

# Town of Charlton



FY 2017 Special Town Meeting  
Warrant with Motions Booklet

Tuesday, October 18, 2016



**Town of Charlton, Massachusetts**

**WARRANT FOR SPECIAL TOWN MEETING  
Tuesday, October 18, 2016**

To either of the Constables of the Town of Charlton:

In the County of Worcester,

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify the inhabitants of the Town of Charlton qualified to vote in elections to meet in the Charlton Middle School, Oxford Road in said Charlton, on **Tuesday, October 18, 2016** at **seven o'clock** in the evening, for the purpose of taking action on the following articles:

**ARTICLE 1. APPROPRIATION OF FUNDS FOR UNPAID BILLS OF A PRIOR FISCAL YEAR**

To see if the Town will vote to raise by taxation, transfer or borrow and appropriate a sum or sums to accounts to be specified at the town meeting for payment of one or more prior fiscal year's bills not paid due to an insufficiency of appropriation or for other reasons, or take any action relative thereto or thereon.

**SPONSOR: VARIOUS TOWN DEPARTMENTS AND OFFICIALS**

**MOTION: I move to postpone consideration of Article 1. indefinitely.**

**RECOMMENDATION OF THE FINANCE COMMITTEE: FinCom supports this motion.**

**RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS supports this motion.**

**VOTE NEEDED: MAJORITY**

**ARTICE 2. INTER/INTRA DEPARTMENTAL TRANSFERS AND/OR APPROPRIATIONS FOR FY2017 BUDGET**

To see if the Town will vote to raise by taxation, borrow or transfer, and appropriate from available funds, including so called "free cash" and /or funds previously appropriated to other uses, a sum or sums of money to accounts and for purposes to be specified at the Special Town Meeting, or take any action relative thereto or thereon.

**SPONSOR: BOARD OF SELECTMEN, TOWN ADMINISTRATOR AND VARIOUS TOWN DEPARTMENTS**

**MOTION: I move that the following sums be raised by taxation or transferred, whichever is indicated below, and appropriated to the following accounts for any purpose for which funds may be expended from the latter accounts, and to authorize the Board of Selectmen or Chief Procurement Officer to enter into such contracts, including leases, and to take such other action as may be necessary or advisable to effectuate the purposes of the foregoing vote, each item being considered a separate appropriation:**

| To the Following Accounts     | Purpose                                                                                                          | Amount    | From the Following Account |
|-------------------------------|------------------------------------------------------------------------------------------------------------------|-----------|----------------------------|
| Human Resource Director       | HR Director                                                                                                      | \$17,000  | Assistant Treasurer        |
| Human Resource Director       | HR Director                                                                                                      | \$50,000  | Fire Salaries              |
| Human Resource Expense        | Expenses                                                                                                         | \$1,000   | Fire Salaries              |
| Youth Services/Asst. Director | Increase due to MGL change in salaried employees New law- salaried employees; increase from 35 to 40 hr per week | \$1,307   | Contract Obligations       |
| Police Salaries               | Chief Retirement                                                                                                 | \$20,653  | Contract Obligations       |
| Police Salaries               | Interim Police Chief- overlay w/ Chief                                                                           | \$10,000  | Contract Obligations       |
| Water Sewer Salaries          | Water Planning; rebuild accounting system                                                                        | \$103,000 | Sewer Encumbered Capital   |
| Collector- Dept. Assistant    | Back fill office                                                                                                 | \$18,125  | Collector Salary           |
| Cable Coordinator             | Adjustment to voted amount                                                                                       | \$1,365   | FB - Cable                 |

**RECOMMENDATION OF THE FINANCE COMMITTEE: FinCom supports this motion.**

**RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS supports this motion.**

**Majority Vote Needed.**

### **ARTICLE 3. CAPITAL ITEMS AND RELATED CONTRACTS**

To see if the Town will vote to raise by taxation, borrow or transfer from available funds, including so called "free cash" and funds previously appropriated to other uses, and appropriate a sum or sums to purchase capital items and/or for service, repair, improvement, architectural, construction, renovation, improvement and/or other contracts relating to town buildings, facilities or property or to municipal services, and to authorize the Board of Selectmen, Chief Procurement Officer, or other appropriate town official, board, commission or committee to enter into such contracts or leases, and to take such other action, as may be necessary or advisable to effectuate the purposes of such votes, or take any action relative thereto or thereon.

