



Town of Charlton, Massachusetts

**WARRANT FOR SPECIAL TOWN MEETING
Tuesday, October 13, 2020**

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 Shepherd Hill Regional High School, 68 Dudley-Oxford Road Dudley, MA, on **Tuesday, October 13, 2020** 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

ARTICLE 2. INTER/INTRA DEPARTMENTAL TRANSFERS AND/OR APPROPRIATIONS FOR FY2021 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

ARTICLE 3. AMENDMENT TO THE FY2021 BUDGET

To see if the Town will vote to amend the funding sources for the Fiscal 2021 budget voted at the June 2020 Annual Town Meeting as follows: by reducing the amount to be transferred from Prindle Dam RRFA by \$7,600 and increasing the amount to be raised and appropriated by \$7,600 or take any action relative thereto or thereon.

SPONSOR: FINANCE COMMITTEE

ARTICLE 4. MISC. 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

ARTICLE 5. 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 Funds, or take any action relative thereto or thereon.

SPONSOR: BOARD OF SELECTMEN

No vote shall be taken on any motion relating to Article 6, 7, 8 & 9 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 6. ZONING MAP AMENDMENT

To see if the town will vote to amend the Zoning Map, Section 200.3.1.B, by making the following changes: Change Assessor's Parcel 32-A-6 consisting of 40.6 +/- acres, currently zoned R-40 Low Density Residential (R-40), to Business Enterprise Park (BEP) District. The Zoning Change is shown on the attached map. Or take any action relative thereto or thereon.

SPONSOR: PROPERTY OWNER

ARTICLE 7. ZONING MAP AMENDMENT

To see if the town will vote to amend the Zoning Map, Section 200.3.1.B, by making the following changes: Change Assessor's Parcel(s) 26-D-13 and 26-D-13.2 consisting of a total of 87.5 +/- acres, currently zoned Community Business (CB), to Business Enterprise Park (BEP). The zone change is on the attached map. Or take any action relative thereto or thereon.

SPONSOR: PROPERTY OWNER

ARTICLE 8. BUILDING HEIGHT

To see if the town will vote to amend Charlton Zoning By-Law Section 200-3.2 Use Regulations, D. Intensity of Use Schedule, to read as set forth below, the intent being to allow an increase of building or other structure height in IG and BEP zoning districts from the present 36 feet to up to but no more than 50 feet, subject to approval of a Special Permit from the Planning Board and provided that the required, minimum setback from the building/structure approved for the Special Permit to both: (a) the

nearest residential structure, including any accessory use structure; and (b) the nearest boundary of any abutting residential or agricultural zoning district boundary line shall be double the ordinarily required setback in the zone in which the building/structure so approved is located.

“D. Intensity of Use Schedule.

Zoning District	Minimum Lot Area (square feet)	Minimum Lot Width and		Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Coverage (% of lot)	Maximum Building Height (feet)
		Contiguous Street Frontage (feet)	Contiguous Street Frontage (feet)					
Industrial – General IG	40,000	155	155	40	35 ²	35 ²	40	36 ¹¹
Business Enterprise BEP	80,000	260	260	50 ⁵	50 ⁵	50 ⁵	33	36 ¹¹

¹¹Maximum Building Height may exceed 36 feet up to no more than 50 feet in the Industrial General and the Business Enterprise Zone districts subject to a Special Permit from the Planning Board so approving. Provided that the nearest portion of any building or structure so exceeding 36 feet in height must be set back twice the ordinarily required minimum required setback for that zoning district from both: (a) the nearest residential structure, including any accessory use structure; and (b) the nearest boundary line of any abutting residential or agricultural zoning district.”

, or take any action relative thereto or thereon.

SPONSOR: PLANNING BOARD

ARTICLE 9. PARKING

To see if the town will vote to amend the portion of Charlton Zoning By-Law Section 200-4.2, Off-Street Parking and Loading, B. Off-Street Parking Schedule, governing warehousing, manufacturing and distribution facilities, to read as follows:

B. Off Street Parking Schedule

Use	Unit of Measure	Parking Spaces (required/unit or fraction thereof)
Manufacturing	1000 s.f. Gross Area	1.0
Warehousing/Storage Distribution”	3000 s.f. Gross Area	1.0

, or take any action relative thereto or thereon.

