

Article 1

Annual Town Election

To bring in their votes on one ballot to elect the following Town Officers:

Two Select Board Members for three (3) year terms

One Monomoy Regional School Committee (Chatham) Member for a three (3) year term

One Housing Authority Member for a five (5) year term

Select Board vote to recommend : 4-0-0

Finance Committee vote to recommend : 9-0-0



Full description in the Warrant on Page 20

Article 2

Accept Annual Reports

To hear the reports of various Town Officers and Committees and see what action the Town will take relative to the appointment of officers not chosen by ballot, or to take any other action relative thereto.

No Vote



Full description in the Warrant on Page 20

Article 3

FY2025 Budget Adjustments/Transfers (Current Fiscal Year)

To see if the Town will vote to raise and appropriate or transfer from available funds, such sums of money as it determines necessary for the following line items noted below within the FY2025 budget approved under Article 9 of the 2024 Annual Town Meeting and/or for the period beginning July 1, 2024 and ending June 30, 2025 inclusive, or to take any other action relative thereto.

Select Board vote to recommend : 3-0-0

Finance Committee vote to recommend : 8-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/11/25](#)

Full description in the Warrant on Page 20



Article 4

Fix Salaries – Elected Officials

To fix salaries of elected Town officers for the fiscal year beginning July 1, 2025, or to take any other action relative thereto.

Select Board vote to recommend : 3-0-0

Finance Committee vote to recommend : 8-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/4/25](#)



Full description in the Warrant on Page 21

Article 5

Consolidated Revolving Funds

To see if the Town will vote to establish the following spending limits for the fiscal year commencing on July 1, 2025, with respect to the Revolving Funds established by Chapter 37, Article I of the General Bylaws, or to take any other action relative thereto.

Select Board Vote to Approve: 3-0-0

Finance Committee Vote to Approve: 8-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/11/25](#)



Full description in the Warrant on Page 22

Article 6

Airport Revolving Fund Authorization

To see if the Town will vote to establish the following spending limits for the fiscal year commencing on July 1, 2025, with respect to the Airport Revolving Fund established by Chapter 37, Article I of the General Bylaws, or to take any other action relative thereto.

Select Board vote to recommend : 3-0-0

Finance Committee vote to recommend : 8-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/11/25](#)



Full description in the Warrant on Page 24

Article 7

NEW – Adult Supportive Day Program –
Establish a Revolving Fund MGL Ch. 44, sec. 53 E ½

To see if the Town will vote to amend Chapter 37, Article 1 of the General Bylaws (Department Revolving Funds) to establish an Adult Supportive Day Program Revolving Fund pursuant to M.G.L. Chapter 44, Section 53E ½.

Select Board vote to recommend : 5-0-0

Finance Committee vote to recommend : 9-0-0

On-Demand Archive Link

[Presentation to the Select Board 2/4/25](#)

[Vote of the Select Board 2/4/25](#)

Full description in the Warrant on Page 25



Article 8

Wood Waste Reclamation Facility Enterprise Fund

To see if the Town will vote to raise and appropriate \$25,000 to operate the Wood Waste Reclamation Facility Enterprise Fund, or to take any other action relative thereto.

Lease Revenue \$25,000

Operating Expenses \$25,000

Select Board vote to recommend : 3-0-0

Finance Committee vote to recommend : 8-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/11/25](#)



Full description in the Warrant on Page 26

Article 9

Town Operating Budget – FY 2026

To see if the Town will vote to raise and appropriate and/or transfer from available funds \$44,154,028 for Town expenses and charges, including without limitation of the foregoing, debt and interest, wages, salaries, and expenses for operation of the Town's departments and offices, all for the fiscal year beginning July 1, 2025, and ending June 30, 2026, inclusive, or to take any other action relative thereto.

Select Board vote to recommend : 4-0-0

Finance Committee vote to recommend : 9-0-0

On-Demand Archive Link

[Town Manager Preliminary Budget Presentation to the Select Board 1/21/25](#)

[2026 Budget Review Presentation to the Select Board 2/25/25](#)



Full description in the Warrant on Page 27

Article 10

Regional School Operating Budget - Monomoy Regional School District

To see if the Town will vote to raise and appropriate \$11,210,103 for Chatham's share of the Regional Educational and School expenses and charges, including without limitation of the foregoing, debt and interest, wages, salaries, and expenses for operation of the Monomoy Regional School District for the fiscal year beginning July 1, 2025, and ending June 30, 2026 inclusive, or to take any other action relative thereto.

