

**TOWN OF STURBRIDGE  
ANNUAL TOWN MEETING WARRANT ARTICLES**



Monday June 29, 2020 Tantasqua Regional High School Auditorium 7:00pm

---

**ARTICLE 1**  
**TOWN REPORTS**

To hear the reports of the several Boards and Town Officials and any other Committee that may be ready; or take any action relative thereto.

Sponsor: Board of Selectmen

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 9-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

<p><i>Summary: This article is the acceptance of all reports as included in the Annual Town Report. The Town Meeting usually waives the actual reading of the reports as they are provided in a printed format.</i></p>
---

**ARTICLE 2**  
**COMMUNITY PRESERVATION COMMITTEE REPORT**

To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2021 Community Preservation budget and to appropriate from the Community Preservation Fund a sum of money to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2021; and further to reserve for future appropriation amounts as recommended by the Community Preservation Committee: a sum of money for the acquisition, creation and preservation of open space, a sum of money for acquisition and preservation of historic resources, and a sum of a money for the creation, preservation and support of community housing; or take any action relative thereto.

Sponsor: Community Preservation Committee

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 8-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

*Summary: The CPC is required to submit a report to Town Meeting on the proposed use of CPA Funds. The CPC Report is an appendix to the Finance Committee Report.*

**ARTICLE 3**  
**COMMUNITY PRESERVATION ADMINISTRATION FUNDS**

To see if the Town will vote to appropriate from the Community Preservation Fund Undesignated Fund Balance the sum of TWENTY THOUSAND AND 00/100 DOLLARS (\$20,000.00) to be allocated for the purpose of operating and administrative expenses in FY2021 for the Community Preservation Committee (CPC); or take any action relative thereto.

Sponsor: Community Preservation Committee

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 9-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

**RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:**

*That the Town vote to approve the article as written. Voted 6-0-0*

*Summary: These funds would be used to provide for operating and administrative expenses for the CPC, including legal expenses, appraisal reports, general office supplies, CPA Coalition Dues, informational brochures and postage relating to locations, features and uses of CPA parcels. Any unused funds appropriated shall revert to the CPA Undesignated Fund Balance at the close of the fiscal year.*

**ARTICLE 4**  
**COMMUNITY PRESERVATION DEBT SERVICE**

To see if the Town will vote to transfer from the Community Preservation Fund-Undesignated Fund Balance, the sum of:

- SEVENTY-EIGHT THOUSAND THREE HUNDRED SEVENTY-FIVE AND 00/100 DOLLARS (\$78,375.00) for the purpose of paying the debt service for the OSV Land Acquisition;
- FORTY-EIGHT THOUSAND FOUR HUNDRED AND 00/100 DOLLARS (\$48,400.00) for the purpose of paying the debt service for the Heins Farm Acquisition;
- ONE HUNDRED THREE THOUSAND FOUR HUNDRED EIGHTY-TWO AND 00/100 DOLLARS (\$103,482.00) for the purpose of paying the debt service for the Town Hall / Center Office renovation project;
- TWENTY-EIGHT THOUSAND SEVEN HUNDRED FIFTY AND 00/100 DOLLARS (\$28,750.00) for the purpose of paying the debt service for the Recreation Court project;

or take any action relative thereto.

Sponsor: Finance Director

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 9-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

*Summary: This article provides the appropriation to pay the costs for previously approved debt issuances for the acquisition of open space known as the Heins Farm, Old Sturbridge Village parcels, the renovation of the Town Hall and Center Office Building and the Recreation Court Project.*

**ARTICLE 5**  
**COMMUNITY PRESERVATION GRAVESTONE RESTORATION**

To see if the Town will vote to appropriate from the Community Preservation Fund Historic Fund Balance the sum of NINE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$9,500.00) for the purpose of North Cemetery and/ or Old Burial Ground historic preservation and restoration work; or take any action relative thereto.

Sponsor: Community Preservation Committee

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 7-1-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

**RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:**

*That the Town vote to approve the article as written. Voted 6-0-0*

*Summary: These funds will be used to continue conservation and restoration work in the North Cemetery and Old Burial Ground.*

**ARTICLE 6**  
**COMMUNITY PRESERVATION TOWN HALL STORM WINDOWS**

To see if the Town will vote to appropriate from the Community Preservation Fund Historic Fund Balance the sum of SEVENTEEN THOUSAND SIX HUNDRED AND 00/100 DOLLARS (\$17,600.00) for the purpose of funding storm windows at Town Hall to preserve the historic windows; or take any action relative thereto.

Sponsor: Community Preservation Committee

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 8-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

**RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:**

*That the Town vote to approve the article as written. Voted 6-0-0*

*Summary: This article funds the installation of energy efficient storm windows in the Town Hall.*

**ARTICLE 7**  
**COMMUNITY PRESERVATION RECREATIONAL TRAIL RIVERLANDS CPA PARCEL**

To see if the Town will vote to appropriate from the Community Preservation Fund Undesignated Fund Balance the sum of TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$25,000.00) to

fund the construction of a recreational trail on the Riverlands Community Preservation Act parcel; or take any action relative thereto.

Sponsor: Community Preservation Committee

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 8-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

**RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:**

*That the Town vote to approve the article as written. Voted 6-0-0*

*Summary: This proposal is for building approximately five miles of flow trails on the Riverlands as part of a MassTrails matching grant. If the grant is not received, the funds will allow the trail construction to begin and further funds will be requested in the future.*

**ARTICLE 8**  
**COMMUNITY PRESERVATION RECREATIONAL TRAILS MASTER PLAN**

To see if the Town will vote to appropriate from the Community Preservation Fund Undesignated Fund Balance the sum of TEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$10,500.00) for the purpose of updating the Recreational Trails Master Plan, including all costs incidental and related thereto; or take any action relative thereto.

Sponsor: Community Preservation Committee

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 8-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

**RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:**

*That the Town vote to approve the article as written. Voted 6-0-0*

*Summary: In 2012, the Sturbridge Recreation Master Trails Plan Subcommittee coordinated the preparation of a trails master plan for the town, a comprehensive look at the trail system. If approved, this action will bring the plan up to date.*

**ARTICLE 9**  
**COMMUNITY PRESERVATION CONSTRUCTION OF RECREATIONAL TRAILS**  
**LEADMINE PARCEL AND RESTORATION OF BURGESS DISCOVERY TRAIL**

To see if the Town will vote to appropriate from the Community Preservation Fund Undesignated Fund Balance the sum of EIGHT THOUSAND AND 00/100 DOLLARS (\$8,000.00) for the purpose of construction of recreational trails on the Leadmine Parcel and restoration of the Burgess Discovery Trail; or take any action relative thereto.

Sponsor: Community Preservation Committee

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 8-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

**RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:**

*That the Town vote to approve the article as written. Voted 6-0-0*

<p><i>Summary: The Sand Hill Trail will be completed and the Mountain Laurel Trail has a low area that remains wet and needs to be remedied. Any remaining funds will be used for the Burgess Discovery Trail.</i></p>
--

**ARTICLE 10**  
**COMMUNITY PRESERVATION TRAIL CONSTRUCTION**

To see if the Town will vote to appropriate from the Community Preservation Fund Undesignated Fund Balance the sum of FOUR THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$4,500.00) for the purpose of funding signage, materials and labor for trail construction on Community Preservation Act purchased parcels; or take any action relative thereto.

