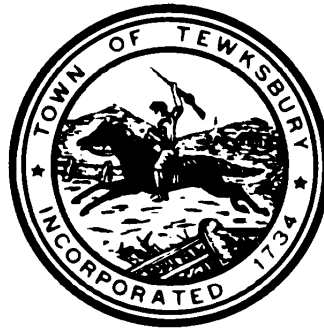


SPECIAL TOWN MEETING

**2019
WARRANT**



**TOWN OF TEWKSBURY
COMMONWEALTH OF MASSACHUSETTS**

Finance Committee Public Hearing

September 25, 2019 7:00 P.M.
Town Hall 1009 Main Street

Special Town Meeting

October 1, 2019 7:00 P.M.
Tewksbury Memorial High School

Town of Tewksbury Website: <http://www.tewksbury-ma.gov>

Middlesex, ss:

To any of the Constables of the Town of Tewksbury, in said County:

In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the inhabitants of the Town of Tewksbury, qualified to vote in Town affairs, to meet and assemble at the Tewksbury Memorial High School, 320 Pleasant Street, in said Tewksbury on Tuesday, October 1, 2019, at 7:00 P.M. to act on the following articles:

ARTICLE 1

To see if the Town will vote to raise and appropriate the sum of \$4,825,827.36 to fund the following Fiscal Year (FY2020) Budgets; or take any other action relative thereto.

School Debt Exempt Principal:	\$2,725,000.00
School Debt Exempt Interest:	<u>\$2,100,827.36</u>
Total:	\$4,825,827.36

Town Manager

Executive Summary: This article raises and appropriates funds to FY2020 Budgets. The additional funding is from a debt exclusion voted by the residents at the local election in April 2019.

ARTICLE 2

To see if the Town will vote to raise and appropriate the sum of \$971.80 to pay for the following outstanding bills from the previous year; or take any other action relative thereto.

Comcast	\$	481.80
Badger Meter	\$	390.00
Lowell General Hospital	\$	100.00
Total	\$	971.80

Town Manager

Executive Summary: According to M.G.L. c. 44 § 64, bills that are late must be approved by Town Meeting before payment. This article authorizes the charges to be paid.

ARTICLE 3

To see if the Town will vote to transfer from the certified General Fund Free Cash the sum of \$150,000 to be expended by the Town Manager to fund future compensated absence liability for Town employees; or take any other action relative thereto.

Town Manager

Executive Summary: This article transfers funds to be set aside to assist in addressing a future liability for benefits such as sick leave buyback benefits and accrued vacation.

ARTICLE 4

To see if the Town will vote to transfer from the certified General Fund Free Cash a sum of \$241,106 to be expended by the Town Manager to fund the following; or take any other action relative thereto.

General Government	
Voting Tabulators	\$ 6,250
Total General Government	\$ 6,250
DPW	
Pinnacle Street Culvert	\$ 100,000
Total DPW	\$ 100,000
Police	
Motorola Repeater and Installation	\$ 46,802
Total Police	\$ 46,802
Facilities and Grounds	
HVAC Town Hall Annex	\$ 44,466
Field Sweeper	\$ 38,438
Sander	\$ 5,150
Total Parks	\$ 88,054

Town Manager

Executive Summary: This article transfers certified free cash for specific one time capital expenditures.

ARTICLE 5

To see if the Town will vote to transfer from the certified General Fund Free Cash the sum of \$300,000 for the School Department to undertake design and engineering for capital improvements to the Heath Brook and Dewing Elementary Schools; or take any other action relative thereto.

Town Manager

Executive Summary: This article transfers certified free cash for specific one time capital expenditures.

ARTICLE 6

To see if the Town will vote to authorize the Town Manager to expend up to \$2,200,000 for the design, engineering and project management of a new DPW and School maintenance facility, of which the Town will raise and appropriate \$800,000 from revenue of the current year, as well as transfer \$700,000 from free cash, \$350,000 from Sewer Enterprise Fund Retained Earnings, and \$350,000 from Water Enterprise Fund Retained Earnings; or take any other action thereto.

Town Manager

Executive Summary: This article funds design, engineering and project management of a new combined DPW and School maintenance facility at the current site of the DPW Facility on Whipple Road.

ARTICLE 7

To see if the Town will vote to transfer the sum of \$2,256,048 from certified General Fund Free Cash to the Town Stabilization Fund; or take any other action relative thereto.

