

COMMONWEALTH OF MASSACHUSETTS  
TOWN OF WEBSTER  
ANNUAL TOWN MEETING WARRANT  
October 20, 2014

Worcester, ss

To either of the Constables in the County aforesaid:

In the name of the Commonwealth of Massachusetts you are hereby required and directed to notify and warn the inhabitants of the Town of Webster aforesaid who are qualified to vote in elections and Town affairs to meet in the Bartlett High School Auditorium, 52 Lake Parkway, in said Webster on Monday, October 20, 2014 at 7:00 PM then and there to act on the following Articles to wit:

ARTICLE 1: To hear and act upon the report and recommendations of the Board of Selectmen and the Finance Committee.

Sponsored by the Board of Selectmen – Selectmen recommend approval

ARTICLE 2: To see if the Town will vote to transfer from any available funds in the Treasury, a sum sufficient to the Town Administrator Unpaid Bills Account # 0112352 579000 for the purpose of funding the payment of prior years' unpaid invoices; or take any action thereon.

Sponsored by the Town Accountant – Selectmen recommend approval

ARTICLE 3: To see if the Town will vote to transfer from any available funds in the Treasury, a sum sufficient to the Sewer Unpaid Bills Account # 6046052 579000 for the purpose of funding the payment of prior years' unpaid invoices; or take any action thereon.

Sponsored by the Town Accountant – Selectmen recommend approval

ARTICLE 4: To see if the Town will vote to transfer from any available funds in the Treasury, a sum sufficient to the Water Unpaid Bills Account # 6245052 579000 for the purpose of funding the payment of prior years' unpaid invoices; or take any action thereon.

Sponsored by the Town Accountant – Selectmen recommend approval

ARTICLE 5: To see if the Town will vote to transfer the sum of \$21,924.00 from the Assistant Town Treasurer Salary Account # 0114551 511030 to the Unused Sick Leave Payment Account # 0191951 519005 for the purpose of funding the payment of unused sick leave to the estate of Linda A. Wisnewski pursuant to the provisions of Article 16 of the collective bargaining agreement between the Town of Webster and SEIU Local 888 (Clerks Unit); or take any action thereon.

Sponsored by the Town Accountant – Selectmen recommend approval

ARTICLE 6: To see if the Town will vote to transfer the sum of \$380.54 from the Assistant Town Treasurer Salary Account # 0114551 511030 to the Earned Vacation Payment Account # 0191951 519006 for the purpose of funding the payment of accrued vacation leave to the estate of Linda A. Wisnewski; or take any action thereon.

Sponsored by the Town Accountant – Selectmen recommend approval

ARTICLE 7: To see if the Town will vote to transfer the sum of \$36,853.00 from the Sewer Sludge Treatment/Disposal Account # 6046052 529005 to the Sewer Plant Improvement Account # 6046058 583000 for the purpose of funding a portion of the WWTF Clarifier Drive Replacement Project; or take any action thereon.

Sponsored by the Town Accountant – Selectmen recommend approval

ARTICLE 8: To see if the Town will vote to raise and appropriate the sum of \$449.00 to the DPW Snow and Ice Supplies Account # 0142052 553002; or take any action thereon.

Sponsored by the Town Accountant – Selectmen recommend approval

ARTICLE 9: To see if the Town will vote to raise and appropriate the sum of \$2,000.00 to the Marble House Building Maintenance Account # 0154252 524001 for the purpose of funding the replacement of the boiler located in the Marble House on Veterans Way; or take any action thereon.

Sponsored by the Town Administrator – Selectmen recommend approval

ARTICLE 10: To see if the Town will vote to transfer and appropriate the amount of unexpended bond proceeds of bonds of the Town dated June 26, 2014 issued for the design, construction, reconstruction and improvements to the Ash Street Water Main, which project has been completed and for which no liability remains outstanding, to the \$3,000,000 Water Main Replacement project authorized by a vote of the Town passed May 13, 2013 (Article 9); or take any action thereon.

Sponsored by the Town Accountant – Selectmen recommend approval

ARTICLE 11: To see if the Town will vote to appropriate the premium paid to the Town upon the sale of bonds for the Police Station/Fire Rescue Station building projects and the Park Avenue School building project, each of which are the subject of a Proposition 2½ debt exclusion, to pay costs of the respective project being financed by such bonds and to reduce the amount authorized to be borrowed for each such project, but not yet issued by the Town, by the same amount; or take any action thereon.

