

TOWN OF STURBRIDGE SPECIAL TOWN MEETING WARRANT



TANTASQUA REGIONAL HIGH SCHOOL THURSDAY, OCTOBER 28, 2021 @ 7:00 P.M.

The Special Town meeting came to order promptly at 7PM at the Tantasqua Regional High School Auditorium. Poll Pads were used to check in the 954 registered residents (13%) turn out rate with a 8 second rate per voter.

Clickers were handed to each resident along with the warrant of the meetings articles. Nonvoters and nonresidents were asked to sign in before entering and were escorted to the cafeteria. Voting residents were seated by the election workers in the auditorium with staff having designated seats. Atty. Michael Caplette called the meeting to order explained the use of the voting clickers, two test questions were asked of the audience to test the clickers then the moderator proceeded to the articles at hand. After the Article 46 was voted on a 5 minute break took place to discuss the possibility of over capacity of this meeting, which never happened we were able to place everyone in a seat and with a clicker / voting card.

1st Motion for use of Electronic Voting

Passed unanimously

2nd Motion That the Town vote to prevent Non- voting Attendees from commenting on any article

Passed not unanimous as declared by the moderator

3rd Motion Proposed rules of the STM 10-28-21

Passed 614/49

The special town meeting dissolved at 10:25 PM.

ARTICLE 46

SENIOR CENTER DESIGN AND CONSTRUCTION PROJECT

(2/3 Vote Required)

Passed 660/126

To see if the Town will vote to appropriate a sum of money to pay costs of designing, engineering, constructing, equipping, and furnishing a renovated and expanded Senior Center to be located at 480 Main Street, and for the payment of any and all incidental and related costs, including, but not limited to, demolition and site preparation; to determine whether this amount shall be raised by taxation, transfer from available funds, borrowing, or otherwise, and that any borrowing approved for this project shall be expressly contingent upon approval by the voters at an election of a debt exclusion question, in accordance with G.L. c. 59, §21C(k) (also known as Proposition 2½). The Board of Selectmen and any other appropriate officials of the Town are authorized to apply for federal, state, or private grants, enter into any agreements and execute all documents including contracts for a term in excess of three years as may be necessary to effectuate the purposes of this article, and to accept any gifts or grants provided to the Town for such purposes; or take any action relative thereto.

Sponsor: Board of Selectmen

RECOMMENDATION OF THE FINANCE COMMITTEE:

That the Town appropriates ELEVEN MILLION FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$11,450,000.00) to pay costs of designing, engineering, constructing, equipping, and furnishing a renovated and expanded Senior Center to be located at 480 Main Street, and for the payment of any and all incidental and related costs, including, but not limited to, demolition and site preparation, and that to meet this appropriation, the Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under and pursuant to G.L. c. 44, §7(1), c. 44B (Community Preservation Act), or any other enabling authority, and to issue bonds or notes of the Town therefor. No amounts shall be borrowed or expended hereunder unless the Town shall have voted to exclude the amounts required to

repay any borrowing authorized by this vote from the limitations on total property taxes in accordance with G.L. c. 59, §21C(k) (also known as Proposition 2½). The Board of Selectmen and any other appropriate officials of the Town are authorized to apply for federal, state, and/or private grants, enter into any agreements and execute all documents including contracts for a term in excess of three years as may be necessary to effectuate the purposes of this article, and to accept any gifts or grants provided to the Town for such purposes. 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. Voted 7-0.

RECOMMENDATION OF THE BOARD OF SELECTMEN:

That the Town appropriates ELEVEN MILLION FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$11,450,000.00) to pay costs of designing, engineering, constructing, equipping, and furnishing a renovated and expanded Senior Center to be located at 480 Main Street, and for the payment of any and all incidental and related costs, including, but not limited to, demolition and site preparation, and that to meet this appropriation, the Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under and pursuant to G.L. c. 44, §7(1), c. 44B (Community Preservation Act), or any other enabling authority, and to issue bonds or notes of the Town therefor. No amounts shall be borrowed or expended hereunder unless the Town shall have voted to exclude the amounts required to repay any borrowing authorized by this vote from the limitations on total property taxes in accordance with G.L. c. 59, §21C(k) (also known as Proposition 2½). The Board of Selectmen and any other appropriate officials of the Town are authorized to apply for federal, state, and/or private grants, enter into any agreements and execute all documents including contracts for a term in excess of three years as may be necessary to effectuate the purposes of this article, and to accept any gifts or grants provided to the Town for such purposes. 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. Voted 5-0.

