

Board of Selectmen: *Nancy J. Talbot, Alan G. Whitney, Tracy R. Opalinski, John E. Carroll, Michael P. Fountain*

Town Manager: *Stuart Beckley*
sbeckley@townofware.com



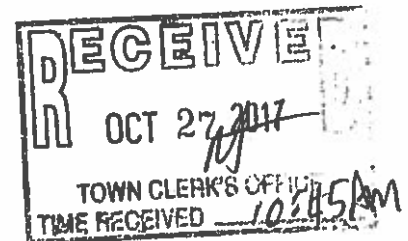
Board of Selectmen
Ware Town Hall, 126 Main Street, Meeting Room

Joint Meeting with Finance Committee Notice Agenda
Thursday, November 2, 2017 at 7:00 p.m.

Meeting Opened

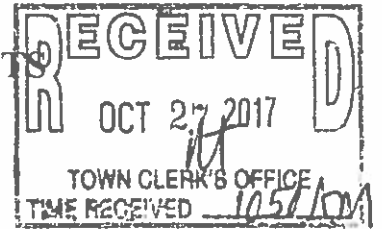
Review of November 13, 2017 Special Town Meeting Warrant with
Finance Committee and Moderator

Adjournment





**WARRANT FOR SPECIAL TOWN MEETING
TOWN OF WARE
COMMONWEALTH OF MASSACHUSETTS**



Hampshire, ss.

To any of the Constables of the Town of Ware, in said County,

Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn all of the inhabitants of the Town of Ware, Precincts A, B and C, qualified to vote on Town affairs, to meet at the Ware High School Auditorium, 237 West Street, Ware, on Monday, November 13, 2017 at seven o'clock in the evening (7:00 P.M.), then and there to act on the following articles:

- Article 1.** To see if the town will vote to appropriate a sum of money to pay unpaid bills from prior fiscal years, and to determine the manner of meeting said appropriation, whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof, or take any other action relative thereto.
- Article 2.** To see if the Town will vote to appropriate a sum of money for amendments to the Fiscal Year 2018 budget, and to determine the manner of meeting said appropriation, whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof, or take any other action relative thereto.
- Article 3** To see if the Town will vote to appropriate a sum of money for professional services to assist in the State-mandated "Valuation Certification Process" for Fiscal Year 2019 relating to real and personal Property for the Board of Assessors Office, and to determine the manner of meeting said appropriation, whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof, or take any other action relative thereto.
- Article 4.** To see if the Town will vote to appropriate a sum of money to fund the Other Post-Employment Benefits (OPEB) Liability Trust Fund and to determine the manner of meeting said appropriation whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof; or take another action relative thereto.

- Article 5.** To see if the Town will vote to appropriate a sum of money for the Stabilization Fund, and to determine the manner of meeting said appropriation whether by taxation, transfer of available funds, or any other means or any combination thereof or take any other action relative thereto.
- Article 6.** To see if the Town will vote to appropriate a sum of money for the Capital Stabilization Fund, and to determine the manner of meeting said appropriation whether by taxation, transfer of available funds, or any other means or any combination thereof or take any other action relative thereto.
- Article 7.** To see if the town will vote to appropriate a sum of money to pay for the purchase of a utility vehicle, Gator, for the Parks Department, and to determine the manner of meeting said appropriation, whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof, or take any other action relative thereto.
- Article 8.** To see if the town will vote to appropriate a sum of money to fund the purchase of a replacement defibrillator , and to determine the manner of meeting said appropriation, whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof, or take any other action relative thereto.
- Article 9.** To see if the town will vote to appropriate a sum of money for the replacement of some AIR SCDA units, breathing/air tanks and gear, for the Fire Department, and to determine the manner of meeting said appropriation, whether by taxation, transfer from available funds, borrowing, or any other means or combination thereof or take any other action relative thereto.
- Article 10.** To see if the town will vote to appropriate a sum of money to fund the purchase of an Ambulance for the Ware Fire Department, and to determine the manner of meeting said appropriation, whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof, or take any other action relative thereto.
- Article 11.** To see if the town will vote to appropriate a sum of money to fund the purchase of an administrative vehicle for the Ware Fire Department, and to determine the manner of meeting said appropriation, whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof, or take any other action relative thereto.
- Article 12.** To see if the Town will vote to appropriate a sum of money to fund the expansion of and purchase of equipment for the evidence room for the Police Department, and to determine the manner of meeting said

appropriation, whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof, or take any other action relative thereto.