Select Board vote to recommend : 5-0-0

Finance Committee vote to recommend : 8-0-0

On-Demand Archive Link

[Presentation to the Select Board 2/11/25](#)

[Presentation to the Select Board 3/18/25](#)



Full description in the Warrant on Page 28

Article 11

Monomoy Regional School District's Capital Borrowing Authorization for Monomoy Middle School Siding and Trim Replacement Project

To see if the Town will vote to approve of \$9,007,030 debt authorized by the Monomoy Regional School District to pay costs of renovating and reconstructing the exterior siding and replacement of windows for the Monomoy Regional Middle School, including the payment of all costs incidental and related thereto, or to take any other action relative thereto.

Select Board vote to recommend : 5-0-0

Finance Committee vote to recommend : 8-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/18/24](#)

Full description in the Warrant on Page 29



Article 12

Regional School Operating Budget - Cape Cod Regional Technical High School

To see if the Town will vote to raise and appropriate the sum of \$587,949 for Chatham's share of the Regional Educational and School expenses and charges, including without limitation of the foregoing, debt and interest, wages, salaries, and expenses for operation of the Cape Cod Regional Technical High School for the fiscal year beginning July 1, 2025, and ending June 30, 2026, inclusive, or to take any other action relative thereto.

Select Board vote to recommend : 3-0-0

Finance Committee vote to recommend : 8-0-0

On-Demand Archive Link

[Presentation to the Select Board 2/11/25](#)

[Vote of the Select Board 3/11/25](#)

Full description in the Warrant on Page 30



Article 13

Collective Bargaining Agreement Settlements

To see if the Town will vote to raise and appropriate or transfer from available funds \$314,500 to fund compensation and/or other cost-items resulting from collective bargaining contract settlements with the Chatham Municipal Employees Association and Chatham Managers Association, or to take any other action relative thereto.

Select Board vote to recommend : 3-0-0

Finance Committee vote to recommend : 8-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/11/25](#)



Full description in the Warrant on Page 31

Article 14

Water Department Operating Budget

To see if the Town will vote to raise and appropriate and/or transfer from available funds \$5,447,828 necessary for expenses and charges, including without limitation of the foregoing, debt and interest, wages, salaries, and expenses for operation of the Town Water Department for the fiscal year beginning July 1, 2025 and ending June 30, 2026 inclusive, or to take any other action relative thereto.

Select Board vote to recommend : 4-0-0

Finance Committee vote to recommend : 9-0-0

On-Demand Archive Link

[Presentation to the Select Board 1/28/25](#)

[Vote of the Select Board 1/28/25](#)

Full description in the Warrant on Page 32



Article 15

Five Year Capital Improvements Plan Authorization – FY2026 Capital Budget

To see if the Town will vote to appropriate and transfer from available funds \$3,162,650 to be expended for capital projects, equipment, and expenses, or to take any other action relative thereto.

Select Board vote to recommend : 4-0-0

Finance Committee vote to recommend : 9-0-0

On-Demand Archive Link

[Presentation to the Select Board 1/21/25](#)

[Presentation to the Select Board 2/25/25](#)

[Vote of the Select Board 2/25/25](#)

Full description in the Warrant on Page 33



Article 16

Capital Project – Transfer Station Improvements

To see if the Town will raise and appropriate and/or transfer from available funds \$3,400,000 for the purpose of paying costs associated with, redesign, renovation, construction, and equipping the Town's Transfer Station located at 97 Sam Ryder Road, and for the payment of all other costs incidental and related thereto, or to take any other action relative thereto.

Select Board vote to recommend : 4-0-0

Finance Committee vote to recommend : 9-0-0

On-Demand Archive Link

[Presentation to the Select Board 2/18/25](#)

Full description in the Warrant on Page 34



Article 17

Expansion and Renovation of the Existing Center for Active Living (CFAL) at 193 Stony Hill Road

To see if the Town will vote to appropriate and transfer \$5,000,000 from Free Cash for the purposes of expanding and renovating of the existing Center for Active Living (CFAL) located at 193 Stony Hill Road, or to take any other action relative thereto.

