

Town of Williamstown



Mt. Hope Cow Barns

Oil painting by William Barkin

2019 Annual Meeting

Warrant & Overview

May 21, 2019

MOTION CHART

Application of Rules in indicated by the Motion's Numerical Sequence

Motions		Debatable	Non-Debatable	Amendable	Non-amendable	Second required	Second not required	Majority vote	2/3 vote	May Reconsider	Cannot reconsider
1	Point of Order		X				X				
2	Previous question terminate debate		X		X	X			X		X
3	Postpone Indefinitely	X			X	X		X		X	
4	Lay on Table		X		X	X			X	X	
5	Amendment	X		X		X		X		X	
6	Accept & Adopt	X		X		X		X		X	
7	Consider Article Out of Order	X		X		X			X		X
8	Reconsider	X			X	X		X			X
9	Adopt a Resolution	X		X		X		X			X
10	Adjourn to a Time Uncertain	X		X		X		X		X	
11	Adjourn		X		X	X		X			X

While a motion to amend is under discussion, a motion to postpone indefinitely displaces the previous motion, but a motion to adjourn cannot be taken up until the motion to amend is decided.

AMENDMENT RULE FOR TOWN MEETING

To accurately capture proposed amendments to warrant articles for the record, you must submit in writing and in advance any amendment you propose exceeding one sentence in length. Please hand a copy of your proposed amendment to the Moderator before speaking at the microphone. If you do not have a prepared document before Town Meeting, there will be paper available at the Town Clerk's table at Town Meeting for you to clearly handwrite your amendment and present it to the Moderator before you speak.

**TOWN OF WILLIAMSTOWN
ANNUAL TOWN MEETING
FISCAL YEAR
JULY 1, 2019 to JUNE 30, 2020
COMMONWEALTH OF MASSACHUSETTS**

Berkshire, ss:

To either of the Constables of the Town of Williamstown, in the County of Berkshire.

GREETING:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the Inhabitants of the Town of Williamstown qualified to vote in elections and Town affairs to meet at Williamstown Elementary School, 115 Church Street, in said Williamstown on

TUESDAY, THE FOURTEENTH DAY OF MAY 2019 at SEVEN O'CLOCK A.M. for the following purpose:

To bring their votes to the election of officers for the election of all Town Officers

The polls will be opened at 7:00 o'clock A.M. and will close at 8:00 o'clock P.M.

And furthermore to meet at Williamstown Elementary School, 115 Church Street, on TUESDAY, THE TWENTY-FIRST DAY OF MAY 2019 AT SEVEN O'CLOCK P.M. for the following purpose:

To act on all Articles of this warrant, except Article 1, which has been acted upon at the above meeting for the election of officers.

ELECTION OF TOWN OFFICERS

Article 1. To choose one Moderator for a three year term; two Selectmen for three year terms; four Library Trustees for three year terms; one Planning Board member for a five year term; and one Northern Berkshire Vocational Regional School Committee member for a three year term. The election occurs on May 14, 2019 after this document has gone to press. Election results are posted on the town website www.williamstownma.gov.

REPORTS OF TOWN COMMITTEES

Article 2. To see if the Town will vote to accept the reports of the Select Board, the Town Manager, and all other officers and committees, and act thereon.

TO APPLY UNRESERVED FUND BALANCE TO REDUCE THE TAX RATE

Article 3. To see if the Town will vote to transfer and appropriate the sum of \$518,487 from the General Fund Unreserved Fund Balance to reduce the tax rate, or take any other action in relation thereto.

The Finance Committee unanimously recommends the Town vote to transfer and appropriate the sum of \$518,487 from the General Fund Unreserved Fund Balance to reduce the tax rate.

The Select Board unanimously recommends the adoption of this article.

The Town customarily applies excess receipts and unused appropriations of the previous fiscal year (Unreserved Fund Balance a/k/a “Free Cash”) to reduce the tax rate. This amount includes \$400,000 carried over from the previous year as well as \$118,487 equivalent to an amount of non-recurring expenses in the Mount Greylock Regional School District budget attributable to Williamstown.