Town Manager

Executive Summary: This article seeks approval to set aside these funds in the Stabilization Fund to be used for future emergencies or one time purchases or projects.

ARTICLE 8

To see if the Town will vote to appropriate the sum of \$2,500,000 to be expended by the Town Manager for the cost of design and engineering, construction and furnishing of a new Center Fire Station and for the payment of all costs incidental and related thereto, and to determine whether such amount should be raised by taxation, by transfer from available funds, by borrowing or by any combination of the foregoing; and, if by borrowing, the Town Treasurer, with the approval of the Selectmen, is hereby authorized to borrow said sum under and pursuant to Chapter 44 Section 7 of the Massachusetts General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefore; or take any action relative thereto. Any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

The motion to be presented shall read:

Motion: That the Town hereby appropriates the sum of \$2,500,000 to be expended by the Town Manager for the cost of design and engineering, construction and furnishing of a new Center Fire Station, and for the payment of all costs incidental and related thereto, and that to meet this appropriation the Town Treasurer, with the approval of the Selectmen, is hereby authorized to borrow said sum under and pursuant to Chapter 44 Section 7, of the Massachusetts General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefore. Any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Town Manager

Executive Summary: This article authorizes the Town to borrow \$2,500,000 for the cost of building a new Center Fire Station. Originally the Town approved the appropriation of \$15,896,809.85 for the project and this debt is excluded from the property tax levy. Construction estimates are higher than the appropriation and the additional funding will cover any contingencies during construction.

ARTICLE 9

To see if the Town will vote to appropriate the sum of \$350,000 from the Community Preservation Fund Undesignated Reserve to be expended with the approval of the Town Manager for the purpose of new lights, poles and associated electrical work at Hazel Field at Saunders Recreation Area on Livingston Street. Pursuant to M.G.L. c 44B or any other enabling authority, said funds to be expended under the direction of the Community Preservation Committee; or take any other action relative thereto.

Community Preservation Committee

Executive Summary: This article will fund installation of new lights, poles and associated electrical work at Hazel Field located at Saunders Recreation Area on Livingston Street.

ARTICLE 10

To see if the Town will accept the provisions of Chapter 44, § 53F½ of the Massachusetts General Laws establishing a Stormwater Management Operations Enterprise Fund effective July 1, 2020 (Fiscal Year 2021); or take any other action relative thereto.

Town Manager

Executive Summary: This article authorizes the Town to create an Enterprise Fund to account for the revenues and expenditures of all operations and activities for Stormwater Management Operations.

ARTICLE 11

To see if the Town will vote to authorize the Board of Selectmen to grant an easement to National Grid and its successors and assigns for the purpose of placing and maintaining a pole and underground cables, wires and conduit with the necessary appurtenances which would provide for the electric transmission in, on and over a certain parcel of land to service the New Elementary School owned by the Town and under the control of the School Committee and described below:

135 Pleasant Street, Tewksbury, Massachusetts

Parcel of land shown on Assessors Map 47, Block 40. Recorded Deed Book 842, Page 320 at the Middlesex North District Registry of Deeds, Lowell, Massachusetts.

Town Manager

Executive Summary: This article requests the Town authorize an easement for National Grid for new electric service to the new Elementary School.

ARTICLE 12

To see if the Town will vote to authorize the Board of Selectmen to grant an easement to National Grid and its successors and assigns for the purpose of placing and maintaining a pole and underground cables, wires and conduit with the necessary appurtenances which would provide for the electric transmission in, on and over a certain parcel of land to service the Regional Emergency Communications Center owned by the Town and described below:

999 Whipple Road, Tewksbury, Massachusetts

Parcel of land shown on Assessors Map 30, Block 26. Recorded Deed Book 846, Page 402 at the Middlesex North District Registry of Deeds, Lowell, Massachusetts.

Town Manager

Executive Summary: This article requests the Town authorize an easement for National Grid for new electric service to the Regional Emergency Communications Center.