Select Board vote to recommend : 4-0-0

Finance Committee vote to recommend : 8-0-0

On-Demand Archive Link

[Presentation to the Select Board 2/18/25](#)

Full description in the Warrant on Page 38



Article 18

Article 18 - Capital – Wastewater Project Expansion/Borrowing

To see if the Town will vote to appropriate \$32,000,000 for paying costs of the design, renovation, and construction of various projects involving wastewater collection facilities and systems, including, but not limited to, facilities for surface water nutrient management, including land acquisition costs, property damage claims, purchase of sewer grinder pumps, and all other costs incidental and related thereto; to determine whether this appropriation shall be raised by taxation, borrowing or otherwise; or to take any other action relative thereto provided, however, that the borrowing authorized hereunder is contingent upon passage of a so called debt exclusion referendum vote pursuant to G.L. c.59, §21C (Proposition 2 ½), or to take any other action relative thereto.

Select Board vote to recommend : 4-0-0

Finance Committee vote to recommend : 7-0-1

On-Demand Archive Link

[Presentation to the Select Board 2/18/25](#)

[Vote of the Select Board 2/18/25](#)

2/3rds Vote Required

Full description in the Warrant on Page 43



Article 19

Capital – Fire Department Ambulance

To see if the Town will vote to raise and appropriate \$410,000 for the purchase of and replacement of an Ambulance and for all costs incidental and related thereto, or to take any other action relative thereto.

Select Board vote to recommend : 5-0-0

Finance Committee vote to recommend : 9-0-0

On-Demand Archive Link

[Presentation to the Select Board 1/28/25](#)

[Vote of the Select Board 2/4/25](#)



Full description in the Warrant on Page 45

Article 20

Capital – Sewer Capital Transfer from Wastewater Capital Stabilization Fund

To see if the Town will vote to appropriate and transfer from the Wastewater Capital Stabilization Fund \$1,070,000, for system repairs to the original Sewer collection in the amount of \$170,000, Stage Harbor Pump Station \$700,000, and the replacement of denitrification filters air system in the amount of \$200,000, or to take any other action relative thereto.

Select Board vote to recommend : 4-0-0

Finance Committee vote to recommend : 9-0-0

On-Demand Archive Link

[Presentation to the Select Board 2/18/25](#)

[Vote of the Select Board 2/18/25](#)

2/3rds Vote Required

Full description in the Warrant on Page 46



Article 21

Capital - Dredging

To see if the Town will vote to raise and appropriate \$400,000 for the purpose of paying costs related to dredging within Chatham's waterways including costs for engineering, permitting, and construction, including all costs incidental and related thereto, or to take any other action relative thereto.

Select Board vote to recommend : 5-0-0

Finance Committee vote to recommend : 9-0-0

On-Demand Archive Link

[Presentation to the Select Board 2/4/25](#)

[Vote of the Select Board 2/4/25](#)

Full description in the Warrant on Page 47



Article 22

Childcare Voucher Program

To see if the Town will vote to raise and appropriate \$175,000 to fund the Chatham Childcare Voucher Program or take any other action relative thereto.

Select Board vote to recommend : 5-0-0

Finance Committee vote to recommend : 9-0-0

On-Demand Archive Link

[Presentation to the Select Board 2/4/25](#)

[Vote of the Select Board 2/4/25](#)

Full description in the Warrant on Page 47



Article 23

Establish a Chatham Sewer Assistance Program

To see if the Town will vote to transfer \$50,000.00 from available funds for the purpose of funding a Chatham Sewer Assistance Program to provide financial assistance in cases of sewer connection hardship; or to take any other action relative thereto.

Select Board vote to recommend : 5-0-0

Finance Committee vote to recommend : 6-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/18/25](#)

[Presentation on the Aquifund 4/1/25](#)

Full description in the Warrant on Page 48



Article 24

New Electronic Visual Speed Display Signs

To see if the Town will vote to raise and appropriate \$66,000.00 for the purpose of the purchase, placement and operation of stationary and portable electronic visual speed display signs for motorists on various public ways in the Town of Chatham including all costs incidental and related thereto, or to take any other action relative thereto.

