



**Town of Charlton, Massachusetts**

**WARRANT FOR SPECIAL TOWN MEETING  
Monday, November 15, 2021**

To either of the Constables of the Town of Charlton:

In the County of Worcester,

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify the inhabitants of the Town of Charlton qualified to vote in elections to meet in the **Charlton Middle School, 2 Oxford Road, Charlton, MA on Monday, November 15, 2021 at seven o'clock** in the evening, for the purpose of taking action on the following articles:

**ARTICLE 1. APPROPRIATION OF FUNDS FOR UNPAID BILLS OF A PRIOR FISCAL YEAR**

To see if the Town will vote to raise by taxation, transfer or borrow and appropriate a sum or sums to accounts to be specified at the town meeting for payment of one or more prior fiscal year's bills not paid due to an insufficiency of appropriation or for other reasons, or take any action relative thereto or thereon.

**SPONSOR: VARIOUS TOWN DEPARTMENTS AND OFFICIALS**

**ARTICLE 2. INTER/INTRA DEPARTMENTAL TRANSFERS AND/OR APPROPRIATIONS FOR FY2022 BUDGET**

To see if the Town will vote to raise by taxation, borrow or transfer, and appropriate from available funds, including so called "free cash" and/or funds previously appropriated to other uses, a sum or sums of money to accounts and for purposes to be specified at the Special Town Meeting, or take any action relative thereto or thereon.

**SPONSOR: BOARD OF SELECTMEN, TOWN ADMINISTRATOR AND VARIOUS TOWN DEPARTMENTS**

**ARTICLE 3. AMENDMENTS TO THE FY2022 BUDGET**

To see if the Town will vote to amend the Fiscal 2022 budget voted at the May 2021 Annual Town Meeting or take any action relative thereto or thereon.

**SPONSOR: FINANCE COMMITTEE**

**ARTICLE 4. ESTABLISH CAPITAL IMPROVEMENT STABILIZATION FUND**

To see if the Town will vote to establish a special purpose stabilization fund under the provisions of M.G.L c. 40 section 5B, to be known as the Capital Stabilization Fund, the purpose of which is to allow the Town, from time to time, by appropriation, to reserve funds to pay for engineering and design, renovation, reconstruction or construction of Town buildings, facilities or property, and/or vehicles and equipment including debt service; or take any action relative thereto or thereon.

**SPONSOR: FINANCE COMMITTEE**

**ARTICLE 5. MISC. CAPITAL ITEMS AND RELATED CONTRACTS**

To see if the Town will vote to raise by taxation, borrow or transfer from available funds, including so called "free cash" and funds previously appropriated to other uses, and appropriate a sum or sums to purchase capital items and/or for service, repair, improvement, architectural, construction, renovation, improvement and/or other contracts relating to town buildings, facilities or property or to municipal services, and to authorize the Board of Selectmen, Chief Procurement Officer, or other appropriate town official, board, commission or committee to enter into such contracts or leases, and to take such other action, as may be necessary or advisable to effectuate the purposes of such votes, or take any action relative thereto or thereon.

**SPONSOR: BOARD OF SELECTMEN/VARIOUS DEPARTMENTS**

**ARTICLE 6. REPLACE TANKER 2 – BORROWING ARTICLE**

To see if the Town will vote to appropriate \$425,000 for the purpose of replacing Tanker 2, and for all other costs incidental and related thereto; to determine whether this appropriation shall be raised by borrowing or otherwise provided; or to take any action relative thereto or thereon.

**SPONSOR: BOARD OF SELECTMEN**

**ARTICLE 7. CAP OLD TOWN LANDFILL – BORROWING ARTICLE**

To see if the Town will vote to appropriate \$2,000,000 for the purpose of capping the old town landfill, and for all other costs incidental and related thereto; to determine whether this appropriation shall be raised by borrowing or otherwise provided; or to take any action relative thereto or thereon.