ARTICLE 13

To see if the Town will vote to accept a donation of an easement from PSI Atlantic Tewksbury LLC. The easement is shown on a plan entitled "As-Built Plan Cubesmart Self-Storage Facility 395 Woburn Street Tewksbury & Lowell, MA" dated May 8, 2019, revised August 15, 2019, prepared by Hayner/Swanson, Inc., 3 Congress Street Nashua, NH; or take any action relative thereto. A copy of the plans may be viewed at the Department of Public Works, Engineering Division 999 Whipple Road, Tewksbury, MA 01876, and the Town Clerk's Office, Town Hall, 1009 Main Street, Tewksbury, MA 01876.

Town Manager

Executive Summary: PSI Atlantic Tewksbury LLC is providing the Town a drainage easement across their land at 395 Woburn Street. The drainage piping and manholes for the stormwater management system on Woburn Street are located within this easement.

ARTICLE 14

To see if the Town will vote to authorize the Board of Selectmen to sell all or a portion of the following parcels of land; or take any action relative thereto.

Address	Assessors		Square Feet	Current	
	Map and Block	Acreage		Assessed Value	
Maryland Road	81/15	0.46	20,038	\$	27,900
Maryland Road	81/16	1.09	47,480	\$	31,000
Mississippi Road	81/97	0.31	13,504	\$	27,100
Boisvert Road	44/125	0.24	10,454	\$	134,200
New York Road	81/169	0.31	13,504	\$	27,100
New York Road	81/173	0.15	6,534	\$	25,900
Maryland Road	81/140	0.19	8,276	\$	131,600
Washington Street	49/9	0.15	6,534	\$	58,100
Clinton Street	48/58	0.11	4,792	\$	800
Rockland Street	34/30	0.18	7,841	\$	29,600
David Street	101/17	0.24	10,454	\$	35,200

Town Manager

Executive Summary: This article would allow for the sale of these parcels of land in accordance with the Town By-Law.

ARTICLE 15

To see if the voters of the Town of Tewksbury will vote to amend the Tewksbury General Bylaws by amending Chapter 6.04 Dogs - 6.04.160 Penalty Bylaw violation. (1) as shown, with DELETIONS denoted in strike-through format and ADDITIONS denoted in bold underline format. The amendment to the penalty structure shall include violations of 6.04.100 - Leash law. and 6.04.110 - Public nuisances; or take any action relative thereto.

6.04.160 Penalty Bylaw violation.

- (1) The following penalties, except where otherwise indicated herein, shall be in effect for violations of the provisions of this bylaw:

Non-Criminal Disposition through Chapter 1.08, General Penalty Town of Tewksbury, Town By-Laws:		
1st Offense	Warning	<u>\$50</u>
2nd Offense	\$ 50.00	<u>\$100</u>
3rd Offense		<u>\$300</u>
Each Subsequent Offense	\$100.00	<u>\$500</u>

Town Manager

Executive Summary: Passage of this article will modify the existing Dog Bylaw to comply with new state regulations (MGL Chapter 140 Section 173A and Chapter 219, Acts of 2018)

ARTICLE 16

To see if the town will adopt the following General by-Law; or take any action relative thereto.

Chapter 21.04 MAINTENANCE OF VACANT BUILDINGS AND LAND

Sections:

21.04.010 Purpose

21.04.020 Definitions.

21.04.030 Maintenance Requirements.

21.04.040 Inspections.

21.04.050 Violations and Penalties.

21.04.060 Unsafe Buildings.

21.04.070 Severability.

21.04.010 Purpose.

The purposes of this bylaw are to protect the welfare and economic vitality of the residents of the Town of Tewksbury (Town) by protecting property values, maintaining neighborhood integrity and accessibility, safeguarding against economic property blight, protecting Town resources, and ensuring the safe and sanitary maintenance of all vacant properties. Among other things, vacant properties can degrade the vitality of Tewksbury's business districts, frustrate local planning and development efforts, create increased specific risks of fire damage, vandalism and unlawful entry or uses, and give rise to other public health and safety hazards. This bylaw is intended to promote the Town's public welfare and economic health by requiring all property owners to register and properly maintain vacant commercial and industrial properties.

21.04.020 Definitions.

As used in this bylaw, the following terms shall have the meanings indicated:

"Building Commissioner"- The Building Commissioner of the Town or his or her designee.

"Legally occupied" - Occupied in accordance with the provisions of the Massachusetts Building Code.

