

TOWN OF BECKET

ANNUAL TOWN MEETING



SATURDAY, May 11, 2024

2:00 P.M.

**BECKET WASHINGTON SCHOOL
12 MAPLE STREET
BECKET, MASSACHUSETTS**

TABLE OF CONTENTS

ARTICLE 1: COMPENSATION4

ARTICLE 2: FY 2025 OPERATING BUDGET4

ARTICLE 3: DEBT SERVICE8

ARTICLE 4: CAPITAL EXPENDITURES.....8

ARTICLE 5: FY2022 & FY2023 UNPAID BILLS9

ARTICLE 6: ACCEPTANCE OF CHAPTER 90 FUNDS.....9

ARTICLE 7: HIGHWAY STABILIZATION FUND.....9

ARTICLE 8: AMBULANCE BUDGET10

ARTICLE 9: AMBULANCE STABILIZATION.....10

ARTICLE 10: REVOLVING FUNDS10

ARTICLE 11: BROADBAND DEBT11

ARTICLE 12: BROADBAND DEBT FY2025.....11

ARTICLE 13: RE-ALLOCATION OF FY2023 FIRE TRUCK GRANT MATCH.....11

ARTICLE 15: FY 2025 COMMUNITY PRESERVATION AUTHORIZATION12

ARTICLE 16: COMMUNITY PRESERVATION FUNDING FOR HISTORICAL PURPOSES – (TOWN HALL CUPOLA RESTORATION)12

ARTICLE 17: COMMUNITY PRESERVATION FUNDING – (BROOKER HILL STONE PILLARS & WALL RESTORATION PROJECT)12

ARTICLE 18: BECKET ZONING BYLAW- (SHORT TERM RENTALS)13

ARTICLE 19: ZONING BYLAW SECTION 3.0 (USE REGULATIONS)16

ARTICLE 20: BECKET ZONING BYLAW (TABLE OF CONTENTS)17

ARTICLE 21: GENERAL BYLAW CHANGES.....17

ARTICLE 22: GRAMMATICAL CHANGES TO GENERAL BYLAWS18

ARTICLE 23: BY-LAW ARTICLE 1 (TOWN MEETINGS)18

ARTICLE 24: BYLAW ARTICLE 2, (ELECTED TOWN OFFICIALS)19

ARTICLE 25: BYLAW ARTICLE 2A, (RECALL ELECTIONS).....19

ARTICLE 26: BYLAW ARTICLE 2B, (SELECT BOARD -ADMINISTRATOR FORM OF GOVERNMENT IN THE TOWN OF BECKET)20

ARTICLE 27: BYLAW ARTICLE 2B (SELECT BOARD – ADMINISTRATOR FORM OF GOVERNMENT IN THE TOWN OF BECKET)20

ARTICLE 28: BYLAW ARTICLE 2B (SELECT BOARD – ADMINISTRATOR FORM OF GOVERNMENT)21

ARTICLE 29: BYLAW ARTICLE 3 (APPOINTED TOWN OFFICIALS)21

ARTICLE 30: BYLAW ARTICLE 4 (GENERAL PROCEDURE).....22

ARTICLE 31: BYLAW ARTICLE 5 (SELECT BOARD).....22

ARTICLE 32: BYLAW ARTICLE 7 (TAX COLLECTOR).....23

ARTICLE 33: BYLAW ARTICLE 8 (BOARD OF ASSESSORS)23

ARTICLE 34: BYLAW ARTICLE 16B (BYLAW REVIEW COMMITTEE).....24

ARTICLE 35: BYLAW ARTICLE 19 (SIGNIFICANT BUILDINGS OR STRUCTURES: PERMITS FOR DEMOLITION OR RELOCATION)24

ARTICLE 36: APPROVAL OF THE AMENDED REGIONAL SCHOOL AGREEMENT25

ARTICLE 37: ANNUAL ELECTION.....25

8	TOWN ACCOUNTANT SALARY	26,637.66	28,635.00	29,780.40	1,145.40	4.0%
9	TOWN ACCOUNTANT EXPENSES	400.00	400.00	400.00	-	0.0%
10	AUDIT EXPENSES	14,100.00	23,000.00	23,000.00	-	0.0%
11	TOWN TREASURER SALARY	49,254.40	59,567.00	69,493.00	9,926.00	16.7%
12	TOWN TREASURER EXPENSES	2,799.68	5,150.00	5,150.00	-	0.0%
13	TAX TITLE EXPENSES	35,070.92	30,000.00	55,000.00	25,000.00	83.3%
14	PAYROLL SERVICES	9,065.22	7,000.00	8,000.00	1,000.00	14.3%
15	ASSESSORS SALARIES	45,728.32	58,636.00	60,981.44	2,345.44	4.0%
16	ASSESSORS EXPENSES	62,723.12	70,500.00	70,500.00	-	0.0%
17	TAX COLLECTOR SALARY	61,757.00	66,389.00	69,044.56	2,655.56	4.0%
18	ASSISTANT TAX COLLECTOR SALARY	51,343.92	55,252.00	57,462.08	2,210.08	4.0%
19	TAX COLLECTOR EXPENSES	5,510.51	8,700.00	9,100.00	400.00	4.6%
20	TOWN CLERK SALARY	32,978.44	38,948.00	40,505.92	1,557.92	4.0%
21	TOWN CLERK EXPENSES	1,161.78	1,000.00	1,000.00	-	0.0%
22	ELECTION-REGISTRATION	16,401.85	16,300.00	16,300.00	-	0.0%
23	TOWN MEETING EXPENSES	2,743.00	3,000.00	3,000.00	-	0.0%
24	ADVERTISING	1,370.94	3,000.00	3,000.00	-	0.0%
