



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

MOTION: I move that the following prior year bills, not previously paid due to insufficiency of appropriation or late billing, be paid from the following FY22 Accounts as printed below:

Unpaid Bill	For	Amount	From
CLIFFORD & KENNY LLP	LEGAL SERVICES	\$5,692.50	0100-151-5781-0000 FY22 SPECIAL COUNCIL
CLIFFORD & KENNY LLC	LEGAL SERVICES	\$1,500.00	0100-151-5781-0000 FY22 SPECIAL COUNCIL
MPC SERVICES	AIR CONDITIONING REPAIRS	\$1,705.72	0100-192-5240-0000 FY22 MUNICIPAL BUILDING REPAIR
DENNIS K BURKE	GASOLINE	\$1,872.80	0100-199-5780-0000 FY22 MUNICIPAL GAS & DIESEL
AUTOMATED BUSINESS SOLUTIONS	PRINTER USAGE Q4	\$888.37	0100-192-5780-0000 FY22 MUNICIPAL BUILDING EXPENSE
MASTERMAN'S, LLP	SUPPLIES	\$35.56	0100-422-5780-0000 FY22 DPW EXPENSE

RECOMMENDATION OF THE FINANCE COMMITTEE: Fin Com Supports this motion.

RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS Supports this motion.

MAJORITY VOTE NEEDED. (IF AFFIRMATIVE MOTION WERE MADE WOULD REQUIRE 9/10ths to extent not paid due to insufficiency of appropriation; otherwise majority. [G.L.c.44, sec.64])

Balances of Funds for Appropriation

- Free Cash Certification Amount for FY22: \$1,697,143.00
- Free Cash Remaining after requested appropriations: \$212,143.00

- Stabilization Balance: \$1,580,501.86.00 (5.2% of FY22 Budget)
- Stabilization Balance after requested appropriation: \$2,330,501.86 (7.2% of FY22 Budget)

- Sewer Enterprise Retained Earnings for FY22: \$875,731.00
- Sewer Enterprise Retained Earnings after requested appropriation: \$350,731.00

- Sewer Stabilization Fund Balance: \$2,078,739.22
- Sewer Stabilization Balance after requested appropriation: \$2,553,739.22

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

MOTION: I move that the following sums be raised by taxation or transferred, whichever is indicated below, and appropriated to the following accounts for any purpose for which funds may be expended from the latter accounts, and to authorize the board of selectmen or town administrator (or his/her designated chief procurement officer) to enter into such contracts, including leases, and to take such other action as may be necessary or advisable to effectuate the purposes of the foregoing vote, each item being considered a separate appropriation:

To the following accounts	Amount	From the following accounts	Purpose
FY 22 OPEB Trust 0100-910-5750-0000	\$250,000.00	Free Cash	Fund OPEB Trust per Funding Plan
FY22 Mun. Office – Repair Maintenance 0100-192-5240-0000	\$75,000.00	Free Cash	Emergency Drain Repair
FY22 BOS Contract Obligation 0100-122-5790-0000	\$15,000.00	Free Cash	Assessment Center
Stabilization Fund (Fund 9009)	\$1,000,000.00	Raise and Appropriate	Fund Stabilization according to Reserve Policy
FY22 Sewer Enterprise Capital 6200-440-5800-0000	\$50,000.00	Sewer Enterprise Retained Earnings (Fund 6200)	Vehicle Purchase Reimbursement

RECOMMENDATION OF THE FINANCE COMMITTEE: Fin Com Supports this motion.
RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS Supports this motion.
 Majority Vote Needed.

ARTICLE 3. AMENDMENT 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

Motion: I move that the town amend the Fiscal 2022 budget voted at the May 2021 Annual Town Meeting by increasing the amount to be allocated in the Sewer Enterprise Budget from Usage Charge by \$100,000.00 and increasing the amount budgeted to Sewer Plant Operations by the same amount.

RECOMMENDATION OF THE FINANCE COMMITTEE: Fin Com Supports this motion.

RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS Supports this motion.

Majority Vote Needed.