Sponsored by the Town Accountant – Selectmen recommend approval

ARTICLE 12: To see if the Town will vote to transfer the sum of \$45,000.00 from the Stabilization Fund # 8001 for the purpose of replacing the hovercraft for the Fire Department; or take any action thereon.

Sponsored by the Fire Department – Selectmen recommend approval

ARTICLE 13: To see if the Town will vote to establish a Town Hall Improvements Stabilization Fund for the purpose of funding renovations/improvements to the Town Hall building and grounds, pursuant to the provisions of MGL Chapter 40, § 5B, as amended; or take any action thereon.

Sponsored by the Town Administrator – Selectmen recommend approval

ARTICLE 14: To see if the Town will vote to amend the Town's Zoning Bylaw 650-12 as follows:

650-12 Establishment of districts.

Amend first paragraph to be enumerated as paragraph "A."

Add the following paragraphs:

B. The following constitutes the Table of Use Regulations:  
(See following pages for Table of Use Regulations)

C. Any additional use which is substantially similar to one or more of the uses specifically authorized and not more detrimental to the neighborhood may be allowed, if a permit therefore is issued in accordance with the provisions of Section 650-11.B of this Bylaw.

D. The following constitutes the Table of Dimensional Regulations:  
(See following pages for Table of Dimensional Regulation)

; or take any action thereon.

Sponsored by the Town Engineer/Planner – Selectmen refer to Sponsor

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Table of Use Regulations

Principal Use	District											
	1	2	3	4	5	5A	6	7	8	9	10	11
	SFR	ASFR	MFR	B-4	B-5	B-5A	IND	LR	FP	CD	WP	RO
Detached single family dwelling	Y	Y	Y	Y	Y	Y	Y	Y	*	N	*	N
Religious and education	Y	Y	Y	Y	Y	Y	Y	Y	*	N	*	N
Hospital, convalescent home	Y	Y	Y	Y	Y	Y	Y	Y	*	N	*	N
Public utility building	Y	Y	Y	Y	Y	Y	Y	Y	*	Y	*	N
Private garage	Y	Y	Y	Y	Y	Y	Y	Y	*	N	*	N
Accessory uses	Y	Y	Y	Y	Y	Y	Y	Y	*	N	*	*
Farm or nursery (except as limited by 650-15.B)	N	Y	N	N	Y	Y	Y	N	*	N	*	N
Farm slaughtering	N	SP	N	N	N	N	SP	N	*	N	*	N
Earth removal	N	SP	N	N	N	N	SP	N	*	N	*	N
Raising of swine or fur bearing animals, 500 feet from property line	N	SP	N	N	N	N	SP	N	*	N	*	N
Restaurant, tea room and dairy bar	N	SP	N	Y	Y	Y	SP	N	*	N	*	SP
Hotel or tourist court	N	SP	Y	Y	Y	Y	SP	N	*	N	*	SP
Roadside stand	N	SP	N	N	N	N	SP	N	*	N	*	N
Motel	N	N	Y	Y	Y	Y	N	N	*	N	*	N
Two family dwelling	N	N	Y	N	N	N	N	N	*	N	*	SP
Theaters	N	N	N	Y	Y	N	N	N	*	N	*	SP
Agencies	N	N	N	Y	Y	Y	N	N	*	N	*	N
Amusement enterprises (after Selectmen approval)	N	N	N	Y	Y	N	N	N	*	N	*	N
Mercantile establishment	N	N	N	Y	Y	Y	N	N	*	N	*	SP