- Article 13.** To see if the town will vote to appropriate a sum of money to pay for the removal of garage doors and replacement of walls at the Ware Senior Center, and to determine the manner of meeting said appropriation, whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof, or take any other action relative thereto.
- Article 14.** To see if the town will vote to appropriate a sum of money to fund the purchase of the replacement of a comminutor/grinder at the Ware Wastewater Treatment Plant, and to determine the manner of meeting said appropriation, whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof, or take any other action relative thereto.
- Article 15.** To see if the Town will vote to appropriate a sum of money to pay for the second phase of the infiltration/inflow study as required by the State Department of Environmental Protection for the Waste Water Treatment Plant and to determine the manner of meeting said appropriation, whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof, or take any other action relative thereto.
- Article 16.** To see if the Town will vote to grant a Special Tax Assessment (STA) Agreement or Tax Incentive Financing to Optimus LLC for the development of a senior living facility located at 73 South Street, Assessor's Parcel 57-0-37 and further described in the Economic Development Incentive Program (EDIP) Local Incentive-Only Application, or to take any action related thereto
- Article 17.** To see if the Town will vote to authorize the Board of Selectmen to submit the Economic Development Incentive Program (EDIP) Local Incentive-Only Application for Optimus LLC for the development of a senior Housing facility located at 73 South Street, Assessor's Parcel 57-0-37 to the Economic Assistance Coordinating Council, or to take any action related thereto.
- Article 18.** To see if the Town will vote to authorize the School Committee to lease school properties, Assessors Map 16-0-14 for the purpose of use as a solar power generating facility for a term not exceeding twenty years at a price and at such conditions determined by the school committee to be in the best interests of the Town of Ware and to authorize the School Committee to execute any lease agreements or other documents necessary to complete this transaction, or taken any action related thereto.

- Article 19.** To see if the Town will vote to authorize the School Committee to enter into renewable energy purchase and/or net metering credit purchase agreements, including solar energy and related net metering credits, for terms of more than three years, and to take all actions necessary to implement and administer such agreements, or to take any other action relative thereto.
- Article 20.** To see if the Town will vote to amend the Cemetery Regulations, Section 19.9 (H), Dogs or take any action related thereto.
- Article 21.** To see if the Town will vote to amend the Zoning Bylaws to regulate Registered Marijuana Dispensaries (RMD) and Marijuana Cultivation sites (MCS), by adding five new definitions to section 2.2, adding two new categories to the Use Table, Section 4.2, and adding a new Section 4.8.7 Marijuana Dispensaries and Cultivation Sites, as published on September 14, 2017 and presented at a Public Hearing on October 4, 2017 as published and available at the Town Hall and on the Town's website; or to take any action related thereto.
- Article 22.** To see if the Town will vote to amend the Zoning Bylaws by modifying the Use Table, Section 4.2) to allow some uses by right and to allow some uses by special permit in accordance with the proposed amendments as published and available at the Town Hall and on the Town's website; or to take any action related thereto.
- Article 23.** To see if the Town will vote to adopt the provisions of MGL Chapter 64N, Section 3, or any other enabling authority, to impose a local sales tax upon the sale or transfer of marijuana or marijuana products by a marijuana retailer operating within the Town to anyone other than a marijuana establishment at the rate of 2 percent of the total sales price received by the marijuana retailer as a consideration for the sale of marijuana or marijuana products, or at any higher rate as authorized by law, or take any action in relation thereto.
- Article 24.** To determine whether the Town will vote to amend the General Bylaws of the Town of Ware by adding the following new Article 59- Revolving Funds to establish and authorize revolving funds for use by certain town departments, boards, committees, agencies or officers under Massachusetts General Laws Chapter 44, Section 53E½, or take any other action thereto.

And you are directed to serve up this Warrant by posting attested copies thereof at the Town Hall, at the Post Office calling the same at least fourteen (14) days before the time of said meeting and also by publishing a copy of the warrant on the Town of Ware website at least fourteen days before said meeting and make due return of this Warrant with doings thereon, to the Town Clerk of Ware on or before the time of said meeting.

Given under our hands at Ware this 17th day of October, 2017.

SELECTMEN OF WARE:




Nancy Talbot, Chair



John Carroll

Alan Whitney, Vice Chair



Michael Fountain




Tracy Opalinski, Recording Clerk

Hampshire, ss.

By virtue of this Warrant, I have posted two attested copies: one at the Post Office, one at the Town Hall. I have also caused to be posted one attested copy on the Town of Ware website.

Signed this 27th Day October 2017.



Constable of Ware, Massachusetts