Sponsor: Community Preservation Committee

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 8-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

**RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:**

*That the Town vote to approve the article as written. Voted 6-0-0*

*Summary: Funds will be used for the purchase of signage, and materials and Student Conservation Association trail crew for trail construction on Community Preservation Act purchased parcels.*

**ARTICLE 11**  
**COMMUNITY PRESERVATION PROPERTY BOUNDARY DELINEATION LONG POND PARCEL**

To see if the Town will vote to appropriate from the Community Preservation Fund Open Space Fund Balance the sum of FOUR THOUSAND SEVENTY AND 00/100 DOLLARS (\$4,070.00) for the purpose of funding property boundary delineation on the CPA purchased Long Pond Parcel; or take any action relative thereto.

Sponsor: Community Preservation Committee

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 8-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

**RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:**

*That the Town vote to approve the article as written. Voted 6-0-0*

*Summary: This delineation and marking will be done to meet compliance requirements of conservation restriction legislation. This property was purchased in 2014.*

**ARTICLE 12**  
**COMMUNITY PRESERVATION OUTBUILDING REMOVALS**

To see if the Town will vote to appropriate from the Community Preservation Fund Undesignated Fund Balance the sum of ONE HUNDRED SIXTY-FOUR THOUSAND EIGHT HUNDRED NINETY AND 00/100 DOLLARS (\$164,890.00) for the purpose of outbuilding removal of the Leadmine Barn, three outbuildings on the Leadmine parcel, and the Heins Cabin; or take any action relative thereto.

Sponsor: Community Preservation Committee

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 8-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

**RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:**

*That the Town vote to approve the article as written. Voted 6-0-0*

*Summary: This is an ongoing project to remove dilapidated structures on conservation properties. These buildings are a liability and they pose a danger to the public.*

**ARTICLE 13**  
**COMMUNITY PRESERVATION LIBRARY WINDOW RESTORATION**

To see if the town will vote to appropriate funds from the Community Preservation Historic Funds the sum of THIRTY-FIVE THOUSAND EIGHT HUNDRED FIFTY AND 00/100 DOLLARS (\$35,850.00) for the purpose of Library Window Restoration; or take any action relative thereto.

Sponsor: Community Preservation Committee

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 8-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

**RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:**

*That the Town vote to approve the article as written. Voted 7-0-0*

*Summary: The Library, a contributing building to the National Register Historic District, has ten original exterior archtop wood windows that need restoration. If approved, this project will restore the ten original windows in compliance with the Secretary of the Interior Standards for Rehabilitation.*

**ARTICLE 14**  
**COMMUNITY PRESERVATION RESTORATION OF HISTORIC PORTRAITS BY**  
**WILLIAM WILLARD**

To see if the Town will vote to appropriate funds from the Community Preservation Fund Historic Fund Balance the sum of FIVE THOUSAND AND 00/100 DOLLARS (\$5,000.00) for the purpose of restoration of three historic portraits by William Willard located at the Joshua Hyde Library; or take any action relative thereto.

Sponsor: Community Preservation Committee

**RECOMMENDATION OF THE FINANCE COMMITTEE:**



*That the Town vote to approve the article as written. Voted 7-0-1*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

**RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:**

*That the Town vote to approve the article as written. Voted 8-0-0*

*Summary: In the course of recent library renovations, three historic oil paintings by artist William Willard were found to be in need of restoration. This appropriation will fund the restoration of the historic portraits.*

**ARTICLE 15**  
**TOWN BUDGET**

To see if the Town will vote to raise and appropriate a sum of money as may be necessary to pay the Town charges for the fiscal year beginning July 1, 2020 and vote to fix salary and compensation of all elected officials of the Town in accordance with the provisions of Massachusetts General Laws, Chapter 41, Section 108, effective July 1, 2020; such appropriation to include the transfer of TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$25,000.00) from Free Cash to offset those costs funded through Marijuana Impact Fees; or take any action relative thereto.

Sponsor: Board of Selectmen

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 8-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

*Summary: This article is for the approval of the Town and School operating budgets for Fiscal Year 2021.*

**ARTICLE 16**  
**ROAD CONSTRUCTION, REPAIRS AND MAINTENANCE**

To see if the Town will vote to raise and appropriate THIRTY-SIX THOUSAND SIX HUNDRED FORTY-EIGHT AND 00/100 DOLLARS (\$36,648.00) to the Road Construction, Repairs and Maintenance Account in order to fund the road construction, repairs and maintenance of town roads as determined by the DPW Director; or take any action relative thereto.

Sponsor: Board of Selectmen

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 9-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 5-0-0*

*Summary: The Town funds road repair and maintenance through an annual warrant article which does not expire at the end of the Fiscal Year to provide the Department of Public Works with greater flexibility in meeting the needs of the community. We are changing the mechanism for funding this program in FY21.*

**ARTICLE 17**  
**PUBLIC ACCESS DEPARTMENT**

To see if the Town will vote to appropriate from the PEG Access and Cable Related Fund the sum of ONE HUNDRED TWENTY THOUSAND FIVE HUNDRED THIRTY-SIX AND 00/100 DOLLARS (\$120,536.00); or take any action relative thereto.

**Estimated budget for FY21 is:**

Salaries/Wages	\$ 78,386.00
Longevity	\$ 150.00
Employee Benefits	\$ 21,000.00
Operating Expenses	\$ 13,000.00
Capital	\$ 8,000.00
<b>Total</b>	<b><u>\$ 120,536.00</u></b>

Sponsor: Board of Selectmen

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 9-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

*Summary: This proposed budget provides for the operations of the Town's cable access service. Funds for this article are provided via a surcharge on each cable bill.*

**ARTICLE 18**  
**STURBRIDGE TOURIST ASSOCIATION**

To see if the Town will vote to transfer and appropriate from the Hotel/Motel Special Account to the Sturbridge Tourist Association Account the sum of ONE HUNDRED SEVENTY-SIX

THOUSAND THREE HUNDRED SIXTY-FOUR AND 00/100 DOLLARS (\$176,364.00); or to take any action relative thereto.

**Estimated budget for FY21 is:**

Community Support	\$ 30,000.00
Marketing	\$ 95,948.00
Salaries/Wages	\$ 33,350.00
Employee Benefits	\$ 17,066.00
<b>Total</b>	<b>\$ 176,364.00</b>

Sponsor: Board of Selectmen

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 8-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

*Summary: The revenues come from a 6% hotel/motel tax which is split with 67.5% going to the General Fund, 16.25% used for funding the Sturbridge Tourist Association and 16.25% used for the Betterment Committee. This budget is available for marketing the community for tourism, as well as partial funding for the Economic Development/Tourism Coordinator position.*

**ARTICLE 19**  
**BETTERMENT COMMITTEE**

To see if the Town will vote to transfer and appropriate from the Hotel/Motel Special Account to the Betterment Account the sum of ONE HUNDRED THIRTY-EIGHT THOUSAND EIGHT HUNDRED TWENTY-ONE AND 00/100 DOLLARS (\$138,821.00) for the following items:

<b>Requested By</b>	<b>Item</b>	<b>Amount</b>
Bloom Committee	Flower Barrels	\$ 2,200.00
Recreation	Plantings (Bloom Committee)	\$ 575.00
Library	Beautification Joshua Hyde Library	\$ 3,800.00
Finance Director	Beautification at Town Hall and Center Office Building	\$ 2,500.00
Tree Warden	Tree Planting - Arbor Day Program	\$ 1,910.00
Recreation	Town Offices & Library Decorations	\$ 3,240.00
DPW	Sidewalk Maintenance	\$ 20,000.00
Tree Warden	Tree Maintenance (town-wide)	\$ 10,000.00
Tree Warden	Town Common Tree Maintenance	\$ 7,322.00
Tree Warden	Main Street Tree and Park Maint. (Street Landscaping)	\$ 2,000.00
Police Department	Special Event Overtime (Police)	\$ 9,000.00
Police Department	Rig Series Eagle IFAK (First Aid Kits)	\$ 3,710.00

