

TOWN OF BECKET

SPECIAL TOWN MEETING



Tuesday January 18, 2022

6:30 P.M.

**BECKET TOWN HALL
COMMUNITY ROOM
557 MAIN STREET
BECKET, MASSACHUSETTS**

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Town of Becket
Commonwealth of Massachusetts

Berkshire, ss.

To either of the Constables of the Town of Becket in said County of Berkshire,

Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Becket, who are qualified to vote in Town affairs to meet in **BECKET TOWN HALL, 557 Main Street, Becket, on the 18th Day of January 2022, at 6:30 P.M.,** for the following purposes:

ARTICLE 1 TRANSFER FROM THE STABILIZATION FUND

To see if the Town will vote to transfer from the Stabilization Fund the sum of \$165,900 for the emergency repairs of Leonhardt Road; or take any other action relative thereto.

MOTION: Move that the Town transfer \$165,900 from the Stabilization Fund for the emergency repairs of Leonhardt Road.

Select Board: Recommended
Finance Committee: To be voted 1/6/22

2/3 Vote Required

ARTICLE 2 BYLAW CHANGE – WARRANT MAILING

To see if the Town will make the following changes to the Town's General Bylaws Section 4A of Article 1 as show below; or take any action in relation thereto:

SECTION 4A. No less than seven days before the Annual or any Special Town Meeting the Board of Selectmen shall post on the Town website and mail to all full-time and part-time households copies of the warrant. In all cases the Board of Selectmen shall provide an explanation in plain language to accompany each article and line item in the warrant. Monies for this mailing shall be set aside by means of a separate line item in the Town's budget. No less than seven days before the Annual or Special Town Meeting the Board of Selectmen Select Board shall mail a post card to all **residences** as a reminder that the **Town Meeting Warrant** and report is on the website and to request in writing if one would like a town report or **warrant** mailed to him or her. Warrants for the Annual Town Meeting and reminders of the availability of town reports may be contained in the same mailing. The Board of Selectmen Select Board shall issue a press release notifying voters of each Town Meeting to be published in a newspaper of general circulation within the Town. The requirements provided in this subsection shall not be deemed to be a part of the legal notification of such meeting or the legal service of such warrant and the failure to comply with the provisions of this subsection shall not serve to invalidate the proceedings of any Town Meeting.

MOTION: Move that the Town amend the Town of Becket General Bylaws Article 1 Section 4A as presented in Article 2 of the warrant for the January 18, 2022 Special Town Meeting.

Select Board: Recommended

Majority Vote Required

ARTICLE 3 ZONING BYLAW CHANGE – MOBILE HOMES

To see if the Town will vote to amend the Town of Becket Zoning By-Laws by clarifying language in Section 6.2 Mobile Home Regulations, as summarized below and as on file in the office of the Town Clerk and on the Town website at www.townofbecket.org; or take any action in relation thereto.

Becket Zoning Board of Appeals

Proposed changes to Section 6.2 and Section 10.0 of the Becket Zoning By-laws

Proposed additions are underlined and in red. Proposed deletions are crossed through.

6.2 MOBILE HOME DWELLING REGULATIONS

6.2.1 General. No mobile ~~home~~ dwelling shall be located in the Town except under the following conditions.

6.2.2 Catastrophe. A Mobile home dwelling may be occupied as a temporary dwelling for a period not to exceed twelve (12) consecutive months by the owner and occupier of a residence which has been destroyed by fire or other natural disaster while the residence is being rebuilt on the same lot, subject to the approval by the Board of Health prior to its occupancy.

6.2.3 Special Permit Required. No mobile ~~home~~ dwelling shall hereafter be parked or relocated within the limits of the Town except by Special Permit from the Zoning Board of Appeals for an extended period not to exceed twelve (12) consecutive months during the construction of a new home or a major home renovation. Any mobile ~~home~~ dwelling being parked or relocated in accord with the foregoing cannot be occupied as a ~~habitation~~ dwelling without approval by the Board of Health prior to its occupancy.

6.2.4 Replacement. In the case of a mobile ~~home~~ dwelling located within the limits of the Town on or before February 28, 1970, on a lot owned by the owner of said mobile ~~home~~ dwelling, said mobile ~~home~~ dwelling may be replaced by another, of similar size but no greater than the length of the existing mobile ~~home~~ dwelling in the same location on the lot with a certificate of occupancy from the Building Inspector, provided such replacement takes place within one year of the removal or demolition of the original mobile ~~home~~ dwelling.

6.2.5 Recreational Trailers. Travel or camping trailers or self-contained motor homes, not being used for living purposes, may be parked on the owner's premises and be exempt from the provisions of this Section, provided that mobility is maintained and certified by valid attached registration plates as issued by the state of origin.

6.2.6 Use of Recreational Trailers. Travel or camping trailers and self-contained motor homes may be located and occupied for a period not to exceed thirty (30) days, in a trailer camping area located, licensed and operating in the Town of Becket prior to December 6, 1976. In addition, travel or camping trailers and self-contained motor homes may be parked or stored in said camping area, provided mobility is maintained and certified by valid attached registration plates as issued by the state of origin and further provided that such parking or storage area be suitably screened from view from either public road or abutters' property.

MOTION: Move that the Town amend the Town of Becket Zoning Bylaws as presented in Article 3 of the warrant for the January 18, 2022 Special Town Meeting.

Select Board: No Recommendation

2/3 Vote Required

Planning Board: Recommended

ARTICLE 4 ZONING BYLAW CHANGE – MOBILE HOMES

To see if the Town will vote to amend the Town of Becket Zoning By-Laws by clarifying language in Section 10.0 Definitions, as summarized below and as on file in the office of the Town Clerk and on the Town website at www.townofbecket.org; or take any action in relation thereto.

Section 10.0: Definitions

Mobile home dwelling: A dwelling unit built on a steel chassis and usually framed with steel, having provision for transportability on its wheels or detachable wheels or a flatbed trailer. For the purpose of this Zoning By-Law, the term “mobile ~~home~~ dwelling” shall include mobile homes, also travel or recreational camping trailers, camper conversions, motorized homes and bus or van conversions which are designed to provide human ~~habitation~~ dwelling.

Mobile home: a large house trailer that is parked in one particular place and used as a permanent or semi-permanent living accommodation.

MOTION: Move that the Town amend Section 10 of the Town of Becket Zoning Bylaws as presented in Article 4 of the warrant for the January 18, 2022 Special Town Meeting.

Select Board: No recommendation

2/3 Vote Required

Planning Board: Recommended

You are further directed to serve this warrant by posting attested copies of the same at the usual places designated by the Town at least fourteen days before the time of holding said meeting.

Hereof fail not, and make due return of this warrant with your doings thereon at the time and place of said meeting.

Given under our hands this 4 day of January 2022.

SELECT BOARD

William H. Elovirta

William H. Elovirta, Chair

Christopher Swindlehurst

Christopher Swindlehurst, Vice-Chair

Michael A. Lavery

Michael Lavery, Clerk

I have served this warrant as directed above.

Attest William H. Elovirta

Constable

Becket, Massachusetts

January 4, 2022

(Date)