**SPONSOR: BOARD OF SELECTMEN**

**ARTICLE 8. TRANSFER TO/FROM STABILIZATION FUNDS**

To see if the Town will vote to transfer and appropriate a sum or sums to or from the Stabilization Funds, or take any action relative thereto or thereon.

**SPONSOR: BOARD OF SELECTMEN**

**ARTICLE 9. RESCIND CHARLTON DAM BOND AUTHORIZATION**

To see if the Town will vote to rescind unissued borrowing authorization of \$72,000 for the South Charlton Dam Project voted under Article 19 of the May 21, 2018 Annual Town Meeting, or take any action relative thereto or thereon.

**SPONSOR: BOARD OF SELECTMEN**

**ARTICLE 10. SPECIAL ACT- REMOVE POLICE DEPARTMENT POSITIONS FROM CIVIL SERVICE**

To see if the Town will vote: (a) to authorize the Board of Selectmen to petition the General Court for a special act reading as follows:

**SECTION 1.** Notwithstanding any general or special law to the contrary, all police officers, regardless of rank, in the Town of Charlton police department shall be exempt from the provisions of Chapter 31 of the General Laws.

**SECTION 2.** Section 1 of this act shall not impair the civil service status of any person employed on a permanent basis as a police officer, regardless of rank, of the Town of Charlton Police Department on the effective date of this act.

**SECTION 3.** This act shall take effect upon its passage.”

to authorize the General Court to make clerical and editorial changes of form only to the bill, unless the Board of Selectmen approves amendments to the bill before enactment by the General Court, and the Board of Selectmen shall be authorized to approve amendments which shall be within the scope of the general public objectives of the petition; and (b) to further authorize the Board of Selectmen to take any and all other action necessary or advisable to remove all police officers, regardless of rank, in the Town of Charlton police department from Civil Service; or take any action relative thereto or thereon.

**SPONSOR: BOARD OF SELECTMEN**

**ARTICLE 11. TAX INCREMENT FINANCING AGREEMENT WITH AMAZON.COM, INC.**

To see if the Town will vote, pursuant to G.L. c. 40, §59 and G.L. c. 23A, §§3E and 3F and applicable regulations thereunder: (a) to approve the proposed Tax Increment Financing (“TIF”) Agreement between Amazon.com, Inc. and the Town of Charlton, substantially in the form as such is on file and available for review at the Town Clerk’s office (the “TIF Agreement”), for improvements to the property located at 53 Sturbridge Road, Charlton, MA that will consist of 104.50 acres more or less currently designated on the Charlton Board of Assessors Map as part of Tax Parcel Map 27, Parcel D-1; Map 33, Parcel A-2; Map 33, Parcel A-3; and Map 33, Parcel A-4 as described more fully in the proposed TIF Agreement (“the Project”), which TIF Agreement would provide for real estate tax exemptions at the exemption rate schedule set forth therein; and (b) to authorize the Board of Selectmen to: (1) enter into the TIF Agreement on behalf of the Town; (2) execute the Agreement and any documents relating thereto; (3) approve and arrange for submission of the TIF Agreement and Economic Development Incentive Program (EDIP) “Local Incentive-Only” Application, and any associated documents, all relating to the Project, to the Massachusetts Economic Assistance Coordinating Council (EACC); and (4) take such other and further action as may be necessary or appropriate to obtain EACC approval, implement these documents and carry out the purposes of this article; or take any other action relative thereto or thereon.

**SPONSOR: BOARD OF SELECTMEN**

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**No vote shall be taken on any motion relating to Article 12 below until the Planning Board has submitted a report with recommendations thereon to the Town Meeting, if 21 days have not elapsed since the public hearing before the Planning Board was held on the proposed amendment to the Zoning By-law set forth in said Article. (Gen. Laws Chapter 40A, Section 5, paragraph 4).**  
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**ARTICLE 12. ZONE CHANGE – MAP 40, BLOCK A, LOT 1.1 – AGRICULTURAL TO COMMUNITY BUSINESS**

To see if the town will vote to amend the Zoning Map, Section 200.3.1.B, by making the following changes: Change Assessor’s Parcel(s) 40-A-1.1 consisting of a total of 2.2 +/- acres, currently zoned Agricultural (AG), to Community Business (CB), The zone change is on the attached map. Or take any action relative thereto or thereon.