Police Department	Customized Event Canopy	\$	1,329.00
Fire Department	Protective Firefighting Gear	\$	13,500.00
Fire Department	Special Events Overtime (Fire)	\$	5,050.00
Fire Department	Bleeding Control Training Kits	\$	950.00
Fire Department	Ventilation Saw	\$	3,000.00
Recreation	Cedar Lake (Town Beach) Water Treatment	\$	1,795.00
Recreation	Town Common Summer Concert Series	\$	3,500.00
Recreation	Decorations for Town Common	\$	3,600.00
SLAC	SLAC / Great Ponds Weed & Safety Program	\$	6,000.00
Special Event Comm.	Funding for Special Events in the Community	\$	6,000.00
Recreation	Bleachers – Turner’s Field	\$	5,150.00
Recreation	Soccer Goals	\$	9,285.00
Recreation	Softball Shade/Protection Canopies	\$	10,680.00
Trail Committee	“Fix-It” Bike Repair Stand	\$	1,560.00
Trail Committee	Trafx IR Counters (2)	\$	1,165.00
	<b>Total:</b>	<b>\$</b>	<b>138,821.00</b>

or to take any action relative thereto.

Sponsor: Board of Selectmen

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 6-3-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 5-0-0*

*Summary: The revenues come from a 6% hotel/motel tax which is split with 67.5% going to the General Fund, 16.25% used for funding the Sturbridge Tourist Association and 16.25% used for the Betterment Committee. Betterment Committee funds are utilized for public safety, recreation and the beautification of the community.*

**ARTICLE 20**  
**CAPITAL IMPROVEMENT PLAN**  
**(2/3 Vote Required)**

To see if the Town will vote to transfer from Free Cash and appropriate the sum of SEVEN HUNDRED FIFTY-FIVE THOUSAND SEVEN HUNDRED FORTY-ONE AND 00/100 DOLLARS (\$755,741.00) and vote to transfer from the Fire Apparatus Stabilization Fund the sum of THREE HUNDRED FOUR THOUSAND AND 00/100 DOLLARS (\$304,000.00) to the Capital Improvement Account for the purpose of funding the following items, including the

payment of all costs incidental and related thereto, from the Capital Improvement Plan to be undertaken for the Fiscal Year beginning July 1, 2020;

<b>Department</b>	<b>Item</b>	<b>Amount</b>
Police	Motorola Local Public Service Digitally Capable Base Radio	\$ 7,566.00
Finance	Copier at Public Safety Complex	\$ 8,000.00
Public Safety Complex	Replacement of Security Camera System	\$ 90,000.00
DPW	F350 Dump Truck	\$ 66,000.00
Public Safety Complex	Executive 24/7 Chairs (Dispatch) (2)	\$ 3,396.00
DPW	F150 Pick-up Truck	\$ 35,000.00
DPW	Gas Pump Replacement	\$ 14,000.00
IT	Camera Surveillance System (Town Hall/ Center Office Building)	\$ 25,000.00
Police	VariDesk Stations (12)	\$ 6,029.00
DPW	9' Stainless Steel Slide in Sander Body	\$ 14,000.00
Board of Health	Grinder Pump	\$ 15,000.00
DPW	Power Washer with Undercarriage Attachment	\$ 6,000.00
Public Safety Complex	Exterior Storage Containers	\$ 7,000.00
Public Safety Complex	Station Alerting System	\$ 12,750.00
Fire	Fire Pumper	\$ 750,000.00
<b>Total</b>		<b>\$1,059,741.00</b>

or take any action relative thereto.

Sponsor: Board of Selectmen

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 9-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 5-0-0*

*Summary: This budget funds a portion of the highest rated capital needs of the Town. The Capital Plan as presented is consistent with the Comprehensive Fiscal Policies approved by the Selectmen and Finance Committee. Under this policy, capital expenditures rated as high priorities but costing under \$5,000.00 are included in department budgets; capital expenditures over \$5,000.00 and under \$100,000.00 are included in this article to be funded using free cash; and capital expenditures over \$100,000.00 are included and recommended as short-term borrowing or raise and appropriate articles.*

**ARTICLE 21**  
**AMBULANCE STABILIZATION FUND**

To see if the Town will vote to transfer from Free Cash the sum of SIXTY THOUSAND AND 00/100 DOLLARS (\$60,000.00) to the Ambulance Stabilization Fund for the purpose of reserving funds for the future purchase of an ambulance including the payment of all costs incidental and related thereto; or take any action relative thereto.

Sponsor: Board of Selectmen

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 9-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

<p><i>Summary: Each year, the Town sets aside a sum of money to assist the Town in replacing its ambulances on a seven-year schedule. If approved, the approximate balance in the Ambulance Stabilization Fund will be \$186,266.00. The next ambulance replacement is scheduled for FY22.</i></p>
--

**ARTICLE 22**  
**OPEB TRUST FUND**

To see if the Town will vote to raise and appropriate the sum of SEVENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$75,000.00) to the Other Post-Employment Benefits Liability Trust Fund Account; or take any action relative thereto.

Sponsor: Board of Selectmen

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 9-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 5-0-0*

<p><i>Summary: The Government Accounting Standards Board (GASB) has determined that Other Post-Employment Benefits (OPEB) are part of the compensation that employees earn each year notwithstanding that such benefits are not tendered until after employment has ended. These benefits include health insurance, prescription or other related benefits provided to eligible retirees. GASB-45 mandates that municipalities account for and, eventually, fund these benefits. The fund was established and capitalized with \$100,000 at the 2011 Annual Meeting. In accordance with the Town's financial policies, an annual contribution of not less than \$50,000 should be allocated to the fund until such time as the actuarially calculated OPEB liability of \$18.9 million is realized. If approved Sturbridge will have approximately \$1,105,804 in the fund.</i></p>
---

**ARTICLE 23**  
**TAX RATE RELIEF**

To see if the Town will vote to authorize the Board of Assessors to use FIVE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$550,000.00) from Free Cash to support the tax rate for the fiscal year beginning on July 1, 2020; or take any action relative thereto.

Sponsor: Board of Selectmen

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 9-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-1-0*

<p><i>Summary: The Town has historically utilized available Free Cash to reduce the tax rate when finances have allowed.</i></p>
--

**ARTICLE 24**  
**REVALUATION/INTERIM ADJUSTMENTS**

To see if the Town will vote to raise and appropriate TEN THOUSAND AND 00/100 DOLLARS (\$10,000.00) to the Revaluation/Interim Adjustments Account; or take any action relative thereto.

Sponsor: Board of Selectmen

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 8-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

<p><i>Summary: This article provides annual funding for property revaluations and interim adjustments that the town is required to perform in accordance with Massachusetts General Law.</i></p>
--

**ARTICLE 25**  
**REVOLVING FUNDS – SPENDING LIMITS FY21**

To see if the Town will vote pursuant to the provisions of Chapter 44, Section 53 E ½, to set the FY21 spending limits for certain revolving funds as follows:

<u>Revolving Fund:</u>	<u>Maximum Expenditure:</u>
Recreation	\$ 30,000.00
HazMat Cleanup	\$ 20,000.00
Board of Health	\$ 20,000.00
BOH: Pay-As-You-Throw Program	\$ 20,000.00
Senior Center	\$ 10,000.00
Planning Department	\$ 10,000.00
Public Lands	\$ 20,000.00
Sturbridge Tourist Association	\$ 20,000.00
CPR	\$ 5,000.00
House Numbering	\$ 5,000.00

or take any action relative thereto.