APPROPRIATION FOR DEBT SERVICE

Article 4. To see if the Town will vote to raise and appropriate or appropriate from available funds, the sum of \$719,488 or any other sum, to pay interest and maturing debt, or take any other action in relation thereto.

<i>Purpose</i>	<i>Year Borrowed</i>	<i>Years Left</i>	<i>Initial Principal</i>	<i>Balance end of FY2019</i>	<i>FY2020 Principal and Interest</i>
Landfill Closure	2005	1	\$ 150,000	\$10,300	\$10,300
Elementary School	2005	6	\$4,200,000	\$1,292,450	\$236,850
Police Station	2018	19	\$4,835,000	\$6,496,896	\$344,738
Cable Mills	2015	6	\$1,102,961	\$717,200	\$127,600

The Finance Committee unanimously recommends the Town vote to raise and appropriate the sum of \$247,150 from taxation, \$127,600 be appropriated from the Community Preservation Fund and \$344,738 be appropriated from the Unreserved Fund balance.

The Community Preservation Committee unanimously recommends the adoption of this article.

The Selectboard unanimously recommends the adoption of this article.

Each of the above items is a bond issue the Town has committed to repay over the number of years remaining as indicated.

GENERAL GOVERNMENT

Article 5. To see if the Town will vote to raise and appropriate or appropriate from available funds, the sum of \$8,161,754 or any other sum, to pay interest and maturing debt, and for charges, expenses and outlays of the several Town Departments, namely:

<i>Department</i>	<i>Fiscal Year 2019</i>	<i>Fiscal Year 2020</i>
Executive	\$291,569	\$289,323

Administration and Finance	\$3,032,482	\$3,183,706
Community Development	\$407,837	\$420,359
Public Safety	\$1,325,263	\$1,419,394
Public Works	\$1,958,454	\$2,029,801
Human Services	\$809,465	\$819,171
Total	\$7,825,069	\$8,161,754

The Finance Committee unanimously recommends the Town vote to raise and appropriate \$7,947,454 from taxation; that \$117,081 be appropriated from Estimated Water Receipts; that \$82,219 be appropriated from Estimated Sewer Receipts; that \$9,000 be appropriated from Cemetery Perpetual Care Trust Fund; and that \$6,000 be appropriated from the Sherman Burbank Memorial Trust.

The Select Board unanimously recommends the adoption of this article.

The General Government appropriation is a 4.3% increase over the current year.

NORTHERN BERKSHIRE VOCATIONAL REGIONAL SCHOOL DISTRICT

Article 6. To see if the Town will vote to raise and appropriate, or appropriate from available funds, the sum of \$323,311 or any other sum, being Williamstown's share of the Northern Berkshire Vocational Regional School District FY20 budget, or take any other action in relation thereto.

The Finance Committee unanimously recommends the Town vote to raise and appropriate the sum of \$323,311 from taxation.

The Select Board unanimously recommends the adoption of this article.

Note: This is an Omnibus Budget, i.e. Town Meeting may vote only a total amount.

	<i>FY2019</i>	<i>FY2020</i>
Minimum Contribution/Assessment	\$225,294	\$303,813
Transportation Assessment	\$5,571	\$7,425
Capital Assessment	\$9,615	\$12,073
Total	\$240,480	\$323,311

The Williamstown assessment is a 34.4% increase from FY19. Williamstown enrollment is 20 students out of a total enrollment of 499 compared to 15 of 498 students last year.

MOUNT GREYLOCK REGIONAL SCHOOL DISTRICT

Article 7. To see if the Town will vote to raise and appropriate, or appropriate from available funds, the sum of \$12,113,764 or any other sum, being Williamstown's share of the Mount Greylock Regional School District FY20 budget, or take any other action in relation thereto.

Note: This is an Omnibus Budget, i.e. Town Meeting may vote only a total amount.

	<i>FY2019</i>	<i>FY2020</i>
Minimum Contribution	\$9,943,729	\$10,259,079
Transportation Assessment	\$523,592	\$491,031
Capital Assessment	\$1,341,754	\$1,363,654
Total Assessment	\$11,809,075	\$12,113,764

The Finance Committee unanimously recommends the Town vote to raise and appropriate the sum of \$12,113,764 from taxation.