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

Motion: I move that the town approve Article 4 as written.

RECOMMENDATION OF THE FINANCE COMMITTEE: FinCom Supports this motion.

RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS Supports this motion.

Majority Vote Needed.

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

MODERATOR: I WILL ENTERTAIN SEPARATE MOTIONS AS TO DIFFERENT PORTIONS OF THE SUBJECT MATTER COVERED BY THIS ARTICLE.

MOTION ONE: I move that the Town vote to transfer and appropriate the following amounts to the following departments’ respective accounts, for the FY 2022 Capital Budget, to be expended for the following purposes, each item being considered a separate appropriation, and to authorize the Board of Selectmen or Chief Procurement Officer to enter into such contracts, including leases, and to take such other action as may be necessary or advisable to effectuate the purposes of the foregoing vote:

Department	Project/Item Requested	Amount	From the following accounts
Fire	Station 1 Improvements 0100-220-5872-0201	\$100,000.00	Free Cash

RECOMMENDATION OF THE FINANCE COMMITTEE: Fin Com Supports this motion.

RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS Supports this motion.

MAJORITY VOTE NEEDED.

MOTION TWO: I move that the Town vote to transfer and appropriate the following amount to the following department's account, for the FY 2022 Capital Budget, to be expended for the following purpose, such being considered a separate appropriation, and to authorize the Board of Selectmen or Chief Procurement Officer to enter into such contracts, including leases, and to take such other action as may be necessary or advisable to effectuate the purpose of the foregoing vote:

Department	Project/Item Requested	Amount	From the following accounts
Police	Police Station Improvements 0100-210-5872-0202	\$200,000.00	Free Cash

RECOMMENDATION OF THE FINANCE COMMITTEE: Fin Com Supports this motion.

RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS Supports this motion.

MAJORITY VOTE NEEDED.

MOTION THREE: I move that the Town vote to transfer and appropriate the following amount to the following department's account, for the FY 2022 Capital Budget, to be expended for the following purpose, such being considered a separate appropriation, and to authorize the Board of Selectmen or Chief Procurement Officer to enter into such contracts, including leases, and to take such other action as may be necessary or advisable to effectuate the purpose of the foregoing vote:

Department	Project/Item Requested	Amount	From the following accounts
Information Technology	Technology Replacements/Improvements 0100-193-5872-0201	\$100,000.00	Free Cash

RECOMMENDATION OF THE FINANCE COMMITTEE: Fin Com Supports this motion.

RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS Supports this motion.

MAJORITY VOTE NEEDED.

MOTION FOUR: I move that the Town vote to transfer and appropriate the following amount to the following department's account, for the FY 2022 Capital Budget, to be expended for the following purpose, such being considered a separate appropriation, and to authorize the Board of Selectmen or Chief Procurement Officer to enter into such contracts, including leases, and to take such other action as may be necessary or advisable to effectuate the purpose of the foregoing vote:

Department	Project/Item Requested	Amount	From the following accounts
Police	Cruiser Replacements (3) 0100-210-5872-0201	\$200,000.00	Free Cash

RECOMMENDATION OF THE FINANCE COMMITTEE: Fin Com Supports this motion.

RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS Supports this motion.

MAJORITY VOTE NEEDED.

MOTION FIVE: I move that the Town vote to transfer and appropriate the following amount to the following department's account, for the FY 2022 Capital Budget, to be expended for the following purpose, such being considered a separate appropriation, and to authorize the Board of Selectmen or Chief Procurement Officer to enter into such contracts, including leases, and to take such other action as may be necessary or advisable to effectuate the purpose of the foregoing vote:

Department	Project/Item Requested	Amount	From the following accounts
Highway	Replace Dump Truck 0100-422-5872-0201	\$180,000.00	Free Cash

**RECOMMENDATION OF THE FINANCE COMMITTEE: Fin Com Supports this motion.
RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS Supports this motion.
MAJORITY VOTE NEEDED.**