Sponsor: Board of Selectmen

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 8-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

*Summary: The departmental revolving fund statute, G.L. c. 44, 53E 1/2, was amended by the Municipal Modernization Act in 2016 which eliminated the caps on the amount that could be spent from the revolving funds. At the Special Town Meeting in February 26, 2018, the revolving fund bylaw was adopted per the Municipal Modernization Act, however Town Meeting must continue to vote annually on or before July 1 on the amount that may be spent from each fund during the upcoming fiscal year.*

**ARTICLE 26**  
**WATER DEPARTMENT**

To see if the Town will vote to raise and appropriate, through the fixing and collection of just and equitable prices and rates set by the Board of Selectmen (acting as Water Commissioners), a sum of ONE MILLION THREE HUNDRED SIXTY-FIVE THOUSAND TWO HUNDRED EIGHTY-EIGHT AND 00/100 DOLLARS (\$1,365,288.00) and by transferring the sum of EIGHTY-TWO THOUSAND AND 00/100 DOLLARS (\$82,000.00) from the Water Reserve Fund Balance, for a sum total of ONE MILLION FOUR HUNDRED FORTY-SEVEN THOUSAND TWO HUNDRED EIGHTY-EIGHT AND 00/100 DOLLARS (\$1,447,288.00) for the expenses of the Water Department; or take any action relative thereto.

**Estimated budget for FY21 is:**

Contract Operations	\$ 678,557.00
Electricity	\$ 85,000.00



Perchlorate Testing	\$ 10,600.00
DPW Director	\$ 14,050.00
Meter Maintenance	\$ 15,000.00
Billing Expense	\$ 4,900.00
Debt Service	\$ 413,881.00
Miscellaneous	\$ 119,800.00
Capital Replacement	\$ 75,500.00
Reserve Account	\$ 30,000.00
<b>Total:</b>	<b>\$1,447,288.00</b>

Sponsor: Board of Selectmen

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 9-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 5-0-0*

*Summary: This budget covers the operating expenses for providing public water in Sturbridge. This budget will not require a rate increase in the water rate (currently at \$6.93 per 100 cubic feet).*

**ARTICLE 27**  
**SEWER DEPARTMENT**

To see if the Town will vote to raise and appropriate, through fixing and collection of just and equitable prices and rates set by the Board of Selectmen (acting as Sewer Commissioners) a sum of TWO MILLION TWO HUNDRED EIGHTY- FIVE THOUSAND TWO HUNDRED FORTY-FIVE AND 00/100 DOLLARS (\$2,285,245.00) and by transferring the sum of TWO HUNDRED SIXTY- FOUR THOUSAND AND 00/100 DOLLARS (\$264,000.00) from the Sewer Reserve Fund Balance, for a total sum of TWO MILLION FIVE HUNDRED FORTY- NINE THOUSAND TWO HUNDRED FORTY-FIVE AND 00/100 DOLLARS (\$2,549,245.00) for the expenses of the Sewer Department; or take any action relative thereto.

**Estimated budget for FY21 is:**

Contract Operations	\$ 879,521.00
Electricity	\$ 210,000.00
Chemicals	\$ 20,000.00
DPW Director	\$ 14,050.00
Billing Expense	\$ 4,900.00
Debt Service	\$ 861,013.00
Southbridge Fees	\$ 200,000.00
Liquid Sludge Handling	\$ 200,000.00
Miscellaneous	\$ 69,761.00
Capital Replacement	\$ 60,000.00

Reserve Account \$ 30,000.00  
**Total:** \$2,549,245.00

Sponsor: Board of Selectmen

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 9-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 5-0-0*

*Summary: This budget covers the operating expenses for providing public sewer in Sturbridge. This budget will not require a rate increase in the sewer rate (currently \$9.82 per 100 cubic feet.)*

**ARTICLE 28**  
**SEWER PROJECT DEBT**

To see if the Town will vote to transfer the sum of:

- FIFTEEN THOUSAND SEVEN HUNDRED SIXTY-NINE AND 00/100 DOLLARS (\$15,769.00) from the F/B Reserved for Sewer Betterments to the Phase II Sewer Debt Account #28440-59100;
- TWO HUNDRED TWENTY THOUSAND FIVE HUNDRED EIGHTY-EIGHT AND 00/100 DOLLARS (\$220,588.00) from the F/B Reserved for Sewer Betterments to the Phase III Sewer Debt Account #28440-59300;
- ONE HUNDRED FORTY-THREE THOUSAND FIVE HUNDRED TWENTY-FIVE AND 00/100 DOLLARS (\$143,525.00) from the F/B Reserved for Sewer Betterments to the Big Alum Sewer Debt Account #28440-59220; and
- FIFTY-FOUR THOUSAND NINE HUNDRED TWENTY-FIVE AND 00/100 DOLLARS (\$54,925.00) from the F/B Reserved for Sewer Betterments to the Woodside/Westwood Sewer Debt Account #28440-59230;

For the purpose of paying debt service due on these sewer projects for FY21; or take any action relative thereto.

Sponsor: Finance Director

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 8-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

*Summary: This warrant article appropriates the funds necessary to pay debt service on the several sewer projects the Town of Sturbridge has undertaken over the past decade. These debt service payments are repaid through betterment assessments from the property owners within the specific sewer area and are not supported by either general property taxes or other sewer customers through the sewer rate.*

**ARTICLE 29**  
**INFLOW AND INFILTRATION STUDY AND REPAIR**

To see if the Town will vote to transfer from the Sewer Reserve Fund Balance the sum of ONE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (\$105,000.00) for an Inflow and Infiltration Study and necessary repairs identified from the study for the municipal sewer system; or take any action relative thereto.

Sponsor: Board of Selectmen

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 9-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 5-0-0*

*Summary: This study is a mandatory program of the Department of Environmental Protection (DEP) involving every wastewater collection system in Massachusetts. This program requires that all our collection systems be examined to identify necessary repairs. This is a recurring annual cost for the next ten years, and will keep the Town in compliance with the DEP regulations.*

**ARTICLE 30**  
**CEMETERY – RECORDS MANAGEMENT AND MAPPING**

To see if the Town will vote to transfer from Free Cash the sum of THIRTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$13,500.00) for records management and mapping of existing cemetery records; or take any action relative thereto.

Sponsor: Board of Selectmen

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 8-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

*Summary: Funding will provide a computerized mapping of cemetery records. The database will include scanned paper records linked to each burial and lot record.*

**ARTICLE 31**

**DRONE SURVEY AND LANDFILL CAPACITY ANALYSIS**

To see if the Town will vote to transfer from Free Cash the sum of NINE THOUSAND AND 00/100 DOLLARS (\$9,000.00) to perform a drone survey and landfill capacity analysis; or take any action relative thereto.