ARTICLE 47

Summary: This article will fund the renovation and addition to the existing Senior Center located at 480 Main Street. The project will be paid by issuing bonds subject to the debt being excluded from Proposition 2 ½ limits. If this article is approved at Town Meeting, a special election will be held within 90 days.

**AMEND CHAPTER 300 - ZONING BYLAW OF THE TOWN OF STURBRIDGE BY
INSERTING A NEW ARTICLE XXI**

(2/3 Vote Required)

Defeated 325/449

To see if the Town will vote to amend the Zoning Bylaw – Chapter 300 Zonings by inserting a new Article XXI – Agricultural Entertainment Overlay District, as follows,

ARTICLE XXI AGRICULTURAL ENTERTAINMENT OVERLAY DISTRICT

300-21.1 Purpose

The purpose of this Agricultural Entertainment Overlay District is to allow for the placement of Equine Centers and related and complementary uses in suitable locations in the Town without altering the requirements applicable to uses permitted in the underlying zoning districts.

300-21.2 Establishment

The Agricultural Entertainment Overlay District (AEOD) is hereby established as an overlay district to existing zoning districts, and consists of the area(s) shown on a map entitled “Zoning Map of Sturbridge, Massachusetts” on file with the Town Clerk as it may from time to time be amended.

The requirements of the AEOD shall apply solely to those uses permitted thereby. In the event that a proponent wishes to develop a use permitted in the AEOD, the provisions of the AEOD shall apply and

any provision of these Bylaws that would apply to such use in the underlying district(s) shall not apply unless expressly set forth in this Article.

300-21.3 Permitted Uses

The following uses may be allowed in the AEOD by Special Permit. The Planning Board shall be the Special Permit Granting Authority (SPGA) in accordance with the requirements of this Article and of Section 300-18.2 of this Bylaw:

- (1) Equine Center.

300-21.4 Equine Center – Use Regulations

A. An Equine Center shall include the following:

- (1) Equestrian amenities that serve the purposes of equestrian use and training activities, including, but not limited to, structural improvements such as fences and dressage walls, and non-structural improvements such as banks, ditches, jumps, paddocks, polo fields, riding arenas and riding rings;
- (2) Stables and tack rooms;
- (3) Grooms’ and trainers’ quarters including residential accommodations for on-site staff supporting the housing, riding, breeding, showing, study, treatment, training, and racing of horses; and
- (4) Horse racing pursuant to a license issued by the Massachusetts Gaming Commission, which, following the completion of the initial construction of the horse racing track and related horse racing facilities, shall result in no less than 6 racing days in each 18-month period.

B. An Equine Center may also include the following additional uses, if expressly included in the AEOD special permit issued therefor, provided that such uses are and will remain in addition to the use of the Equine Center for the housing, riding, breeding, showing, study, treatment, training, and racing of horses.

- (1) Live and simulcast horse racing with wagering; in-person and online sports betting; provided such wagering and sports betting is authorized at the Equine Center by the Commonwealth;
- (2) Equestrian and agricultural related services supporting the Equine Center;
- (3) The claiming of, and sale of, horses by entities racing at the track;
- (4) Farmer’s market;
- (5) Fairs, festivals and events by the Future Farmers of America (FFA), 4-H, Boys or Girl Scouts of America, or other similar organizations;
- (6) Concession stands, including walk-up establishments;
- (7) Eating and drinking establishments;
- (8) Agri-tourism activities such as farm tours, hayrides, petting zoos and similar activities;
- (9) Parking facilities;
- (10) Physical plant maintenance and operational facilities;
- (11) Professional offices and business offices supporting the Equine Center;
- (12) Conference and meeting and event space;
- (13) Livestock and grain storage and sale;