Select Board vote to recommend : 5-0-0

Finance Committee vote to recommend : 6-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/18/25](#)



Full description in the Warrant on Page 49

Article 25

Other Post Employment Benefits (OPEB) Funding - [Transfer from Overlay Surplus]

To see if the Town will vote to transfer from overlay surplus \$150,000 for the purpose of funding the Other Post-Employment Benefits (OPEB) Liability Trust Fund, or to take any other action relative thereto.

Select Board vote to recommend : 4-0-0

Finance Committee vote to recommend : 9-0-0

On-Demand Archive Link

[Presentation to the Select Board 2/18/25](#)



Full description in the Warrant on Page 50

Article 26

Chatham Municipal Airport;

Federal Fiscal Years (FFYs) 2025 and 2026 Capital Improvement Plan (CIP) Projects

To see if the Town will vote to raise and appropriate \$59,175 for the purposes of providing local match for implementation of the Federal Fiscal Years (FFYs) 2025 and 2026 Capital Improvement Plan (CIP) Projects for NAVAID replacements, parking lot improvements and design/permitting for main apron rehabilitation at the Chatham Municipal Airport, or to take any other action relative thereto.

Select Board vote to recommend : 4-0-0

Finance Committee vote to recommend : 8-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/4/25](#)

Full description in the Warrant on Page 51



Article 27

Community Preservation Committee Administrative Budget

To see if the Town will vote to appropriate and transfer from the Community Preservation Fund Estimated Revenues in accordance with the provisions of MGL, Ch. 44B, §5, the sum of \$15,000 for the purpose of funding administration associated with the Community Preservation Act, including necessary costs and expenses related thereto, as recommended by the Community Preservation Committee.

Select Board vote to recommend : 4-0-0

Finance Committee vote to recommend : 9-0-0

On-Demand Archive Link

[Presentation to the Select Board 2/25/25](#)



Full description in the Warrant on Page 51

Article 28

Community Preservation Act Fund Appropriations

To see if the Town will vote to appropriate and transfer, pursuant to the provisions of MGL Ch. 44B, §6 to Reserve from the Community Preservation Fund Estimated Revenues the following amounts:

\$ 140,000 for Open Space Purposes

\$ 140,000 for Historic Purposes

\$ 140,000 for Community Housing Purposes

Select Board vote to recommend : 4-0-0

Finance Committee vote to recommend : 9-0-0

On-Demand Archive Link

[Presentation to the Select Board 2/25/25](#)

Full description in the Warrant on Page 52



Article 29

Community Preservation Act – Affordable Housing Trust Fund

To see if the Town will vote to appropriate and transfer from the Community Preservation Fund Estimated Revenues and Affordable Housing reserves in accordance with the provisions of MGL Ch. 44B, §5, \$500,000 for the purpose of funding the Affordable Housing Trust Fund, including necessary costs and expenses related thereto, as recommended by the Community Preservation Committee.

Select Board vote to recommend : 4-0-0

Finance Committee vote to recommend : 9-0-0

On-Demand Archive Link

[Presentation to the Select Board 2/25/25](#)



Full description in the Warrant on Page 53

Article 30

Community Preservation Act – Stallknecht Painting Preservation

To see if the Town will vote to appropriate and transfer from Community Preservation Fund Estimated Receipts in accordance with the provisions of MGL Ch. 44B, §5, \$408,000 for the purpose of funding restoration and preservation of Stallknecht paintings located at the Atwood Museum, including necessary costs and expenses related thereto, as recommended by the Community Preservation Committee.

Select Board vote to recommend : 4-0-0

Finance Committee vote to recommend : 7-0-2

On-Demand Archive Link

[Presentation to the Select Board 2/25/25](#)

Full description in the Warrant on Page 54



Article 31

Community Preservation Act – Nickerson Family Association, Historic Barn Preservation

To see if the Town will vote to appropriate and transfer from the Community Preservation Historic Reserves and Undesignated Fund Balance in accordance with the provisions of MGL Ch. 44B, §5, the sum of \$275,000, for additional funding for the continuation of restoration and rehabilitation of the historical barn previously located at 68 Shell Drive, on the Nickerson Family Association campus, including necessary costs and expenses related thereto, as recommended by the Community Preservation Committee.