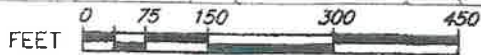
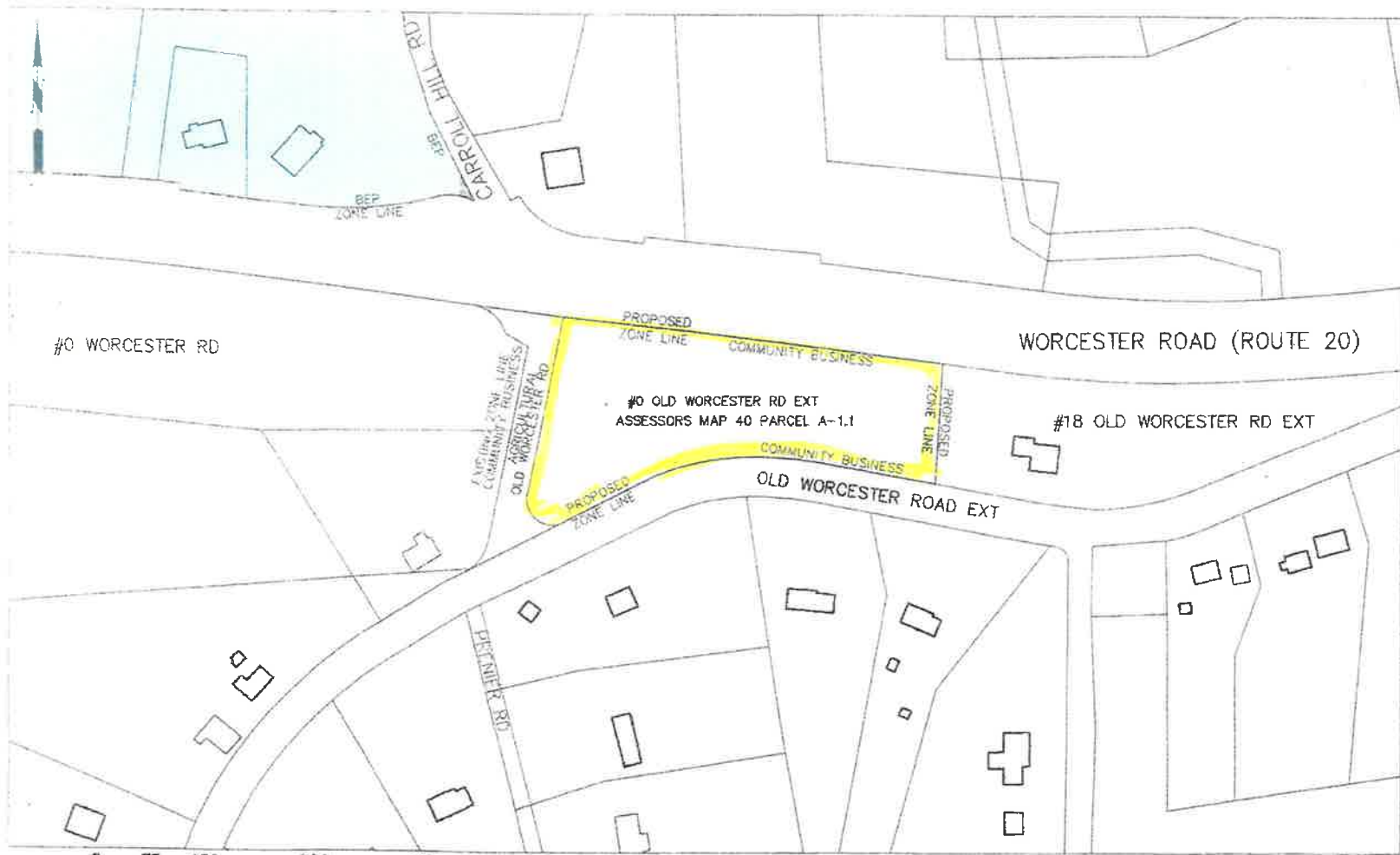
**SPONSOR: PROPERTY OWNER**

