



COMMONWEALTH OF

TOWN CLERK
MASSACHUSETTS

Town of Carver
2015 SPECIAL TOWN MEETING WARRANT

2015 NOV 16 PM 3 03

CARVER MA.

PLYMOUTH, SS. To any of the Constables of the Town of Carver,
County of Plymouth in the Commonwealth of Massachusetts.

GREETING:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the Town of Carver qualified to vote in Town affairs, to meet at **60 South Meadow Road**, the Carver High School, all three precincts in said Carver, on the 1st Day of December 2015 at 7:00 P.M., then and there to act on the following Articles, namely:

ARTICLE 1: COMMUNITY PRESERVATION COMMITTEE

To see if the Town will vote to hear and act on recommendations by the Community Preservation Committee for the creation and/or rehabilitation of land for recreational use on the existing school site at 85 Main Street in Carver, Massachusetts, in particular, construction of recreational fields and play areas, related parking and irrigation, including all incidental and related costs, all to be undertaken in conjunction with the new elementary school project addressed in more detail in Article 2 of this warrant; and to appropriate from the Community Preservation Fund the total sum of \$1,983,313, whether by borrowing under G.L. c.44B, §11, G.L. c.44, §§7 or 8, or any other enabling authority, by transfer from the Community Preservation Fund Undesignated Fund Balance or Reserve Accounts, or from available Community Preservation Act appropriations; and further, to authorize the Town Administrator, in consultation with the Community Preservation Committee Chairperson, to expend such funds in the most fiscally responsible manner and to manage the approved project, from planning and design to procurement, including negotiation of contracts and change orders, with quarterly updates to the Board of Selectmen, and to authorize the Town Administrator to take such additional action as may be necessary to carry out the vote to be taken hereunder; provided, however, that the vote taken hereunder shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on the borrowing for the new elementary school project proposed under Article 2 from the limitations on taxes imposed by M.G.L. 59, Section 21C (Proposition 2½), or take any other action related thereto.

BOARD OF SELECTMEN and COMMUNITY PRESERVATION COMMITTEE

ARTICLE 2: NEW ELEMENTARY SCHOOL PROJECT

To see if the Town will vote to appropriate, borrow or transfer from available funds, an amount of money to be expended under the direction of the Board of Selectmen for a new Carver Elementary School to be constructed on the existing school site located at 85 Main Street in Carver, Massachusetts, including construction of a new building for grades K-5 and space for a preschool program, and may include but not be limited to reconfiguration of the school site for related uses such as pedestrian pathways, parking, bus and other vehicle traffic routes, and demolition of the existing school at the end of the project (which entire project is described in further detail below for informational purposes only); the school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years, and for which the Town may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"); the Town acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town; any grant that the Town may receive from the MSBA for the Project shall not exceed the lesser of (1) fifty-nine and forty-seven hundredths percent (59.47%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA, or take any other action related thereto.

Proposed Project Scope. The proposed new elementary school building will be designed for 750 students in grades K-5, with an additional 50 students projected for the Preschool program. The new two story building will replace the existing buildings. The new building will group each grade together on a level of each of three wings and will feature a connecting "Learning Commons" populated with shared program functions. The new building will be built on a portion of the existing school's parking and play space while the existing buildings remain in operation. At the completion of construction, the existing school will be demolished. The site will be redesigned to accommodate approximately 200 dedicated parking spaces, new pedestrian pathways, new playfields, new play areas and play structures and new vehicular drop-off and pick-up loops to accommodate the bus and vehicular traffic.

BOARD OF SELECTMEN

ARTICLE 3: ALLOCATION OF FUNDS FROM FREE CASH-

To see if the Town will vote to transfer from free cash, as specified below, or take any other action related thereto.

FY16 Capital Outlay Debt, Lease, Project Mgt. Account (ATM 2015, Art 7)	\$154,000
FY16 Gasoline Account	\$ 31,000
FY16 Police Details Agency Account	\$ 67,451

BOARD OF SELECTMEN

ARTICLE 4: SOLAR PAYMENT IN LIEU OF TAX AGREEMENTS

To see if the Town will vote in accordance with Massachusetts General Laws Chapter 59, §38H, or any other enabling authority, to authorize the Board of Selectmen to enter into the following Payment In Lieu of Taxes (PILOT) Agreements for terms of 20 years each pursuant to which the Town will be paid a sum of money per year in lieu of real and/or personal property taxes upon such terms and conditions as the Board of Selectmen deem in the best interests of the Town in connection with solar photovoltaic renewable energy facilities installed or to be installed on the privately owned parcels of land identified below, and to take such other actions as are deemed necessary to implement such agreements and effectuate the purposes of this article; or take any other action related thereto:

With Borrego Solar Systems, Inc., its successors, assigns, or affiliates relative to parcels of land located at 0 Federal Road, Charge Pond, and 16 West Street.

BOARD OF SELECTMEN

And you are directed to serve this warrant by posting attested copies thereof at the several places designated by vote of the Town fourteen days at least before the time of holding said meeting.

Hereof fail not and make due return of this warrant, with your doings thereon at the time and place of meeting aforesaid.

Given under our hands this 16th Day of November in the Year Two Thousand and Fifteen.

CARVER BOARD OF SELECTMEN





