

SPECIAL TOWN MEETING

November 14, 2020

COMMONWEALTH OF MASSACHUSETTS



Middlesex, ss:

To either of the constables of the Town of Pepperell, in said county,

GREETINGS:

In the name of the Commonwealth aforesaid, you are hereby required to notify and warn the inhabitants of said Town qualified according to law to vote in state, county, district and town affairs to assemble at the NISSITISSIT MIDDLE SCHOOL, in said Town, on Saturday, the 14th of November, A.D. 2020 at 9:00 AM to act on the following articles:

ARTICLE 1 - FY2021 GENERAL FUND BUDGET AMENDMENT - REDUCTIONS

To see if the Town will vote to amend the Fiscal Year 2021 budget, as adopted under Article 5 of the warrant for the 2020 Annual Town Meeting, by reducing the total appropriation by \$133,000.00, or take any other action relative thereto.

ARTICLE 2 - FY2021 FREE CASH REQUEST FOR GENERAL FUND BUDGET

To see if the Town will vote to appropriate a sum of money from Free Cash as certified on 07/01/2020, or other available funds, for the purpose of supplementing or otherwise modifying the Fiscal Year 2021 budget as may be necessary to balance the budget or take any other action relative thereto.

ARTICLE 3 - NISSITISSIT MIDDLE SCHOOL GROUND LEASE

To see if the Town will vote to approve a ground lease with the North Middlesex Regional School District, as lessee, for the Town-owned property known as the Nissitissit Middle School located at 33 Chace Avenue, or take any other action relative thereto.

ARTICLE 4 - ZONING BYLAW AMENDMENT, ADULT USE RECREATIONAL MARIJUANA ESTABLISHMENTS

To see if the Town will vote to amend Section 6600 of the Zoning Bylaw, Adult Use Recreational Marijuana Establishments, as follows, or take any other action relative thereto:

- a) In subsection 6640.5, revise clause a) to read as follows, with deletions shown by ~~strikethrough~~ and additions shown by underlining:

The maximum number of Marijuana Establishments in the Town of Pepperell shall be limited as follows:

- a) ~~The number of Marijuana Retailers shall not exceed twenty percent (20%) of the number of alcohol licenses issued pursuant to M.G.L. c. 138, §15 for retail sale of alcohol not to be~~

~~drunk on the premises in the Town of Pepperell, said 20% figure to be rounded up to the next whole number.~~ The number of Marijuana Retailers shall not exceed two.

- b) In Section 6650 revise the third sentence to read as follows, with deletions shown by ~~strikethrough~~ and additions shown by underlining:

While the Special Granting Authority (SPGA) is authorized to approve Special Permits for Marijuana Retailers in an amount up to, but not exceeding 20% of the number of licenses issued within the Town pursuant to M.G.L. c. 138, §15 for the retail sale of alcoholic beverages not to be drunk on the premises two, the Zoning Bylaw shall not be construed to obligate the SPGA to approve any particular application for a Special Permit just because the maximum number of Special Permits has not been approved.

ARTICLE 5 – ACCEPTANCE OF CRAWFORD WAY AND RED PEPPER LANE AS A PUBLIC WAY

To see if the Town will vote to accept as Town public ways, Crawford Way and Red Pepper Lane, in the Town of Pepperell, County of Middlesex, Commonwealth of Massachusetts, as heretofore laid out by the Select Board, and as shown on a plan entitled “Street Acceptance Plan in Pepperell, Massachusetts Crawford Way” dated May 20, 2020, revised August 28, 2020 by Land Engineering & Environmental Services, Inc.,” a copy which is on file with the Town Clerk, and to authorize the Select Board to acquire by eminent domain, purchase, gift or otherwise, the fee simple interest, or easements, in said ways for the purpose for which public ways are used in the Town, together with all related drainage, utility and other easements, or take any other action relative thereto.

ARTICLE 6 - GRANT OF EASEMENT / BEMIS ROAD

To see if the Town will vote : (a) to authorize the Select Board, for and on behalf of the Town and upon such terms and conditions as the Board deems to be in the best interest of the Town, to convey to the Massachusetts Electric Company, and to Verizon New England, a perpetual right and easement to install, construct, reconstruct, repair, replace, add to, maintain, operate and patrol, for the transmission of high and low voltage electric current and for the transmission of intelligence and telephone use, utility service lines to consist of, but not limited to, five (5) poles, (which may be erected at different times) with wires and cables installed thereon, and all necessary foundations, anchors, guys, braces, fittings, equipment and appurtenances over, across, under and upon the land in which the Town has or may have an interest, being known as Bemis Road, to serve property located on the westerly end of Bemis Road and shown as “Town of Pepperell” on a plan of land recorded with the Middlesex South District Registry of Deeds as Plan #921 of 1968; and (b) to authorize the Select Board to take any and all action necessary for the purpose of accomplishing such easement conveyance, or take any other action relative thereto.

ARTICLE 7 - OUTDOOR LIGHTING BYLAW

To see if the Town will vote to adopt an Outdoor Lighting Bylaw, a copy of which is shown in Appendix A to this warrant, or take any other action relative thereto.

ARTICLE 8 - FY2021 WATER ENTERPRISE FUND BUDGET AMENDMENT -
REDUCTIONS

To see if the Town will vote to amend the Fiscal Year 2021 Water Enterprise Fund budget, as adopted under Article 7 of the warrant for the 2020 Annual Town Meeting, by reducing the total appropriation by \$109,000.00, or take any other action relative thereto.

And you will serve this warrant by posting a true and attested copy of same, in said Town, fourteen days prior to the time of said meeting. Hereof fail not and make due return of your doings herein to the Town Clerk on or before the time appointed for said meeting. Given under our hands this 28th day of October, 2020.



William Greathead, Chairman



Margaret Scarsdale, Clerk



Tony Beattie

PEPPERELL SELECT BOARD



CONSTABLE OF PEPPERELL