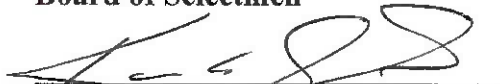
SPONSOR: PLANNING BOARD

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 22th day of September, in the Year of Our Lord, Two Thousand and Twenty (2020).

Board of Selectmen



Karen A. Spiewak, Chairperson




Patsy Rydiak, Vice-Chairperson



Stephen G. Koronis, Clerk




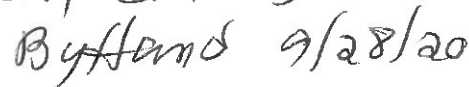
David M. Singer, Member




William Borowski, Member

A true copy:

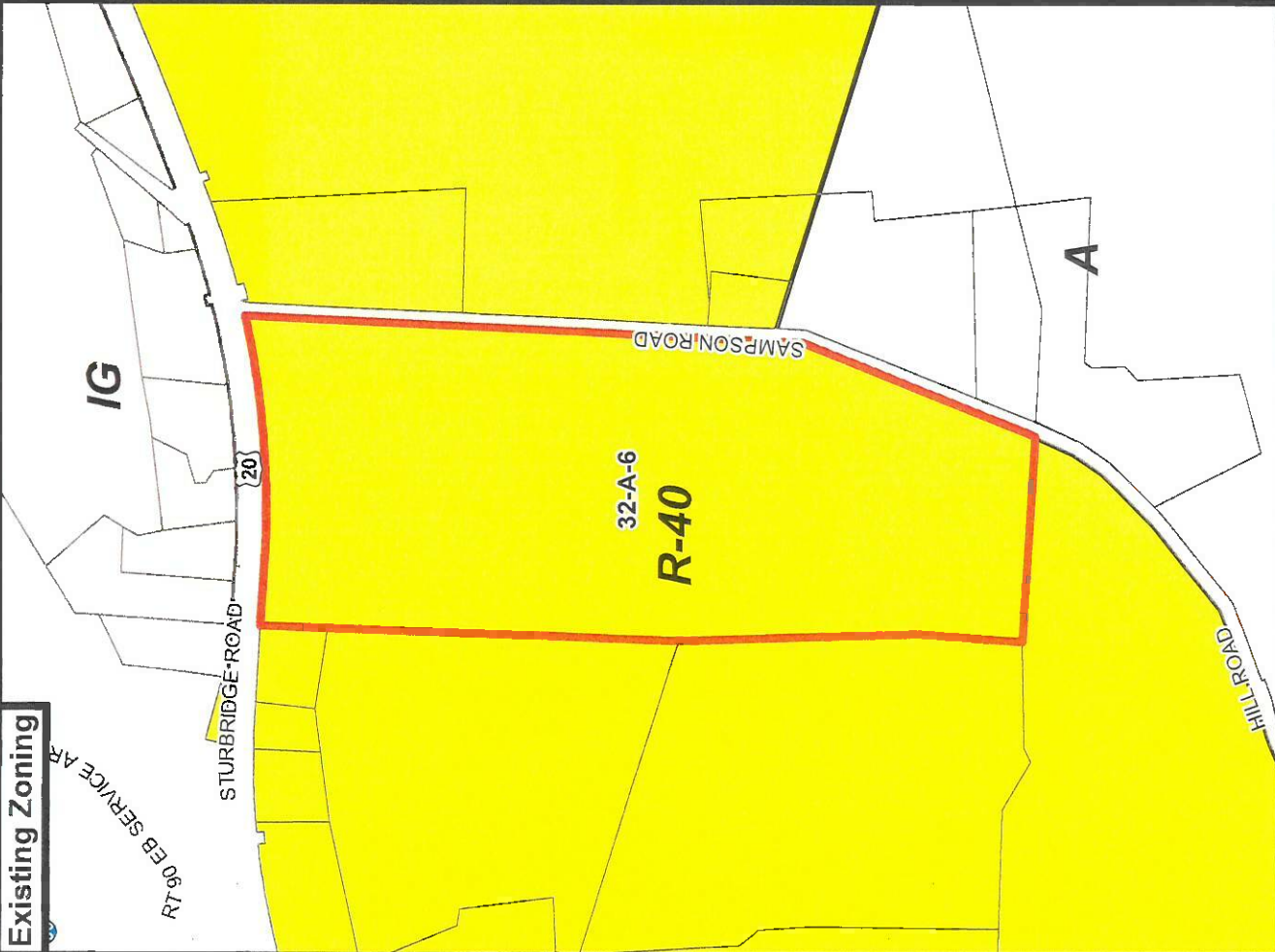
Attest: 