Select Board vote to recommend : 4-0-0

Finance Committee vote to recommend : 9-0-0

On-Demand Archive Link

[Presentation to the Select Board 2/25/25](#)

Full description in the Warrant on Page 55



Article 32

Community Preservation Act – Union Cemetery Headstone Preservation

To see if the Town will vote to appropriate and transfer from the Community Preservation Undesignated Fund Balance and Historic reserves in accordance with the provisions of MGL Ch. 44B, §5, \$50,035, for the funding of the rehabilitation and preservation of headstones at Union Cemetery, including necessary costs and expenses related thereto, as recommended by the Community Preservation Committee.

Select Board vote to recommend : 4-0-0

Finance Committee vote to recommend : 9-0-0

On-Demand Archive Link

[Presentation to the Select Board 2/25/25](#)

Full description in the Warrant on Page 56



Article 33

Community Preservation Act – Little Mill Pond Pier

To see if the Town will vote to appropriate and transfer from the Community Preservation Open Space Reserve in accordance with the provisions of MGL Ch. 44B, §5, \$500,000, for the purpose of funding the Little Mill Pond Pier reconstruction project, including necessary costs and expenses related thereto, as recommended by the Community Preservation Committee.

Select Board vote to recommend : 4-0-0

Finance Committee vote to recommend : 9-0-0

On-Demand Archive Link

[Presentation to the Select Board 2/25/25](#)

Full description in the Warrant on Page 56



Article 34

Community Preservation Act – Field Studies to Preserve Open Space for Salt Marshes

To see if the Town will vote to appropriate and transfer from the Community Preservation Open Space Reserve in accordance with the provisions of MGL Ch. 44B, §5, \$140,000, for the funding of Field Studies to Preserve Open Space for Salt Marshes, including necessary costs and expenses related thereto, as recommended by the Community Preservation Committee.

Select Board vote to recommend : 4-0-0

Finance Committee vote to recommend : 9-0-0

On-Demand Archive Link

[Presentation to the Select Board 2/25/25](#)

Full description in the Warrant on Page 57



Article 35

Community Preservation Act – Town of Chatham 2025 Open Space & Recreation Plan

To see if the Town will vote to appropriate and transfer from the Community Preservation Open Space Reserve in accordance with the provisions of MGL Ch. 44B, §5, \$50,000, for the purpose of funding the Town of Chatham 2025 Open Space and Recreational Plan, including necessary costs and expenses related thereto, as recommended by the Community Preservation Committee.

Select Board vote to recommend : 4-0-0

Finance Committee vote to recommend : 9-0-0

On-Demand Archive Link

[Presentation to the Select Board 2/25/25](#)



Full description in the Warrant on Page 58

Article 36

Public Cable Access and Technology

To see if the Town will vote to transfer \$78,600 from the Receipts Reserved Cable Television PEG Access Special Revenue Fund, for the support of Public Education General Government access service and programming; or to take any other action relative thereto.

Select Board vote to recommend : 3-0-0

Finance Committee vote to recommend : 8-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/4/25](#)

Full description in the Warrant on Page 59



Article 37

General Bylaw Amendment – Chapter 238 – Stormwater Management

To see if the Town will vote to amend General Bylaw Chapter 238.

Select Board vote to recommend : 4-0-0

Finance Committee vote to recommend : 9-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/4/25](#)

Full description in the Warrant on Page 59



Article 38

General Bylaw Amendment – Chapter 10-3 - Boards, Committees, and Commissions

To see if the Town will vote to amend General Bylaw Chapter 10.

Select Board vote to recommend : 2-2-0

Finance Committee vote to recommend : 9-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/4/25](#)

Full description in the Warrant on Page 70



Article 39

Protective (Zoning) Bylaw Amendment West Chatham Neighborhood Center (WCNC) District

To see if the Town will vote to amend its existing Protective (Zoning) Bylaw Section III. District Regulations by establishing the West Chatham Neighborhood Center as a new Zoning District in Section III, District Regulations.