MOTION SIX: I move that the Town vote to transfer and appropriate the following amount to the following department's account, for the FY 2022 Capital Budget, to be expended for the following purpose, such being considered a separate appropriation, and to authorize the Board of Selectmen or Chief Procurement Officer to enter into such contracts, including leases, and to take such other action as may be necessary or advisable to effectuate the purpose of the foregoing vote:

Department	Project/Item Requested	Amount	From the following accounts
Highway	Replace 4X4 Pick Up Truck 0100-422-5872-0202	\$50,000.00	Free Cash

**RECOMMENDATION OF THE FINANCE COMMITTEE: Fin Com Supports this motion.
RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS Supports this motion.
MAJORITY VOTE NEEDED.**

MOTION SEVEN: I move that the Town vote to transfer and appropriate the following amount to the following department's account, for the FY 2022 Capital Budget, to be expended for the following purpose, such being considered a separate appropriation, and to authorize the Board of Selectmen or Chief Procurement Officer to enter into such contracts, including leases, and to take such other action as may be necessary or advisable to effectuate the purpose of the foregoing vote:

Department	Project/Item Requested	Amount	From the following accounts
Cemetery	Replace Truck 0100-491-5872-0201	\$55,000.00	Free Cash

**RECOMMENDATION OF THE FINANCE COMMITTEE: Fin Com Supports this motion.
RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS Supports this motion.
MAJORITY VOTE NEEDED.**

MOTION EIGHT: I move that the Town vote to transfer and appropriate the following amount to the following department's account, for the FY 2022 Capital Budget, to be expended for the following purpose, such being considered a separate appropriation, and to authorize the Board of Selectmen or Chief Procurement Officer to enter into such contracts, including leases, and to take such other action as may be necessary or advisable to effectuate the purpose of the foregoing vote:

Department	Project/Item Requested	Amount	From the following accounts
Conservation	Little Nugget Dam Improvements 0100-171-5872-0201	\$250,000.00	Free Cash

**RECOMMENDATION OF THE FINANCE COMMITTEE: Fin Com Supports this motion.
RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS Supports this motion.
MAJORITY VOTE NEEDED.**

MOTION NINE: I move that the Town vote to transfer and appropriate the following amount to the following department's account, for the FY 2022 Capital Budget, to be expended for the following purpose, such being considered a separate appropriation, and to authorize the Board of Selectmen or Chief Procurement Officer to enter into such contracts, including leases, and to take such other action as may be necessary or advisable to effectuate the purpose of the foregoing vote:

Department	Project/Item Requested	Amount	From the following accounts
Fire	Replace Turnout Gear 0100-220-5872-0202	\$10,000.00	Free Cash

RECOMMENDATION OF THE FINANCE COMMITTEE: Fin Com Supports this motion.

RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS Supports this motion.

MAJORITY VOTE NEEDED.

ARTICLE 6. REPLACE TANKER 2 – BORROWING ARTICLE

To see if the Town will vote to appropriate \$425,000.00 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

MOTION: I move that the Town appropriates \$425,000.00 to pay costs of replacing Tanker 2, and for the payment of all other costs incidental and related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow said amount under and pursuant to G.L. c. 44, §7(1) or any other enabling authority, and to issue bonds or notes of the Town therefor. Any premium received 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 G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; or to take any action relative thereto or thereon.

RECOMMENDATION OF THE FINANCE COMMITTEE: FinCom Supports this motion.

RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS Supports this motion.

Two Thirds Vote Needed.

ARTICLE 7. CAP OLD TOWN LANDFILL – BORROWING ARTICLE

To see if the Town will vote to appropriate \$2,000,000.00 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

MOTION: I move that the Town appropriates \$2,000,000.00 to pay costs of capping the old town landfill, and for the payment of all other costs incidental and related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow said amount under and pursuant to G.L. c. 44, §8(23) or any other enabling authority, and to issue bonds or notes of the Town therefor. Any premium received 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 G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; or to take any action relative thereto or thereon.