Sponsor: Board of Health

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 9-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 3-1-0*

*Summary: This funding will be used to conduct a topographic drone survey of the landfill to determine geological contours and remaining landfill capacity.*

**ARTICLE 32**

**TAX INCREMENT FINANCING AGREEMENT AND PROJECT CERTIFICATION: NEW ENGLAND COLD**

To see if the Town will vote to approve and certify the Local Incentive Application submitted for a 3.15 million cubic feet cold storage facility located at the project site situated at Sturbridge Technology Park, as shown on the Project Certification Application, and to authorize the Board of Selectmen to enter into a Tax Increment Financing Agreement, pursuant to the provisions of M.G.L. Chapter 40, section 59, with New England Cold, or its acceptable designee, all in substantially the form submitted to this Town Meeting, a copy of which has been placed on file with the Town Clerk, such approval serving to confirm the information contained in the Project Certification Application that (1) the project as proposed is consistent with the Town's economic development objectives and

can reasonably be expected to benefit significantly from the Tax Increment Financing Agreement; (2) the project will not overburden the Town’s infrastructure and utilities servicing the Economic Opportunity Area; and (3) the project, as described in the Project Certification Application, will have a reasonable chance of increasing employment opportunities; and to authorize designation of the project as a certified project for a term of ten (10) years and a tax increment financing plan of not more than ten (10) years providing for real estate tax exemptions at the following exemption rate on the added value resulting from the project:

Year	Percentage
1 <sup>st</sup> Year	100%
2 <sup>nd</sup> Year	90%
3 <sup>rd</sup> Year	80%
4 <sup>th</sup> Year	70%
5 <sup>th</sup> Year	60%
6 <sup>th</sup> Year	50%
7 <sup>th</sup> Year	40%
8 <sup>th</sup> Year	30%
9 <sup>th</sup> Year	20%
10 <sup>th</sup> Year	10%

or take any action relative thereto.

Sponsor: Board of Selectmen

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 7-1-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

*Summary: This article would authorize the Board of Selectmen to offer a TIF to New England Cold, or acceptable designee, for purposes of facilitating the construction of a 3.15 million cubic feet cold storage facility at Sturbridge Technology Park.*

**ARTICLE 33**  
**AMEND CHAPTER TWO OF THE ZONING BYLAW**  
**(2/3 Vote Required)**

To see if the Town will vote to amend the Zoning Bylaw, Chapter Two – Definitions, by inserting the following definitions in the appropriate location within Chapter Two; or take any action relative thereto:

Business Support Services – An establishment within a building that is oriented toward providing services to other businesses, although it may also serve the general public. Examples of these services include but may not be limited to blueprinting, copying and

printing services, mailing and mailbox services, security system services, soils and materials testing laboratories, and other similar services.

Child Day Care Center - A commercial or non-profit child day care facility designed and approved to accommodate 15 or more children. This may include infant centers, preschools and school age child day care facilities.

Equipment Sales and Rental Facilities - Retail and service establishments which may offer a wide variety of materials and equipment for sale and/or rental.

Information Processing Facilities - Office type facilities characterized by high employee densities, and occupied by businesses engaged in information processing, and other computer dependent and/or telecommunications-based activities. Examples of these include:

- a. Computer software and hardware design and development
- b. Consumer credit reporting
- c. Data processing services
- d. Health management organization (HMO) office where no medical services are provided
- e. Insurance claim processing
- f. Mail order and electronic commerce transaction processing
- g. Telemarketing

Personal Service Establishments - are those which administer personal services, including nail salons, tanning salons, day spas, tattoo shops, piercing, aromatherapy, skin clinics, medical spas, pet grooming, tailoring, shoe repair, and other similar uses.

Sponsor: Planning Board

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 8-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

**RECOMMENDATION OF THE PLANNING BOARD:**

*That the Town vote to approve the article as written. Voted 7-0-0*

*Summary: This definition is being added to define a permitted use within Chapter 7 - Commercial District, and Chapter 11 - Commercial II District.*

**ARTICLE 34**  
**AMEND CHAPTER SEVEN OF THE ZONING BYLAW**  
**(2/3 Vote Required)**

To see if the Town will vote to amend the Zoning Bylaw – Chapter Seven – Use Regulations – Commercial District (C), Sections 7.01 and 7.02, to insert the underlined language and delete the strikethrough language, as follows, or take any action relative thereto:

**CHAPTER SEVEN**  
**USE REGULATIONS - COMMERCIAL DISTRICT (C)**  
**{Adopted 3-1-65; Article 46}**

7.01 PERMITTED USES

- (a) Single family dwelling. Also, apartments accessory to a commercial building (not to exceed two (2) dwelling units per building). **{Amended 4-29-91; Article 44}**
- (b) Office, bank, newspaper or job-printing establishment.
- (c) Retail store or shop, barber shop, beauty salon, personal service establishments, shop for the repair of personal or household items, laundromat, health and fitness center, artisan's or craftsman's shop, livery or taxi service licensed by the Board of Selectmen, wholesale and retail sales not involving manufacture on the premises except of products the major portion of which are sold on the premises by the producer. **{Amended 4-17-84; Article 38, and 4-28-08; Article 67}**
- (d) Automobile service station. **{Amended 4-17-84; Article 38}**
- (e) Religious, educational, or governmental use. **{Amended 4-27-98; Article 113}**
- (f) Non-profit club.
- (g) Restaurants, including bakery and confectionery. **{Amended 4-29-91; Article 45}**
- (h) A multi-specialty physician office building wherein physicians and non-physician providers and support staff provide diagnostic and treatment services to ambulatory and outpatients, with the assistance and support of laboratory, radiology, physical therapy, pharmacy, mental health, and other related personnel and equipment. **{Amended 6-18-90; Article 96}**
- (i) Accessory uses customarily incidental to a permitted main use on the premises. **{Amended 4-29-91; Article 46}**
- (j) Walking, hiking, bicycling, roller skating, picnicking, cross-country skiing, and snow shoeing through the establishment of trails. **{Amended 4-24-95; Article 40}**
- (k) Farm including agriculture, horticulture, and viticulture, provided that the lot is not less than five (5) acres, including facilities for the sale of produce, wine and dairy products, insofar as the majority of such products for sale have been produced by the owner of the land on which the facility is located.
- (l) Fast Food Establishment **{Amended 4-27-98; Article 137}**
- (m) Walk Up Establishment **{Amended ATM June 5 & 12, 2017; Article 30}**
- (n) Fast Casual Restaurant **{Amended ATM June 5 & 12, 2017; Article 30}**
- (o) Craft Beverage Business with Tasting Room

(p) Urgent Care Facility

7.02 Exceptions which may be allowed by Special Permit from the Special Permit Granting Authority (SPGA) in accordance with the regulations appearing in Section 24.09 of this Bylaw. **{Amended 4-11-83; Article 37}**

~~(a) Place of commercial amusement or recreation such as a bowling alley, theater (motion picture, dramatic, or musical), museum or golf driving range.~~

(a) Indoor Recreation Facilities

(b) Outdoor Recreation Facilities

(c) Indoor Family Amusement Centers

~~(d)(b)~~ Hotel, inn or motel **{Amended 4-27-98; Article 117}**

~~(e)(e)~~ The removal of sand, gravel, subsoil, topsoil or earth in accordance with Chapter 23 of this Bylaw. **{Amended 4-11-83; Article 35}**

~~(f)(d)~~ Multi-family dwelling provided that:

(1) It does not exceed four (4) dwelling units.

(2) There is not less than twenty thousand (20,000) sq. ft. of lot area per dwelling unit.

(3) Adequate provision is made for off-street parking.

(4) An environmental suitability study shows that the site is capable of sustaining this type of construction and use.

(5) The entire multi-family dwelling and its necessary area requirements are located entirely in the Commercial District; or in a less restrictive district.

**{Amended 4-29-85, Article 94} & {Amended 6-30-86; Article 125}**

~~(g)(e)~~ Two-family residence, provided there is not less than twenty thousand (20,000) square feet of lot area per dwelling unit. **{Amended 4-27-87; Article 46}**

~~(h)(f)~~ Car Wash (Planning Board acting as SPGA) **{Amended 4-27-98; Article 139}**

~~(i)(g)~~ Youth Center **{Amended 4-26-99; Article 162}**

(j) Building heights greater than 35' or three stories, pursuant to a determination of the Special Permit Granting Authority that the design, siting and scale of the proposed building is consistent with the location, scale and characteristics of the uses of the site and is in harmony with the surrounding properties and land uses.