- (14) Up to two (2) free standing dwelling units on the premises to be occupied by the owner of the facility, or by an employee, operator of the facility, caretaker or watchman of the facility;
- (15) Musical and other performances;
- (16) Gift shop, not to exceed 2,500 square feet;
- (17) Retail sale of agricultural products, supplies, clothing, and related items, including tack and the acceptance of orders for bulk agricultural supplies, not to exceed 5,000 square feet excluding space for storage of agricultural products;
- (18) Livery and/or commercial stables;
- (19) Non-commercial recreational facilities such as baseball fields, soccer fields, polo fields, swimming pools, tennis courts, pickleball courts, bicycling and hiking trails and similar activities, together with supporting facilities;
- (20) Community Center;
- (21) Veterinary office or clinic;
- (22) Wetlands education center;
- (23) Wastewater detention/filtration facilities and irrigation ponds;
- (24) Potable water wells and water tower;
- (25) Green energy biodigester;
- (26) Walking and educational trails;
- (27) Recreational vehicle parking area subject to the standards set forth below;
- (28) Racing history center or other agricultural museum with retail; and
- (29) Other uses incidental and subordinate to the housing, riding, breeding, showing, study, treatment, training, and racing of horses, as determined and expressly permitted by the SPGA.

The SPGA may impose such conditions in the AEOD special permit as to the time, place, and manner of operation of the above uses, including providing for their termination, as it may deem reasonable.

- C. An Equine Center shall not include the following:
 - (1) Any gaming or wagering, as defined by Massachusetts General Laws, Chapter 23K, Section 2, and including without limitation: table games, slot machines, or other forms of gambling other than on horse racing, unless expressly permitted pursuant to this Article;
 - (2) Check cashing or payday lending establishments.
 - (3) Pawn Shop.
 - (4) Body Piercing Studio.
 - (5) Dog racing.
- D. An Equine Center shall only be located on a Lot or Lots within the AEOD containing at least 150 acres in size.
- E. Section 300-4.1(E) of this Bylaw, which addresses soil removal or grade alterations in excess of 8%, shall not apply in the AEOD. However, the SPGA may impose any reasonable conditions regarding soil removal and grade alterations as it may deem appropriate.

- F. Any structure erected pursuant to an AEOD special permit shall be a minimum of 300' from any permanent habitable structures located outside the AEOD but within the Rural Residential (RR) Zoning District existing at the time of adoption of this Article.
- G. All roadways serving an Equine Center shall be of sufficient width, grade and construction to serve the proposed development. Sections 300-15.13(B) of this Bylaw, which addresses driveway location, shall not apply in the AEOD. However, the SPGA may impose any reasonable conditions regarding roadway design and driveway location as it may deem appropriate. Public access to the Equine Center from Breakneck Road shall be prohibited, provided that the SPGA may permit access from Breakneck Road for the provision of emergency services and public access and parking for the uses listed in Section 300-21.4.B (4-5, 19, 22-24 and 26).
- H. The SPGA may impose as a condition of approval a requirement that a special event traffic management plan shall be filed with the Police Department no less than 48 hours prior to a special event so that appropriate traffic details, if required, can be scheduled.
- I. The proposed parking shall comply with the standards of Article XVI – Off Street Parking, Loading and Drive-Through Standards, except that parking may be located within setback areas. The SPGA may impose any reasonable conditions regarding parking within setback areas as it may deem appropriate. Required parking will be determined based upon the types of activities proposed and the schedule listed in Section 300-16.11 of this Bylaw.
- J. The SPGA may require unimproved grassed overflow parking areas to be provided for peak use periods. Such overflow parking areas shall be accessible only from the interior driveways or from permanent parking lots. Overflow parking areas shall contain fencing to prevent vehicles from crossing adjoining properties or directly accessing adjoining roads. Requirements of this Bylaw that apply to permanent parking lots regarding lot location, surface materials, space delineation, lighting, electrical vehicles and landscaping shall not apply to such overflow parking areas. However, the SPGA may impose any reasonable conditions regarding such overflow parking, including location, surface materials, space delineation, lighting and landscaping as it may deem appropriate.
- K. Any booths or other structures used for the collection of admission and/or parking fees shall be set back and arranged to prevent vehicle backups on adjoining roads during peak arrival periods. Any other collection of fees (roaming parking lot attendants) shall be conducted in a manner to prevent vehicle backups on adjoining roads. If, at any time after the opening of the Equine Center, the SPGA determines that traffic backups are occurring on adjoining roads, and such backups are directly related to the means of access to the subject property, the Town can require the property owner to revise means of access to relieve the undue congestion;
- L. Pedestrian linkages between buildings and between non-overflow parking areas and buildings shall be part of a site plan submission. Pedestrian-oriented amenities such as walks, plazas and/or patios shall be incorporated into the site plan(s) where appropriate. Where required, sidewalks shall be at least five feet wide and located or approved by the approving authority except that sidewalks that abut non-overflow parking spaces shall be at least six feet wide.
- M. All manure or other wastes produced or generated by raising or keeping of horse or other farm animals shall be stored in a fashion which minimizes the nuisance impact of said wastes on adjacent properties. No wastes shall be stockpiled closer than 300 feet from any permanent habitable structures located outside the AEOD but within the Rural Residential (RR) Zoning District existing at the time of adoption of this Article. The SPGA may impose any reasonable conditions regarding the stockpiling of wastes as it may deem appropriate. This subsection shall not be construed as preventing the spreading of manure as fertilizer in conjunction with an agricultural operation.
- N. The proposed facility shall not produce noise levels that will violate the Massachusetts Department of Environmental Protection noise regulations (310 CMR 7.10). This shall be the minimum standard, however, and the SPGA may impose any reasonable conditions regarding noise mitigation as it may deem appropriate. This includes noise produced by