The Select Board unanimously recommends the adoption of this article.

The Williamstown assessment is a combined budget of the Elementary School and Mt. Greylock High School due to regionalization. It reflects a 2.6% increase compared to FY19. The capital assessment includes \$1,363,654 for debt repayment for the high school renovation as approved in March 2016, and excluded from the levy limit. This bond was for a term of 30 years and in FY20, Williamstown is responsible for 68.87% of annual payment.

CAPITAL IMPROVEMENT PROGRAM

Article 8. To see if the Town will vote to raise and appropriate, or appropriate from available funds, the sum of \$863,000 or any other sum, for the following capital expenditures, or take any other action in relation thereto.

<i>Item</i>	<i>Department</i>	<i>Amount</i>
Luce Rd.- drainage/reclaim/overlay	Highway	\$82,000
Cluett - drain replacement	Highway	\$110,000
Candlewood & Holly -reclaim/overlay	Highway	\$121,000
Elm St. - reclaim/overlay	Highway	\$33,500
Hall St. - reclaim/overlay	Highway	\$27,500
Maple St. - reclaim/overlay	Highway	\$28,500
Linden St. - reclaim/overlay	Highway	\$33,500
Mechanic's Bay updates (60%)	Highway	\$21,000
Backhoe	Parks	\$125,000
Resurface Linear Park Tennis Court	Parks	\$8,000
Pickleball Court - Linear Park	Parks	\$35,000
<i>Subtotal</i>		<i>\$625,000</i>
Cold Spring Rd pump station upgrades	Sewer	\$40,000
Mechanic's Bay updates	Sewer	\$7,000
South St. sewer replacement	Sewer	\$84,000
<i>Subtotal</i>		<i>\$131,000</i>
Hoxsey/Main water main replacement	Water	\$100,000
Mechanic's Bay updates	Water	\$7,000
<i>Subtotal</i>		<i>\$107,000</i>
Total Capital		\$863,000

The Finance Committee unanimously recommends the Town vote to raise and appropriate the sum of \$625,000 from taxation, that \$131,000 be transferred from Estimated Sewer Receipts and that \$107,000 be transferred from Estimated Water Receipts.

The Select Board unanimously recommends the adoption of this article.

Highway Department, Parks and Director of Public Works items are funded by the property tax. Sewer and Water Department items are funded by user fees.

FINANCE COMMITTEE RESERVE FUND

Article 9. To see if the Town will vote to raise and appropriate the sum of \$75,000 for the Finance Committee Reserve Fund, or take any other action in relation thereto.

The Finance Committee unanimously recommends the Town vote to raise and appropriate the sum of \$75,000 for the Finance Committee Reserve Fund.

The Select Board unanimously recommends the adoption of this article.

The Reserve Fund is established under G.L. c. 40 § 6 to provide for extraordinary or unforeseen expenditures authorized by the Finance Committee.

TO FUND OTHER POST EMPLOYMENT BENEFITS

Article 10. To see if the Town will vote to transfer from the General Fund Unreserved Fund Balance the sum of \$50,000 to the Other Post Employment Benefits Liability Trust Fund, established under the provisions of M.G.L. Chapter 32B, Section 20, or take any other action in relation thereto.

The Finance Committee unanimously recommends the Town vote to transfer the sum of \$50,000 from Unreserved Fund Balance to the OPEB Trust Fund.

The Select Board unanimously recommends the adoption of this article.

Last year's appropriation of \$50,000 continued the process to put the Town on a pay-as-you-go basis for Other Post-Employment Benefits, primarily health insurance for retirees. This funding is important to maintain our Aa1 bond rating.

APPROPRIATION TO COMPENSATED BALANCES RESERVE FUND

Article 11. To see if the Town will vote to transfer from the General Fund Unreserved Fund Balance the sum of \$195,000 to the Compensated Balances Reserve Fund, established under the provisions of M.G.L. Chapter 40, Section 13D, or take any other action in relation thereto.

Finance Committee unanimously recommends the Town vote to transfer the sum of \$195,000 from Unreserved Fund Balance to Compensated Balances Reserve Fund.

The Select Board unanimously recommends the adoption of this article.

