written request shall be filed with the Clerk of the Court having jurisdiction.~~

~~11.6 Conveyances of land~~

~~All conveyances of land or interest in land shall be signed by a majority of the Select Board, unless otherwise provided by law or by vote of the Town Meeting, and shall be sealed with the Town Seal.~~

ARTICLE 17. TOWN CLERK

17.12 Fees

The Town Clerk's Office shall maintain a schedule of fees, subject to approval by the Select Board.

The fees of the Town Clerk shall be as follows:

~~17.12.1 Births (Delete all between 17.12.1 and 17.12.8)~~

...

~~17.12.8 Other~~

~~A. For furnishing or accepting any paper not specifically named herein, the fee shall be in accordance with the provisions of M.G.L. Ch. 262, §34, or any other applicable M.G.L.~~

ARTICLE 21. ZONING BOARD OF APPEALS

Article 21.2 The Zoning Board of Appeals shall consist of five members and ~~two~~ **three** alternate members appointed by the Select Board to fill three-year terms.

ARTICLE 26. COMMUNITY MEDIA COMMITTEE

26.4

- ~~• Investigate and work to resolve any consumer problems relating to the operation of cable television.~~

Receive Town resident issues relating to the operation of cable television and facilitate assistance with the resolution of such issues.

ARTICLE 35. BUILDING CODE

35.1 Purpose

The Town shall be governed by the Commonwealth of Massachusetts State Building **Code** which controls:...

ARTICLE 58. SALARY ADMINISTRATION PLAN BYLAW

Article 58.6 Salary Schedule

Remove all references to “step-rate”.

Article 58, Section 14 (c) **[Reserved]**. ~~All regular full-time employees who have accumulated a maximum one hundred twenty days of sick leave may be entitled to draw additional days of sick leave up to one hundred days for sickness or disability beyond one hundred twenty days from a reserve in a sick leave bank. The reserve in said bank shall be made up of all regular full-time employees' days of sick leave accumulated beyond the maximum of one hundred twenty days. Administration of this plan shall be by the Town Manager. (ATM 3-12-73)~~

or pass any vote or take any action relative thereto.

EXPLANATION *This article proposes clarifying and formatting changes to the General Bylaws as shown in bold, strikethrough, or explained in italics, as recommended by the Charter & Bylaw Review Committee.
This article requires simple majority approval.*

RECOMMENDATIONS

Select Board: Approval Recommended
Finance Committee: Recommendation to be Given at Town Meeting

and you are directed to serve this Warrant by posting attested copies thereof at the Town Hall and in at least three (3) other public places in the Town at least fourteen (14) days before the time of said meeting.

Hereof fail not and make return of this Warrant with your doings thereof at the time and place of said meeting.

Given under our hands on this 14th day of October in the year Two Thousand Twenty-Five.

SELECT BOARD OF BEDFORD

PAUL MORTENSON, CHAIR

DAN BROSGOL

BOPHA T. MALONE

SHAWN HANEGAN

TERRENCE PARKER

I have served this warrant by posting attested printed copies thereof at the Town Hall and four other places of public travel.

_____, 2025.
Constable (month and day)

Guidelines for Civil Discourse

Whereas, the Bedford Select Board desires civil discourse among and before all Town of Bedford boards and committees;

Now, therefore, the Bedford Select Board hereby establishes guidelines for ensuring orderly and peaceable discourse at public meetings and in all matters related to business of these public bodies as follows:

Members of the public shall follow any guidelines from the Chair regarding who speaks, when, and for how long.

Members of the public shall not disrupt others' comments or the conduct of the public meeting.

Outside of general public comment periods, speakers shall limit their comments to those reasonably related to the agenda item or subject at hand.

In order to guarantee full participation by all people and to ensure productive discourse, we also **encourage** all citizens to respect the following guidelines:

Show respect for others.

Allow each person to finish speaking before responding.
Use helpful, not hurtful language.

Speak as you would like to be spoken to.

Use courtesy titles (Mr., Ms., Sir, etc.) and ask if unsure.
Restate ideas when asked.
Use a civil tone of voice.

Agree to listen.

Respectfully listen to differing points of view.
When unsure, request clarification.
Realize that what you say and what people understand you to have said may be different.
Recognize that people can agree to disagree.

Speak for yourself, not others.

Speak from your own experience.
Use "I" statements ("I think that the ideas presented . . .").

Follow agreed-upon guidelines regarding who speaks when and for how long.

Volunteers Needed to Serve on Town Committees

If you are thinking about helping your Town, now or in the future, the Volunteer Coordinating Committee encourages you to attend a meeting of the committee that you are interested in, then fill out and submit a questionnaire/application form. For information on committees and openings, as well as a link to the volunteer questionnaire and list of Volunteer Coordinating Committee members, please visit:

bedfordma.gov/vcc.

For back-up material and other information about Special Town Meeting, please visit
bedfordma.gov/town-meeting

**Town of Bedford
Massachusetts 01730**

**PRSRT STD
U.S. POSTAGE
PAID
Burlington, MA
Permit No. 42**

**Special Town Meeting
Monday, November 3, 2025
6:30 p.m.
Bedford High School Auditorium
9 Mudge Way
Open to All Registered Voters**