

**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 High School Cafeteria in said North Brookfield, on Friday, the 3rd day of December, 2021 at 6:30PM, to act upon the following articles, namely:

**ARTICLE 1**

To see if the Town will vote to rescind that portion of the June 5, 2021 Annual Town Meeting vote on Article 4, Part II that approved the following appropriations:

Cruiser Lease: \$26,755.21  
Air Tank Lease: \$29,032.61  
Fire Truck Lease: \$85,197.89

and further to vote to approve the following transfers for expenses to operate the Town Departments, Commissions and Boards for the fiscal year beginning July 1, 2021:

From Lease Stabilization, the sum of \$31,755.68 to Fire Truck Lease;  
From Fire Personnel Stabilization, the sum of \$49,222.66 to Fire Truck Lease;  
From Police Personnel Stabilization, the sum of \$4,219.55 to Fire Truck Lease;  
From Police Personnel Stabilization, the sum of \$29,032.61 to Air Pack Lease;  
From Police Personnel Stabilization, the sum of \$26,755.21 to the Cruiser Lease;  
or take any action relative thereto.

**ARTICLE 2**

To see if the Town will vote to rescind that portion of the June 5, 2021 Annual Town Meeting vote on Article 4, Part III that transferred \$271,863 from Group Insurance to School Department Expenses, and in its place vote to transfer the sum of \$195,150 from Group Insurance to School Department Expenses, or take any action relative thereto.

**ARTICLE 3**

To see if the Town will vote to rescind that portion of the June 5, 2021 Annual Town Meeting vote on Article 4, Part I that approved the following appropriations:

Selectmen - Beaver Eradication	\$6,000.00
Accountant - GASB 45	\$3,000.00
Assessors Salary	\$1,000.00
Assessors Expense	\$ 800.00
Assessors Revaluation Salary	\$ 800.00
Treasurer - New Treasurer Training Sal.	\$2,500.00
Town Collector Clerk Salary	\$1,200.00
Town Collector Computer Billing	\$ 350.00
Town Collector Postage	\$ 400.00
Town Collector Software Maintenance	\$ 771.90
Town Collector Tax Title Expense	\$ 500.00
Town Clerk Registrar's Salary	\$ 403.95
Planning Board Expenses	\$ 50.00
Tree Warden - Tree Maintenance Expense	\$ 305.00

For a total of \$17,775.85

**ARTICLE 4**

To see if the Town will vote to rescind a portion of the June 5, 2021 Annual Town Meeting vote on Article 4, Part II that approved the following appropriations:

Police Expenses	\$18,805.00
Fire Salary	\$ 3,000.00
Fire Weekend Station Duty Sal	\$ 711.28
NBEMA Expenses	\$ 500.00

For a total of \$23,016.28

**ARTICLE 5**

To see if the Town will vote to rescind a portion of the June 5, 2021 Annual Town Meeting vote on Article 4, Part III that approved the following appropriations:

North Brookfield Schools Expense \$189,385.29

For a total of \$189,385.29

**ARTICLE 6**

To see if the Town will vote to rescind a portion of the June 5, 2021 Annual Town Meeting vote on Article 4, Part IV

that approved the following appropriations:

Highway Line Painting	\$10,000.00
Highway	\$ 4,860.00
Cemetery Expenses	\$ 1,000.00
Council on Aging Services Expenses	\$ 1,800.00
Library Expense	\$ 3,500.00
Town Beach Expenses	\$ 3,041.00

For a total of \$24,201.00

ARTICLE 7

To see if the Town will vote to rescind that portion of the June 5, 2021 Annual Town Meeting vote on Article 4, Part I that approved the following appropriations: Group Insurance \$76,713.00, or take any action relative thereto.

ARTICLE 8

To see if the Town will vote to transfer from available funds the amount of \$18,000.00 to General Insurance Expense, or take any action relative thereto.

ARTICLE 9

To see if the Town will vote to transfer from available funds the amount of \$15,000.00 to Board of Health Recycling Contracts Expense, or take any action relative thereto.

ARTICLE 10

To see if the town will vote to transfer the sum of \$17,624.00 from Water: Retained Earnings to Water: Superintendent Sick Buy back, or take any action thereto.

ARTICLE 11

To see if the Town will vote to transfer the sum of \$3,251.39 from Water: Retained Earnings to Water: Unpaid bills account, or take any action relative thereto.

ARTICLE 12

To see if the Town will vote to approve an increase to the penalty for owners who license their dogs after June first to ten dollars (\$10.00) to the Town of North Brookfield in addition to the regular licensing fees, or take any action relative thereto. Note-This penalty is a per household charge.