"Owner" - A person or entity who, alone or severally with others:

- A. Has legal or equitable title to any building or has care, charge or control of any building in any capacity including but not limited to agent, executor, executrix, administrator, administratrix, trustee, or guardian of the estate of the holder of legal title; or
- B. Is a tenant with a legal right to possess an entire building; or
- C. Is a mortgagee in possession of any building; or
- D. Is an agent, trustee, receiver or other person appointed by the courts and vested with possession or control of a building; or
- E. Is an officer or trustee of an association of unit owners of a condominium or cooperative which contains a vacant property.

"Vacant Building" -Any unoccupied nonresidential commercial or industrial real property which:

- A. Is not legally occupied, is abandoned, or is not used for a period of at least twenty-one (21) consecutive days or longer by occupants having custody or legal right of entry to such property; or
- B. Which is intermittently occupied by persons with legal right of entry, but exhibits in the opinion of the Building Commissioner dilapidated walls or doors which fail to prevent the entry of a trespasser for a period of more than seven (7) days.

21.04.030 Maintenance Requirements.

- A. The owner of a vacant building must maintain the vacant building in accordance with all applicable local and state Sanitary Codes, Building Codes and Fire Codes, pertaining to the external/visible maintenance of

the building and major system maintenance of the property.

- B. The owner of a vacant building must promptly repair all broken windows, doors, other openings and any unsafe conditions at a vacant building. Boarding up of open or broken windows and doors is prohibited except as a temporary measure, unless the Building Commissioner determines that, due to vandalism or security reasons and due to circumstances out of the owner's control, the proper boarding of windows and doors is necessary for a determined period of time. Boards or coverings must be fitted to the opening size and colored to blend with the existing building color scheme.
- C. The owner must maintain the building and property for the duration of the vacancy or abandonment. The owner shall maintain the condition of the building and property so as to appear not to be vacant. Upon notice by the Building Commissioner, any accumulated trash and/or graffiti shall be removed from the property by the owner within seven (7) days. The Building Commissioner and/or his or her designee will document violations. The owner of any building vacant for a period exceeding six months, whose utilities have been shut off, shall have those utilities removed or cut and capped to prevent accidents.
- D. The owner may include advertising materials in the vacant space or displayed in the vacant property's street-facing windows.
- E. Compliance with this bylaw shall not relieve the owner of any obligations set forth in any other applicable bylaw, regulation, codes, covenant conditions or restrictions and/or association rules and/or regulations. In case of a conflict with these rules and regulations, the stricter of the rules and/or regulations shall apply.

21.04.040 Inspections.

- A. The Building Commissioner, Police Chief, Fire Chief and the Health Director, or their designees, shall have the authority to periodically inspect the exterior and interior of any building subject to this bylaw for compliance.
- B. The Building Commissioner shall have the discretionary authority to disconnect utilities immediately if a potential hazard that may be dangerous to life and limb is present.

21.04.050 Violations and Penalties.

- A. Violations of any portions of this bylaw shall be punishable by a fine of \$100 per day.
- B. The Building Commissioner or his or her designee shall enforce all provisions of this bylaw and shall institute all necessary administrative or legal action to assure compliance. Any owner found to be in violation of this bylaw shall receive a written warning and a minimum of seven (7) days to remedy all violations prior to the institution of any enforcement action by the Commissioner. The Building Commissioner, acting on behalf of the Town, may also bring a civil action in a court of competent jurisdiction seeking equitable relief to enforce this bylaw. This bylaw may also be enforced through non-criminal disposition in accordance with the provisions of the Town bylaws.

21.04.060 Unsafe Buildings.

If the Building Commissioner determines the building to be unsafe, the Building Commissioner may act immediately in accordance with the Massachusetts State Building Code to protect public safety. Furthermore, nothing in this bylaw shall abrogate the powers and/or duties of municipal officials to act pursuant to any general statutory authority including, without limitation, MGL c.139, § 1 et seq. and MGL c.143, § 6 et seq.

21.04.070 Severability

If any provision of this bylaw is held to be invalid by a court of competent jurisdiction, such provision shall be considered separate and apart from the remaining provisions, which shall remain in full force and effect; or take any action relative thereto.

Board of Selectmen

Executive Summary: The purposes of this bylaw are to insure properties are properly maintained and do not adversely affect the residents of the Town.