#### **SPONSOR: BOARD OF SELECTMEN/VARIOUS DEPARTMENTS**

**MOTION: I move that the town vote to appropriate the following amounts to the following departments' respective accounts, for the FY2017 Budget, to be expended for the following purposes, each item being considered a separate appropriation, and to authorize the Board of Selectmen or Chief Procurement Officer to enter into such contracts, including leases, and to take such other action as may be necessary or advisable to effectuate the purposes of the foregoing vote:**

| Department       | Project/Item Requested            | Draft FY2017 | Funding Source |
|------------------|-----------------------------------|--------------|----------------|
| <b>Fire</b>      | Refurbish Repair Engine 2         | 60,000       | Stabilization  |
| <b>Highway</b>   | 2018 Ford One Ton Truck (w/ plow) | 52,453       | Stabilization  |
|                  | Ace Torwel Sanding Unit           | 16,136       | Sale of Land   |
| <b>Police</b>    | Cruiser Replacement (2)           | 86,556       | Stabilization  |
| <b>Tech Comm</b> | Computer Network/Replacement      | 25,000       | Sale of Land   |
| <b>Town Hall</b> | Parking Lot Conceptual Design     | 4,000        | Sale of Land   |

|                         |                                            |         |               |
|-------------------------|--------------------------------------------|---------|---------------|
|                         | AC for North wing & lower level            | 49,000  | Stabilization |
| <b>Cemetery</b>         | Replace 2000 GMC pickup 4x4 pickup w/ plow | 36,049  | Sale of Land  |
| <b>Community Center</b> | Replace Roof                               | 21,000  | Sale of Land  |
| <b>Fire</b>             | Replace Ambulance 1                        | 226,000 | Borrowing     |
| <b>Highway</b>          | 2018 Freightliner Dump Truck with plow     | 126,524 | Borrowing     |

*\* informational note: \$248,009 from Stabilization fund (present Stabilization balance is \$1,104,976 less all items equals \$856,967); \$102,185 sale of land; using \$8,444 to supplement cruiser purchase from the insurance fund; \$352,524 borrowed for 5 yrs at 1%*

**RECOMMENDATION OF THE FINANCE COMMITTEE: FinCom supports this motion.**  
**RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS supports this motion.**  
**Two-Thirds Vote Needed**

**ARTICLE 4. TRANSFER TO/FROM STABILIZATION FUNDS**

To see if the Town will vote to transfer and appropriate a sum or sums to or from the Stabilization Fund Account, or take any action relative thereto or thereon.

**SPONSOR: BOARD OF SELECTMEN**

**MOTION: I move to postpone consideration of Article 4. indefinitely.**

**RECOMMENDATION OF THE FINANCE COMMITTEE: FinCom supports this motion**

**RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS supports this motion.**

**Majority Vote Needed [G.L. c. 40, sec. 5B]**

**ARTICLE 5. BORROWING AUTHORIZATION REDUCTION**

To see if the Town will vote to rescind unissued borrowing authorizations as follows:

| <b>Purpose</b>   | <b>Date of Vote</b> | <b>Amount Authorized</b> | <b>Unissued</b> |
|------------------|---------------------|--------------------------|-----------------|
| Prindle Pond Dam | 5/17/10             | \$495,750                | \$230,750       |
| Fire Truck       | 10/21/14            | \$312,840                | \$6,840         |

, or take any other action relative thereto or thereon.

**SPONSOR: TOWN TREASURER**

**Motion: I move that Article 5 be accepted as printed.**

**RECOMMENDATION OF THE FINANCE COMMITTEE: Finance Committee approves this motion.**

**RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS approves this motion.**

**Majority Vote Needed.**

**ARTICLE 6. AMENDMENT TO TOWN PERSONNEL BY-LAW  
CLASSIFICATION PLAN - HUMAN RESOURCE DIRECTOR**

To see if the Town will vote, pursuant to MGL, Chapter 41, Section 108A and in accordance with the recommendation of the Personnel Board, to amend its Personnel Bylaw by revising "CHAPTER 220-2.1. CLASSIFICATION PLAN" thereof, as follows:

By adding thereto the position of “Human Resource Director” to Grade 8, or take any action relative thereto or thereon.

**SPONSOR: PERSONNEL BOARD**

**Motion: I move that Article 6 be accepted as printed.**

**RECOMMENDATION OF THE FINANCE COMMITTEE: Finance Committee approves this motion.**

**RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS approves this motion.**

**Majority Vote Needed.**

**ARTICLE 7: ACCEPTANCE OF THE “STRETCH ENERGY CODE”**

To see if the Town will vote to accept the “Stretch Energy Code” set forth in the Massachusetts Building Code and/or an appendix thereto, including amendments or modifications to such Stretch Energy Code, regulating the design and construction of buildings for the effective use of energy, a copy of which is on file with the Town Clerk, and to amend the Town of Charlton General Bylaws if necessary or advisable to give effect to the foregoing vote, or take any other action relative thereto or thereon.

