

SPECIAL TOWN MEETING WARRANT

WORCESTER, SS.

To either of the Constables of the TOWN OF WESTMINSTER 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

**WESTMINSTER ELEMENTARY SCHOOL
9 ACADEMY HILL ROAD
WESTMINSTER, MASSACHUSETTS
on
TUESDAY, NOVEMBER 29, 2016
AT 7:30 P.M.**

then and there to vote on the following articles:

ARTICLE 1. To see if the Town will vote to amend the vote on Article 6 of the May 7, 2016 Annual Town Meeting (department operating budgets) for the fiscal year beginning July 1, 2016, or act in relation thereto.

ARTICLE 2. To see if the Town will vote to transfer a sum of money from available funds for the construction of a portico over the entrance to the Community/Senior Center at 69 West Main Street, or act in relation thereto.

ARTICLE 3. To see if the Town will vote to transfer a sum of money from available funds to engage the services of an engineering firm to design a retaining wall for the Community/Senior Center at 69 West Main Street, or act in relation thereto.

ARTICLE 4. To see if the Town will vote to transfer custody and control of the property located at 3 Bacon Street (former Town Hall) from the Board of Selectmen for general municipal purposes to the Board of Selectmen for the purpose of selling the property to a private party with a historic preservation restriction; further, to authorize the Board of Selectmen to sell the former Town Hall property upon such terms and conditions as the Board of Selectmen shall deem advisable, and to transfer a sum of money from available funds to engage the services of a consultant to draft a request for proposals to sell said property, or act in relation thereto.

ARTICLE 5. To see if the Town will vote to authorize the Public Works Commission to acquire by gift, purchase, and/or eminent domain, permanent and temporary easements for drainage purposes, including without limitation, for the construction, alteration, installation, maintenance, improvement, repair, replacement and/or relocation of rights of pipes, swales, catch-basins and related stormwater structures and appurtenances, stone walls, slopes, grading, seeding and

DATED Nov 9, 2016

Worcester, s.s.

PURSUANT TO THE WITHIN WARRANT, I HAVE NOTIFIED AND WARNED THE
INHABITANTS OF THE TOWN OF WESTMINSTER BY POSTING ATTESTED COPIES OF THE
SAME AT:

TOWN HALL, 11 SOUTH STREET
U.S. POST OFFICE, NICHOLS STREET

14 DAYS BEFORE THE DATE OF THE TOWN MEETING, AS WITHIN DIRECTED.


CONSTABLE

loaming, in, on, and under a portion or portions of the parcels of land located on Bathrick Road and shown on Assessors Map 98 as Parcels 17, 18, and 19, which parcels of land and which portion or portions subject to the foregoing easements are shown on a plan entitled "Easement Plan of Land in Westminster Massachusetts Prepared for Town of Westminster," prepared by VHB, Inc., dated September 6, 2016, on file with the Town Clerk, as the same may be amended; and, further, to raise and appropriate, transfer from available funds, and/or borrow a sum of money to fund the foregoing project and any and all costs related thereto, including, without limitation, the cost of any land/easement acquisitions; and to authorize the Public Works Commission to enter into all agreements and take all actions necessary or appropriate to carry out the foregoing transactions; or act in relation thereto. (2/3 vote required)

ARTICLE 6. To see if the Town will vote to transfer the care, custody and control of the following tax possession property from the Treasurer for public auction purposes to the Board of Selectmen for the purpose of renting, conveying, or otherwise disposing of said property; further to authorize the Board of Selectmen to rent, convey or otherwise dispose of said property upon such terms and conditions as the Board of Selectmen shall deem advisable, or act in relation thereto.

28 Cross Road (Assessors' Map 151, Parcel 20), consisting of approximately .41 acres, as conveyed to the Town by Treasurer's deed recorded with the Worcester North Registry of Deeds, Book 8533, Page 19.

ARTICLE 7. To see if the Town will vote to transfer a sum of money from available funds to engage the services of an engineering consultant to prepare a USDA Rural Development loan/grant application for the rehabilitation/replacement of the Ellis Road Water Storage Tank, or act in relation thereto.