ARTICLE 17

To see if the Town will vote to amend the Tewksbury General Bylaw, Chapter 5.10 Marijuana Establishments by deleting the sentence below shown as a strikeout; or take any other action relative thereto.:

Chapter 5.10 Marijuana Establishments

Consistent with M.G.L. c. 94G, § 3(a)(2), all types of marijuana establishments as defined in M.G.L. c. 94G, § 1, including marijuana cultivators, independent testing laboratories, marijuana product manufacturers, and/or any other types of licensed non-retailer marijuana-related businesses, except, however, marijuana retailers previously prohibited, shall be prohibited within the Town. ~~This provision will expire December 31, 2019; or take any other action relative thereto.~~

Board of Selectmen

Executive Summary: Based on a non-binding ballot resolution the Town of Tewksbury voted against these types of marijuana establishments. This article removes the sunset provision, making the ban permanent.

ARTICLE 18

To see if the Town will vote to amend the Tewksbury Zoning Bylaw Section 6800.2 by deleting the sentence below shown as a strikeout; or take any other action relative thereto.:

6800.2 Marijuana Establishments

Consistent with M.G.L. c.94G, § 3(a) (2), all types of marijuana establishments as defined in M.G.L.c.94G, § 1, including marijuana cultivators, independent testing laboratories, marijuana product manufacturers, and/or any other types of licensed non-retailer marijuana-related businesses, except however, marijuana retailers previously prohibited, shall be prohibited within the Town. ~~This provision will expire December 31, 2019.~~

Board of Selectmen

Executive Summary: Based on a non-binding ballot resolution the Town of Tewksbury voted against these types of marijuana establishments. This article removes the sunset provision, making the ban permanent.

ARTICLE 19

To see if the Town will vote to amend the Tewksbury Zoning Map dated September 2017 by adding parcels 102-16 and 103-102 to the HI1 district as depicted by the cross-hatched map below; or take any other action relative thereto.



Town Manager

Executive Summary: Article 36 of the 2019 Annual Town Meeting was approved by vote of 152 Yes to 18 No to change the zoning of parcels 102-16 and 103-102 to HI1. The Attorney General's review of the article informed the Town that the Zoning Map itself needs to be amended to reflect the approved changes of Article 36.

ARTICLE 20

To see if the Town will vote to amend the zoning By-Laws as follows:

By adding to that portion of Appendix A, Table of Use Regulations, Section B, Exempt and Institutional Uses, the use “Assisted Living Facility” as defined in Section 10000 of the Zoning By-Laws.

And by adding that portion of Appendix A, Table of Use Regulations, Section B, Exempt and Institutional Uses, the use “Special Care Residence” as defined in 651 CMR 12.00.

B. EXEMPT AND INSTITUTIONAL USES	R40	FA	LB	COM	TR	P	MN	MFD	MFD/55	CDD	HI	HI-1	OR	WNB
13. Assisted Living Facility	PB	N	N	PB	N	N	PB	N	N	N	PB	PB	PB	PB
14. Special Care Residence	PB	N	N	PB	N	N	PB	N	N	N	PB	PB	PB	PB

And by amending Section 10000. DEFINITIONS by inserting the following:

SPECIAL CARE RESIDENCE: A “special care residence” as defined in 651 CMR 12.00.

Michael Saccone

Summary: (Town By-Law 204.020). The purpose of this article is to allow the lawful use, with planning board approval, of a new or existing building as an assisted living facility in the HI zoning district. In addition, purpose of this article is to allow the lawful use, with planning board approval, of a new or existing building as a special care residence in the HI zoning district.

ARTICLE 21

- To see if the Town will vote to amend Section 2000 "Districts," by adding a new zoning district to Section 2100 "Establishment" entitled "Residence R10 District- (R10)".
- To see if the Town will vote to amend "Appendix A Table of Use Regulations" by adding a new column entitled R10 to the Table of Use Regulations as follows:

A. RESIDENTIAL USES	R10
1. Single-family dwelling	Y
2. Two-family dwelling	N
3. Multi-family dwelling	N
4. Multi-family dwelling/55	N
5. Community Development Project	N
6. Cluster Development	PB
7. Open Space Residential Design	PB
8. Family Suite By Right	Y
9. Family Suite By Special Permit	PB

3. To see if the Town will vote to amend "Appendix B Table of Dimensional Requirements" by adding a new column entitled R10 to the Table of Dimensional Requirements as follows:

<u>DISTRICT</u>	Min. Lot Area (acre)	Min. Frontage (ft.)	Min. front yard (ft.)	Min. side and rear yard (ft.)	Max. Building Height (stories/ft.)	Max. Building Coverage (%of lot)
R10	.25	100	25	15	2.5/35	20

4. To see if the Town will vote to amend the Town of Tewksbury Zoning Map dated September 2017 to include a Residence R10 Zoning District as identified below:



Oblate Fathers

Summary: The intent of the proposed articles is to provide a new Zoning District (R10) to allow for .25 acre zoning at the property at 527 Chandler Street owned by the Oblate Fathers for single family dwellings.