This appropriation sets aside funds to meet our legal obligation to pay accrued employee benefits upon separation from the Town's employment.

WILLIAMSTOWN CHAMBER OF COMMERCE

Article 12. To see if the Town will vote pursuant to M.G.L. Chapter 40, Section 6A to raise and appropriate the sum of \$46,302 for the Williamstown Chamber of Commerce to advertise the Town's resources, advantages, and attractions, or take any other action in relation thereto.

The Finance Committee unanimously recommends the Town vote to raise and appropriate the sum of \$46,302 for the Williamstown Chamber of Commerce.

The Select Board unanimously recommends the adoption of this article.

The appropriation for the Chamber of Commerce to promote tourism has been based on 10% of the Room Occupancy Excise Tax collected during the previous calendar year.

WILLIAMSTOWN YOUTH CENTER

Article 13. To see if the Town will vote to raise and appropriate the sum of \$77,000 for the Williamstown Youth Center to provide youth recreation services, or take any other action in relation thereto.

The Finance Committee unanimously recommends the Town vote to raise and appropriate the sum of \$77,000 to support the Williamstown Youth Center.

The Select Board unanimously recommends the adoption of this article.

The Youth Center appropriation is unchanged from the current year.

SAND SPRINGS RECREATIONAL CENTER

Article 14. To see if the Town will vote to raise and appropriate the sum of \$19,000 for the Sand Springs Recreational Center to provide swimming and recreation services for Williamstown residents, or take any other action in relation thereto.

The Finance Committee unanimously recommends this article.

The Select Board unanimously recommends the adoption of this article.

This appropriation is unchanged from the current year.

SEWER DEPARTMENT

Article 15. To see if the Town will vote to appropriate from Estimated Sewer Receipts the sum of \$1,178,462 or any other sum, to pay interest and maturing debt, and for charges, expenses and outlays of the Sewer Department, or take any other action in relation thereto.

The Finance Committee unanimously recommends the Town vote to appropriate the sum of \$1,128,462 from Estimated Sewer Receipts and the sum of \$50,000 from Sewer Fund Unreserved Fund Balance.

The Select Board unanimously recommends the adoption of this article.

The sewer rate will decrease \$0.10. The Sewer Department is an Enterprise Fund. All expenses related to the operation of the department are paid by user fees rather than taxation.

WATER DEPARTMENT

Article 16. To see if the Town will vote to appropriate from Estimated Water Receipts the sum of \$1,032,313 or any other sum, to pay interest and maturing debt, and for charges, expenses and outlays of the Water Department, or take any other action in relation thereto.

The Finance Committee unanimously recommends the Town vote to appropriate the sum of \$988,313 from Estimated Water Receipts and the sum of \$44,000 from Water Fund Unreserved Fund Balance.

The Select Board unanimously recommends the adoption of this article.

The water rate will decrease \$0.15. The Water Department is an Enterprise Fund. All expenses of the Department are paid by user fees, not taxation.

WATER RATE

Article 17. To see if the Town will, in accordance with § 7, Chapter 606 of the Acts and Resolves of 1941, vote to approve a municipal water rate of \$3.70 per 100 cubic feet of water as fixed by the Select Board at their meeting of April 8, 2019 to be effective July 1, 2019, or take any other action in relation thereto.

The Finance Committee unanimously recommends the Town vote to approve a municipal water rate of \$3.70 per 100 cubic feet.

The Select Board unanimously recommends the adoption of this article.

This is a \$0.15 decrease from the previous year.

TRANSFER STATION DEPARTMENT

Article 18. To see if the Town will vote to appropriate from Estimated Transfer Station Receipts or other available funds the sum of \$202,008 or any other sum, to pay interest and maturing debt, and for charges, expenses and outlays of the Transfer Station Department, or take any other action in relation thereto.

The Finance Committee unanimously recommends the Town vote to appropriate the sum of \$201,805 from Estimated Transfer Station Receipts and \$203 from Transfer Station Unreserved Fund Balance.

The Select Board unanimously recommends the adoption of this article.