Table of Use Regulations

Principal Use	District											
	1 SFR	2 ASFR	3 MFR	4 B-4	5 B-5	5A B-5A	6 IND	7 LR	8 FP	9 CD	10 WP	11 RO
Assembly of appliances	N	N	N	Y	Y	Y	N	N	*	N	*	N
Apartment, hotel	N	N	N	Y	Y	Y	N	N	*	N	*	N
Auto services station	N	N	N	Y	Y	N	N	N	*	N	N	N
Auto services station (no gas)	N	N	N	Y	Y	Y	N	N	*	N	N	N
Auto sales	N	N	N	Y	Y	N	N	N	*	N	*	N
Banks or financial institution	N	N	N	Y	Y	Y	N	N	*	N	*	*
Building materials, sales and storage	N	N	N	Y	Y	Y	Y	N	*	N	*	*
Bowling alley	N	N	N	Y	Y	Y	N	N	*	N	*	N
Funeral parlor	N	N	N	Y	Y	Y	N	N	*	N	*	N
Tailor shop	N	N	N	Y	Y	Y	N	N	*	N	*	N
Laundry	N	N	N	Y	Y	Y	N	N	*	N	N	N
Photographic studio	N	N	N	Y	Y	Y	N	N	*	N	*	N
Office (business or professional)	N	N	N	Y	Y	Y	Y	N	*	N	*	*
Printing or publishing	N	N	N	Y	Y	Y	N	N	*	N	*	N
Public garage	N	N	N	Y	Y	N	N	N	*	N	*	N
Shoe repair shop	N	N	N	Y	Y	Y	N	N	*	N	*	N
Animal hospital or veterinary	N	N	N	Y	Y	Y	N	N	*	N	*	N
Wholesale distributing plant	N	N	N	Y	Y	N	Y	N	*	N	*	N
Wholesale warehouse	N	N	N	Y	Y	N	Y	N	*	N	*	N
Buauty parlor and barber shop	N	N	N	Y	Y	Y	N	N	*	N	*	N
Parking areas - commercial	N	N	N	Y	Y	N	N	N	*	N	*	N
Trucking terminal or bus garage	N	N	N	Y	Y	N	Y	N	*	N	*	N

Table of Use Regulations

Principal Use	District											
	1 SFR	2 ASFR	3 MFR	4 B-4	5 B-5	5A B-5A	6 IND	7 LR	8 FP	9 CD	10 WP	11 RO
Adult Use	N	N	N	SP	N	N	N	N	*	N	*	N
Self storage facility	N	N	N	N	N	Y	N	N	*	N	*	N
Car wash	N	N	N	N	N	Y	N	N	*	N	N	N
Manufacturing or industrial	N	N	N	N	N	N	Y	N	*	N	*	N
Automobile dismantling or used parts yard	N	N	N	N	N	N	SP	N	*	N	N	N
Junkyard	N	N	N	N	N	N	SP	N	*	N	N	N
Marina	N	N	N	N	N	N	N	SP	*	N	*	N
Campground	N	N	N	N	N	N	N	N	*	SP	*	N
Golf course	N	N	N	N	N	N	N	N	*	SP	*	N
Municipal use	Y	Y	Y	Y	Y	Y	Y	Y	*	Y	*	N
Outdoor recreation	N	N	N	N	N	N	N	N	*	Y	*	N
Outdoor recreation structure	N	N	N	N	N	N	N	N	*	SP	*	N
Wind power generation (subject to 650-42)	Y	Y	Y	Y	Y	Y	Y	Y	*	Y	*	Y
Landfill or dump	N	N	N	N	N	N	N	N	*	N	N	N
Private boating, fishing and hunting club	N	N	N	N	N	N	N	N	*	Y	N	N

Y = Authorized use

N = Prohibited use

SP = Authorized use under special permit

\* = Use further restricted by overlay district

Town of Webster

Table of Dimensional Regulations

	District	District	District	District	District	District	District	District	District
	1- SFR	2- ASFR	3- MFR	4-B w/sewer	5Bw/out sew	5A Gore Dis	6-Indus.	7- Lake R	
Minimum Lot Area (square feet)	12,000*1	43,560*1	12,000 *2	None *3	25,000	43,560	43,560	5,000	
Minimum Lot Frontage (Feet)	50	50	50	50	50	50	50	50	
Minimum Front (Feet)	30	30	30	10	30	30	0	20	
Minimum Side Yard (Feet)	15	15	10	0	15	25	0	10	
Minimum Rear Yard (Feet)	15	15	10	0	15	25	0	10	
Irregularity "r" (Minimum)	0.4	0.4	0.5	NA	NA	NA	NA	NA	
Ratio (floor area ratio to land area)	NA	NA	NA	1 to 1	1 to 2	1 to 2	1 to 2	1 to 2	
Maximum Building Height (Feet)	3 stories	3 stories	3 stories	4 stories	4 stories	4 stories	4 stories	3 stories	
	*1 The minimum width at the building line shall be 100 feet.								
	*2 Two family dwelling minimum area 12,000 SF with 6000 SF additional for each additional family unit								
	*3 Residence Use- Conform to Res. 3								

ARTICLE 15: To see if the Town will vote to amend the Town's Zoning Bylaw 650-15 as follows:

650-15. District 2, Agricultural Single-Family Residential.