Posted as directed: 

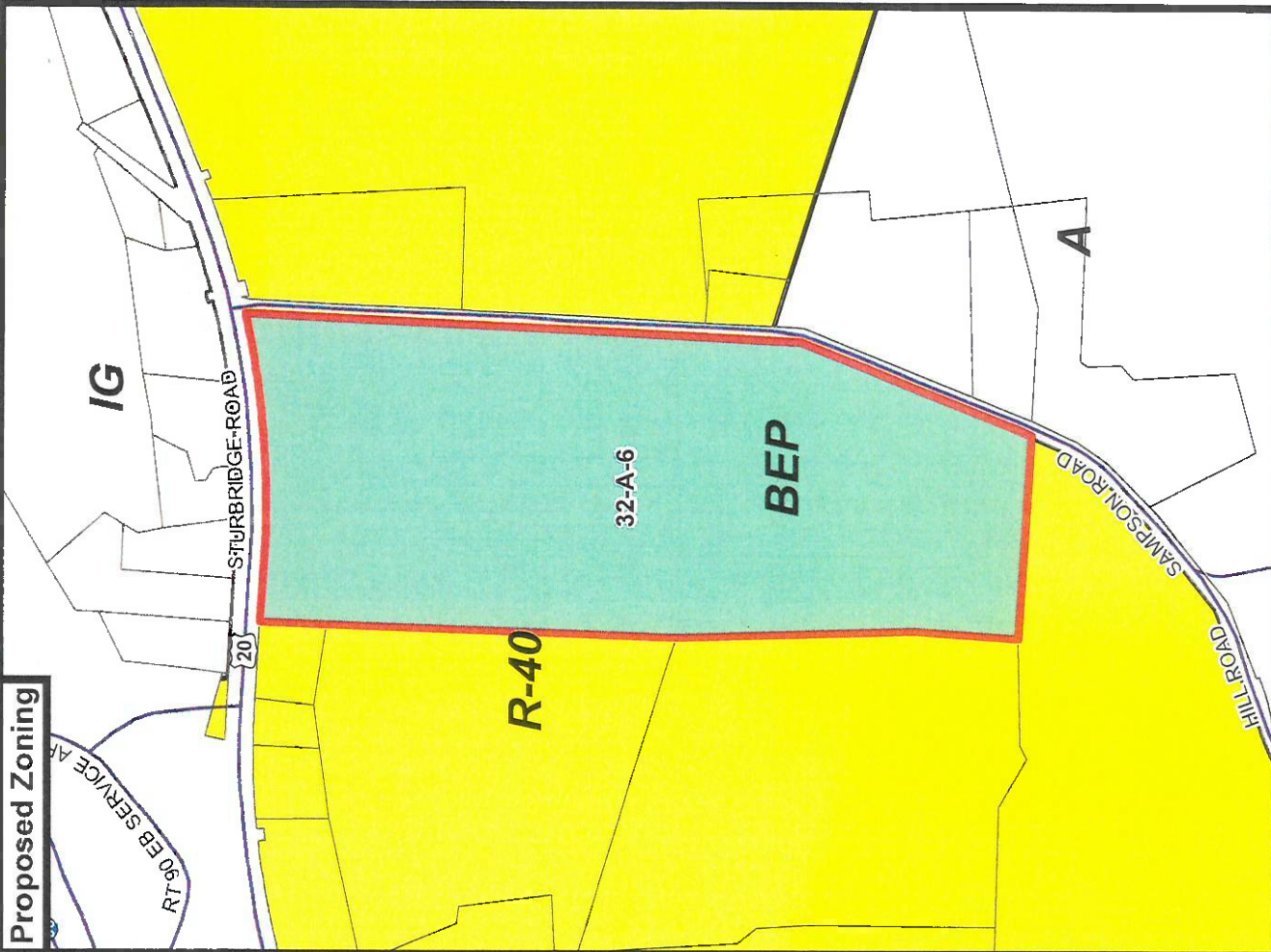
Constable/Police Officer of Charlton, Massachusetts 