CHAPTER 90 HIGHWAY FUNDS

Article 19. To see if the Town will vote to raise and appropriate from Chapter 90 funds that are, or may become, available to the Town during the fiscal year for Capital Projects, and to authorize the Treasurer to borrow such amounts in anticipation of reimbursement by the Commonwealth, or take any other action in relation thereto.

The Finance Committee unanimously recommends the adoption of this article.

The Select Board unanimously recommends the adoption of this article.

Chapter 90 funds are distributed by the State for approved highway projects. The Town is required to spend the money before being reimbursed by the state. Since the Town cannot spend money it does not have, this article authorizes the Treasurer to borrow money in anticipation of receiving the Chapter 90 reimbursement from the Commonwealth.

COMMUNITY PRESERVATION – COMMITTEE EXPENSES

Article 20. To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2019 Community Preservation budget, and

to appropriate from the Community Preservation Fund FY 2020 estimated annual revenues the sum of \$5,000 to meet the administrative expenses of the Community Preservation Committee for Fiscal Year 2020 or take any other action in relation thereto.

The Community Preservation Committee unanimously recommends the adoption of this article.

The Finance Committee unanimously recommends the adoption of this article.

The Select Board unanimously recommends the adoption of this article.

COMMUNITY PRESERVATION – AFFORDABLE HOUSING

Article 21. To see if the Town will vote to appropriate from the Community Preservation Fund FY 2020 estimated annual revenues, for affordable housing purposes, under the Community Preservation Act, the sum of \$75,000 to fund a grant to the Williamstown Affordable Housing Trust in unrestricted funds for initiatives and programs related to furthering affordable housing in Williamstown and recommended by the Community Preservation Committee, and to authorize the Town Manager to enter into a grant agreement with the organization upon such terms and conditions as may be appropriate, or take any other action in relation thereto.

The Community Preservation Committee unanimously recommends the adoption of this article.

The Finance Committee unanimously recommends the adoption of this article.

The Select Board recommends the adoption of this article by a vote of 4 - 0 - 1.

COMMUNITY PRESERVATION – AFFORDABLE HOUSING

Article 22. To see if the Town will vote to appropriate from the Community Preservation Fund FY 2020 estimated annual revenues, for affordable housing purposes, under the Community Preservation Act, the sum of \$200,000 which funds shall revert to the CPA fund if not expended by June 30, 2022, to fund a grant to the Berkshire Housing Development Corporation for development of affordable housing at 330 Cole Avenue, Williamstown, such funds only to be expended one hundred and eighty days after construction has commenced on said project and recommended by the Community Preservation Committee, and to authorize the Town Manager to enter into a grant agreement with the organization upon such terms and conditions as may be appropriate, and to authorize the Select Board to accept property interests as may be appropriate, or take any other action in relation thereto.

The Community Preservation Committee unanimously recommends the adoption of this article.

The Finance Committee unanimously recommends the adoption of this article.

The Select Board unanimously recommends the adoption of this article.

COMMUNITY PRESERVATION – AFFORDABLE HOUSING

Article 23. To see if the Town will vote to appropriate from the Community Preservation Fund FY 2020 estimated annual revenues, for affordable housing purposes, under the Community Preservation Act, the sum of \$70,000 which funds shall revert to the CPA fund if not expended by June 30, 2021, to fund a grant to the Northern Berkshire Habitat For Humanity for development of two single family affordable housing units at the intersection of Maple and Cole Avenues, Williamstown, and recommended by the Community Preservation Committee, and to authorize the Town Manager to enter into a grant agreement with the organization upon such terms and conditions as may be appropriate and to authorize the Select Board to accept property interests as may be appropriate, or take any other action in relation thereto.

The Community Preservation Committee unanimously recommends the adoption of this article.

The Finance Committee recommends the adoption of this article by a vote of 7 - 0 - 1.

The Select Board recommends the adoption of this article by a vote of 3 - 0 - 2.

COMMUNITY PRESERVATION - HISTORIC RESOURCES

Article 24. To see if the Town will vote to appropriate from the Community Preservation Fund FY 2020 estimated annual revenues, for historic resources purposes, under the Community Preservation Act, the sum of \$3,980, which funds shall revert to the CPA fund if not expended by June 30, 2020, to fund a grant to the Williamstown Historical Museum for the preservation of historically valuable documents, in accordance with the application submitted to and recommended by the Community Preservation Committee, and to authorize the Town Manager to enter into a grant agreement with the organization upon such terms and conditions as may be appropriate, or take any other action in relation thereto.