the use or activity itself, from the participants or visitors to the site, from loudspeakers, or from any other source at, or associated with, the facility.

O. The following Area and Bulk Requirements shall be applicable:

- (1) Minimum Area – 150 acres
- (2) Minimum Frontage –100’
- (3) Minimum Setbacks (front, side and rear) – 30’; provided that parking areas, fences, retaining walls and similar structures may be located in setback areas
- (4) Maximum Lot Coverage – 30%
- (5) Maximum # Bldg. Stories – 3 (subject to Section P)
- (6) Maximum Height (mean) Feet – 35 (Subject to Section P)
- (7) Maximum Impervious Surface – 40%

P. Building heights of greater than 35’ or three stories may be allowed if the SPGA determines that the location, scale and characteristics of the proposed land uses on the site; and the design, siting and scale of structures is in harmony with the surrounding properties and land uses.

Q. A Recreational Vehicle parking area may be established within the AEOD subject to the standards listed below:

- (1) The Recreational Vehicle parking is available only for invitees, visitors and participants engaged in a permitted activity taking place on the premises.
- (2) Electrical service connections for the parking area shall comply with all Code requirements.
- (3) Individual or common water and sewer connections shall be provided for every Recreational Vehicle parked on the premises.
- (4) The use of a Recreational Vehicle as a temporary residence is only permitted for on-site staff and temporary visitors supporting the housing, riding, breeding, showing, study, treatment, training, and racing of horses.
- (5) Section 300-15.8 of this Bylaw, which addresses Trailer Coaches, shall not apply in the AEOD. However, the SPGA may impose reasonable conditions regarding number, location and use of Recreational Vehicles as it may deem appropriate

R. Signage in the AEOD shall be administered by the Planning Board, acting as the SPGA, in accordance with Sections 300-17.9(A) (1), (2) and (3) of this Bylaw (excluding Section 300-17.9(4)) with the advice of the Design Review Committee.

300-21.5 Additional Regulations

The following regulations shall be applicable in the AEOD:

- A. Rules and Regulations of the Town of Sturbridge Planning Board
- B. Special Permits – See Section 300-18.2
- C. Site Plan Review – See Article XIX
- D. Design Review Guidelines – Property owners and designers shall review the Design Review Guidelines in connection with and when applying for a special permit and undergoing site plan review. The Design Review Committee shall advise the Planning Board in connection with the special permit application and site plan review.

300-21.6 Submittal Requirements

All applicants are encouraged to contact the Planning Department staff to schedule a pre-application meeting.

In addition to all the application requirements related to Special Permits and Site Plan Approval under Section 300-18.2 and Article XIX of the Bylaw, the applicant shall provide the following at the time of application for an AEOD special permit:

- A. Copy of an executed Host Community Agreement.
- B. A Development Impact Statement (See Planning Board Rules and Regulations)
- C. A Traffic Impact Assessment (See Planning Board Rules and Regulations).
- D. A parking and traffic management plan shall be provided for proposed public events taking place on the premises. Such plan shall estimate expected maximum visitors for various events, identify the parking area for the visitors, list the hours the event will be limited to and identify any police or traffic personnel associated with the event.
- E. A parking analysis which may include shared use and time of day analysis and which demonstrates that adequate parking facilities exist in form and number to accommodate all anticipated activities as they occur, taking into consideration the highest number of employees at a given time, the highest number of visitors at a given time, the seasonal or permanent nature of each event and the number of events which can occur simultaneously on the property.
- F. A manure and waste management plan.
- G. A maintenance plan for the stables and other riding areas. The plan shall include a description of dust controls for the corrals, stables, exercise rings, arenas, tracks and any other disturbed area.
- H. A Master Build Out Plan including a description of all proposed uses, including accessory uses along with the proposed hours of operation and season of operation shall be provided for each component of the Equine Center.
- I. A construction and operation phasing plan shall be provided as part of the application for an Equine Center. The phasing plan shall address the sequencing of activities, sediment and erosion control measures, traffic control both on and off site during construction activities. If any phase is proposed to begin operation prior to the complete build-out of the Equine Center, the applicant shall provide a narrative describing measures taken to insure that the operation and construction activities on-site can co-exist in a safe manner.
- J. The Planning Board may require a noise projection study to be submitted as part of the application for an Equine Center.

300-21.7 Severability

The provisions of this Article are severable. If any provision, paragraph, sentence or clause of this Article of the application thereof to any person, establishment, or circumstance shall be held invalid, such invalidity shall not affect the other provisions of application of this Article.

Sponsor: Board of Selectmen

RECOMMENDATION OF THE FINANCE COMMITTEE:

To amend section 300-21.4 B(13) to read “Storage and sale of livestock and grain” and to otherwise approve the article as written. Voted 7-0-1.

RECOMMENDATON OF THE BOARD OF SELECTMEN:

That the Town vote to approve the article as written. Voted 3-2-0.

RECOMMENDATION OF THE PLANNING BOARD:

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

Summary: This article creates a new zoning overlay district for Agricultural Entertainment purposes. The article defines the requirements and allowed uses, such as an Equine Center, within such a district.

ARTICLE 48
AMEND CHAPTER 300, ARTICLE II, SECTION 300.2-2 OF THE ZONING BYLAW

(2/3 Vote Required)

No Action

To see if the Town will vote to amend the Zoning Bylaws Section 300-2.2, Terms defined, by inserting the proposed new definition in the appropriate location:

Equine Center – Integrated facilities operating pursuant to a common, coordinated plan providing for the housing, riding, breeding, showing, study, treatment, training, and racing of horses and other equestrian-related uses;

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 7-0-1.

RECOMMENDATION OF THE BOARD OF SELECTMEN:

That the Town vote to approve the article as written. Voted 3-2.

RECOMMENDATION OF THE PLANNING BOARD

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

Summary: This article will add the definition of Equine Center to the existing list of terms used within the zoning bylaws.

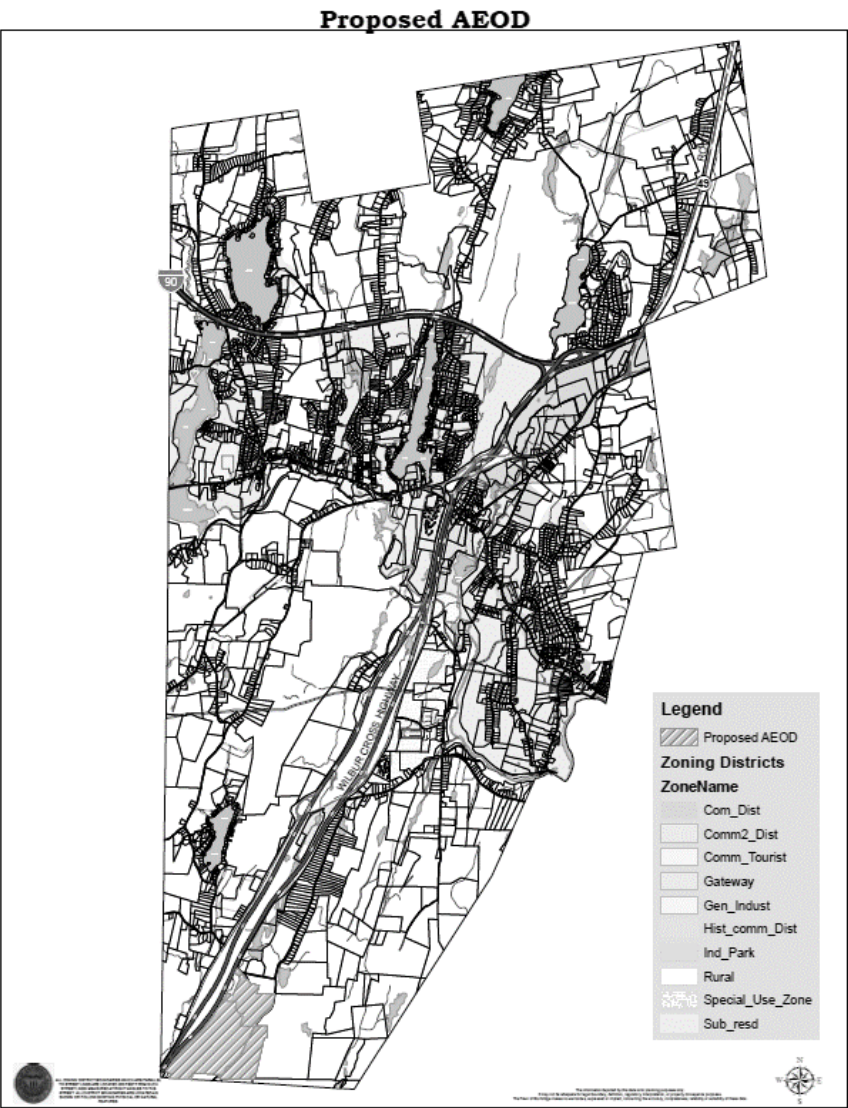
ARTICLE 49
AMEND THE ZONING MAP OF THE TOWN OF STURBRIDGE
(2/3 Vote Required)