Current Zone Districts

- Plan Notes:
1. PURPOSE OF PLAN IS TO SHOW PROPOSED ZONING CHANGE.
  2. THE COMMUNITY BUSINESS LINE WOULD NOW INCLUDE THE ENTIRETY OF #0 OLD WORCESTER ROAD
  3. EXISTING AND BOUNDARY CONDITIONS ARE TAKEN FROM MASS GIS AND ARE APPROXIMATE.

**CHARLTON ZONING DISTRICT:**  
 ZONE: AGRICULTURAL, A  
 AREA: 60,000 S.F.  
 FRONTAGE: 175'  
 SETBACK REQUIREMENTS  
 FRONT: 30'  
 SIDE: 15'  
 REAR: 30'

ZONE: COMMUNITY BUSINESS, CB  
 AREA: 40,000 S.F.  
 FRONTAGE: 150'  
 SETBACK REQUIREMENTS  
 FRONT: 40'  
 SIDE: 15'  
 REAR: 15'



SCALE 1 INCH= 150 FEET

FIELD BY:	DATE	REVISIONS
DRAFTED BY: D.G.R.	9-14-21	COLOR CODED
REVIEWED BY: A.R.B.		
SCALE: 1"=150'		
DATE: 8/27/20		
SHEET: 1 OF 1		