The Community Preservation Committee recommends the adoption of this article by a vote of 7 - 0 - 1.

The Finance Committee recommends the adoption of this article by a vote of 7 - 0 - 1.

The Select Board recommends the adoption of this article by a vote of 4 - 1 - 0.

COMMUNITY PRESERVATION- HISTORIC RESOURCES

Article 25. To see if the Town will vote to appropriate from the Community Preservation Fund FY 2020 estimated annual revenues, for historic resources purposes, under the Community Preservation Act, the sum of \$9,815, which funds shall revert to the CPA fund if not expended by June 30, 2020, to fund a grant to the 1753 House Committee for replacement of the roof of the 1953 replica of a 1753 regulation house at Field Park in accordance with the application submitted to and recommended by the Community Preservation Committee, and to authorize the Town Manager to enter into a grant agreement with the organization upon such terms and conditions as may be appropriate, or take any other action in relation thereto.

The Community Preservation Committee recommends the adoption of this article by a vote of 7 - 1 - 0.

The Finance Committee unanimously recommends the adoption of this article.

The Select Board recommends the adoption of this article by a vote of 4 - 0 - 1.

COMMUNITY PRESERVATION- HISTORIC RESOURCES

Article 26. To see if the Town will vote to appropriate from the Community Preservation Fund FY 2020 estimated annual revenues, for historic resources purposes, under the Community Preservation Act, the sum of \$7,325, which funds shall revert to the CPA fund if not expended by June 30, 2020, to fund a grant to the Town of Williamstown for restoration of a 1920 architectural rendering of the proposed Memorial Community Building in accordance with the application submitted to and recommended by the Community Preservation Committee, and to authorize the Town Manager to enter into a grant agreement with the organization upon such terms and conditions as may be appropriate, or take any other action in relation thereto.

The Community Preservation Committee recommends the adoption of this article by a vote of 7 - 0 - 1.

The Finance Committee unanimously recommends the adoption of this article.

The Select Board recommends the adoption of this article by a vote of 3 - 2 - 0.

COMMUNITY PRESERVATION – RECREATION

Article 27. To see if the Town will vote to appropriate from the Community Preservation Fund FY 2020 estimated annual revenues, for recreation purposes, under the Community Preservation Act, the sum of \$34,800, which funds shall revert to the CPA fund if not expended by June 30, 2020, to fund a grant to Sand Springs Recreational Center for creating ADA accessibility to the second floor community room in accordance with the application submitted to and recommended by the Community Preservation Committee, and to authorize the Town Manager to enter into a grant agreement with the organization upon such terms and conditions as may be appropriate and to

authorize the Select Board to accept property interests as may be appropriate, or take any other action in relation thereto.

The Community Preservation Committee recommends the adoption of this article by a vote of 4 - 3 - 1.

The Finance Committee unanimously recommends the adoption of this article.

The Select Board recommends the adoption of this article by a vote of 4 - 0 - 1.

COMMUNITY PRESERVATION – RECREATION

Article 28. To see if the Town will vote to appropriate from the Community Preservation Fund FY 2020 estimated annual revenues, for recreation purposes, under the Community Preservation Act, the sum of \$80,000, which funds shall revert to the CPA fund if not expended by June 30, 2020, to fund a grant to the Friends of Linear Park for the partial costs of purchase and installation of playground equipment at Linear Park, in accordance with the application submitted to and recommended by the Community Preservation Committee, and to authorize the Town Manager to enter into a grant agreement with the organization upon such terms and conditions as may be appropriate and to authorize the Select Board to accept property interests as may be appropriate or take any other action in relation thereto.

The Community Preservation Committee unanimously recommends the adoption of this article.

The Finance Committee unanimously recommends the adoption of this article.

The Select Board unanimously recommends the adoption of this article.

