

**TOWN OF NORTH BROOKFIELD
ANNUAL TOWN MEETING WARRANT**

SEAL, WORCESTER, SS.

TO ANY CONSTABLE OF THE TOWN OF NORTH BROOKFIELD

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of said Town, qualified to vote in elections and Town affairs, to meet at the North Brookfield Senior Center, 29 Forest Street in said North Brookfield, on Monday, the 2nd day of May, 2022 at 7:00 AM, to act upon the following articles, namely:

ARTICLE 1

To choose by ballot, one Selectman, one Moderator, one Town Clerk, one School Committee Member, one Water Commissioner, one Assessor, one Board of Health member, one Cemetery Commission member, two Library Trustees, one Playground Committee member, three Constables, all for three-year terms; one School Committee member, and one Playground Committee member for one-year terms; one Playground Committee for a two-year term, and one Planning Board member for a five-year term.

The polls will be opened at seven o'clock in the morning and shall be closed at eight o'clock in the evening.

And you are further required to notify and warn the inhabitants of said North Brookfield, qualified to vote in Town affairs, to meet at the North Brookfield Elementary School Auditorium in said North Brookfield, on Friday evening, May 6, 2022 at 7:30 PM, then and there to act on the following articles:

ARTICLE 2

To hear and act upon the reports of the Selectmen and Town Officials and Boards, or take any action relative thereto.

ARTICLE 3

To see if the Town will vote to print the reports of the Selectmen and Town Officials and Boards for the year 2021, or take any action relative thereto.

ARTICLE 4

To see if the Town will vote to fix the salaries of all elected and appointed officials of the Town and determine what sums of money will be raised, appropriated, borrowed, or transferred in the Treasury to defray the charges and expenses of the Town for the 12-month period beginning July 1, 2022, including a Reserve Fund under the control of the Finance Committee, or take any action relative thereto.

ARTICLE 5

To see if the Town will vote to raise and appropriate, borrow, or transfer a sum of money to operate the Water Department for the 12-month period beginning July 1, 2022, under the provisions of MGL Chapter 44, section 53F½, or take any action relative thereto.

ARTICLE 6

To see if the Town will vote to raise and appropriate, borrow, or transfer a sum of money to operate the Sewer Department for the 12-month period beginning July 1, 2022, under the provisions of MGL Chapter 44, section 53F½, or take any action relative thereto.

ARTICLE 7

To see if the Town will vote to authorize the Board of Selectmen to accept gifts, bequests, and donations of money and real and personal property given to the Town, or take any action relative thereto.

ARTICLE 8

To see if the Town will vote to authorize the Board of Selectmen to enter into any and all necessary lease agreements and other dispositions of personal property, or take any action relative thereto.

ARTICLE 9

To see if the Town will vote to authorize the Board of Selectmen to apply for and expend funds that may be available from State and Federal grants, or take any action relative thereto.

ARTICLE 10

To see if the Town will vote to authorize the Board of Water Commissioners to apply for and expend funds that may be available from State and Federal grants, or take any action relative thereto.

ARTICLE 11

To see if the Town will vote to give the Town Treasurer the authority to invest Town funds (General Cash, Water Enterprise Funds, and Sewer Enterprise Funds) in short-term investments as the Treasurer deems prudent for income purposes, or take any action relative thereto.

ARTICLE 12

To see if the Town will vote to authorize the Board of Selectmen to sell and transfer titles in the name of the Town of North Brookfield to any properties or lands obtained through legally acquired tax title foreclosures, or take any action relative thereto.

ARTICLE 13

To see if the Town will vote pursuant to MGL Chapter 44, Section 53E1/2, to establish the following FY23 spending limits for revolving funds listed in Chapter II, Section 17 of the North Brookfield Bylaws as follows:

Council on Aging: \$15,000.00
Council on Aging – Senior Wheels: \$7,000.00
Fire Training Center: \$7,500.00
Planning Board – Engineering Services: \$8,000.00
Cemetery Department: \$15,000.00
Board of Health – Public Health Services: \$5,000.00
Board of Health – Vacant Properties: \$25,000.00
Building Permits: \$10,000.00
Electrical Permits: \$10,000.00
Plumbing and Gas Permits: \$10,000.00
Safety Inspections: \$5,000.00

or take any action relative thereto.

ARTICLE 14

To see if the Town will vote to raise and appropriate, borrow, or transfer from available funds, a sum of money to the North Brookfield Emergency Squad for payment of contracted services, or take any action relative thereto.

ARTICLE 15

To see if the Town will vote to accept a sum of money as the Town’s apportionment of FY2023 Chapter 90 funds, or take any action relative thereto.

ARTICLE 16

To see if the Town will vote to amend the Town of North Brookfield Zoning Bylaws, Section IV. A through G. and add new Section G. and re-letter Sections H. through I. or take any action relative thereto. (Bold/underline type shows the proposed changes.):

IV. A.2. Uses which may be allowed, on special permit, by the Board of Appeals, or in case of “o” **and “s”** below, by the Planning Board, after a public hearing... (Residential Districts)

s. Drive-through operations; except within 150 feet of both sides of North Main Street from Spring Street north to Maple Street are prohibited.