Sponsor: Planning Board



**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 8-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 3-0-1*

**RECOMMENDATION OF THE PLANNING BOARD:**

*That the Town vote to approve the article as written. Voted 7-0-0*

*Summary: These proposed changes will update the permitted uses to add some of the recently defined terms. The proposed changes would allow the Planning Board to grant Special Permits for a height greater than 35', or three stories. Also proposed are changes to the footnotes in Chapter Nineteen Table of Dimensional Requirements to reflect these changes.*

**ARTICLE 35**  
**AMEND CHAPTER EIGHT OF THE ZONING BYLAW**  
**(2/3 Vote Required)**

To see if the Town will vote to amend the Zoning Bylaw – Chapter Eight – Use Regulations – Commercial Tourist District (CT), Section 8.01, to insert the underlined language, as follows, or take any action relative thereto:

**CHAPTER EIGHT**  
**USE REGULATIONS - COMMERCIAL TOURIST DISTRICT (CT)**  
**{Adopted 4-24-89; Article 68}, {Amended 6-6-16; Article 35}**

The Commercial Tourist District is intended to be an attractive neighborhood and commercial center that is pedestrian friendly, caters to residents and tourists alike and provides a variety of shopping opportunities, restaurants and inns, as well as establishments offering family entertainment during the day and night.

**8.01 PERMITTED USES**

- a) Single family dwelling. **{Amended 4-24-89; Article 68} & {Amended 4-29-91; Article 48} & {Amended 6-6-16; Article 35}**
- b) Dwelling units located within a structure which is primarily used for a permitted use in this district and secondarily used as a residence. **{Amended 4-24-89; Article 68} & {Amended 6-6-16; Article 35}**
- c) Hotels, motels and inns. **{Amended 4-24-89; Article 68}**
- d) Specialty shopping facilities such as gift shops, apparel shops, antique shops, bookstores, galleries, banks, professional and business services, newsstands, furniture, drapery,

music and video, pharmacy, sporting goods, bicycle shops, jewelry, hobby, toy and game stores, camera and photo supplies, luggage and leather, sewing, needlework and piece goods, florists, photographic studios, art dealers and places for display or sale of handicrafts, provided all displays are within the building. Areas for the production of goods are to be limited to no more than 35% of total floor areas. Total area shall not exceed 7,500 square feet per shop. **{Amended 4-24-89; Article 68} {Amended 6-6-16; Article 35}**

- e) Restaurants, bakeries, delicatessens, candy, nut and confectionery stores, dairy, and specialty foods and/or beverage stores and places serving food and/or beverages for consumption on the premises. Total floor area shall not exceed 7,500 square feet per place. **{Amended 4-24-89; Article 68} & {Amended 6-6-16; Article 35}**
- f) Microbrewery. Total floor area shall not exceed 7,500 square feet unless located within buildings existing at the time of adoption of this amendment. **{Amended 6-6-16; Article 35}**
- g) Walk up establishments.
- h) Indoor family amusement centers located within buildings existing at the time of adoption of this amendment. **{Amended 6-6-16; Article 35}**
- i) Professional Offices including facilities occupied by businesses that provide professional services and/or are engaged in the production of intellectual property. Total floor area shall not exceed 6,000 square feet per structure. Examples of these include: accounting, auditing and bookkeeping services; advertising agencies; attorneys; commercial art and design services; counseling services; design services including architecture, engineering, landscape architecture, urban planning; education, scientific and research organizations; financial management and investment counseling; management and public relations services; media postproduction services; news services; photographers and photography studios; secretarial, stenographic, word processing, and temporary clerical employee services; travel offices; security and commodity brokers; and writers and artists offices. **{Amended 6-6-16; Article 35}**
- j) Beauty salons and barber shops and other personal services. **{Amended 4-27-98; Article 119} & {Amended 6-6-16; Article 35}**
- k) Dry cleaning and laundromat. Total floor area shall not exceed 4,000 square feet. **{Amended 4-27-98; Article 120} & {Amended 4-26-99; Article 27}**
- l) Artist studio **{Amended 6-6-16; Article 35}**
- m) Arts Center **{Amended 6-6-16; Article 35}**
- n) Accessory uses customarily incidental to a permitted main use on the same premises. **{Amended 4-24-89; Article 68} & {Amended 4-29-91; Article 49}**
- o) Walking, hiking, bicycling, roller skating, picnicking, cross-country skiing, snow shoeing through the establishment of trails. **{Amended 4-24-95; Article 40}**

- p) Rental shops for the hourly or daily rental of bicycles, kayaks, canoes, snowshoes, cross country skis, and other similar sporting apparatus. **{Amended 6-6-16; Article 35}**
- q) Farm including agriculture, horticulture, and viticulture, provided that the lot is not less than five (5) acres, including facilities for the sale of produce, wine and dairy products, insofar as the majority of such products for sale have been produced by the owner of the land on which the facility is located.
- r) Farmer’s market
- s) Religious, educational or governmental use. **{Amended 4-27-09; Article 12}**
- t) Craft Beverage Business with Tasting Room

Sponsor: Planning Board

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 8-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 4-0-0*

**RECOMMENDATION OF THE PLANNING BOARD:**

*That the Town vote to approve the article as written. Voted 7-0-0*

*Summary: This proposed change will add “Craft Beverage Business with Tasting Room” as a permitted use in order to be consistent with the newly adopted definition.*

**ARTICLE 36**  
**AMEND CHAPTER NINE OF THE ZONING BYLAW**  
**(2/3 Vote Required)**

To see if the Town will vote to amend the Zoning Bylaw – Chapter Nine – General Industrial District (GI), Section 9.02, to insert the underlined language, as follows, or take any action relative thereto:

**CHAPTER NINE**  
**USE REGULATIONS - GENERAL INDUSTRIAL DISTRICT (GI)**  
**{Adopted 3-1-65; Article 46}**

9.02 Exceptions which may be allowed by Special Permit from the Special Permit Granting Authority (SPGA) in accordance with the regulations appearing in Section 24.09 of this Bylaw.

- (a) The removal of sand, gravel, subsoil, topsoil or earth in accordance with Chapter Twenty-Three of this Bylaw. **{Amended 4-11-83; Article 35}**
- (b) Building heights greater than 35’ or three stories, pursuant to a determination of the Special Permit Granting Authority that the design, siting and scale of the proposed building is consistent with the location, scale and characteristics of the uses of the site and is in harmony with the surrounding properties and land uses.

