



COMMONWEALTH OF MASSACHUSETTS
TOWN OF CHESTER
SPECIAL TOWN MEETING
October 26, 2020 AT 6:30PM

Hampden, SS:

To any of the Constables in the Town of Chester in the County of Hampden

Greetings:

In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the inhabitants of the Town of Chester qualified to vote in Elections and town affairs to meeting in the Chester Town Hall in said Town on Monday October 26, 2020 at 6:30pm in the evening, then and there to act on the following articles:

Article 1:

To see if the Town will vote to accept G.L. c. 64G, § 3A, authorizing the imposition of a local excise tax upon the transfer of occupancy of a room in a bed and breakfast establishment, hotel, lodging house, short-term rental or motel at a rate of not more than 6% of the total amount of rent for each such occupancy, and to specify the rate of such tax; or to take any other action in connection therewith.

Majority vote required

Article 2:

To see if the Town will vote to accept G.L. c. 64G, § 3D(a), authorizing the imposition of a community impact fee of not more than 3% of the total amount of rent upon each transfer of occupancy of a professionally managed unit that is located within the Town, and to specify the rate of such fee; or to take any other action in connection therewith.

Majority vote required

Article 3:

To see if the Town will vote to accept G.L. c. 64G, § 3D(b), authorizing the imposition of a community impact fee of not more than 3% of the total amount of rent upon each transfer of occupancy of a short-term rental unit that is located within a two-family or three-family dwelling that includes the operator's primary residence, and to specify the rate of such fee; or to take any other action in connection therewith.

Majority vote required

Article 4:

To see if the Town will vote to appropriate by transfer from the Stabilization Account the sum of \$17,201.45 to the following accounts:

Water Dept Expense Account -	Elm Electric \$9,616.00
Highway Supplies & Repairs -	Sherwin Williams \$756.79
	Commercial Truck Tire Center \$458.01
	Tonlino & Sons \$1,368.89
	Skyline Services \$1,400.84
	Marcotte Ford \$3,600.91

to cover invoices from Fiscal Year 2020 or take any other action in relation thereto.

Nine-tenths majority vote required

Article 5:

To see if the Town will vote to appropriate by transfer from the Town Hall Maintenance Fund the sum of \$15,000 for part of the cost of Town Hall Boiler replacement or take any other action in therewith

Two-thirds majority vote required

Article 6:

To see if the Town will vote to appropriate by transfer from the Stabilization Account the sum of \$30,000 for the remaining cost of the Town Hall Boiler replacement or take any action in relation thereto

Two-thirds majority vote required

Article 7:

To see if the Town will vote to accept the provisions of G.L. c. 60, § 77C, which authorizes the acceptance of title to parcels of real property as payment in full of outstanding municipal taxes and charges, or to take any other action in relation thereto.

Majority vote required

Article 8:

To see if the Town will vote, pursuant to G.L. c. 60, § 77C, to accept a deed in lieu of foreclosure from William Ivey Long, Inc., a North Carolina corporation, with respect to the real property known and numbered as 10 Middlefield Road, formerly known as the Chester Elementary School, which property is shown on the Assessors' Maps of the Town as Lot 102.7 on Map 202 and which is held by the said owner pursuant to a deed recorded with the Hampden County Registry of Deeds at Book 14293, Page 597, or to take any other action in relation thereto.

Majority vote required

Article 9:

To see if the Town will vote, pursuant to G.L. c. 40, § 15A, to transfer the care, custody, management and control of the real property known and numbered as 10 Middlefield Road, formerly known as the Chester Elementary School, which property is shown on the Assessors' Maps of the Town as Lot 102.7 on Map 202, following its acquisition pursuant to G.L. c. 60, § 77C, to the Board of Selectmen and to transfer the purpose of the said real property from that of a tax possession to general municipal purposes, or to take any other action in relation thereto.

Two thirds majority vote required

And you are directed to serve this warrant by posting attested copies at the usual place of posting warrants as per the vote of the Town. (One at the Town Hall, one at the US Post Office and one at the Chester Center) at least fourteen days before the time of holding said meeting.

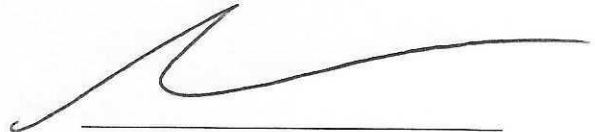
Therefore, fail not and make due return of this warrant with your doings to the Town Clerk of said Town before the time of holding said meeting.

Given under our hands at Chester, this _____ day of October 2020.

BOARD OF SELECTMEN



Barbara P. Huntoon, Chair



John Baldasaro, Vice Chair

Richard Holzman, Clerk

I hereby certify that copies of the above notice were posted by me in three public places within the boundaries of Chester Massachusetts

Gay Oke
Chester Police

10-8-2020 12:55
Date and Time of posting