**SUMMIT**  
 Engineering & Survey, Inc.  
 710 MAIN STREET  
 CHARLTON, MA 01537  
 (415) 867-8700 (415) 867-8714

WORCESTER ROAD (ROUTE 20)  
 CHARLTON, MA

ZONING CHANGE REQUEST  
 CURRENT CONDITIONS

SKETCH SHOWING PROPOSED ZONING LINE CHANGE

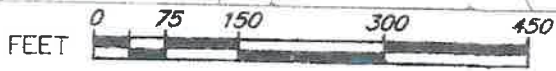
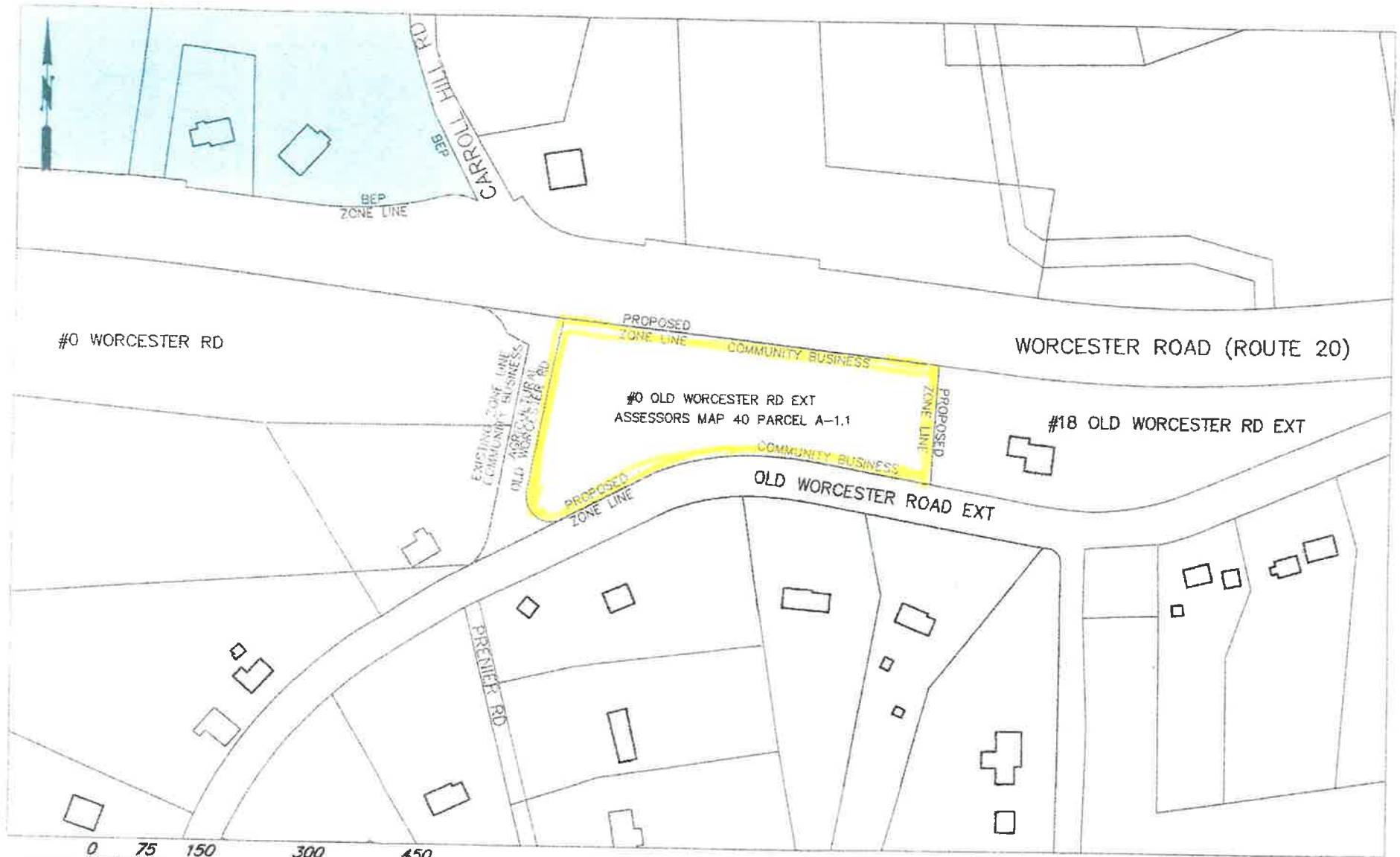
CHRIS SCOTT

# Proposed Zone District Amendment from Agricultural to Community Business

3. EXISTING AND BOUNDARY CONDITIONS ARE TAKEN FROM MASS GIS AND ARE APPROXIMATE.

FRONTAGE: 170  
 SETBACK REQUIREMENTS  
 FRONT: 30'  
 SIDE: 15'  
 REAR: 30'

FRONTAGE: 150  
 SETBACK REQUIREMENTS  
 FRONT: 40'  
 SIDE: 15'  
 REAR: 15'



SCALE 1 INCH = 150 FEET

\* \* \* \* \*

And you are directed to serve this Warrant by posting attested copies thereof, one at each of the Post Offices, one in Dexter Memorial Hall and one in the Charlton Municipal Offices (George C. McKinstry, III Building) in said Town, fourteen days at least before the time and place of holding meeting.

Hereof, fail not, and make due returns of the Warrant with your doings thereon to the Town Clerk at the time and place of holding meeting.

Given under our hands this 24 day of October, in the Year of Our Lord Two Thousand and Twenty-One (2021).

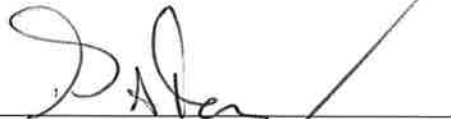
**Board of Selectmen**

  
William Borowski, Chairperson

  
Patsy Rydlak, Vice-Chairperson

  
Barbara Zurawski, Clerk

  
David M. Singer, Member

  
Stephen Koronis, Member

A true copy:

Attest: 

Posted as directed: 

Constable/Police Officer of Charlton, Massachusetts

 10/28/21