**SPONSOR: BOARD OF SELECTMEN**

**Motion: I move that the Town vote to adopt the so-called “Stretch Energy Code” portion of the State Building Code, for the purpose of regulating the design and construction of buildings for the effective use of energy, pursuant to Appendix 115.AA of the Massachusetts Building Code, 780 CMR, the “Stretch Energy Code”, including future editions, amendments or modifications thereto, by amending the Charlton General Bylaws so as to add thereto the following bylaw as Chapter 195 of such Bylaws:**

**“Chapter 195: STRETCH ENERGY CODE**

- 195- 1: Definitions
- 195- 2: Purpose
- 195- 3: Applicability
- 195- 4: Authority
- 195- 5: Stretch Code

**195- 1: Definitions**

**International Energy Conservation Code (IECC)** - The International Energy Conservation Code (IECC) is a building energy code created by the International Code Council. It is a model code adopted by many state and municipal governments in the United States for the establishment of minimum design and construction requirements for energy efficiency, and is updated on a three year cycle. Since July 1, 2010, the baseline energy conservation requirements of the MA State Building Code defaulted to the latest published edition, currently the IECC 2009, with Massachusetts amendments as approved by the Board of Building Regulations and Standards.

**Stretch Energy Code** - Codified by the Board of Building Regulations and Standards as 780 CMR Appendix 115.AA of the 8th edition Massachusetts building code, the Stretch Energy Code is an appendix to the Massachusetts building code, based on further amendments to the International Energy Conservation Code (IECC) to improve the energy efficiency of buildings built to this code.

**195- 2: Purpose**

The purpose of 780 CMR 115.AA is to provide a more energy efficient alternative to the base energy code applicable to the relevant sections of the building code for both new construction and existing buildings.

**195- 3: Applicability**

This code applies to residential and commercial buildings. Buildings not included in this scope shall comply with 780 CMR 13, 34, 51, as applicable.

**195- 4: Authority**

A municipality seeking to ensure that construction within its boundaries is designed and built above the energy efficiency requirements of 780 CMR may mandate adherence to this appendix. 780 CMR 115.AA may be adopted or rescinded by any municipality in the commonwealth in the manner prescribed by law.

**195- 5: Stretch Code**

The Stretch Code, as codified by the Board of Building Regulations and Standards as 780 CMR Appendix 115.AA, including any future editions, amendments or modifications, is herein incorporated by reference into the Town of Charlton General Bylaws as Article XXIX-A. The Stretch Code is enforceable by the inspector of buildings or building commissioner.

**RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS supports this motion.**

**Majority Vote Needed.**

**ARTICLE 8. LEASE OF LAND POLICE STATION; 85 MASONIC HOME ROAD FOR TELECOMMUNICATIONS TOWER AND FACILITIES**

To see if the Town will vote to authorize the board of selectmen and/or chief procurement officer to solicit and enter into, for and on behalf of the town, and on such terms and conditions as the board deems to be in the best interests of the town, a lease of such portion of town-owned land located at the Charlton Police site, 85 Masonic Home Road (shown on Assessors' Map 34, Parcel B-1.2) as the board deems to be in the best interests of the town and has determined is no longer, presently needed for the municipal purposes for which such land is presently being held, for a wireless telecommunications tower and related facilities, with a term, including all extensions and/or renewals, not exceeding thirty (30) years, and to take such further action as the board or chief procurement officer deems necessary or desirable for the purpose of effectuating the foregoing vote, or take any action relative thereto or thereon.

**SPONSOR: BOARD OF SELECTMEN**

**Motion: I move that Article 8 above be accepted as printed.**

**RECOMMENDATION OF THE FINANCE COMMITTEE: Finance Committee approves this motion.**

**RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS approves this motion.**

**Majority Vote Needed.**

**ARTICLE 9. AMEND RESTRICTION- ASH ROAD**

To see if the Town will vote to amend, or authorize the Board of Selectmen to amend, that certain restriction in the deed recorded with the Worcester Registry of Deeds at Book 49259, Page 233

pertaining to the real estate know as Assessor's Parcel 12B-D-3, 37 Ash Road in Charlton, so as to permit said restriction to apply to the owners of parcel located at and known as 42 Ash Road, and to authorize said Board to execute and deliver a corrective deed or deeds and other instruments as are necessary to effectuate the intention of the vote, or take any action relative thereto or thereon.

**SPONSOR: TOWN TREASURER**

**Motion: I move that Article 9 above be accepted as printed.**

**RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS approves this motion.**

**Majority Vote Needed.**

**ARTICLE 10. AMEND GENERAL BYLAW- RESCIND SEX OFFENDER BYLAW**

To see if the Town will vote to, rescind "Chapter 167 Sex Offenders" of the Town of Charlton General Bylaws in its entirety; or take any action relative thereto or thereon.