Delete paragraph A. (2) in its entirety and replace with the following:

"(2) Farm or nursery, including the display and sale of natural products raised in the Town of Webster with the provision that raising of stock including but not limited to bovine, poultry, and fowl; all such uses shall require a minimum 3 acre lot size."

; or take any action thereon.

Sponsored by the Town Administrator – Selectmen refer to Sponsor

ARTICLE 16: To see if the Town will vote to delete the following text from Bylaw 650-21 D:

"except Boat Houses and Wharves."

; or take any action thereon.

Sponsored by the Town Administrator – Selectmen refer to Sponsor

ARTICLE 17: To see if the Town will vote to amend the Webster General Bylaws by adding a new section to Building Construction and Demolition, Chapter 329, Section 329-3, Dock Construction as follows:

A. For safety purposes, all docks newly constructed, newly altered, newly installed or newly offered for rental purposes for rent on District 7 Lake Residential properties, after October 2014, shall require an inspection and permit from the Building Inspector for placement and construction. All docks must be maintained in a safe structural condition. The Building Inspector may order the repair or removal of any dock or part thereof deemed hazardous. If a dock is deemed a hazard, the owner shall be given 30 days to either repair or remove said dock. The failure of the owner to repair or remove said dock may result in an order by the Building Inspector to remove said dock at the expense of the owner in addition to fines.

B. For rental docks on District 7 Lake Residential properties, the cost for the inspection and permit will be a flat fee of \$100.

Sponsored by the Dock/Lake Policies Committee – Selectmen refer to Sponsor

ARTICLE 18: To see if the Town will vote to amend the Webster Zoning By-Law by deleting § 650-21 District 7, Lake Residential, subsection G which reads:

"G. Uses which may be permitted by the Board of Appeals after a hearing with due notice given:

(1) Marinas."

, or take any action relative thereto or thereon.

CITIZEN'S PETITION – Selectmen refer to Sponsor

ARTICLE 19: To see if the town will raise and appropriate, borrow or transfer from any available funds in the Treasury, a sum sufficient to install one (1) central water filtration



system to every single family, condo, two family and three family houses in town that do not currently have a central water filtration system.

Property owners who have already installed a central water filtration system will be eligible for a credit or refund as determined by the Water Commissioners.

If borrowing is the source of funding the principal and interest to be paid will be charged to the General Fund budget not the Water Enterprise budget or take any action thereon.

CITIZEN'S PETITION – Selectmen refer to Sponsor

ARTICLE 20: To see if the town will vote to add poultry to single Family Residential Zoning. Laying hens only not to exceed 12.

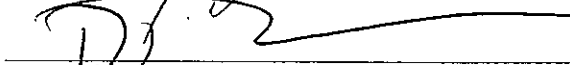
CITIZEN'S PETITION – Selectmen refer to Sponsor

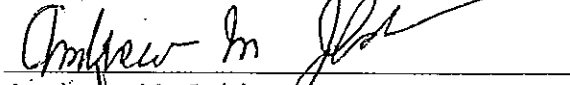
And you are directed to serve this warrant by publishing attested copies thereof in a newspaper published within the Town of Webster at least seven (7) days preceding the meeting and by posting attested copies thereof with the Town Clerk and filing in the Public Library.

Thereof fail not and make due return of your doings thereon to the Town Clerk at the time and place of holding said meeting. Given under our hands this Twenty Ninth Day of September in the year of our Lord Two Thousand and Fourteen.

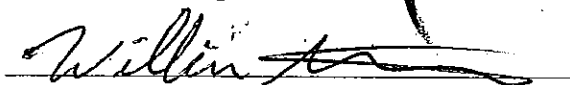
WEBSTER BOARD OF SELECTMEN

  
\_\_\_\_\_  
Robert J. Miller, Chairman

  
\_\_\_\_\_  
Donald D. Bourque, Vice Chairman

  
\_\_\_\_\_  
Andrew M. Jolda

  
\_\_\_\_\_  
Mark G. Dowgiewicz

  
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William A. Starzec