25	POSTAGE	12,000.00	12,000.00	12,000.00	-	0.0%
26	TOWN REPORTS	3,338.40	4,000.00	4,000.00	-	0.0%
27	FINANCE COMMITTEE EXPENSES	138.00	250.00	250.00	-	0.0%
28	RESERVE FUND	-	50,000.00	50,000.00	-	0.0%
29	CONSERVATION COMMITTEE EXPENSES	19,800.68	21,500.00	24,500.00	3,000.00	14.0%
30	PLANNING BOARD EXPENSES	931.20	3,750.00	3,750.00	-	0.0%
31	ZONING BOARD OF APPEALS EXPENSES	967.20	1,500.00	500.00	(1,000.00)	-66.7%
32	HISTORICAL COMMISSION EXPENSES	2,575.82	2,000.00	2,145.00	145.00	7.3%
33	BUILDINGS & GROUNDS TECHNICIAN	36,288.00	56,520.00	58,780.80	2,260.80	4.0%
34	BUILDINGS JANITORIAL	16,288.00	16,770.00	17,440.80	670.80	4.0%
35	MUNICIPAL BUILDINGS UTILITIES	55,552.57	55,000.00	55,000.00	-	0.0%
36	TECHNOLOGY	40,149.31	45,000.00	45,000.00	-	0.0%
37	STREET LIGHTS	11,035.11	9,000.00	9,000.00	-	0.0%
38	MUNICIPAL BUILDINGS EXPENSES	19,723.23	31,975.00	32,000.00	25.00	0.1%
39	BUILDINGS & GROUND REPAIRS	28,111.48	35,000.00	35,000.00	-	0.0%
40	BERKSHIRE REGIONAL PLANNING COMMISSION	1,603.83	1,645.00	1,686.00	41.00	2.5%
41	SPECIAL PROJECTS	-	-	30,000.00	30,000.00	New
	TOTAL - GENERAL GOVERNMENT	839,927.73	1,015,250.00	1,104,269.52	89,019.52	8.8%
	PUBLIC SAFETY					

42	POLICE DEPARTMENT SALARIES	465,822.64	528,340.00	549,473.60	21,133.60	4.0%
43	POLICE DEPARTMENT EXPENSES	24,588.27	29,264.00	31,247.40	1,983.40	6.8%
44	EMERGENCY MANAGEMENT SALARY	1,147.10	1,200.00	1,200.00	-	0.0%
45	EMERGENCY MANAGEMENT EXPENSE	236.30	1,000.00	1,000.00	-	0.0%
46	CONSTABLE STIPEND	-	300.00	300.00	-	0.0%
47	FIRE CHIEF SALARY	7,824.00	8,410.00	8,746.40	336.40	4.0%
48	FIREFIGHTER STIPENDS	17,500.00	20,000.00	20,000.00	-	0.0%
49	FIRE DEPARTMENT EXPENSES	7,570.09	39,000.00	39,000.00	-	0.0%
50	E911 COMMUNICATION	13,858.91	14,275.00	14,702.92	427.92	3.0%
51	ANIMAL CONTROL SALARY	5,744.67	6,337.00	6,590.48	253.48	4.0%
52	ANIMAL CONTROL EXPENSES	2,350.00	2,500.00	2,500.00	-	0.0%
53	HARBOR MASTER	996.64	1,624.00	1,688.96	64.96	4.0%
54	BUILDING INSPECTOR & CODE ENFORCER SALARIES	50,419.82	39,774.00	60,000.00	20,226.00	50.9%
55	BUILDING INSPECTOR EXPENSE	-	500.00	500.00	-	0.0%
56	DEMOLITION FUND	25,000.00	25,000.00	25,000.00	-	0.0%
	TOTAL - PUBLIC SAFETY	623,058.44	717,524.00	761,949.76	44,425.76	6.2%
	EDUCATION					
57	CBRSO OPERATING ASSESSMENT	2,520,651.00	2,593,803.00	2,667,450.00	73,647.00	2.8%
58	VOCATIONAL TUITION	279,265.39	240,000.00	400,000.00	160,000.00	66.7%
59	VOCATIONAL TRANSPORTATION	79,629.38	90,000.00	95,000.00	5,000.00	5.6%
	TOTAL - EDUCATION	2,879,545.77	2,923,803.00	3,162,450.00	238,647.00	8.2%
	FORESTRY					
60	TREE ACCOUNT	14,640.00	20,000.00	20,000.00	-	0.0%
61	FORESTRY	-	500.00	500.00	-	0.0%
	TOTAL - FORESTRY	14,640.00	20,500.00	20,500.00	-	0.0%
	HIGHWAY					
62	SALARIES AND WAGES	219,953.37	277,163.00	305,409.52	28,246.52	10.2%
63	GENERAL MAINTENANCE	127,935.60	204,439.00	204,439.00	-	0.0%
64	MACHINERY & FLEET MAINTENANCE	82,023.19	91,100.00	110,700.00	19,600.00	21.5%
65	FUEL	89,547.48	107,450.00	107,450.00	-	0.0%
66	HIGHWAY GARAGE	16,909.10	17,000.00	21,000.00	4,000.00	23.5%
67	WINTER WAGES		167,772.00	174,482.88	6,710.88	4.0%
68	WINTER ROADS	352,286.82	150,721.00	150,721.00	-	0.0%
	TOTAL - HIGHWAY DEPARTMENT	888,655.56	1,015,645.00	1,074,202.40	58,557.40	5.8%
	TRANSFER STATION					
69	TRANSFER STATION LABOR	43,169.66	47,600.00	49,504.00	1,904.00	4.0%