**SPONSOR: BOARD OF SELECTMEN**

**Motion: I move that Article 10 above be accepted as printed.**

**RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS approves this motion.**

**Majority Vote Needed.**

**ARTICLE 11 ACCEPTANCE OF JENNINGS ROAD EXTENSION**

To see if the Town will vote (1) to accept as a public way Phase 1 of "Jennings Road Extension" from Roadway Station 0+00 through Roadway Station 13+25 as shown on a plan entitled Phase 1 Acceptance & As Built Plans "Jennings Road Extension" dated October 2014 Revised 3-22-16 and 8-29-16, prepared by Summit Engineering & Survey, Inc. 25 Sutton Avenue, Suite 4, Oxford, MA 01540 and recorded with the Worcester District Registry of Deeds in Plan Book: 00884, Plan: 109, a copy of said plan being on file in the office of the Town Clerk, and (2) to authorize the Selectmen, in the name and on behalf of the Town, to accept such deeds of easement or fee for public way purposes and other instruments as the Selectmen shall deem advisable to accomplish such acceptance, or take any action relative thereto or thereon.

**SPONSOR: OWNER- RUSS JENNINGS**

**Motion: I move that Article 11 above be accepted as printed.**

**Majority Vote Needed.**

**ARTICLE 12. AUTHORIZE THE DEVELOPMENT OF A MUNICIPAL GAS DEPARTMENT**

To see if the Town will vote to authorize the Board of Selectmen to review and consider applying for establishment of a Municipal Gas Department for the town, provided that the Board would not proceed beyond a study of or actually apply for same without first returning to town meeting; and further to appropriate the sum of \$5,000.00 for technical and legal assistance; or take any action relative thereto or thereon.

**SPONSOR: BOARD OF SELECTMEN**

**Motion: I move that Article 12 above be accepted as printed.**

**RECOMMENDATION OF THE FINANCE COMMITTEE: Finance Committee approves this motion.**

**RECOMMENDATION OF THE BOARD OF SELECTMEN: BOS approves this motion.**

**Majority Vote Needed.**

No vote shall be taken on any motion relating to Articles 13 thru 15 below until the Planning Board has submitted a report with recommendations thereon to the Town Meeting, if 21 days have not elapsed since the public hearing before the Planning Board was held on the proposed amendment to the Zoning By-law set forth in said Article. (Gen. Laws Chapter 40A, Section 5, paragraph 3).

\*\*\*\*\*

**ARTICLE 13. ZONING MAP REVISION: MEDICAL RESEARCH AND DEVELOPMENT OVERLAY DISTRICT**

To see if the Town will vote to amend the Zoning By-Law of the Town of Charlton by adding the following:

**200-5.18 MEDICAL RESEARCH AND DEVELOPMENT OVERLAY DISTRICT (MRDOD)**

**A. Purpose**

The purpose of the Medical Research and Development Overlay District (MRDOD) is to promote medical research facilities and the light manufacturing of medical equipment. Also allowed are land uses ancillary to such medical facilities, including warehousing and distribution facilities, office uses, and accessory uses.

**B. Definitions**

The definitions set forth in Section 200-2.0 shall apply, with the following additions:

**Research Laboratory:** A medical or scientific laboratory conducting research, excluding research laboratories categorized as Level 4 by the National Institutes for Health.

**C. Overlay District**

**(1) Establishment.** The MRDOD is an overlay district having a land area of approximately 79.78 acres, being Assessor’s Map 43, Lots A-1.2 and A.1.1, that is superimposed over the underlying zoning district., as shown on the map entitled “Medical Research and Development Overlay District Zoning Map,” dated September 16, 2016, attached hereto. This map is hereby made a part of the Zoning Bylaw and is on file in the Office of the Town Clerk.

**2. Underlying Zoning.** The MRDOD is an overlay district superimposed on all underlying zoning districts. Except as limited herein, the underlying zoning shall remain in full force and effect.

**3. Applicability of MRDOD.** An Applicant for a Project located within the MRDOD shall apply for special permit and site plan approval in accordance with the requirements of this Section. In such case, then except as otherwise provided in this Section, such applications shall be subject to the regulations set forth in this Section only. When a building permit is issued for any Project approved in accordance

with this Section, the provisions of the underlying district(s) shall no longer be applicable to the land governed by the special permit and site plan approval.