GLOSSARY OF TERMS

Town Meeting:

A duly called meeting in which all Town of Tewksbury registered voters are eligible to participate to act upon fiscal issues, zoning changes, by-law amendments, and other matters affecting the Town. Each voter has one vote in the decision making process.

The Annual Town Meeting is held each May to decide issues for the fiscal year starting July first. Special Town Meeting(s) may be called at other times, to address issues that cannot wait for the next Annual Town Meeting; a Special Town Meeting is called by the Board of Selectmen; or by a petition of 200 registered voters.

Warrant:

Public notice of business to be considered at the Town Meeting. It is publicly posted in each Precinct throughout the Town, on the Town's Website <http://www.tewksbury-ma.gov/board-of-selectmen/pages/town-warrants> and describes all of the Articles which will be acted upon at the Town Meeting.

Article(s):

Individual subjects are described in the articles so that all voters are warned of potential action to be taken. The scope of each article sets the bounds of action that may be taken. Articles are submitted by the Town Departments or by voter petitions. Articles submitted by voter petitions require ten (10) or more registered voters signatures for insertion in the Annual Town Meeting Warrant, and one hundred (100) or more registered voters signatures for insertion in a Special Town Meeting Warrant.

General Information:

The Moderator presides at the Town Meeting and is responsible for the ruling on procedural matters, overseeing an orderly debate, announcing the result of all votes and preserving decorum.

The proceedings are governed by Town Meeting Time, a handbook of parliamentary law prepared under the auspices of the Massachusetts Moderators Association. This guide may be simpler and easier to understand than the more widely known and consulted Robert's Rules of Order. Copies are available for reference at the Town Clerk's Office, Board of Selectmen's Office and the Tewksbury Public Library.

Registered voters are entitled to attend, address and vote at the Meeting. Visitors may attend the meeting and shall sit in the "reserved for visitors" section.

A voter desiring to speak should approach the microphone, await recognition by the Moderator, and identify him or herself when recognized by name and address.

Motions, Motions to Amend, and Votes Required:

An Article in the Warrant states a question for the Town Meeting voters to answer. Separate issues are described in the Town Meeting Articles so that all voters are warned of potential action to be taken. The scope or intent of each Article set the bounds of action that may be taken.

Customarily the Finance Committee Chairman makes the first or Main Motion or if the Article relates to the Zoning By-Law the Planning Board Chairman will make the first or Main Motion. The sponsor or Petitioner of an article also may make the first or Main Motion. The Motion is then open for discussion by the assembly.

Motions to Amend the Main Motion, which is within the scope or intent of the Article, may be made on the Town Meeting floor.

Ordinarily motions require a majority vote of the voters present and voting for an Article to pass. Certain motions require a 2/3, 4/5 or a 9/10 vote to pass because of the provisions of the Town By-Laws or Massachusetts General Laws. The Moderator will announce the voting requirement before each vote requiring more than a majority vote.

Motions For Indefinite Postponement of an Article:

A motion to Indefinitely Postpone an Article is equivalent to a motion to take no action on the Article. If the Motion to Indefinitely Postpone the Article is Adopted; the Article is defeated.

Reconsideration of an Article:

No vote on a prior Article shall be Reconsidered except to correct a procedural defect, scrivener's error or an oversight. Reconsideration for the above exceptions requires a majority vote.

Move the Question:

The voters have heard all the discussion that they wish to hear on the pending Article and prefer to vote at once.

The Moderator shall allow those presently standing, at the time of the motion, the opportunity to be heard and then he or she will take the vote to Move the Question.

Rules to Govern Speakers:

No voter shall speak twice on any one subject, if any other voter who has not spoken already and is standing to be recognized by the moderator. No voter shall speak for more than five minutes at one time, except by vote of permission of the assembly.