COMMUNITY PRESERVATION – RECREATION

Article 29. To see if the Town will vote to appropriate from the Community Preservation Fund FY 2020 estimated annual revenues, for recreation purposes, under the Community Preservation Act, the sum of \$20,176, which funds shall revert to the CPA fund if not expended by June 30, 2021, to fund a grant to the Hoosic River Watershed Association for the construction of Linear Park Link Trail along the Green River in accordance with the application submitted to and recommended by the Community Preservation Committee, and to authorize the Town Manager to enter into a grant agreement with the organization upon such terms and conditions as may be appropriate and to authorize the Select Board to accept property interests as may be appropriate, or take any other action in relation thereto.

The Community Preservation Committee unanimously recommends the adoption of this article.

The Finance Committee unanimously recommends the adoption of this article.

The Select Board unanimously recommends the adoption of this article.

EASEMENT WITH FIRE DISTRICT

Article 30. To see if the Town will vote to authorize the Select Board to acquire, for access, driveway, and utility purposes, a permanent easement on property owned by the Williamstown Fire District and described more particularly in Order of Taking recorded with the Berkshire North Registry of Deeds in Book 1652, Page 22, which easement is approximately shown as “R.O.W. & Utility Easement for the Town of Williamstown Area = 785+ S.F.” on a plan entitled “Plan of Land Prepared for Williamstown Fire District”, dated November 12, 2018, prepared by Guntlow & Associates, Inc., a copy of which is on file with the Town Clerk, or take any other action in relation thereto.

The Select Board unanimously recommends the adoption of this article.

ABATEMENT OF UNPAID TAXES ON ASSESSMENTS OF INSUFFICIENT VALUATION

Article 31. To see if the Town will vote to accept the provision of M.G.L. Chapter 60 Section 2 paragraph 2 which states: If the collector of the Town is satisfied that an unpaid tax on land committed to the Collector or any of the Collector's predecessors in office for collection was assessed on a valuation insufficient to meet charges or expenses of collection, or if any other committed tax is unpaid and is less than \$25, the Collector may notify the Assessors in writing, on oath, stating why the tax cannot be collected. Upon receipt of the request, the Assessors shall act on the request immediately and, after due inquiry, may abate the tax and shall certify the abatement in writing to the Collector. The certificate of abatement shall discharge the Collector from further obligation to collect the tax so abated.

The Select Board unanimously recommends the adoption of this article.

ZONING BYLAW AMENDMENT - REGULATING TWO FAMILY HOMES

Article 32. To See if the Town will vote to Amend §70-3.3, Use Regulation Schedule and §70-7.1.D Second Dwelling Units by changing the following.

- Amend §70-7.1.D by deleting §70-7.1.D(2) and renumbering the remaining sections.
- Remove “New” from Two-Family Dwelling Category. Eliminate use category on dwelling conversion and change RR2/RR3 and SG to YES permission.
- Remove “Conversion of existing single family into two family”

Use Regulation Schedule Town of Williamstown								
§ 70-3.3. USE REGULATION SCHEDULE	Districts							
	RR 1	RR2 RR3	GR	LB	SG	VB	PB	LI
<i>New Two-family dwelling</i>	No	BA-YES	YES	No	BAYES	No	No	No
<i>Conversion of existing single-family dwelling into two-family dwelling [See § 70-7.1D(2)]</i>	NO	YES	YES	No	YES	YES	No	No

The Planning Board unanimously recommends the adoption of this article.

The Select Board unanimously recommends the adoption of this article.

Currently, new two-family homes are permitted in RR2, RR3, and SG via a ZBA Permit. This change will remove restrictions to allow new two family homes and for existing single family homes to be converted without restriction in those zones.

ZONING BYLAW AMENDMENT - DETACHED ACCESSORY DWELLING UNITS

Article 33. To See if the Town will vote to Amend §70-3.3, Use Regulation Schedule and §70-7.1.D Second Dwelling Units by changing the following.

- Replace “Second Dwelling Unit Creation of a detached second dwelling unit by conversion of existing buildings [See § 70-7.1D(3)]” use category with “Detached Accessory Dwelling” Change RR2/RR3 and SG to YES permission.