#### **D. Permitted Uses**

Subject to the grant of a special permit by the Planning Board, the following uses are permitted, individually or in combination with other permitted uses, in the MRDOD:

Biotechnology  
Fiber-optics Facilities  
Medical Research and Development  
Scientific or Research Laboratory  
Light Manufacturing of Medical Equipment  
Warehouse/Distribution Facility  
Office  
Associated Accessory Uses

#### **E. Dimensional Regulations**

The following dimensional standards shall apply in the MRDOD:

|                                  |             |
|----------------------------------|-------------|
| Minimum Lot Area                 | 10.00 acres |
| Minimum Lot Frontage             | 200 feet    |
| Minimum Building Front Setback   | 100 feet    |
| Minimum Building Side Yard       | 50 feet     |
| Minimum Building Rear Yard       | 50 feet     |
| Maximum Building Coverage of Lot | 40%         |
| Maximum Building Height          | 36 feet     |

#### **F. Off-Street Parking and Loading Regulations**

Off-street parking and loading shall comply with Section 200-4.2. The term “net floor area” shall mean 85% of the total of all floor areas of a building measured at the exterior walls.

(1) Any Biotechnology Facility, Fiber-optics Facility, Medical Research and Development Facility, Scientific or Research Laboratory, Light Manufacturing of Medical Equipment Facility, or Office shall require one (1) space per 250 square feet of net floor area.

(2) Any Warehouse/Distribution Facility shall require one (1) space per 500 square feet of net floor area.

#### **G. Signs**

Signage in the MRDOD shall comply with the requirements of Section 200-5.6.

## **H. Design and Performance Standards**

- (1) All performance standards set forth in Section 200-4.1 shall apply in the MRDOD.
- (2) All performance standards set forth in Section 200-5.8, A – E inclusive, shall apply in the MRDOD.
- (3) Multiple principal buildings may be placed on one lot provided that building separation and internal traffic and pedestrian facilities shall be approved by the Planning Board as part of the special permit review.

## **I. Site Plan Approval**

An application for a special permit in the MRDOD shall also require site plan approval pursuant to Section 200-7.14.

## **J. Application for Special Permit**

An application for a special permit and site plan approval shall be submitted in accordance with the Rules and Regulations for the Planning Board.

## **K. Procedures**

The Planning Board may approve, approve with conditions, or deny an application for a special permit in the MRDOD after determining whether the proposed development is consistent with the purposes set forth in Section 200-5.18 and conforms with all applicable standards set forth in this Section.

## **L. Relation to Other Requirements**

The provisions of this Section shall be in addition to the requirements of the Subdivision Control Law and any other applicable by-laws, rules, and regulations.

or take any action relative thereto or thereon.

**SPONSOR: PLANNING BOARD**

**Motion: I move that Article 13 above be accepted as printed and that the Charlton Zoning Map be so amended.**

**RECOMMENDATION OF THE PLANNING BOARD: Planning Board approves this motion.  
Two-Thirds Vote Needed.**

## **ARTICLE 14. ZONING BY-LAW REVISION: WATER SYSTEM INFRASTRUCTURE**

To see if the Town will vote to amend the Zoning By-Law of the Town of Charlton as follows:

1. To amend Section 200-3.2 Use Regulations, Part B. Use Regulation Schedule, Sub-Section (6) **Communications, Transportation and Public Utility Uses** line (q) by deleting in this section the words “that the height of the structure shall not exceed seventy-five (75) feet”, and by deleting the word “three hundred (300)” and substituting therefor the words “one hundred

(100)” and by deleting the word “twice”, and by deleting the letter “P” in a BEP district and substituting therefore the letter ”Y.”

2. To amend Section 200-3.2 Use Regulations, Part B. Use Regulation Schedule, Sub-Section (6) **Communications, Transportation and Public Utility Uses** line (r) by deleting the words ‘three hundred (300)” and substituting therefor the words “one hundred (100)”, and by deleting the words “provided that the minimum setback from lot lines specified in sec. 200-3.2D or a setback equal to the height of the pumping station structure, whichever is greater shall apply.”

or take any action relative thereto or thereon.

**SPONSOR: PLANNING BOARD**

**Motion: I move that Article 14 above be accepted as printed.**

**RECOMMENDATION OF THE PLANNING BOARD: Planning Board approves this motion.**

**Two-Thirds Vote Needed.**

#### **ARTICLE 15. ZONING BY-LAW REVISION: SEWER SYSTEM INFRASTRUCTURE**

To see if the Town will vote to amend the Zoning By-law of the Town of Charlton as follows:

1. To amend Section 200-3.2 Use Regulations, Part B. Use Regulation Schedule Sub-Section (6) **Communications, Transportation and Public Utility Uses** by adding a new line u to read as follows:

(u) Sewer pump stations and appurtenances

and to place the letter “Y” designating by-right usage under all Districts for line (u) Sewer pump stations and appurtenances.