70	TRANSFER STATION EXPENSES	112,490.61	161,095.00	176,125.00	15,030.00	9.3%
	TOTAL - TRANSFER STATION	155,660.27	208,695.00	225,629.00	16,934.00	8.1%
	CEMETERIES					
71	CEMETERY EXPENSES	12,568.98	22,300.00	22,300.00	-	0.0%
	TOTAL-CEMETERIES	12,568.98	22,300.00	22,300.00	-	0.0%
	HEALTH & HUMAN SERVICES					
72	BOARD OF HEALTH SALARIES	476.72	2,000.00	2,000.00	-	0.0%
73	BOARD OF HEALTH EXPENSES	31,919.53	36,076.05	37,000.00	923.95	2.6%
74	INSPECTOR OF ANIMALS	737.00	401.00	417.04	16.04	4.0%
75	NURSING SERVICES	3,858.75	3,860.00	4,000.00	140.00	3.6%
76	COUNCIL OF AGING	3,481.83	3,500.00	4,000.00	500.00	14.3%
77	OUTREACH	500.00	500.00	500.00	-	0.0%
78	VETERANS AGENT SALARY	2,249.00	2,306.00	2,398.24	92.24	4.0%
79	VETERANS BENEFITS	26,047.14	35,000.00	35,000.00	-	0.0%
80	VETERANS AGENT EXPENSE	-	100.00	100.00	-	0.0%
	TOTAL - HEALTH & HUMAN SERVICES	69,269.97	83,743.05	85,415.28	1,672.23	2.0%
	COMMUNITY SERVICES					
81	ATHENAEUM	54,160.00	55,514.00	56,901.85	1,387.85	2.5%
82	BECKET CULTURAL COUNCIL	-	3,000.00	5,500.00	2,500.00	83.3%
83	CHILDREN'S HOLIDAY PARTY	500.00	500.00	500.00	-	0.0%
84	PARKS & RECREATION COMMITTEE	36,160.39	39,918.00	45,000.00	5,082.00	12.7%
85	WEED CONTROL CENTER POND	4,500.00	4,500.00	4,500.00	-	0.0%
86	MEMORIAL / VETERANS DAY	961.31	1,635.81	1,650.00	14.19	0.9%
	TOTAL COMMUNITY SERVICES	96,281.70	105,067.81	114,051.85	8,984.04	8.6%
	BENEFITS					
87	HEALTH & LIFE INSURANCE - FY EMPLOYEES N1	383,305.83	499,715.00	384,700.75	(115,014.25)	
88	HEALTH & LIFE INSURANCE - RETIRED EMPLOYEES			140,000.00	140,000.00	5.0%
89	OPEB STABILIZATION FUND - EARNED, NON-CURRENT OPEB LIABILITIES	-	15,000.00	15,000.00	-	0.0%
90	COUNTY RETIREMENT	288,704.00	296,811.00	321,952.00	25,141.00	8.5%
91	PAYROLL TAX ACCOUNT	28,983.04	29,540.00	30,750.00	1,210.00	4.1%
92	UNEMPLOYMENT INSURANCE	2,694.00	7,000.00	7,000.00	-	0.0%
93	GENERAL LIABILITY INSURANCE	130,209.12	143,000.00	143,000.00	-	0.0%
	TOTAL - BENEFITS	833,895.99	991,066.00	1,042,402.75	51,336.75	5.2%
	TOTAL OPERATING BUDGET	6,413,504.41	7,103,593.86	7,613,170.56	509,576.70	7.2%

	FUNDED THROUGH WARRANT ARTICLES					
95	AMBULANCE SALARIES	473,049.47	468,348.00	515,182.80	46,834.80	10.0%
96	AMBULANCE EXPENSES	42,027.89	61,826.00	66,376.00	4,550.00	7.4%
	TOTAL - AMBULANCE ENTERPRISE		530,174.00	581,558.80	51,384.80	9.7%

MOTION: Move that the Town raise and appropriate \$7,613,170.56 for the Operating Budget for Fiscal Year 2025 (July 1, 2024 – June 30, 2025).

Select Board: Recommends **Majority Vote Required**
Finance Committee: Recommends

ARTICLE 3: DEBT SERVICE

To see if the Town will raise and appropriate the sum of \$609,315 to fund debt service due in Fiscal Year 2025 for the following previously approved borrowings; or take any other action relative thereto.

Debt	FY2025 Amount	Maturity Date
Becket Washington School	\$80,457	FY2025
Wahconah RHS Doors	\$6,831	FY2029
Wahconah RHS New Construction	\$145,043	FY2047
Broadband Dept	\$312,714	FY2035
Highway Truck #2	\$62,520	FY2025
Interest on Short Term Debt	\$1,750	

MOTION: Move that the Town raise and appropriate \$609,315 to pay principal and interest on School and Town debt for Fiscal 2025.