Use Regulation Schedule Town of Williamstown								
§ 70-3.3. USE REGULATION SCHEDULE	Districts							
	RR 1	RR2 RR3	GR	LB	SG	VB	PB	LI
<i>Detached Accessory Dwellings [See § 70-7.1.D]</i>	No	BA-YES	BA YES	No	BA-YES	BA No	No	No

Amend §70-7.1.D by deleting the existing and replacing with the following;

D. Detached Accessory Dwellings

(1) Purpose and Intent.

- A. Increase the number of small dwelling units available in Town;
- B. Increase the range of choice of housing accommodations;
- C. Encourage greater diversity of population with particular attention to young adults and senior citizens while being more affordable to a wider range of households;
- D. Encourage a more economic and energy-efficient use of the Town's housing supply while maintaining the appearance and character of the Town's single-family neighborhoods; and
- E. Give renewed purpose to previous underutilized accessory buildings.

(2) Conditions and Requirements; General.

- A. A detached accessory dwelling unit shall be subordinate in size to the principal dwelling unit on a lot.
- B. There shall be no more than one detached accessory dwelling unit per lot.
- C. A detached accessory dwelling unit may be constructed on a parcel containing a two family dwelling only if the two family dwelling has been in existence for at least 5 years.
- D. The principal building on a parcel containing a detached accessory dwelling unit shall not be eligible for conversion from a single to a two family dwelling for at least 5 years following the issuance of a certificate of occupancy for the detached accessory dwelling.

(3) Conditions and Requirements; Appearance. A detached accessory dwelling unit shall be designed to maintain the appearance and essential character of the neighborhood.

- A. Customary residential accessory activities (e.g., use as a barn, garage, shed, etc.) shall be permitted in addition to a detached accessory dwelling unit. Such structures shall not count towards the following floor area restrictions.
- B. A detached accessory dwelling unit shall be limited to 900 square feet gross floor area and may be increased to $\frac{1}{3}$ of the gross floor area of the principal dwelling on the lot if it is larger but in no instance exceed 1200 square feet gross floor area.
- C. No unenclosed stairs shall be located on any street-facing side of the building.
- D. The detached accessory dwelling unit shall require one parking space.

(4) Conditions and Requirements; Review Process.

- A. Non Conforming Lot. Requires Special Permit by the Zoning Board of Appeals.

- B. Existing Nonconforming Structure. Requires Special Permit by the Zoning Board of Appeals.

The Planning Board recommends the adoption of this article by a vote of 3 - 1.

The Select Board unanimously recommends the adoption of this article.

This warrant article removes many existing barriers to the construction of detached accessory dwelling units also known as inlaw apartments. These rules still include basic design considerations, require a parking space, and require ZBA review for non conforming properties.

CITIZEN PETITION

Article 34. To have the selectmen of Williamstown form an exploratory committee of people disposed towards ranked choice voting to determine (1) whether it is feasible and /or advisable to have ranked choice voting in Williamstown local elections, (2) to determine the language of a proposed HOME RULE PETITION under Article LXXXIX Section 8(1) of the Amendments to the Constitution of the Commonwealth to be placed on either a special town meeting or the next general town meeting at the latest for submission to the state legislature; OR (3) in the alternative to a HOME RULE PETITION, should an enabling act having been passed by the state legislature allowing towns to enact bylaws providing for ranked choice voting in local elections, to place a proposed bylaw for ranked choice voting on a special town meeting or the next general annual town meeting at the latest.

The Select Board does not make a recommendation on this article.

And you are hereby directed to serve this Warrant by posting attested copies thereof in four or more public places, as well as the United States Post Office within the Town. Hereof fail not and make return of this Warrant, with your doings to the Town Clerk on or before the time set for holding said meeting.

Williamstown Select Board

Date: April 8, 2019

Anne O'Connor
Anne O'Connor, chair

Jane Patton
Jane Patton

Jeffrey Thomas
Jeffrey Thomas, vice-chair

Andrew Hogeland
Andrew Hogeland

Hugh Daley
Hugh Daley

Berkshire, ss:

April 11, 2019

I hereby certify that I have posted attested copies of the above Warrant in four public places in the Town of Williamstown, and the Post Office at least seven days before said Annual Town Meeting and Town Election.

Paul Garton
Constable

April 11, 2019
Date