2. To amend Section 200-3.2 Part D. Intensity of Use Schedule, by adding a new footnote #10 to read as follows:

10 Minimum performance standards as detailed in the Intensity of Use Schedule are hereby not applicable to sewer pump stations and appurtenances.

or take any action relative thereto or thereon.

**SPONSOR: PLANNING BOARD**

**Motion: I move that Article 15 above be accepted as printed.**

**RECOMMENDATION OF THE PLANNING BOARD: Planning Board approves this motion.**

**Two-Thirds Vote Needed.**

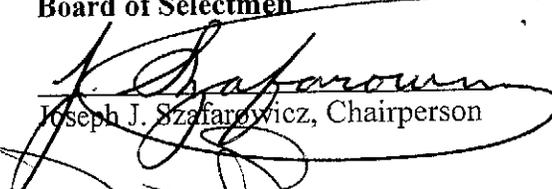
\* \* \* \* \*

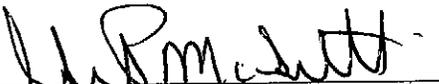
And you are directed to serve this Warrant by posting attested copies thereof, one at each of the Post Offices, one in Dexter Memorial Hall and one in the Charlton Municipal Offices (George C. McKinstry, III Building) in said Town, fourteen days at least before the time and place of holding meeting.

Hereof, fail not, and make due returns of the Warrant with your doings thereon to the Town Clerk at the time and place of holding meeting.

Given under our hands this 27<sup>th</sup> day of October, in the Year of Our Lord Two Thousand and Sixteen (2016).

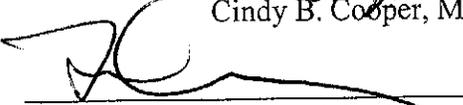
**Board of Selectmen**

  
Joseph J. Szafarowicz, Chairperson

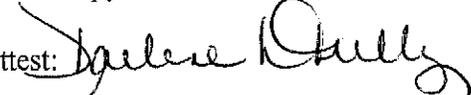
  
John P. McGrath, Vice-Chairperson

  
David M. Singer, Clerk

  
Cindy B. Cooper, Member

  
Frederick C. Swensen, Member

A true copy:

Attest: 

Posted as directed:

Constable/Police Officer of Charlton, Massachusetts *Sept. 29, 2016*  
*Richard J. Fiske, Jr*

# Stretch Energy Code

## Article #7

Massachusetts gives communities two options for their building energy code – a base energy code or an optional stretch energy code. Towns can choose to adopt the stretch energy code by Town Meeting vote and it can be rescinded by Town Meeting vote. Becoming a Green Community requires that Town Meeting adopt the Stretch Code.

On January 1, 2017, both the Base Energy Code as well as the Stretch Energy Code will be updated. The difference between the two will be much smaller than in the past. In fact, the new Stretch Code will be incorporated into the new Base Code; no more extensive and separate language to describe it. Basically, new residential construction in a Stretch Code town will need to follow the Performance Path of the Base code rather than the Prescriptive Path. The updated Stretch Code will apply to new commercial buildings over 100,000 square feet. **It is worth noting that additions, renovations, and repairs to residential buildings (as well as to commercial buildings) are explicitly exempted from the updated Stretch Code.**

A key feature of the Stretch Energy Code is that it is performance based. It requires new homes to meet a HERS (Home Energy Rating System) index rating target, rather than requiring the installation of specific levels of energy efficiency for each building element (e.g. Windows, Wall insulation, roof insulation, furnace etc). The HERS rating is a measure based on a home's total expected energy use and overall efficiency. It is calculated by a certified HERS rater using accredited software, which uses information on the design of the energy systems in a home to calculate the annual energy needs of the home and give it a rating score.