ARTICLE 8. To see if the Town will vote to transfer a sum of money from available funds to hire a consultant to develop a building repair and improvement plan for the Public Safety Building, or act in relation thereto.

ARTICLE 9. To see if the Town will vote to amend the Westminster Zoning Bylaw (Chapter 205 of the Code of the Town of Westminster, Massachusetts) by amending Section 205-37.2, Adult Entertainment Facilities and Activities, paragraph C., as follows (new language appears in *italics* and is underlined), or act in relation thereto. (2/3 vote required)

C. No special permit for an adult entertainment facility (as listed in the Table of Use Regulations¹) shall be granted except in accordance with the following conditions and requirements:

- 1) Shall not be located within a radius of 1,400 feet of any type of residential zoning district.
- 2) Shall not be located within a radius of 1,400 feet of any school, library, or teaching facility, whether public or private, governmental or commercial, which school, library, or teaching facility is attended by persons under 18 years of age.
- 3) Shall not be located within a radius of 1,400 feet of any church, synagogue, or permanently established place of religious services, which is attended by persons under 18 years of age, or day-care center.
- 4) Shall not be located within a radius of 2,000 feet of any other adult entertainment facility.

- 5) Signs. Adult entertainment facilities shall be limited to one sign (freestanding or attached) with a total display area of no more than 10 square feet. The sign shall have no moving parts, shall be illuminated only by a direct, external lighting source, and shall be set back a minimum of 50 feet from all street or property lines.
- 6) Structures associated with the proposed use shall be located a minimum of 150 feet from any street line.

ARTICLE 10. To see if the Town will vote to authorize the Board of Selectmen to enter into Tax Agreements pursuant to M.G.L. Chapter 59, Section 38H(b), and Chapter 164, Section 1, and/or any other enabling authority and related regulations, for personal property taxes associated with the following proposed solar facility projects, each to be located on privately owned land, upon such terms and conditions as the Board of Selectmen deems to be in the best interest of the Town, and to take all actions necessary to implement and administer such agreements, or act in relation thereto:

Entity	Location	Size	Term	Rate
36 Theodore Westminster Solar, LLC	Theodore Drive (Lot I-4B)	.604 MW	20 yrs.	\$8k/MW 2% esc.
Westminster CC Solar 1, LLC	60 State Road West (Westminster Golf Course property)	.64782 MW	20 yrs.	\$15k/MW 2% esc.

ARTICLE 11. To see if the Town will vote to transfer a sum of money from available funds to the General Stabilization Fund, or act in relation thereto.

ARTICLE 12. To see if the Town will vote to transfer a sum of money from available funds to the Information Technology and Telecommunications Stabilization Fund, or act in relation thereto.

ARTICLE 13. To see if the Town will vote to transfer a sum of money from available funds to the Capital Equipment and Improvements Stabilization Fund, or act in relation thereto.

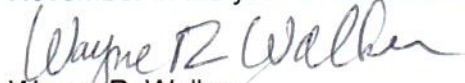
ARTICLE 14. To see if the Town will vote to transfer a sum of money from available funds to the Building Maintenance and Repair Stabilization Fund, or act in relation thereto.

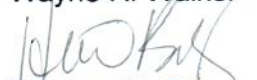
ARTICLE 15. To see if the Town will vote to transfer a sum of money from available funds to the Other Post-Employment Benefits (OPEB) Stabilization Fund, or act in relation thereto.

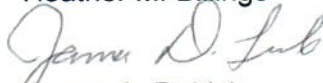
ARTICLE 16. To see if the Town will vote to transfer a sum of money from available funds to the Road Maintenance Stabilization Fund, or act in relation thereto.

AND YOU ARE DIRECTED to serve this warrant, by posting attested copies thereof at the Town Hall and the U.S. Post Office in said Town, fourteen days at least 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 7th day of November in the year of our Lord two thousand and sixteen.


Wayne R. Walker


Heather M. Billings


James A. DeLisle
BOARD OF SELECTMEN