Planning Board vote to recommend: 6-0-0

Select Board vote recommend: 4-0-0

Finance Committee vote to recommend: 6-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/18/25](#)

2/3rds Vote Required

Full description in the Warrant on Page 71



Article 40

To amend the Town of Chatham Zoning Map West Chatham Neighborhood Center District

To see if the Town will vote to amend its existing Zoning Map to include the West Chatham Neighborhood Center District boundary located along the Route 28 Corridor in West Chatham from approximately 500 feet West of George Ryder Road to approximately 800 feet East of Barn Hill Road (to the South of Route 28) and extending to properties on Wheldon Way (to the North of Route 28), or as shown on the proposed zoning map amendment herein provided, that the change in zoning approved hereby shall be subject to and contingent upon Town Meeting approval of Article 39 of this Warrant, or to take any other action relative thereto.

Planning Board vote to recommend: 6-0-0

Select Board vote recommend: 4-0-0

Finance Committee vote to recommend: 6-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/18/24](#)

2/3rds Vote Required

Full description in the Warrant on Page 91



Article 41

Grant of Easement for Utility Service – 365 Main Street, Chatham

To see if the Town will vote to authorize the Select Board to grant the right and easements (as more particularly described below) for overhead lines for distribution of electricity, and lines for control, relay and communication purposes over, under, across, and upon a certain parcel of land (the “Premises” as more particularly described in the Deed filed in the Barnstable County Registry of Deeds in Book 30979, Page 333) owned by the Grantor located at 365 Main Street, Chatham, Massachusetts which is approximately shown on a sketch labeled Exhibit A, and to authorize the Select Board to do all things necessary to carry out the provisions of this Article, or take any other action relative thereto.

Select Board vote recommend: 4-0-0

Finance Committee vote to recommend: 9-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/18/25](#)

2/3rds Vote Required

Full description in the Warrant on Page 93



Article 42

Grant of Easement for Utility Service – 114 Training Field Road, Chatham

To see if the Town will vote to authorize the Select Board to grant the right and easements (as more particularly described below) for overhead lines for distribution of electricity, and lines for control, relay and communication purposes over, under, across, and upon a certain parcel of land (the “Premises” as more particularly described in the Deed filed in the Barnstable County Registry of Deeds in Book 2620, Page 130) owned by the Grantor located at 114 Training Field Road, Chatham, Massachusetts which is approximately shown on a sketch labeled Exhibit A, and to authorize the Select Board to do all things necessary to carry out the provisions of this Article, or take any other action relative thereto.

Select Board vote recommend: 3-0-0

Finance Committee vote to recommend: 8-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/11/25](#)

2/3rds Vote Required

Full description in the Warrant on Page 95



Article 43

Grant of Easement for Utility Service – 608-610 Stage Harbor Road, Chatham

To see if the Town will vote to authorize the Select Board to grant the right and easements (as more particularly described below) for underground lines for distribution of electricity, and lines for control, relay and communication purposes over, across, upon and under a certain parcel of land (the “Premise” as more particularly described in the Deed filed in the Barnstable County Registry of Deeds in Book 5818, page 244 also shown as Lot 1 on a Plan of Land recorded with the Registry in Plan Book 386, Page 19) owned by the Grantor located at 608-610 Stage Harbor Road, Chatham, Massachusetts which is approximately shown on a sketch labeled Exhibit A, and to authorize the Select Board to do all things necessary to carry out the provisions of this Article, or take any other action relative thereto.

Select Board vote recommend: 5-0-0

Finance Committee vote to recommend: 9-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/18/25](#)

2/3rds Vote Required

Full description in the Warrant on Page 97



Article 44

Refile Home Rule Petition for Prevailing Wages Exemption

To see if the Town will vote to authorize the Select Board to petition the General Court for special legislation seeking the Town's exemption from complying with sections 26 through 27G of Chapter 149 of the General Laws for projects estimated to cost \$50,000 or less.

Select Board vote recommend: 3-0-0

Finance Committee vote to recommend: 8-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/11/25](#)

Full description in the Warrant on Page 98



Article 45

Refile Home Rule Petition to Establish a New Housing Trust

To see if the Town will vote to authorize the Select Board to petition the General Court for special legislation to create one Housing Trust for both Affordable (up to 100% Average Median Income) and Attainable Housing (up to 200% Average Median Income).