**RECOMMENDATION OF THE FINANCE COMMITTEE: FinCom Supports this motion.
 RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS Supports this motion.
 Two Thirds Vote Needed.**

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

MOTION: I move that the Town vote to transfer and appropriate the following sums to and from the following accounts and funds:

To the following accounts	Amount	From the following accounts	Purpose
Capital Stabilization Fund (Fund 9024)	\$250,000.00	Stabilization Fund (9009)	Fund Stabilization according to Reserve Policy
Sewer Stabilization Fund (Fund 9017)	\$475,000.00	Sewer Retained Earnings (Fund 6200)	Future Capital Projects

**RECOMMENDATION OF THE FINANCE COMMITTEE: Fin Com Supports this motion.
 RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS Supports this motion.
 TWO-THIRDS VOTE NEEDED. [G.L.c.40, sec.5B]**

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

Motion: I move that the town approve Article 9 as written.

**RECOMMENDATION OF THE FINANCE COMMITTEE: Fin Com Supports this motion.
 RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS Supports this motion.
 Two Thirds Vote Needed.**

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

Motion: I move that the town approve Article 10 as written.

RECOMMENDATION OF THE FINANCE COMMITTEE: NA

RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS Supports this motion.

Majority Vote Needed.

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

Motion: I move that the town approve Article 11 as follows:

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 Services, LLC, USRE Patriot, LLC, 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 approximately 104.50 acres currently designated on the Charlton Board of Assessors Map as part of Tax Parcel Map 27, Parcel D-1; Tax Parcel Map 33 Parcel A-2; Tax Parcel Map 33 Parcel A-3; and Tax Parcel 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.

**RECOMMENDATION OF THE FINANCE COMMITTEE: Fin Com Supports this motion.
RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS Supports this motion.
Majority Vote Needed.**

This article approves the Tax Increment Financing (TIF) Agreement negotiated with Amazon.com, Inc. and authorizes the Board of Selectmen to execute the agreement. Over the past several months, the Town has been negotiating with Amazon.com Services, LLC (Amazon) over the development project to be located at 53 Sturbridge Road. USRE Patriot, LLC is the corporate entity which owns the property under consideration. After months of negotiations, which included negotiation of a Development Agreement with community partnership benefits, the Town and Amazon agreed to TIF terms pending authorization by Town Meeting. The TIF agreement calls for the Town to provide real estate tax relief to Amazon in an amount not to exceed approximately \$11,642,250 over a ten year period, with the Town still receiving over \$18,000,000 in projected net new real estate tax revenue during that ten year period. Additionally, the Town will receive personal property taxes and building permit fees on top of the real estate tax payments. The Town negotiated the following community partnership benefits: approximately \$5,300,000 in roadway improvements as required by MASSDOT, \$1,500,000 for sidewalk and streetscape improvements on Town roads, \$1,500,000 in STEM funding for the Dudley Charlton Regional School District, \$400,000 for recreational facility improvements, \$350,000 in funding towards the construction of a band shell for performing arts and activities, and \$780,000 in Firefighting equipment. More information regarding this agreement can be found on the Town website.

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).

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.