Select Board: Recommends **Majority Vote Required**
Finance Committee Recommends

ARTICLE 4: CAPITAL EXPENDITURES

To see if the Town will vote transfer from available funds including Free Cash (FC) \$801,000 or any other sum, to be used to fund the following items in the Fiscal Year 2025 Capital Plan for the Town of Becket; or take any other action relative thereto

Project	Amount
Town Hall - Full depth reclamation, drainage & paving of parking area including the pavilion area	\$150,000
Town Hall - Record Inventory including allowed record destruction / Grant is being applied for to help defray the cost.	\$20,000
Fire Dept - Outfitting of new truck / rest of money will come from reallocation of Fire Dept funds.	\$67,000
Fire Dept – Final payment for Fire Truck ordered in August of 2022	\$381,000

Highway Dept -2025 Ford F350, current truck will go into the Highway fleet	\$77,000
Highway Dept - York Rake - Current rake is over 50 years old	\$20,000
Police Dept - New cruiser/ if USDA grant is approved will only need \$17,000	\$66,000
Becket Washington Athenaeum – Capital Maintenance & Repairs	\$20,000

MOTION: Move that the Town transfer \$801,000 from Free Cash, to fund the capital items listed in Article 4 of the 2024 Annual Meeting Warrant.

Select Board: Recommends Majority Vote Required
Finance Committee: Recommends

ARTICLE 5: FY2022 & FY2023 UNPAID BILLS

To see if the Town will transfer from Free Cash the sum of \$540.20 for the following unpaid bills from FY2022 and FY2023; or take any other action relative thereto.

Ambulance – Berkshire Springs FY23	\$68.05
Highway – Berkshire Springs FY22	\$74.20
Highway – Berkshire Springs FY 23	\$397.95

MOTION: Move that the Town transfer from Free Cash the sum of \$540.20 for the purposes of paying unpaid bills from FY2022 and FY2023.

Select Board: Recommends Majority Vote Required
Finance Committee: Recommends

ARTICLE 6: ACCEPTANCE OF CHAPTER 90 FUNDS

To see if the Town will accept any monies appropriated by the Massachusetts Department of Transportation for Chapter 90 use; these funds to be used for maintenance and reconstruction of Town roads and to fund the appropriation by transferring said amounts from available funds with any unspent funds to carry over from year to year until spent by the Town; these sums to be reimbursed to the Town by the Commonwealth of Massachusetts in accordance with Chapter 90 of the Massachusetts General Laws; or take any other action relative thereto.

MOTION: Move that the Town accept the Chapter 90 funds for Fiscal Year 2025 from the Commonwealth of Massachusetts.

Select Board: Recommends Majority Vote Required
Finance Committee: Recommends

ARTICLE 7: HIGHWAY STABILIZATION FUND

To see if the Town will vote to transfer from Free Cash the sum of \$240,000 to be deposited into the Highway Stabilization Fund; or take any action relative thereto.

Motion: Move that the Town transfer from Free Cash the sum of \$240,000 to be deposited into the Highway Stabilization Fund.

Select Board: Recommends
Finance Committee: Recommends

Majority Vote Required

ARTICLE 8: AMBULANCE BUDGET

To see if the Town will raise and appropriate or transfer from available funds the sum of \$581,558.80 for the salaries and expenses of the Ambulance Enterprise; and to fund said appropriation, raise and appropriate \$356,558.80, and transfer \$225,000 from Fiscal Year 2024 Ambulance Receipts; or take any other action relative thereto.

MOTION: Move that the Town appropriate the sum of \$581,558.80, to fund the salaries and expenses of the Ambulance Enterprise, and to fund said appropriation, raise and appropriate the sum of \$356,558.80, and transfer \$225,000 from Fiscal Year 2024 Ambulance Receipts.

Select Board: Recommends
Finance Committee: Recommends

Majority Vote Required

ARTICLE 9: AMBULANCE STABILIZATION

To see if the Town will transfer from the Ambulance Retained Earnings funds the sum of \$100,000 to the Ambulance Stabilization Account; or take any other action relative thereto.

MOTION: Move that the Town transfer from the Ambulance Retained Earnings funds the sum of \$100,000 to the Ambulance Stabilization Account.

Select Board: Recommends
Finance Committee: Recommends

Majority Vote Required

ARTICLE 10: REVOLVING FUNDS

To see if the Town will vote to authorize the use of the following revolving funds for departmental operations which shall not exceed the noted sums for each fund, which shall be under the control of the Town Treasurer, which shall be accounted for separately, and to which shall be credited only the receipts received in connection with the departmental operations supported by the revolving fund; further to authorize the Town Treasurer to expend from such funds in accordance with MGL Chapter 44, Section 53E1/2, provided however that said expenditures for the revolving funds shall not exceed the receipts for said fund or take any other action relative thereto.

Program or Purpose	FY 2025 Spending Limit
Ambulance Training	\$10,000
Ambulance Details	\$15,000
Plumbing Inspector	\$10,000
Wiring Inspector	\$15,000
Gas Inspector	\$10,000
Police Details	\$30,000

MOTION: Move that the Town, in accordance with MGL Chapter 44, Section 53E1/2, approve the annual expenditure limits for the revolving funds listed in the 2024 Annual Town Meeting Warrant.

Select Board: Recommends
Finance Committee: Recommends

Majority Vote Required

ARTICLE 11: BROADBAND DEBT

To see if the Town will transfer the sum of \$454,289 from the Becket Municipal Light Plant (MLP) Fund to the Town General Fund for the purpose of reimbursing the Town for: a) the MLP’s share (75%) of the interest and principal paid by the Town toward the Broadband Debt for Fiscal Years 2022, 2023 and 2024; b) the MLP’s share of the principal and interest scheduled to be paid by the Town toward the Broadband Debt for Fiscal Year 2025; and c) other MLP-related expenses paid by the Town in prior fiscal years; or take any other action relative thereto.