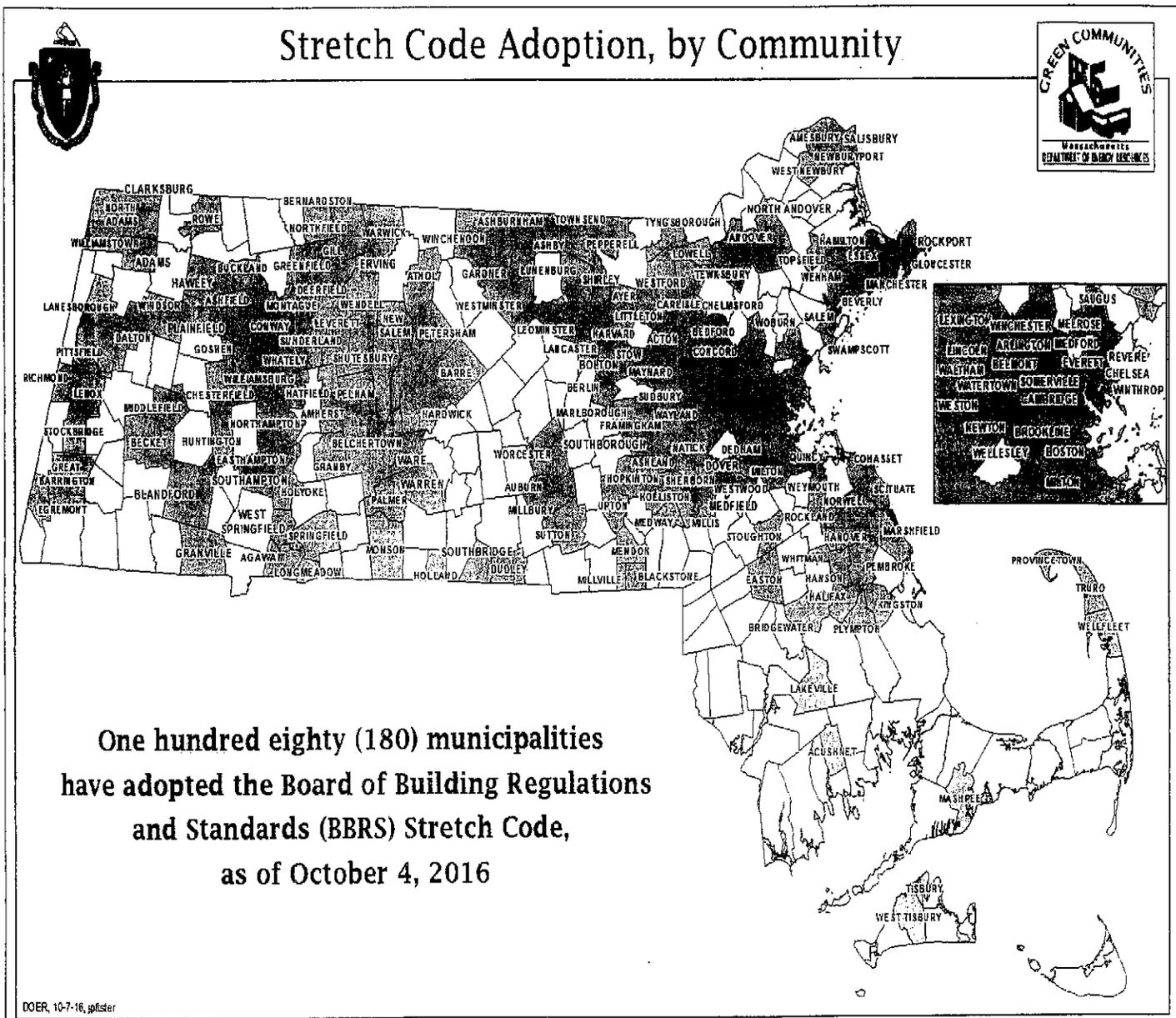
One benefit of using HERS ratings for compliance with the Stretch Energy Code is that builders do not have to install specific energy efficiency measures, rather they have the flexibility to choose which energy efficiency measures to install, and how to design the home in order to meet the HERS rating target. It is also a way to ensure that homes are well built. As part of the HERS rating, the HERS rater tests the home for air leakage and inspects insulation installation, which helps ensure that the home performs as designed.

The Board of Building Regulations and Standards (BBRS) and the Department of Energy Resources (DOER), two state entities responsible for the building energy codes, have completed work on a new stretch energy code. Basically, it would require that the performance path of the standard building code be followed in Stretch Code municipalities for new homes and for large new commercial buildings. When the new Stretch Code goes into effect, the additional cost will be primarily for the services of the HERS Rater. This is generally in the \$900 - \$1500 range for residences with a \$700 - \$1200 incentive available through the Mass Save Residential New Construction Program to offset the cost. There are also typically significant annual energy bill savings that more than tip the balance to give homeowners a net savings every year.