ARTICLE 13

To see if the Town will vote to approve an increase to the penalty for owners who license their dogs after September first to fifty dollars (\$50.00) to the Town of North Brookfield in addition to the regular licensing fees in compliance with Mass General Law Chapter 140, Section 141, or take any action relative thereto. Note-This penalty is a per household charge.

ARTICLE 14

To see if the Town will vote to amend the Town of North Brookfield Zoning Bylaws, Section II. Definitions:

"A" Definitions

Adult Entertainment: Any exhibition, dance, modeling or other performance, books, magazines and other periodicals, videotapes, or other similar materials on display or available for sale, rent, lease, display or viewing on the premises which are distinguished or characterized by their emphasis on materials depicting, describing, or relating to specified sexual activities or specified anatomical areas. Additional adult entertainment business types may be found in MGL, c.40A, Section 9A and are made a part hereof.

"D" Definitions

Drive-through operations: An establishment that via dedicated lane(s) sells products or provides services to occupants in vehicles, including drive-up windows and drive-through services. Examples include, but are not limited to, fast-food restaurants, banks, dry cleaners, car washes and pharmacies. Drive-through operations do not include "click and collect" facilities in which an online order is picked up from a stationary retail business without use of a drive-through. A business where an individual parks a vehicle and conducts business at a stationary dispensary providing goods such as fuel or air is also not considered a drive-through, or take any action relative thereto.

ARTICLE 15

To see if the Town will vote to amend the Town of North Brookfield Zoning Bylaws, Section IV. by adding and establishing a new district to be known as Business General 2 District (BG2), or take any action relative thereto.

Change Section IV.D through G. to E. through H. and propose new Section IV.D. to be Business General 2 District which would have the same permitted uses and special permit uses as existing Business General District. The proposed district would require a 40,000 sq. ft. minimum lot size and minimum frontage of 200 feet. (The property involved is presently zoned rural residence with minimum lot size of 66,000 sq. ft. and minimum frontage of 250 feet.)

The proposed district would include portions of two properties presently owned by Tomasian and Holdcraft with frontage on East Brookfield Rd. The parcels are identified as Assessor Map 48, Lot 8 and 103. The proposed district is physically located 500 feet north of the north side pavement of Slab City Rd. and follows East Brookfield Rd. north approximately 2600 feet to end of Tomasian frontage then follows Tomasian property line west and south to a stream that generally runs in a north/south direction to the point of stream that is 500 feet north of Slab City Rd. The 500-foot depth from north side of Slab City Rd. is then followed to intersection with East Brookfield Rd.

Table 3- Dimensional Requirements would be amended to include a new line for Business General 2 District (BG2) to have minimum area of 40,000 sq. ft. and minimum frontage of 200 feet. Other setbacks, stories, height and percent coverage would remain the same as the Business General District, or take any action relative thereto.

ARTICLE 16

To see if the Town will vote to amend the Town of North Brookfield Zoning Map as follows:  
Propose to amend the North Brookfield Zoning Map per the above BG2 District description, or take any action relative thereto.

ARTICLE 17

To see if the Town will vote to amend the Town of North Brookfield Zoning Map as follows:  
Propose to change the R-66 District portion of the property located at 2 West Brookfield Rd. owned by Raeann Caron and Richard Dwelly to R-11. At present the property is zoned R-11 to a depth of 200 feet. This proposal means that the entire 5.48 acres would be zoned R-11. It is identified by Assessor's Map 37, Lot 2, or take any action relative thereto.

ARTICLE 18

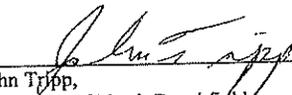
To see if the Town will vote to amend the North Brookfield Zoning Map as follows: Propose to change the existing R-30 District on the southwest side of West Brookfield Rd. and Brookfield Rd. to a depth of 200 feet and for a distance of approximately 812 feet to R-66 District which is the abutting district, or take any action relative thereto.  
Note-This proposed change only affects town owned land.

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 18th day of November, 2021.

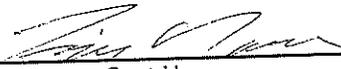
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Dale R. Kiley

  
\_\_\_\_\_  
Jason M Petraitis

  
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John Tripp,  
Selectmen of North Brookfield

A true copy, Attest:

I have on this day posted attested copies thereof in Town Offices, Library, Police Station, Senior Center and Post Office as directed by Town By-Laws.

11-19-21                      11 AM                        
Date                                      Time                                      Constable