Existing Zoning



Proposed Zoning



Produced by the



One Mercantile Street,
Suite 520
Worcester, MA 01608

AGRICULTURE



INDUSTRIAL-GENERAL



RESIDENTIAL-LOW DENSITY



BUSINESS ENTERPRISE PARK



PROPOSED ZONING CHANGE AREA

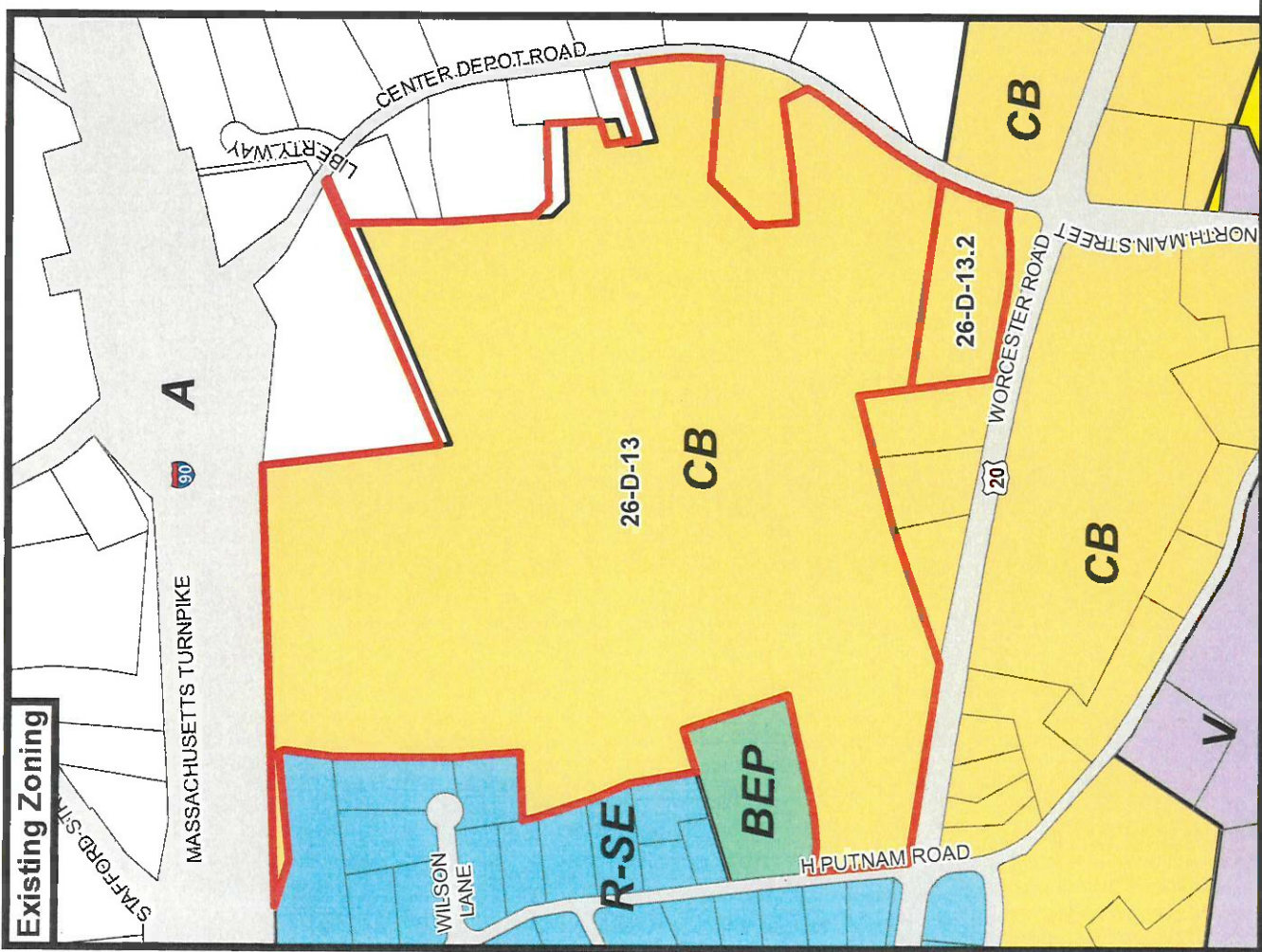
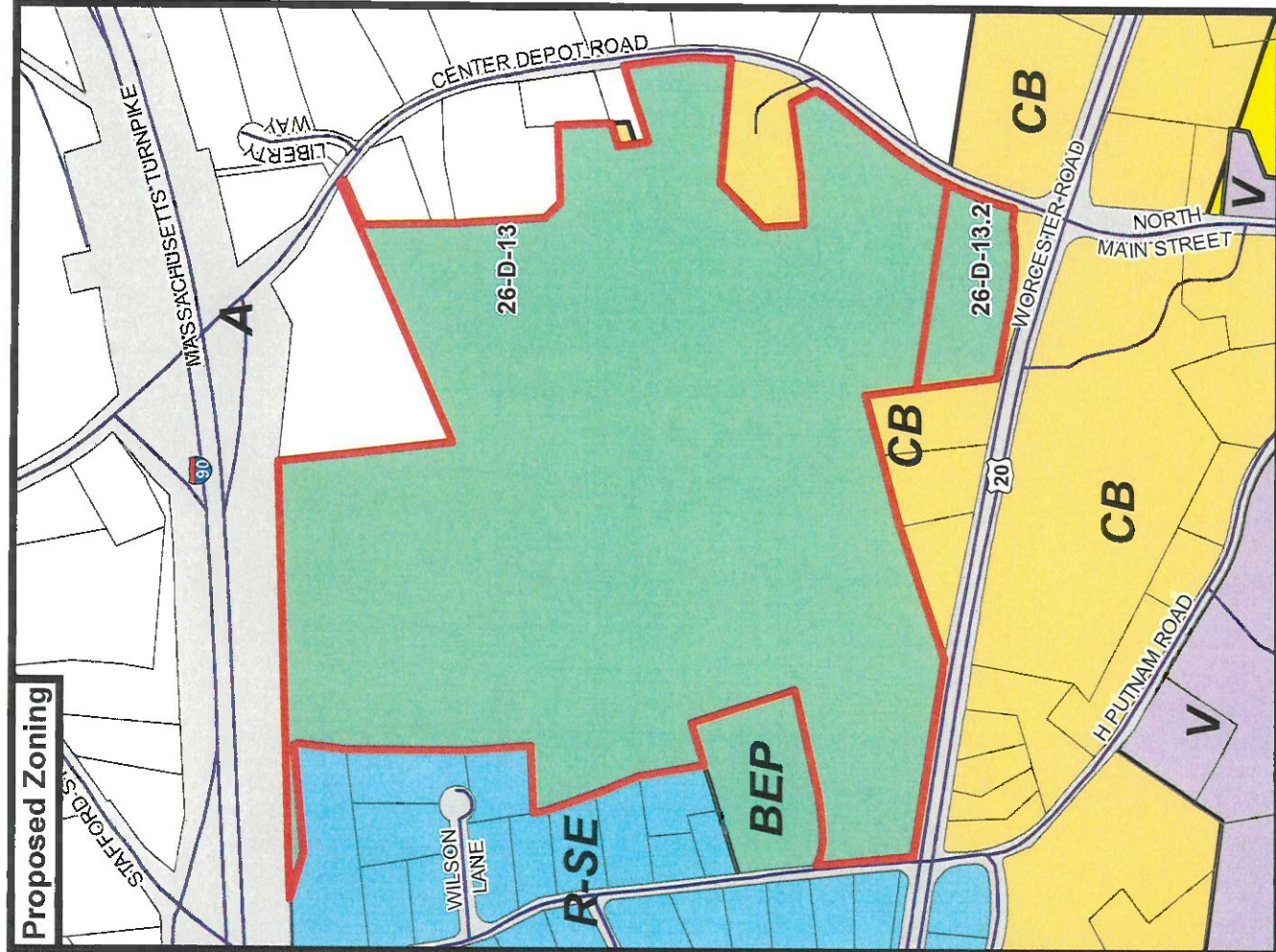


Proposed Re-Zoning > Residential-Low Density to Business Enterprise Zone

Town of Charlton, MA



Source Data: Town of Charlton, CMRPC, MassDOT, MassGIS.
Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis.



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Proposed Re-Zoning > Community Business to Business Enterprise Zone
 Town of Charlton, MA

0.11 0.055 0 0.11 Miles
 1 inch = 0.11 miles

Produced by the
CMRPC
 One Mercantile Street,
 Worcester, MA 01608

	AGRICULTURE		VILLAGE DISTRICT		PROPOSED ZONING CHANGE AREA
	COMMUNITY BUSINESS		RESIDENTIAL-LOW DENSITY		
	BUSINESS ENTERPRISE PARK		RESIDENTIAL-SMALL ENTERPRISE		