MOTION: Move that the Town transfer the sum of \$454,289 from the Becket Municipal Light Plant (MLP) Fund to the Town General Fund for the purpose of reimbursing the Town for; a) the MLP’s share (75%) of the interest and principal paid by the Town toward the Broadband Debt for Fiscal Years 2022, 2023, and 2024; b) the MLP’s share of the principal and interest scheduled to be paid by the Town toward the Broadband Debt for Fiscal Year 2025; and c) other MLP-related expenses paid by the Town in prior fiscal years

Select Board/MLP Board: Recommends **Majority Vote Required**
Finance Committee: Recommends

ARTICLE 12: BROADBAND DEBT FY2025

To see if the Town will vote to transfer a sum of up to \$500,000 from the MLP Fund to the Town’s General Fund for the purpose of reducing the principal of the Broadband Debt when the Debt is refinanced in August 2024; said transfer to be contingent upon the MLP’s receipt of a distribution from WiredWest in July 2024; or take any action relative thereto.

MOTION: Move that the Town transfer a sum of up to \$500,000 from the MLP Fund to the Town’s General Fund for the purpose of reducing the principal of the Broadband Debt when the Debt is refinanced in August 2024; said transfer to be contingent upon the MLP’s receipt of a distribution from WiredWest in July 2024

Select Board/MLP Board: Recommends **Majority Vote Required**
Finance Committee: Recommends

ARTICLE 13: RE-ALLOCATION OF FY2023 FIRE TRUCK GRANT MATCH

To see if the Town will vote to reallocate the FY2023 Fire Truck Grant Match \$38,000 to help defray the costs of outfitting the new fire truck that was approved in FY2023, or take any action relative thereto.

MOTION: Move that the Town approves the reallocation of the FY2023 Fire Truck Grant Match of \$38,000 to help defray the costs of outfitting the new fire truck approved in FY2023.

Select Board: Recommends **Majority Vote Required**
Finance Committee: Recommends

ARTICLE 14: TO PLACE “ESAU’S HEEL TRAIL” PROPERTY UNDER THE AUTHORITY OF SELECT BOARD.

To see if the Town will vote to transfer from the board, commission or officer currently having care, custody, management and control of the following described property for the purpose which the property is currently held, to the Select Board for active and passive recreation purposes, and open space purposes, but not for purposes of preservation under Article 97 of the Amendments to the Massachusetts Constitution: Becket Assessor’s Map 213, Lots 32.01 through 32.25 and Map 407, Lots 154 through 169, commonly known as the “Esau’s Heel Trail” property; or take any other action relative there to.

MOTION: Move that the Town will vote to transfer from the board, commission or officer currently having care, custody, management and control of the following described property for the purpose which the property is currently held, to the Select Board for active and passive recreation purposes, and open space purposes, but not for purposes of preservation under Article 97 of the Amendments to the Massachusetts Constitution: Becket Assessor’s Map 213, Lots

ARTICLE 18: BECKET ZONING BYLAW- (SHORT TERM RENTALS)

To see if the Town will vote to amend Section 6.0 (Special Regulations) of the Town of Becket Zoning By-Laws by adding the following section after Section 6.8

“6.9 Short-Term Rentals

6.9.1 Purpose These regulations are intended to:

1. Enable residents to earn extra income from their properties, to better afford to live here, maintain their lifestyle, and contribute to the community.
2. Address community interest regarding public safety and health safeguards.
3. Deter commercial interests from buying housing to use primarily as STR businesses.
4. Preserve and promote the character and history of all neighborhoods within Becket’s existing rural environment.

6.9.2 Definitions As used in this section:

Short-Term Rental or STR The rental of a whole or a portion of a residential or secondary dwelling unit, in exchange for payment, as residential accommodations for not more than thirty (30) consecutive days, and no more than one hundred and eighty (180) days in a calendar year if the owner is not on the premises. Exempted Accommodations are listed in section 6.9.3 and Ineligible Properties are listed in section 6.9.4.

STR Owner Any person who alone, or with others, has a legal or equitable title or beneficial interest in any dwelling unit. The Owner may also be referred to as the Operator or the Host.

Booking Agent means the person or business entity that makes decisions to grant or deny permission to rent an STR property, facilitates reservations for an STR property or collects payments for rentals of an STR property on behalf of the owner.

Property Manager means the person or business entity who is obligated to respond to all problems, complaints, or emergencies relating to an STR that are reported by an STR guest, Becket resident, or town official.

6.9.3 Exempted Accommodations The following accommodations are not Short-Term Rentals as defined in this section:

1. Hotels and motels.
2. Month-to-month leases.
3. Time-shares, Bed and Breakfasts or Boarding Houses.
4. Any Federal, state, or municipal institution.
5. Lodging accommodations, including dormitories at religious, charitable, educational, and philanthropic institutions that are not a hotel or motel or generally open to the public and operated by the institution.
6. Privately owned and operated convalescent homes or homes for the aged, infirm, indigent, or chronically ill.
7. Religious or charitable homes for the aged, infirm, indigent, or chronically ill.
8. Summer camps for children up to 18 years of age or developmentally disabled individuals.
9. Lodging accommodations provided to seasonal employees by employers.
10. Alcohol and drug-free housing that is certified by the state.

6.9.4 Ineligible STR Properties. The following properties are not eligible for STR as defined in this section:

1. Property owned by a corporation, LLC (Limited Liability Company) Trust, LLP (Limited Liability Partnership) or Partnership. However, these entities may operate an STR when its principal asset is a single residential property in Becket and that property contains one or two dwelling units. The principal owner or beneficiary of such organization must be a Becket resident.
2. Sublet properties.

