



**TOWN OF MENDON
SPECIAL TOWN MEETING
NOVEMBER 12, 2025
THE COMMONWEALTH OF MASSACHUSETTS WORCESTER, SS**

TO THE CONSTABLES, OFFICERS, AND TOWN CLERK OF THE TOWN OF MENDON, in the county of WORCESTER, Greetings: In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the inhabitants of said Town, qualified to vote in elections and in Town affairs, to meet at **the Miscoe Hill School** in said **MENDON** on the **12th day of November**, at **7:00 o'clock** in the evening, then and there to act on the following articles:

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| ARTICLE 1
(SELECT BOARD) | To see if the Town will vote to raise and appropriate and/or transfer a sum of money from available funds to pay Bills of a Prior Year; or act or do anything in relation thereto. |
| ARTICLE 2
(SELECT BOARD) | To see if the town will vote to raise and appropriate and/or transfer a sum of money from available funds into the Stabilization Account; or act to do anything in relation thereto. |
| ARTICLE 3
(SELECT BOARD) | To see if the Town will vote to raise and appropriate and/or transfer a sum of money from available funds into the Capital Expenditure Account; or act or do anything in relation thereto. |
| ARTICLE 4
(SELECT BOARD) | To see if the Town will vote to raise and appropriate and/or transfer a sum of money from available funds into the Other Post Employment Benefits Trust Fund; or act or do anything in relation thereto. |
| ARTICLE 5
(SELECT BOARD) | To see if the Town will vote to raise and appropriate and/or transfer a sum of money from available funds to fund fiscal 2026 Fire Department vehicle leases; or act or do anything in relation thereto. |
| ARTICLE 6
(SELECT BOARD) | To see if the Town will vote to adopt General Law Chapter 138 Section 12D relative to authorizing the types of alcoholic beverages to be drunk on premise; or act or do anything in relation thereto. |
| ARTICLE 7
(PLANNING BOARD) | To see if the Town will amend Mendon Zoning By-laws Article V Section 5.03 (Flood Hazard Overlay District) by adding Subsection C, Definitions, to comply with FEMA regulations and NFIP eligibility; or act or do anything in relation thereto. |
| ARTICLE 8
(PLANNING BOARD) | To see if the Town will amend Mendon Zoning By-laws Article III Section 3.01, Table of Uses, Section 3.02, and Section 3.03 (Use Regulations) as shown in the attached document; or act or do anything in relation thereto. |

**ARTICLE 9
(PLANNING
BOARD)**

To see if the Town will vote to amend the Town of Mendon Zoning By-Laws by adopting the revisions to Article III, including Table A: Table of Uses but not including 3.04 Open Space Communities, as shown in the attached document; or act or do anything in relation thereto.

**ARTICLE 10
(PLANNING
BOARD)**

To see if the Town will vote to amend the Town of Mendon Zoning By-laws by adopting the revisions to Section 3.04 Open Space Communities and 4.02 Site Plan Review as shown in the attached document; or act or do anything in relation thereto.

**Article 11
(PLANNING
BOARD)**

To see if the Town will vote to amend the Town of Mendon Zoning By-laws by adopting the revisions to 2.06 Sign Bylaw and 6.03 Marijuana Establishments and Medical Marijuana Treatment Centers as shown in the attached document; or act or do anything in relation thereto.

**Article 12
(PLANNING
BOARD)**

To see if the Town will vote to amend the Town of Mendon Zoning By-laws by amending the Accessory Dwelling Unit by-law as shown in the attached document; or act or do anything in relation thereto.

**Article 13
(PLANNING
BOARD)**

To see if the Town will vote to amend the Town of Mendon Zoning By-laws by adding Section 6.04 (Common Driveways) and Section 6.05 (Retreat Lots), as well as the proposed definitions for each, as shown in the attached document; or act or do anything in relation thereto.

**Article 14
(PLANNING
BOARD)**

To see if the Town will vote to amend the Town of Mendon Zoning By-laws by removing annotations from the main text to the footer and reformatting numbered lists; or act or do anything in relation thereto.

**Article 15
(SELECT BOARD)**

To see if the Town will vote to close the account associated with a multi-purpose trackless and dump truck lease and return the balance to the Stabilization Fund; or act or do anything in relation thereto.

**Article 16
(SELECT BOARD)**

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund the purchase of a new multi-purpose dump truck for the Highway Department; or act or do anything in relation thereto.

**Article 17
(BOARD OF
HEALTH)**

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund necessary repairs to the existing well structure at the Old Mendon Landfill (28 Bellingham Street), including constructing new wells, implementing increased monitoring, or taking any other actions at the direction of MassDEP; or act or do anything in relation thereto.