No Action

To see if the Town will vote to amend the Town of Sturbridge Zoning Map in the following manner:

To designate as Agricultural Entertainment Overlay District the following parcels of land:

- 1) 180 Breakneck Road, 223 acres, Mblu 170-/0 5045 – 180;
- 2) 75.54 acres, 16 Cross Road, Mblu 237-04756-016;
- 3) 181 Breakneck Road, 80 acres, Mblu 170-/0 5056 – 181;



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 7-0-1.

RECOMMENDATION OF THE BOARD OF SELECTMEN:

That the Town vote to approve the article as written. Voted 3-2.

RECOMMENDATION OF THE PLANNING BOARD:

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

Summary: This article will delineate the area of Town covered by the Agricultural Entertainment Overlay District.

ARTICLE 50
MULTIUSE RECREATIONAL FIELD DESIGN AND CONSTRUCTION
CEDAR LAKE RECREATION AREA
(2/3 Vote Required)

Defeated 121/438

To see if the Town will vote to appropriate a sum of money to pay costs of designing, engineering, constructing, and equipping a multiuse field and accessory structures and improvements at the Cedar Lake

Recreation Area and for the payment of any and all incidental and related costs; to determine whether this amount shall be raised by taxation, transfer from available funds, borrowing, or otherwise, and that any borrowing approved for this project shall be expressly contingent upon approval by the voters at an election of a debt exclusion question, in accordance with G.L. c. 59, §21C(k) (also known as Proposition 2½). The Board of Selectmen and any other appropriate officials of the Town are authorized to apply for federal, state, or private grants, enter into any agreements and execute all documents including contracts for a term in excess of three years as may be necessary to effectuate the purposes of this article, and to accept any gifts or grants provided to the Town for such purposes; or take any action relative thereto.

Sponsor: Board of Selectmen

RECOMMENDATION OF THE FINANCE COMMITTEE:

The Finance Committee does not have a recommendation on this article as each vote considered failed on a 4-4 vote.

RECOMMENDATION OF THE BOARD OF SELECTMEN:

That the Town appropriates FIVE MILLION FOUR HUNDRED TEN THOUSAND AND 00/100 DOLLARS (\$5,410,000.00) to pay costs of designing, engineering, constructing and equipping a multiuse field and accessory structures and improvements at the Cedar Lake Recreation Area, and for the payment of any and all incidental and related costs, and that to meet this appropriation, the Treasurer, with the approval of the Selectmen, is authorized to borrow: FOUR MILLION FOUR HUNDRED TEN THOUSAND AND 00/100 DOLLARS (\$4,410,000.00) under and pursuant to G.L. c. 44, §7(1), or any other enabling authority, and ONE MILLION and 00/100 Dollars (\$1,000,000.00) under and pursuant to G.L. c. 44B (Community Preservation Act), or any other enabling authority, and to issue bonds or notes of the Town therefor. No amounts shall be borrowed or expended hereunder unless the Town shall have voted to exclude the amounts required to repay any borrowing authorized by this vote from the limitations on total property taxes in accordance with G.L. c. 59, §21C(k) (also known as Proposition 2½). The Board of Selectmen and any other appropriate officials of the Town are authorized to apply for federal, state, or private grants, enter into any agreements and execute all documents including contracts for a term in excess of three years as may be necessary to effectuate the purposes of this article, and to accept any gifts or grants provided to the Town for such purposes. 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. Voted 3-1.

RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:

That the Town authorize the borrowing of ONE MILLION DOLLARS AND 00/100 (\$1,000,000.00) to be repaid with Community Preservation Act Funds towards the financing of the project. Voted 6-0-1.

Summary: This article will fund the construction of a new multi-use field along with some ancillary uses (such as sidewalks, parking, and lighting) at 58 Cedar Street, 60 Cedar Street, and 70 Cedar Street. The project will be paid by issuing bonds subject to the debt being excluded from Proposition 2 ½ limits. If this article is approved at Town Meeting, a special election will be held within 90 days.

Of the \$5.41 million total cost, \$4.41 million will be borrowed and repaid through property taxes and \$1 million borrowed and repaid through the CPA funds.

ARTICLE 51
COMMUNITY PRESERVATION OUTBUILDING REMOVALS
Passed 384/77

To see if the Town will vote to appropriate from the Community Preservation Fund Undesignated Fund Balance the sum of TEN THOUSAND AND 00/100 DOLLARS (\$10,000.00) 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 7-0.

RECOMMENDATION OF THE BOARD OF SELECTMEN:

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

RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:

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

Summary: This article funds an additional \$10,000 to remove existing structures from town-owned conservation land. The original appropriation was \$164,890.

ARTICLE 52
COMMUNITY PRESERVATION GRAND TRUNK TRAIL CONSTRUCTION

Passed 378/71

To see if the Town will vote to appropriate from the Community Preservation Fund Undesignated Fund Balance the sum of NINETY-TWO THOUSAND AND 00/100 DOLLARS (\$92,000.00) to fund the construction of a portion of the Grant Trunk Trail in Sturbridge and the payment of any and all incidental and related costs; 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.

RECOMMENDATION OF THE BOARD OF SELECTMEN:

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

RECOMMENDATION OF THE COMMUNITY PRESERVATION COMMITTEE:

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

Summary: This article will use CPA funds in addition to grant funds to construct the Grand Trunk Trail from the Westville Recreation Area to Farquhar Road.

ARTICLE 53
FUNDING FOR POLICE UNION CONTRACT

Passed 347/65

To see if the Town will vote to transfer from Free Cash the sum of ONE HUNDRED TWELVE THOUSAND AND 00/100 DOLLARS (\$112,500.00) to the following accounts:

FY 2021 Salaries and Wages Retro Account (#12101-51325): \$23,000.00

FY 2021 Overtime Retro Account (#12101-51326): \$5,000.00.

FY 2022 Salaries and Wages Account (#12101-51160): \$71,000.00.

FY 2022 Overtime Account (12101-51300): \$13,500.00.

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 7-0.

RECOMMENDATION OF THE BOARD OF SELECTMEN:

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

Summary: This article retroactively funds the first two years of the police union contract which was recently finalized. The terms of this contract cover Fiscal Year 2021 through Fiscal Year 2023.

ARTICLE 54
FUNDING FOR THE CONSTRUCTION OF A PUBLIC PARKING LOT AT 501 MAIN STREET, STURBRIDGE
Defeated 204/230

To see if the Town will vote to transfer from FREE CASH the sum of THREE HUNDRED THOUSAND and 00/100 DOLLARS (\$300,000.00) for the construction of a public parking and accessory improvements located at 501 Main Street in Sturbridge; 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 7-0.

RECOMMENDATION OF THE BOARD OF SELECTMEN:

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

Summary: This article funds the Town’s portion for the construction of a municipal parking lot, consisting of 25 spaces, at 501 Main Street. In addition to the \$300,000 provided by this article, the Town has received a budgetary earmark from the Commonwealth of Massachusetts funding the remaining \$50,000 in costs.