Select Board vote to recommend: 3-0-0

Finance Committee vote to recommend: 8-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/11/25](#)



Full description in the Warrant on Page 99

Article 46

Refile Home Rule Petition for the Use of Community Preservation Act (CPA) Funds for Affordable and Attainable Housing up to 200% Area Median Income (AMI)

To see if the Town will vote to authorize the Select Board to petition the General Court for special legislation authorizing the use of Community Preservation Funds for BOTH Affordable and Attainable Housing for persons and families whose annual income is less than 200% Area Median Income (AMI).

Select Board vote recommend: 3-0-0

Finance Committee vote to recommend: 8-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/11/25](#)

Full description in the Warrant on Page 105



Article 47

Refile Home Rule Petition to Establish a Real Property Transfer Fee to Fund Affordable/Attainable Housing

To see if the Town will vote to authorize the Select Board to petition the General Court for special legislation in substantially the following form to authorize imposition of a fee upon the transfer of real property situated in the Town to provide a supplemental source of funding for special purpose funds established to create and preserve affordable and attainable housing in the Town. Said fee shall be equal to one half per cent (1/2%) of the purchase price paid upon the transfer of any real property interest for consideration of two million dollars (\$2,000,000) or more, and the fee shall be paid by, and be the liability of, the purchaser of such real property interest notwithstanding any agreement between the purchaser and seller relative to allocation of responsibility for said fee.

Select Board vote to recommend: 3-0-0

Finance Committee vote to recommend: 7-1-0

On-Demand Archive Link

[Presentation to the Select Board 3/11/25](#)

Full description in the Warrant on Page 106



Article 48

Special Legislation for an Act relative to the membership of the Conservation Commission

To see if the Town will vote to authorize and direct the Select Board to petition the General Court for special legislation as follows:

Notwithstanding section 8C of chapter 40 of the General Laws, the selectboard of the town of Chatham may appoint 3 associate members to the Conservation Commission of the town for terms not to exceed 1 year. The chairman of the commission may designate an associate member to sit on the commission in the case of absence, inability to act or conflict of interest on the part of a member of the commission or in the event of a vacancy on the commission, until the vacancy is filled in accordance with this section 8C of said chapter 40.

Or take any action relative thereto.

Select Board vote to recommend: 4-0-0

Finance Committee vote to recommend: 9-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/4/25](#)

Full description in the Warrant on Page 115



Article 49

Acceptance of Massachusetts General Law Chapter 23B, Section 32(b): Seasonal Community Designation

To see if the Town will vote to accept, on behalf of the Town of Chatham, the Seasonal Community Designation as provided for in General Laws Chapter 23B, Section 32(b); or take any other action relative thereto.

Select Board vote recommend: 4-0-0

Finance Committee vote to recommend: 5-1-0

On-Demand Archive Link

[Presentation to the Select Board 3/4/25](#)

Full description in the Warrant on Page 116



Article 50

Home Rule Petition to Add Commercial Fishermen as a Designated Vocation for Affordable and Attainable Housing Preference in the Town of Chatham under the Seasonal Communities Section of the Affordable Homes Act

To see if the Town will vote to authorize the Select Board to petition the General Court for special legislation in substantially the following form to authorize “Commercial Fishermen” to be included as a designated vocation for affordable and attainable housing preference within the Town of Chatham.

Select Board vote recommend: 3-0-0

Finance Committee vote to recommend: 5-2-1

On-Demand Archive Link

[Presentation to the Select Board 3/11/25](#)

Full description in the Warrant on Page 117



Article 51

Citizen Petition Article –
Protective Zoning Bylaw Amendment – Conservancy District Setback

Planning Board vote to recommend: 6-0-0

Select Board vote to recommend: 5-0-0

Finance Committee vote to recommend: 8-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/18/25](#)

2/3rds Vote Required

Full description in the Warrant on Page 118



Article 52

Citizen Petition Article –

Protective Zoning Bylaw Amendment - Add New Paragraph "m." to Section IV.A.2

Planning Board vote to recommend: From Town Meeting Floor

Select Board vote recommend: 5-0-0

Finance Committee vote to recommend: 8-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/18/25](#)

2/3rds Vote Required

Full description in the Warrant on Page 122



Article 53

Citizen Petition Article – Protective Zoning Bylaw Amendment
- Modify Section III.D.3.g – Exterior Mechanical System Appliances

To see if the Town will vote a revision of the Protective Bylaw (Zoning) by modifying Section III.D.3.g:
Exterior Mechanical System Appliances.