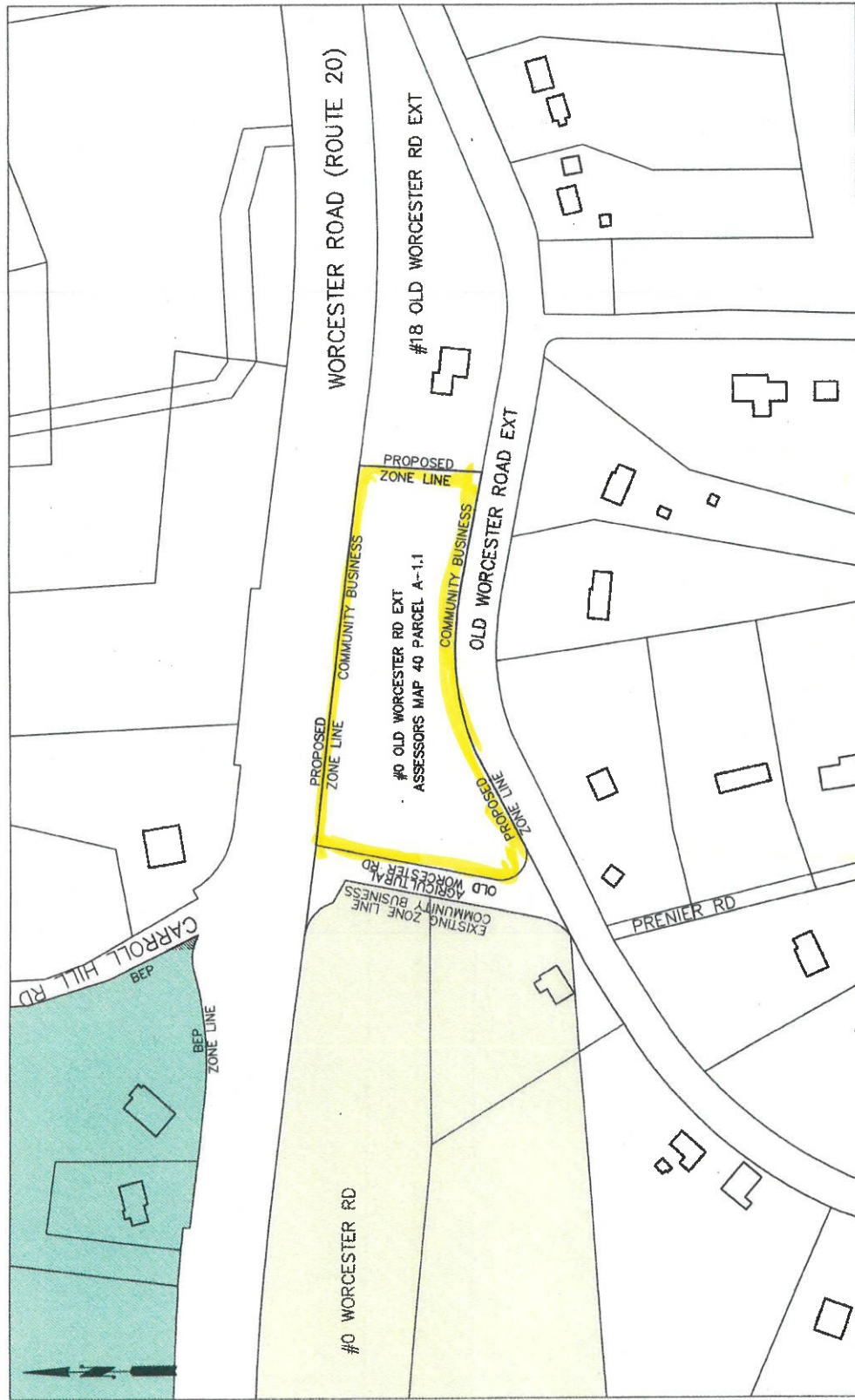
SPONSOR: PROPERTY OWNER

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	-
DRAFTED BY:	D.G.R.	DATE	9-14-21
REVIEWED BY:	A.R.B.	SCALE:	1"=120'
DATE:	8/17/21	SHEET:	1 OF 1
REVISIONS			
DATE		COLOR CODED	

SUMMIT
 Engineering & Survey, Inc.
 710 MAIN STREET
 WORCESTER, MA 01637
 P: (508) 987-8713 F: (508) 987-8714