3. A residential property designated as affordable, income-restricted, subject to affordability covenants, or housing or rental assistance under government programs and laws.
4. Dwelling units located within a property subject to any outstanding building, health, sanitary, zoning, or fire code violations, orders of abatement, stop work orders, unpaid taxes, tax liens, or other existing judgments or penalties imposed by the town and without resolution. If a violation or other order is issued after the dwelling unit has been registered, the Zoning Enforcement Officer shall suspend the dwelling unit's registration until the violation is remedied or otherwise resolved.
5. Dwelling units will be denied its STR designation for twelve (12) months following three (3) or more violations or unresolved complaints within a six (6) month period, said complaints not limited to nuisance, trash, noise, or disorderly conduct.

6.9.5 Prohibited STR Agreements. The following STR rental agreements are prohibited:

1. Renting an STR for use by more persons than the registered maximum STR occupancy.
2. Renting an STR for commercial use.
3. Renting an STR to a person under the age of twenty-one (21).
4. Renting a site without a primary residential dwelling unit.

6.9.6 Operation of Short-Term Rentals.

1. An STR guest shall not conduct an event or gathering on an STR property where attendance exceeds the maximum STR occupancy limit or the occupancy limit in the STR rental agreement.
2. An STR guest shall not conduct an event or gathering on an STR property that includes (sleeping tents which increase the occupancy restriction of the STR in 6.9.5.1). Tents (not used for occupancy) are allowed e.g., wedding tents, kids play tents etc. Noise, including outdoor amplified music exceeding the ambient sound level at the property line as determined by Becket Police after 10:00 pm or before 8:30 am, is prohibited. All outdoor light fixtures must be shielded and aimed down to prevent light trespass onto adjacent properties.
3. Each Booking Agent shall keep either paper or electronic records on rental activity that include the name and address of each tenant and the maximum occupancy for that rental period. Those records shall be available electronically. Records of each rental shall be maintained for at least three (3) years after that rental concludes. A paper copy of any record shall be produced upon written demand by the Board of Health or the Select Board.
4. Each STR property shall have a Property Manager or designee who shall maintain a 24-hour telephone number and shall respond within thirty (30) minutes to any problem or complaint reported by a guest, neighbor, or town official.
5. Each STR property shall comply with the requirements regarding septic systems under "Title 5" and associated state regulations (310 CMR 15.00).
6. Each STR property shall comply with all standards and regulations of the Board of Health. All STRs are subject to inspection by the Board of Health, Fire Department, and Town Building Inspector and Zoning Enforcement Officer annually or when deemed necessary.
7. Each STR shall have a Fire Detection System which includes as a minimum: smoke, carbon monoxide, and heat detectors installed and maintained in compliance with state law and regulations (IAW Section 14 of the Becket General Bylaws). Fire extinguishers shall be mounted in a clearly visible and easily accessible locations and in or near any kitchens, HVAC systems, and on each level including the basement area and garage if applicable.
8. Each STR property shall have off-street parking spaces at least equal to the number of STR bedrooms, plus one-space.
9. Trash shall be removed from each STR property at least weekly.
10. Each STR shall post, in a conspicuous place (a contact sheet containing):

- a. The identity, telephone number and other contact information of the Owner or Property Manager.
 - b. A property map that clearly depicts the boundaries of the STR property.
 - c. Instructions pertinent to operating any wood-burning fireplace or any wood/pellet stove.
 - d. Certificate of registration from the state of Massachusetts.
 - e. Hospital, Becket Ambulance Service, emergency contact information, location, directions, phone numbers and any other pertinent information.
 - f. Information map showing the location of any fire extinguishers, gas shut-off valves, emergency exits and fire alarms in the unit and accessory structures.
11. Any advertisement offering the STR shall include the Becket STR Registration Number and shall state the maximum allowable STR occupancy. No advertising shall offer to exceed the maximum allowable occupancy registered.
 12. Each STR Owner shall always ensure that its registration data accurately describe the current names and contact information for the STR Owner, Booking Agent and the Property Manager.
 13. The use of the property shall not interfere with the use and enjoyment of surrounding properties by reason of odor, dust, noise, traffic, or lighting.
 14. Dogs owned or accompanying STR guests shall be always leashed when in Becket whether on/off premises.
 15. Each STR operator shall maintain liability insurance of not less than \$1,000,000 to cover each STR unless STR is offered through a hosting platform that maintains equal or greater coverage. Such coverage shall defend and indemnify the operator and any tenants or owners in the building for bodily injury and property damage arising from the STR.

6.9.7 Registration

Each STR Owner must register each STR unit with the Town Clerk. The Planning Board shall have the authority to prepare the registration forms which shall include the following information and statements:

1. The street address of the property.
2. A description of the STR property and the numbers and types of rooms or area offered for short-term rental.
3. The maximum allowable occupancy of each rental unit.
4. The maximum number of allowable off-street parking spaces.
5. The STR Owner's name and contact information.
6. The Booking Agent's name and contact information.
7. The Property Manager's name, telephone number and any other contact information.
8. A copy of a currently valid STR Certificate of Registration with the Massachusetts Department of Revenue shall be posted within the premises in a conspicuous place.
9. A statement that smoke, carbon monoxide and heat detectors, gas/oil switch, and/or any shutoff valves are installed and maintained in compliance with the state statutes and regulations.
10. A statement that a fire extinguisher is in a clearly visible and easily accessible location on each habitable level of the STR building and in or near any kitchen, fireplace, wood-burning stove, pellet stove, or garage if applicable. (SEE 6.9.6.7 above)
11. A statement describing the capacity of the septic system as approved by the Becket Board of Health. The statement shall describe the number of bedrooms as consistent with septic capacity, the septic permit, and the date that the septic tank was installed and last pumped. It is recommended that the septic system be pumped at least once within a three (3) year period.