Planning Board vote to recommend: From Town Meeting Floor

Select Board vote recommend: 5-0-0

Finance Committee vote to recommend: 8-0-0

On-Demand Archive Link

[Presentation to the Select Board 3/18/25](#)

2/3rds Vote Required

Full description in the Warrant on Page 123



Article 54

Citizen Petition Article – Pay Outstanding Tax-title Lien for 330 Cedar Street, Chatham, MA

To see if the town will vote to approve and expend funds to pay the outstanding tax-title lien held by the Town of Chatham against the residential property located at 330 Cedar Street, Chatham, MA 02633, where the cost of such expenditure shall not exceed sixty-five thousand dollars (\$65,000.00).

Select Board vote recommend: 1-4-0

Finance Committee vote to recommend: 0-6-0

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[Vote of the Select Board 3/18/25](#)

Full description in the Warrant on Page 124



Article 55

Citizen Petition Article – Adopt Massachusetts General Law Chapter 60, section 3D

To see if the town will accept the provisions of Massachusetts General Law, Chapter 60, Section 3D in its entirety, and in accordance with the provisions of said law, will establish a fund to aid the elderly and disabled of the town, whose income is at or below low-income thresholds established or accepted by the town, to meet their property tax liabilities.

Select Board vote recommend: 5-0-0

Finance Committee vote to recommend: 9-0-0

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Full description in the Warrant on Page 125



Article 56

Citizen Petition Article – Report of Tax-Title Accounts and Free Cash

To See if the Town Will Adopt the Following By-Law:

Prior to Annual Town Meeting (ATM), the Town Treasurer shall identify the properties currently in Tax Title, and they, or their designee, shall report that information at ATM, along with the street address for each property, and the unpaid principal and interest for each. Immediately thereafter, the Treasurer or their designee shall provide the voters with the current balance of funds held in the town's "Free Cash" account (so called).

Select Board vote to recommend: 0-5-0

Finance Committee vote to recommend: 1-8-0

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Full description in the Warrant on Page 126



Article 57

Citizen Petition Article –
General Bylaw Amendment - Chapter 10.5 - Affordable Housing Trust Fund

To see if the Town will vote to amend General Bylaw Chapter 10, Boards, Committees, Commissions, Section 5, Affordable Housing Trust Fund.

No Action

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Article 58

Citizen Petition Article – General Bylaw Amendment - Chapter 10.5 - Affordable Housing Trust Fund

To see if the Town will vote to amend General Bylaw Chapter 10, Boards, Committees, Commissions, Section 5, Affordable Housing Trust Fund.

Select Board vote recommend: 2-2-1

Finance Committee vote to recommend: 4-2-0

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Full description in the Warrant on Page 129



Article 59

Citizen Petition Article –

NEW General Bylaw – Limiting Use at Chatham Airport to Federal Aviation Administration (FAA)
Airplane Design Group (ADG) 1 Aircraft

To see if the Town will vote to amend its Bylaws by adding a Bylaw that reads:

“No real property owned by the Town of Chatham at 240 George Ryder Road, at the site known as the Chatham Municipal Airport, may be used as a landing site for any airplane which is larger than a Federal Aviation Administration Airplane Design Group (ADG) I airplane. No airplane larger than a Federal Aviation Administration Airplane Design Group I airplane may land on or at the real property at Chatham Municipal Airport, except in the case of a declared emergency by the pilot in command.” Or take any action relative thereto.

Select Board vote recommend: 0-5-0

Finance Committee vote to recommend: 0-6-0

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Full description in the Warrant on Page 130



Chatham TV | Backstage

D.P.W. | Transfer Station 2025

Community Services | C.F.A.L. Walk-Through 2025

D.N.R. & D.P.W. | Sewering 2025