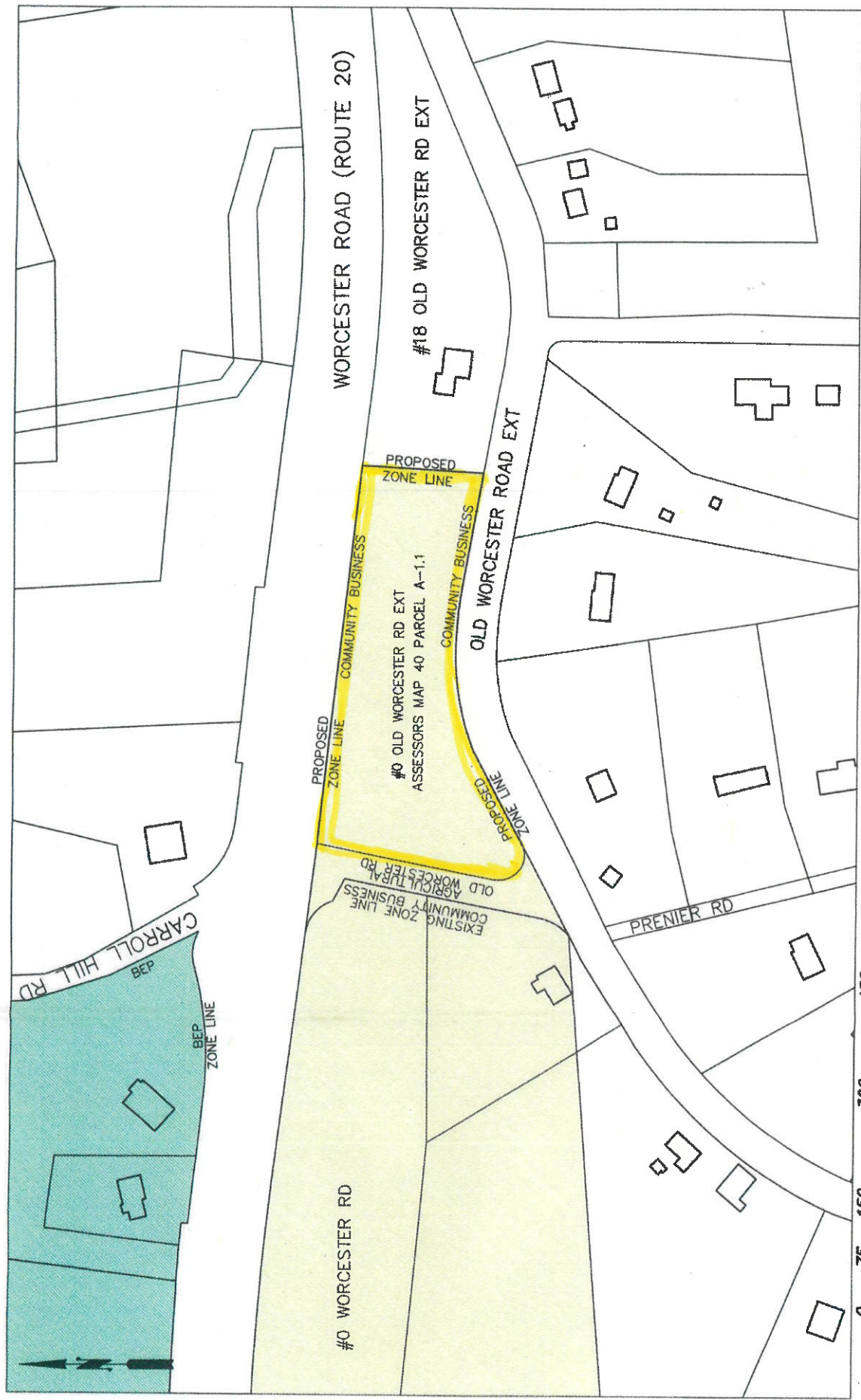
WORCESTER ROAD (ROUTE 20)
 CHARLTON, MA
 ZONING CHANGE REQUEST
 CURRENT CONDITIONS
 SKETCH SHOWING PROPOSED ZONE LINE CHANGE

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: 150'
 SETBACK REQUIREMENTS
 FRONT: 40'
 SIDE: 15'
 REAR: 15'
 FRONTAGE: 175'
 SETBACK REQUIREMENTS
 FRONT: 30'
 SIDE: 15'
 REAR: 30'



MOTION: I move that the Town approve Article 12 as written.

RECOMMENDATION OF THE PLANNING BOARD: The Planning Board Supports approval of this article as written.

TWO THIRDS VOTE NEEDED. (Gen. Laws Chapter 40A, Section 5, paragraph 5).

* * * * *

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 ____th day of _____, 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 G. Koronis, Member

A true copy:

Attest:

Posted as directed:

Constable/Police Officer of Charlton, Massachusetts