Sponsor: Planning Board

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 8-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 3-0-1*

**RECOMMENDATION OF THE PLANNING BOARD:**

*That the Town vote to approve the article as written. Voted 7-0-0*

*Summary: With this proposed change, the Planning Board will have the ability to grant a Special Permit for a height greater than 35’, or three stories. Also proposed are changes to the footnotes in Chapter Nineteen Table of Dimensional Requirements to reflect this proposed change.*

**ARTICLE 37**  
**AMEND CHAPTER TEN OF THE ZONING BYLAW**  
**(2/3 Vote Required)**

To see if the Town will vote to amend the Zoning Bylaw – Chapter Ten – Use Regulations – Industrial Park District (IP), Sections 10.01 and 10.02, to insert the underlined language and delete the strikethrough language, as follows, or take any action relative thereto:

**CHAPTER TEN**  
**USE REGULATIONS - INDUSTRIAL PARK DISTRICT (IP)**  
**{Adopted 3-1-65; Article 46}**

10.01 PERMITTED USES

- (a) Animal clinic or hospital including animal rescue.
- (b) Business Support Services
- (c) Child Day Care Center
- (d) Equipment Sales and Rental Facilities

- (e) Handcraft Industries including retail sales of the product produced on the premises.
- (f) Health and Fitness Facilities
- (g) Information Processing Facilities
- (h) Plumbing, heating and electrical warehouses, showrooms and manufacturers
- (i) Laboratories for research and development
- ~~(a)~~(j) Telegraph offices, telephone and express offices, radio and television broadcasting studios and facilities.
- ~~(b)~~(k) Newspaper printing and job printing.
- ~~(e)~~(l) Any manufacturing or industrial use, including processing, fabrication, packaging, and assembly, provided that no such use shall be permitted which would be detrimental or offensive or tend to reduce property values in the same or adjoining districts by reason of dirt, odor, fumes, smoke, gas, sewage, refuse, noise, excessive vibration or danger of explosion or fire.
- (m) Food and beverage products manufacturing including distilleries, breweries, and co-packing and commercial kitchen space
- ~~(d)~~(n) Wholesale warehouse or storage facilities including self-storage facilities.
- ~~(e)~~(o) Automobile repair shop, automobile storage garage, automobile salesroom or lot not to exceed 40 vehicles for sale. {Amended 4-17-84; Article 38} {Amended 4- 30-07; Article 31} {Amended 4-30-07; Article 31}
  
- ~~(f)~~(p) Accessory uses customarily incidental to a permitted main use on the same premises.
- ~~(g)~~(q) Professional Offices with a minimum floor area of 30,000 s.f. per building and call centers {Amended 4-24-89; Article 58} & {Amended 4-30-90; Article 37}
- (r) Professional, scientific and technical services
- ~~(h)~~(s) Hotel, inn or motel {Amended 4-27-98; Article 117}
- ~~(i)~~(t) A multi-specialty physician office building wherein physicians and non-physician providers and support staff provide diagnostic and treatment services to ambulatory and outpatients, with the assistance and support of laboratory, radiology, physical therapy, pharmacy, mental health, and other related personnel and equipment. {Amended 6-18-90; Article 95}
- ~~(j)~~(u) Walking, hiking, bicycling, roller skating, picnicking, cross-country skiing, snow shoeing through the establishment of trails. {Amended 4-24-95; Article 40}
- ~~(k)~~(v) Farm including agriculture, horticulture, and viticulture, provided that the lot is not less than five (5) acres, including facilities for the sale of produce, wine and dairy products, insofar as the majority of such products for sale have been produced by the owner of the land on which the facility is located.
- ~~(h)~~(w) Bank. {Amended 4-26-99; Article 43}
- ~~(m)~~(x) Retail and wholesale fuel oil distribution and off-site heating service, oil storage and associated office and garage space for motor vehicles of the fuel oil operation. {Amended 4-26-04; Article 34}

(h)(y) \_\_\_\_\_ Religious, educational or governmental use. {Amended 4-27-09; Article 12}

10.02 Exceptions which may be allowed by Special Permit from the Special Permit Granting Authority (SPGA) in accordance with the regulation appearing in Section 24.09 of this Bylaw.

- (a) The removal of sand, gravel, subsoil, topsoil or earth in accordance with Chapter Twenty-Three of this Bylaw. {Amended 4-11-83; Article 35} & {Amended 4-30-90; Article 38}
- (b) Restaurant, including bakery and confectionery. {Amended 4-27-92; Article 26}
- (c) Building heights greater than 35’ or three stories, pursuant to a determination of the Special Permit Granting Authority that the design, siting and scale of the proposed building is consistent with the location, scale and characteristics of the uses of the site and is in harmony with the surrounding properties and land uses.

Sponsor: Planning Board

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 7-0-1*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 3-0-1*

**RECOMMENDATION OF THE PLANNING BOARD:**

*That the Town vote to approve the article as written. Voted 7-0-0*

*Summary: These proposed changes will update the permitted uses to be current. With these proposed changes the Planning Board will have the ability to grant a Special Permit for a height greater than 35’, or three stories. Also proposed will be changes to the footnotes in Chapter Nineteen Table of Dimensional Requirements to reflect this proposed change.*

**ARTICLE 38**  
**AMEND CHAPTER ELEVEN OF THE ZONING BYLAW**  
**(2/3 Vote Required)**

To see if the Town will vote to amend the Zoning Bylaw – Chapter Eleven – Use Regulations – Commercial II District, Sections 11.01 and 11.02, to insert the underlined language and delete the strikethrough language, as follows, or take any action relative thereto:

**CHAPTER ELEVEN**  
**USE REGULATIONS - COMMERCIAL II DISTRICT (C2)**  
**{Adopted 4-27-92; Article 47}**

11.01 PERMITTED USES

- (a) Single family dwelling. Also, apartments accessory to a commercial building (not to exceed two (2) dwelling units per building).
- (b) Office, bank, newspaper or job printing establishment.
- (c) Retail store or shop, barber shop, beauty salon, personal service establishments, shop for the repair of personal or household items, laundromat, health and fitness center, artisan's or craftsmen's shop, wholesale and retail sales not involving manufacture on the premises except of products the major portion of which are sold on the premises by the producer.
- (d) Automobile service station.
- (e) Religious, educational, or governmental use. **{Amended 4-27-98, Article 113}**
- (f) Non-profit club.
- (g) Restaurants, including bakery and confectionery.
- (h) A multi-specialty physician office building wherein physicians and non-physician providers and support staff provide diagnostic and treatment services to ambulatory and outpatients, with the assistance and support of laboratory, radiology, physical therapy, pharmacy, mental health, and other related personnel and equipment.
- (i) Accessory uses customarily incidental to a permitted main use on the premises.
- (j) Walking, hiking, bicycling, roller skating, picnicking, cross-country skiing, and snow shoeing through the establishment of trails. **{Amended 4-25-95; Article 40}**
  
- (k) Farm including agriculture, horticulture, and viticulture, provided that the lot is not less than five (5) acres, including facilities for the sale of produce, wine and dairy products, insofar as the majority of such products for sale have been produced by the owner of the land on which the facility is located.
- (l) Fast Food Establishment **{Amended 4-27-98; Article 137}**
- (m) Walk Up Establishment {Amended ATM June 5 & 12, 2017; Article 30}
- (n) Fast Casual Restaurant {Amended ATM June 5 & 12, 2017; Article 30}
- (o) Craft Beverage Business with Tasting Room
- (p) Urgent Care Facility

11.02 Exceptions which may be allowed by Special Permit from the Special Permit Granting Authority (SPGA) in accordance with the regulations appearing in Section 24.09 of this Bylaw.

~~(a) Place of commercial amusement or recreation such as a bowling alley, theater (motion picture, dramatic, or musical), museum or golf driving range.~~

- (a) Indoor Recreation Facilities
- (b) Outdoor Recreation Facilities
- (c) Indoor Family Amusement Centers
- ~~(b)(d)~~ Hotel, inn or motel {Amended 4-27-98; Article 117}

- ~~(e)~~(e) The removal of sand, gravel, subsoil, topsoil or earth in accordance with Chapter Twenty-Three of this Bylaw. { Amended 4-11-83; Article 35 }
- ~~(d)~~(f) Multi-family dwelling provided that:
  - i. It does not exceed four (4) dwelling units.
  - ii. There is not less than twenty thousand (20,000) sq. ft. of lot area per dwelling unit.
  - iii. Adequate provision is made for off-street parking.
  - iv. An environmental suitability study shows that the site is capable of sustaining this type of construction and use.
  - v. The entire multi-family dwelling and its necessary area requirements are located entirely in the Commercial District; or in a less restrictive district.
  - vi. { Amended 4-29-85; Article 94 }
- ~~(e)~~(g) Two-family residence, provided there is not less than twenty thousand 20,000 square feet of lot area per dwelling unit.
- ~~(f)~~(h) Truck stop (Planning Board acting as SPGA).
- ~~(g)~~(i) Farm including agriculture, horticulture, and viticulture, provided that the lot is not less than five (5) acres, including facilities for the sale of produce, wine and dairy products, insofar as the majority of such products for sale have been produced by the owner of the land on which the facility is located.
- (j) Building heights greater than 35’ or three stories, pursuant to a determination of the Special Permit Granting Authority that the design, siting and scale of the proposed building is consistent with the location, scale and characteristics of the uses of the site and is in harmony with the surrounding properties and land uses.