**Article 18
(SELECT BOARD)**

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund the purchase and installation of climate control equipment for the upper floor of Town Hall and repairs to the climate control system in the former Taft Library building (Town Hall Annex); or act or do anything in relation thereto.

**ARTICLE 19
(SELECT BOARD)**

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund emergency well repair at the Mendon Senior Center and associated testing costs; or act or do anything in relation thereto.

**ARTICLE 20
(BOARD OF
ASSESSORS)**

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund the purchase of mapping software for the Assessor's Office and other Town departments; or act or do anything in relation thereto.

**ARTICLE 21
(SELECT BOARD)**

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund a local cash match for a state Stormwater Asset Management Grant; or act or do anything in relation thereto.

**ARTICLE 22
(SELECT BOARD)**

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund Providence Street Culvert replacement; or act or do anything in relation thereto.

**ARTICLE 23
(SELECT BOARD)**

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund Fire Department turnout gear; or act or do anything in relation thereto.

**ARTICLE 24
(SELECT BOARD)**

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund Fire Department boat and trailer and UTV and trailer; or act or do anything in relation thereto.

**ARTICLE 25
(SELECT BOARD)**

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to purchase a Highway Department Backhoe; or act or do anything in relation thereto.

**ARTICLE 26
(PARKS
COMMISSION)**

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund design and engineering costs related to the Mendon Town Beach bathrooms and Memorial Park septic system; or act or do anything in relation thereto.

**ARTICLE 27
(PARKS
COMMISSION)**

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund a self-serve kayak rental at Mendon Town Beach; or act or do anything in relation thereto.

**ARTICLE 28
(SELECT BOARD)**

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund repairs and facility upgrades at the Mendon Senior Center; or act or do anything in relation thereto.

**ARTICLE 30
(COM. PRES.
CMTE.)**

To see if the Town will close the Beach Engineering Account and transfer the balance into the CPA Undesignated Fund Balance; or act or do anything in relation thereto.

**ARTICLE 31
(LAND USE CMTE.)**

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund an 81X Boundary Plan for 17 Pleasant Street; or act or do anything in relation thereto

**ARTICLE 32
(SELECT BOARD)**

To see if the Town will vote to close the accounts associated with Morrison Drive Survey, Electric Vehicle Purchase, Town Meeting Room Equipment, Speed Limit Signs, Street Sweeper, Highway Salt Shed, Highway Wireless Fire Alarm, Senior Center Architectural and Site Engineering Study, Senior Center Engineering and Design, and Library Electrical Service Improvements, and return the funds to Undesignated Fund Balance (Free Cash); or act or do anything in relation thereto.

**ARTICLE 33
(SELECT BOARD)**

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund road repair; or act or do anything in relation thereto.

**ARTICLE 34
(CPC & GEN.
BYLAW REV.
CMTE.)**

To see if the Town will vote to amend Mendon General By-laws Chapter XXI (Community Preservation Act) to add an alternate member at large and clarify consultation requirements of the Community Preservation Committee as shown in the attached document; or act or do anything in relation thereto.

**ARTICLE 35
(GBRC)**

To see if the Town will vote to amend the Mendon General By-laws to include gender neutral language as shown in the attached document; or act or do anything in relation thereto.

**ARTICLE 36
(GBRC)**

To see if the Town will vote to amend Mendon General By-Law Chapter XI Section 7 (Animal Control) by deleting the entire contents and replacing with the language in the attached document; or act or do anything in relation thereto.

Scan below or visit mendonma.gov/town-meeting-docs for red-lined versions of the by-law changes and the Town Administrator's Warrant Report.




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And you are directed to serve this Warrant, by posting up attested copies thereof at three or more public places in said Town, at least 14 days before the time of holding said meeting.

HEREOF FAIL NOT, and make due return of this Warrant, with your doings thereon, to the Town Clerk, at the time and place of meeting, as aforesaid.

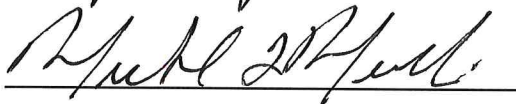
Given under our hands this 15th day of October, in the year two thousand twenty-five.












Select Board of Mendon

A True copy. Attest:

 Town Clerk.

Worcester, ss.

PURSUANT TO THE WITHIN WARRANT, I have notified and warned the inhabitants of the Town of Mendon by posting up attested copies of the same at:

Town Hall; Town Hall Website; Mendon Post Office, Taft Public Library,
27 days before the date of the meeting, as within directed. Mendon Senior Center

 Constable/Officer
10/16/25