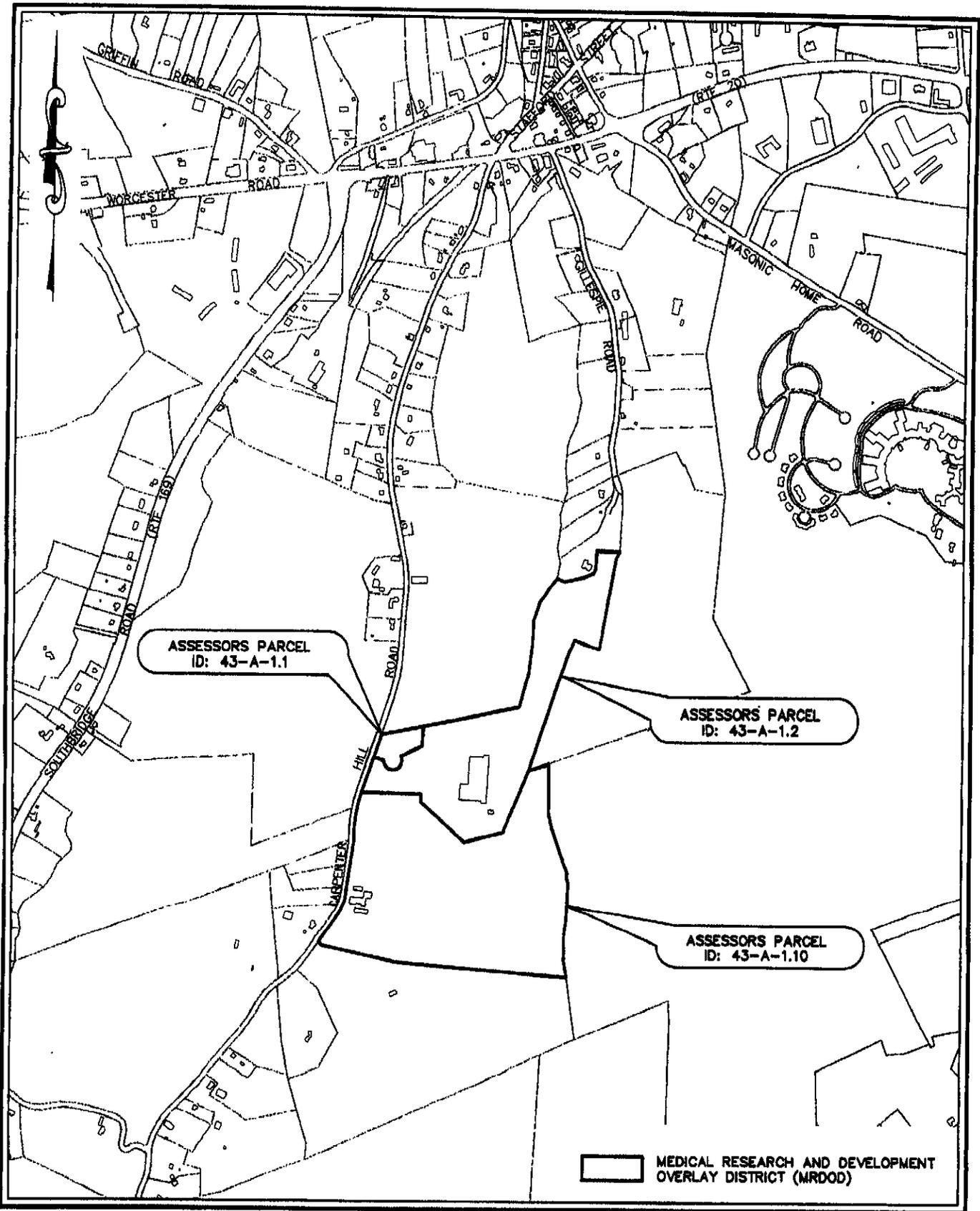
Once adopted, the stretch energy code would take effect on January 1, 2017. Currently 180 communities, representing more than half of the state's population, have adopted the Stretch Energy Code. Nearby communities that have adopted it include Auburn, Dudley, Holland, Millbury, Southbridge and Sutton. Most builders in the area are likely familiar with the stretch energy code. Many say that the trade-off feature of the Stretch Code makes it easier to build to than the standard building code.

# Charlton's Neighboring Green Communities have received the following...

| Community | Year            | Grants     |
|-----------|-----------------|------------|
| Auburn    | Designated 2012 | \$ 509,418 |
| Milbury   | Designated 2011 | \$ 412,232 |



# Article 13-MRDOD Zoning Overlay District



|              |           |
|--------------|-----------|
| DATE:        | 8/14/2025 |
| DRAWN BY:    | MM        |
| APPROVED BY: | CPM       |
| SCALE:       |           |
| HORIZ:       | 1"=1000'  |
| VERT:        |           |
|              |           |

**McCLURE**  
ENGINEERING INC

119 Worcester Road  
Charlton, MA 01507  
Email: [chris@mcclureengineers.com](mailto:chris@mcclureengineers.com)

Tel: (508) 248-2005  
Fax: (508) 248-4887

**MRDOD OVERLAY DISTRICT**  
**CARPENTER HILL ROAD**  
**CHARLTON, MA 01507**  
PREPARED FOR  
**KARL STORZ ENDOVISION, INC.**

PROJ. NO. 084-4884-8  
DWG. OVERLAY DISTRICT

**FIG**  
**1**