12. A statement that the well water has been tested within the preceding year and was found to be potable and safe for personal consumption.
13. A statement that each individual STR property has minimum liability insurance required by Chapter 175 Section 4F(b) of not less than \$1,000,000.
14. A completed and signed copy of the Massachusetts Lead Law (Chapter 111, Section 199B) and Regulations (105 CMR 460.100D) stating that the premises being rented is exempt from portions of the Lead Law.
15. Each STR registration received by the Town Clerk in proper form and accompanied by the required fee shall be assigned a Becket STR Registration Number.
16. Registrations of STRs shall expire each year on December 31. Renewal registrations may be filed prior to December 31 for the following year. The annual registration fee shall be two hundred dollars (\$200) per rental unit. This may be adjusted annually at the Town's discretion.

6.9.8 Enforcement.

1. Operating an STR without a current valid registration or in violation of any regulations of the Becket Bylaws, health code, or sanitary code will be subject to revocation.
2. In addition to the penalties otherwise provided for violations, the Zoning Enforcement Officer, after a notice and hearing, may recommend to the Select Board to revoke an STR Owner's registration, for up to twelve (12) months if it finds that the STR Owner:
 - a. Has accrued three or more violations of this section within a six (6) month period.
 - b. Has failed to update all required contact information and has not responded to an inquiry after twenty (20) days.
 - c. Has failed to provide access to STR properties for authorized inspections as needed or has failed to comply with orders to correct STR deficiencies.
3. **Penalties:** If any Owner violates any provision of this bylaw, the owner may be subject to a civil penalty in accordance with Chapter 40, Section 21D, with the following:

\$100 1st Offense

\$200 2nd Offense

\$300 3rd Offense and each subsequent offense

Each day that a violation exists constitutes a separate offense.

6.9.9 Severability. The provisions of this bylaw are severable, and the invalidity of any section, subdivision, subsection, paragraph, or other part of this bylaw shall not affect the validity or effectiveness of the remainder of this bylaw.”

And further to authorize the Town Clerk's office to make any non-substantive, ministerial changes to numbering and formatting to ensure consistency with the remainder of the By-Laws, or take any other action relative thereto.

MOTION: Move that the Town vote to approve the amendments to Section 6.0 (Special Use Regulations) of the Town of Becket Zoning By-Laws as printed in Article 18 of the 2024 Annual Town Meeting Warrant.

Planning Board: Recommends

2/3 (Two Thirds) Vote Required

Select Board: Does not Recommend

ARTICLE 19: ZONING BYLAW SECTION 3.0 (USE REGULATIONS)

To see if the Town will vote to amend 3.1.3 (Table of Use Regulations) of the Town of Becket Zoning By-Law, by adding the following line in the Commercial Uses section.

Commercial Uses:

Short-Term Rentals

Y/SPR

And further authorize the Town Clerk's office to make any non-substantive, ministerial changes to numbering and formatting to ensure consistency with the remainder of the By-Laws, or take any other action relative thereto.

MOTION: To move to see if the Town will amend the Becket Zoning Bylaw Section 3.0 Use Regulations by adding in 3.1.3 Table of Use Regulations a new Commercial line as listed above.

Planning Board: Recommends

2/3 Vote Required

Select Board:

ARTICLE 20: BECKET ZONING BYLAW (TABLE OF CONTENTS)

To see if the Town will vote to amend the Table of Contents for the Town of Becket Zoning By-Laws by adding the following after Section 6.8:

- 6.9 SHORT-TERM RENTALS and all subsections. or take any action relative thereto
 - 6.9.1 Purpose
 - 6.9.2 Definitions
 - 6.9.3 Exempted Accommodations
 - 6.9.4 Ineligible STR Properties
 - 6.9.5 Prohibited STR Agreements
 - 6.9.6 Operation of STRs
 - 6.9.7 Registration
 - 6.9.8 Enforcement
 - 6.9.9 Severability

And further authorize the Town Clerk's office to make any non-substantive, ministerial changes to numbering and formatting to ensure consistency with the remainder of the By-Laws, or take any other action relative thereto.

MOTION: Move to approve the amendment to the Table of Contents for the Town of Becket Zoning By-Law printed in Article 20 of the 2024 Annual Town Meeting Warrant. see if the Town will amend the Becket Zoning Bylaw Table of Contents as listed above.

**Planning Board: Recommends
Required**

2/3 (Two Thirds) Vote

Select Board:

The following articles are proposed General Bylaw Changes by the Bylaw Review Committee

ARTICLE 21: GENERAL BYLAW CHANGES

To see if the Town will amend the Town of Becket By-Laws by making the following revisions:

Change the following pronouns throughout the entire By-Laws:

- 1) From "he" to "he/she"
- 2) From "his" to "his/hers"
- 3) From "himself" to "themselves"

Change the following titles throughout the entire By-Laws:

- 1) from "Chairman" to "Chair"
- 2) from "Vice-Chairman" to "Vice-Chair"
- 3) from "By-laws" to "Bylaws"
- 4) from "Collector of Taxes" to "Tax Collector"
- 5) from "Inspector of Buildings" to "Building Inspector"
- 6) from "act" to "Act"

- 7) from “town meetings” to “Town Meetings”
- 8) from “town meeting” to “Town Meeting”
- 9) from “sections” to “Sections”

And further authorize the Town Clerk’s office to make any non-substantive, ministerial changes to numbering and formatting to ensure consistency with the remainder of the By-Laws, or take any other action relative thereto.