IV. B. 2. Uses which may be allowed on special permit by the Board of appeals, **or in the case of “f” below, by the Planning Board** after a public hearing.... (Business Central District)

Add- **f. Drive-through operations; except within 150 feet of both sides of North Main St. from Spring St. north to Maple St.**

IV. C. 2. Uses which may be allowed, on special permit by the Board of Appeals, **or in case of “c” below, by the Planning Board,** after a public hearing.... (Business General District)

c. Drive-through operations

IV. D. Business General District 2

Add- **Drive-through operations may be allowed by special permit by the Planning Board**

IV. E. 1. Industrial

j. Drive-through operations may be allowed by special permit by the Planning Board

IV. F. 5. Downtown Overlay District

e. Drive-through operations; except within 150 feet of both sides of North Main Street from Spring Street north to Maple Street are prohibited.

IV. G. Drive-through operations

1. Purpose. The purpose of this section is to regulate drive-through operations by requiring certain performance standards to ensure that the design and operation of such uses effectively mitigate problems commonly associated with drive-through operations, such as traffic congestion, excessive pavement, noise from idling cars and amplification equipment, lighting and queued traffic interfering with on-site and off-site traffic and pedestrian flow.

2. Applicability. These standards apply to the construction of any drive-through within the Town of North Brookfield allowed by special permit. The size of the site or the size and location of existing structures and abutting structures may make it impossible to meet the requirements of this section.

3. General development standards. The development standards in this section are intended to supplement the standards in the underlying zoning district where the drive-through is proposed. In the event of conflict between these standards and the underlying zoning district standards, the provisions of this section shall apply.

a. Drive-through lanes shall have a minimum ten-foot interior radius at curves and a minimum twelve-foot width.

b. Each drive-through entrance/exit shall be at least 50 feet from an intersection of public rights-of-way, measured at the closest intersecting curbs, and at least 25 feet from the curb-cut on an adjacent property.

c. Each entrance to a drive-through lane and the direction of traffic flow shall be clearly designated by signs and pavement markings.

d. Each drive-through aisle shall be separated from the circulation routes necessary for ingress or egress from the property, or access to a parking space.

4. Stacking Lane standards. These regulations ensure that there is adequate on-site maneuvering and circulation areas, ensure that stacking vehicles do not impede traffic on abutting streets, and that stacking lanes will not have nuisance impacts on abutting residential lands.

a. In general, view of the stacking lanes from the street should be minimized.

b. Drive-through windows shall provide at least 180 feet of stacking space for each facility, as measured from the service window or unit to the entry point into the drive-up lane. Non-food and/or non-beverage businesses may reduce the stacking space to a minimum of 60 feet.

c. Stacking lanes and their circulation may include escape lanes at logical and functional locations for drive-through uses. An escape lane is defined as a lane adjacent to a stacking lane which would allow a vehicle to exit from a stacking lane prior to a needing the service window.

d. Stacking lanes must be designed so that they do not interfere with parking and the vehicle circulation and shall be separated from circulation routes necessary for ingress and egress from the property or to access a parking space.

e. The entrance to the stacking lanes and the direction of traffic flow shall be clearly identified, through the use of means such as striping, landscaping and signs.

f. Double drive-through lanes may be acceptable if they do not interfere with smooth and safe pedestrian and vehicular traffic circulation.

5. Hours of operation. When located on a site within 100 feet of any residential property (measured from the nearest property lines), hours of operation for the drive-up/drive-through service may be limited. The special permit granting authority may grant exceptions in the special permit after preparation of a qualified noise study.

6. Parking. The provision of drive-through service facilities shall not justify a reduction in the number of required off-street parking spaces for the accompanying use.

7. Noise. Any drive-through speaker system shall emit no more than 50 decibels and at no time shall any speaker system be audible above daytime ambient noise levels beyond the property lines of the site. The system shall be designed to compensate for ambient noise levels in the immediate area.

8. Conditions. The Special Permit Granting Authority (Planning Board) may impose in addition to any other condition specified in this bylaw such additional conditions as it finds reasonably appropriate to minimize impacts on abutters, safeguard the neighborhood, or otherwise serve the purposes of this bylaw. Such conditions may include but are not limited to the following:

- a. **Dimensional requirements greater than the minimum required by this bylaw.**
- b. **Screening of parking areas or other parts of the premises from adjoining premises or from the street by specified walls, fences, plantings, or other devices.**
- c. **Modification of the exterior features or appearance of the structure.**
- d. **Limitation of size, number of occupants, method and time of operation, and extent of facilities, or duration of the permit.**
- e. **Regulation of number, design and location of access drives, drive-through windows, and other traffic features.**

f. Regulation of off-street parking or loading beyond the standards required by this bylaw.

H. Flood Plain District

I. Permitted Uses-All Districts

J. Prohibited Uses- All Districts

Hereof fail not, and make due return of this Warrant, with your doings thereon, to the Town Clerk, at the time and place of said meeting as aforesaid.

Given under our hands this 19th day of April, 2022.

Dale R. Kiley

Jason M. Petraitis

John H. Tripp,
Selectmen of North Brookfield

A true copy, Attest:

I have on this day posted attested copies thereof in at least two public places as directed by Town By-Laws.

Date Time Constable