Sponsor: Planning Board

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 7-0-1*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 3-0-1*

**RECOMMENDATION OF THE PLANNING BOARD:**

*That the Town vote to approve the article as written. Voted 7-0-0*

*Summary: These proposed changes will update the permitted uses to add some of the recently defined terms. These proposed changes will update the permitted uses to be current. With these proposed changes the Planning Board will have the ability to grant a Special Permit for a height greater than 35’, or three stories. Also proposed will be changes to the footnotes in Chapter Nineteen Table of Dimensional Requirements to reflect this proposed change.*



**ARTICLE 39**  
**AMEND CHAPTER NINETEEN THE ZONING BYLAW**  
**(2/3 Vote Required)**

To see if the Town will vote to amend the Zoning Bylaw – Chapter Nineteen – Intensity Regulations, to add a reference to footnote 3 to each of the entries in the “Max Height (Mean)” column of the table for the Commercial District, the Commercial II District, the General Industrial District, and the Industrial Park District; or take any action relative thereto:

Sponsor: Planning Board

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 8-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 3-0-1*

**RECOMMENDATION OF THE PLANNING BOARD:**

*That the Town vote to approve the article as written. Voted 7-0-0*

<p><i>Summary: These proposed changes will update the Table to reflect that the Planning Board would have the ability to grant a Special Permit for a height greater than 35', or three stories. This is reflected by the addition of the footnotes on the height dimensions.</i></p>
---

**ARTICLE 40**  
**PROPERTY TAX EXEMPTION FOR VETERANS AND THEIR SPOUSES**

To see if the Town will vote to accept the provisions of General Laws, chapter 59, section 5, clause twenty-second G, to extend the limited tax exemptions provided to veterans and their spouses in clauses 22 through 22F of that section to real estate occupied by a qualifying person as his or her domicile and owned by a trustee, conservator or other fiduciary for the qualifying person’s benefit; or take any action relative thereto:

Sponsor: Veterans Agent

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 9-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 5-0-0*

*Summary: This article allows the town to extend exemptions to veterans and their spouses where the domicile is owned not by the veteran and spouse, but by a trustee, conservator, or other fiduciary, for the qualifying person's benefit. The Commonwealth reimburses the Town for the full amount of the exemption.*

**ARTICLE 41**  
**PROPERTY TAX EXEMPTION FOR GOLD STAR PARENTS**

To see if the Town will vote to accept the provisions of General Laws chapter 59, section 5, clause twenty-second H, to provide a property tax exemption for the surviving parents or guardians of soldiers and sailors, members of the National Guard and Veterans who: (i) during active duty service, suffered an injury or illness documented by the United States Department of Veteran Affairs or a branch of the armed forces that was a proximate cause of their death; or (ii) are missing in action with a presumptive finding of death as a result of active duty service as members of the Armed Forces of the United States; or take any action relative thereto:

Sponsor: Veterans Agent

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to take no action on this article. Voted 7-2-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 5-0-0*

*Summary: The intended purpose of this Article is to grant a full exemption for property tax to Gold Star parents. Currently Gold Star Parents receive a \$400 Property Tax reduction and the Commonwealth reimburses cities and towns \$225. However, if this article is approved there is no reimbursement to the town by the Commonwealth.*

**ARTICLE 42**  
**ZONING OF 7 CEDAR STREET**  
**(2/3 Vote Required)**

To see if the Town will vote to amend the Town of Sturbridge Zoning Map by re-zoning a portion of the property at 7 Cedar Street (Parcel #202-02446-007) from Suburban Residential to Commercial Tourist District. The proposed change will affect 0.917 acres +/- of land on the westerly side of Cedar Street and the northeasterly side of 420 Main Street and is more particularly described as follows:

Legal Description of the Portion of Property to Become Commercial Tourist District

BEGINNING at a point on the westerly side of Cedar Street at the northeasterly corner of said Parcel A

THENCE along a non-tangent curve to the left having a radius of 1356.31 and a length of 48.17 feet to a point.

THENCE N 02-04-55 W a distance of 12.14 feet to a point.

THENCE along a curve to the left having a radius of 1356.31 and a length of 304.39 feet to a point.

THENCE N 73-49-07 W a distance of 138.15 feet to a point.

THENCE N 01-08-23 E along a stonewall a distance of 80.57 feet to a point.

THENCE S 77-48-09 E a distance of 349.56 feet to a point.

THENCE S 02-33-11 E a distance of 100.36 feet to a point.

THENCE N 89-47-33 E a distance of 101.25 feet to a point.

THENCE S 03-05-19 E by the westerly side of Cedar Street for a distance of 100.00 feet to a point and place of beginning.

Or take any other action relative thereto.

Sponsor: Petition

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 7-1-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 5-0-0*

**RECOMMENDATION OF THE PLANNING BOARD:**

*Summary: This article re-zones a portion of the property on 7 Cedar Street from Suburban Residential to Commercial Tourist. 7 Cedar Street is the parcel of land directly behind 420 Main Street and is on the westerly side of Cedar Street.*

**ARTICLE 43**  
**COMMUNITY PRESRVATION LITTLE LEAGUE LIGHTING PROPOSAL**

To see if the Town will vote to appropriate funds from Community Preservation Fund Undesignated Fund Balance the sum of ONE HUNDRED SEVEN THOUSAND SEVEN HUNDRED NINETY-ONE AND 00/100 DOLLARS (\$107,791.00) for the purpose of funding the Little League Lighting proposal; or take any action relative thereto:

Sponsor: Community Preservation Committee

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*That the Town vote to approve the article as written. Voted 5-3-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 5-0-0*

**RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:**

*That the Town vote to approve the article as written. Voted 6-1-0*

*Summary: This project was initially approved for approximately \$177,000 under two articles at STM in October, 2018. The original design could not be executed due to issues determined in site testing. Additionally, the original contract called for older, less efficient lighting technology. The new proposal is for a state-of-the-art LED lighting system. If this article is approved the total cost of purchasing and installing lights on the field is estimated at approximately \$283,000.*

**ARTICLE 44**  
**TAX RATE RELIEF FROM STABILIZATION**  
**(2/3 Vote required)**

To see if the Town will vote to transfer from the Stabilization Fund a sum of money to lower the tax rate for the fiscal year beginning July 1, 2020; or take any action relative thereto:

Sponsor: Board of Selectmen

**RECOMMENDATION OF THE FINANCE COMMITTEE:**

*Recommendation to be provided at Town Meeting. Voted 9-0-0*

**RECOMMENDATION OF THE BOARD OF SELECTMEN:**

*That the Town vote to approve the article as written. Voted 5-0-0*

*Summary: The Town is utilizing available money from the Stabilization Fund in an effort to maintain the current real estate tax rate.*