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TOWN OF TOWNSEND  
TOWN CLERK

**TOWNSEND**  
**In the Commonwealth of Massachusetts**  
**SPECIAL TOWN MEETING**

**MIDDLESEX SS.**

To either of the Constables of the Town of Townsend in the County of Middlesex, Greetings:  
In the name of the Commonwealth of Massachusetts, you are hereby directed to notify the legal voters of the Town of Townsend, qualified to vote at Town Meetings for the transaction of Town affairs, to meet at the Townsend Memorial Town Hall, Great Hall, 272 Main Street, Townsend, MA, for a Special Town Meeting on **Monday, March 10, 2025, at 7:00 PM**, then and there to act on the following articles:

**ARTICLE 1**

To see if the Town will vote to amend its Zoning Bylaw, being Chapter 145 of the Town Code, Article IX, entitled "Special Provisions," Section 54.1, entitled "Age-restricted development," as follows:

- (i) by striking from Subsection B, entitled "Applicability," Item (1)(a), the word "Two" and by substituting therefor the word "One";
- (ii) by striking from Subsection C, entitled "Basic requirements," Item (5) in its entirety;
- (iii) by striking from said Subsection C the following sentence in Item (7):  
"A permanent conservation restriction running to or enforceable by the Town shall be recorded for the common open space area and shall include restrictions that the land be retained in perpetuity for conservation or passive recreation";
- (iv) by renumbering Items (6), (7) and (8) in said Subsection C as Items (5), (6) and (7), respectively, following the elimination of existing Item (5) as aforesaid; and
- (v) by thereafter adding to said Subsection C a new Item, to be numbered "(8)," stating as follows: "The Planning Board may in its reasonable discretion reduce, alter or waive any or all of the foregoing basic requirements upon demonstration by an applicant of just cause for such a reduction, alteration or waiver, provided that the Planning Board

also finds that the reduction, alteration or waiver would advance the purpose of this section and further the public interest”;

or take any other action in relation thereto.

**SUBMITTED BY:** Planning Board

## **ARTICLE 2**

To see if the Town will vote to convert the office of Town Clerk from an elected position to a position appointed by the Select Board, for a three-year term, subject to acceptance by the voters at the annual Town elections, provided that the incumbent serving at the time of any such acceptance by the voters shall continue to hold the office and to perform the duties thereof until the expiration of the term for which he or she was elected or until he or she otherwise vacates the office, or, if such individual is elected at the same election at which the office becomes an appointed office, until the appointment to said office is otherwise made, all of the foregoing in accordance with Massachusetts General Laws, Chapter 41, Sections 1 and 1B; or take any action related thereto.

**SUBMITTED BY:** Select Board

## **ARTICLE 3**

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds in the treasury the sum of \$80,790.00 or any other sum for the purpose of funding as detailed below; or take any other action in relation thereto.

Item	Department	Description	FY25 Cost	Funding Source
1	Fire-EMS	Price Increase on Fire Truck	\$80,790.00	Borrow (Amb. Receipts)

**SUBMITTED BY:** Select Board

## **ARTICLE 4**

To see if the Town will vote to hear a presentation to Special Town Meeting voters

on the North Middlesex Regional School District budget or take any other action in relation thereto.

**SUBMITTED BY:** Select Board

## **ARTICLE 5**

To see if the Town will vote to raise and appropriate the sum of \$1,334,198.00 for General Fund budget expenses for fiscal year 2026, for the North Middlesex Regional School District operator and transportation assessments to the Town for fiscal year 2026, such appropriation to be contingent upon the Town's approval, at an election, of a Proposition 2 ½ override, so-called, under M.G.L. c. 59, § 21C; or take any other action relative thereto.

**SUBMITTED BY:** Select Board

## **ARTICLE 6**

To see if the Town will vote to authorize the Select Board to convey a fee simple or lesser interest in the land and/or building(s) thereon known as 540 Main Street, shown on Assessor's Map 3, Block 18, Lot 0, or in any portion or portions thereof, together with any interest(s) appurtenant thereto, on such terms and conditions as the Board deems to be in the best interest or interests of the Town, and to execute any and all agreements and documents to effectuate said conveyance, and to authorize the Board to take any and all action(s) deemed by it to be necessary or prudent in connection therewith; or take any other action in relation thereto.

**SUBMITTED BY:** Select Board

And you are directed to serve this Warrant, by posting up attested copies thereof at MEMORIAL HALL, 272 MAIN STREET at the Center, WEST TOWNSEND READING ROOM, 264 DUDLEY ROAD in West Townsend, POLICE/COMMUNICATIONS CENTER, 70 BROOKLINE ROAD, TOWNSEND HARBOR FIRE STATION, 47 MAIN STREET, and HARBOR CHURCH, 80 MAIN STREET in said Town, at least FOURTEEN (14) days before the time of holding said meeting.

HEREOF FAIL NOT, and make due return of this Warrant, with your doings thereon, to the Town Clerk, at the time and place of the meeting, as aforesaid.

Given under our hands this 24th day of February, in the year TWO THOUSAND TWENTY-FIVE.

SELECTMEN OF TOWNSEND

  
\_\_\_\_\_  
Laura E. Shifrin, Chairman

  
\_\_\_\_\_  
Veronica A. Kell, Vice Chairman

A true copy. ATTEST:

 \_\_\_\_\_ CONSTABLE

MIDDLESEX, SS.

PURSUANT TO THE WITHIN WARRANT, I have notified and warned the inhabitants of the Town of TOWNSEND by posting up attested copies of the same at: MEMORIAL HALL, 272 MAIN STREET AT THE CENTER, WEST TOWNSEND READING ROOM, 264 DUDLEY ROAD in WEST TOWNSEND, POLICE/COMMUNICATIONS CENTER, 70 BROOKLINE ROAD, HARBOR FIRE STATION, 47 MAIN STREET, and HARBOR CHURCH, 80 MAIN STREET, AT LEAST FOURTEEN (14) DAYS BEFORE THE DATE OF THE MEETING, AS WITHIN DIRECTED.

Constable of TOWNSEND

  
\_\_\_\_\_  
SIGNATURE

LOCATION	TIME	MONTH	DAY	YEAR
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March 10, 2025, Special Town Meeting

MEMORIAL HALL	<u>2:00</u>	<u>2/24/25</u>	_____	_____
WEST TOWNSEND READING ROOM	<u>2:10</u>	<u>2-24-25</u>	_____	_____
HARBOR FIRE STATION	<u>2:30</u>	<u>2-24-25</u>	_____	_____
POLICE/COMMUNICATIONS CENTER	<u>2:15</u>	<u>2-24-25</u>	_____	_____
HARBOR CHURCH	<u>2:20</u>	<u>2-24-25</u>	_____	_____