Motion: Move to amend the Town of Becket By-Laws as printed in Article 21 of the 2024 Annual Town Meeting Warrant.

Bylaw Review Committee: Recommends

Select Board: Recommends

Majority Vote Required

ARTICLE 22: GRAMMATICAL CHANGES TO GENERAL BYLAWS

To see if the Town will vote to amend the Town of Becket By-Laws by making the following grammatical revisions.

- 1) Amend descriptions/titles of each section by capitalizing initial letters and deleting all periods.
- 2) Change initial cap permit to lower-case unless it is a specific permit.
- 3) Change initial cap variance to lower-case.
- 4) Determine if act is appropriate or if it refers to an article.
- 5) Change words in all-caps that were meant for emphasis to lower-case.
- 6) Remove all bold text and different font colors.
- 7) Insert page numbers as footers.
- 8) Amend numbering and bulleting to ensure consistency.
- 9) Delete reference to chapter in Section 2 of the Article 2B
- 10) Regarding Article 2B, Section 2; leave the strike lines through Treasurer and Tax Collector, leave the parentheses with amended date but drop chapter reference.

And further authorize the Town Clerk’s office to make any non-substantive, ministerial changes to numbering and formatting to ensure consistency with the remainder of the By-Laws, or take any other action relative thereto.

Motion: Move to approve the amendments to the Town of Becket By-Laws as printed in Article 22 of the 2024 Annual Town Meeting warrant.

Bylaw Review Committee: Recommends

Select Board: Recommends

Majority Vote Required

ARTICLE 23: BY-LAW ARTICLE 1 (TOWN MEETINGS)

To see if the Town will vote to amend Section 4A of Article 1 (Town Meetings) to read as follows with the additions in Bold underlined text and deletions in strike-through text:

“No less than seven days before the Annual or any Special Town Meeting the Select Board shall post **the Warrant** on the Town website and mail to all full-time and part-time households² ~~copies of the warrant~~ **and mail a postcard to all full-time and part-time households advising them that they can request a copy of the Warrant.** In all cases the Select Board 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 Town Meeting the Board of Selectmen shall mail a post card to all residents as a reminder that the town report is on the website and to request in writing if one would like a town report 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 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. (Adopted 4/5/14; effective 3/4/15).”

and further authorize the Town Clerk’s office to make any non-substantive, ministerial changes to numbering and formatting to ensure consistency with the remainder of the By-Laws, or take any other action relative thereto.

Motion: Move that the Town approve the amendments to Section 4A of Section 1 of the Town of Becket By-Laws as printed in Article 23 of the 2024 Annual Town Meeting Warrant.

Bylaw Review Committee: Recommends

Select Board: Recommends

Majority Vote Required

ARTICLE 24: BYLAW ARTICLE 2, (ELECTED TOWN OFFICIALS)

To see if the Town will vote to amend Section 6 of Article 2 (Elected Town Officials) of the Town of Becket By-Laws as follows, with additions in bold underlined text:

“A Planning Board shall consist of five (5) members, one (1) to be elected each year for a term of five (5) years. **An Associate member may be recommended by the Planning Board and appointed by the Select Board for a term of one (1) year.**”

And further authorize the Town Clerk’s office to make any non-substantive, ministerial changes to numbering and formatting to ensure consistency with the remainder of the By-laws, or take any other action relative thereto.

Motion: Move that the Town approve the amendments to Section 6 of Article 2 of the Town of Becket By-Laws as printed in Article 24 of the 2024 Annual Town Meeting Warrant.

Bylaw Review Committee: Recommends

Select Board: Recommends

Majority Vote Required

ARTICLE 25: BYLAW ARTICLE 2A, (RECALL ELECTIONS)

To see if the Town will vote to amend Article 2A (Recall Elections) of the Town of Becket By-Laws by deleting the following section in its entirety.

Current Section 9: This Act shall be submitted for acceptance to the voters of the Town of Becket at the Annual Town Meeting to be held in the year Nineteen Hundred and Ninety in the form of the following question, which shall be placed upon the official ballot to be used for the election of Town Officers at said meeting: "Shall an Act passed by the General Court in the year Nineteen Hundred and Ninety, entitled, An Act Establishing Recall Elections in the Town of Becket, be accepted" If the majority of votes in answer to said question is in the affirmative, said act shall take effect but not otherwise. If this act is not accepted in the year Nineteen Hundred and Ninety, it shall again be submitted at the Annual Town Meeting in the year Nineteen Hundred and Ninety-One, and if accepted shall take full effect but not otherwise.

And further authorize the Town Clerk’s office to make any non-substantive, ministerial changes to numbering and formatting to ensure consistency with the remainder of the By-Laws, or take any other action relative thereto.

Motion: Move that the Town amend Article 2A of the Town of Becket B-Laws by deleting Section 9 in its entirety, as printed in Article 25 of the 2024 Annual Town Meeting Warrant.

Bylaw Review Committee: Recommends

Select Board: Recommends

Majority Vote Required

ARTICLE 26: BYLAW ARTICLE 2B, (SELECT BOARD -ADMINISTRATOR FORM OF GOVERNMENT IN THE TOWN OF BECKET)

To see if the Town will vote to amend Article 2B (Select Board – Administrator Form of Government in the Town of Becket) of the Town of Becket By-Laws by deleting Section 20 in its entirety:

“This Act shall be submitted for acceptance to the voters of the Town of Becket at the Annual Town Meeting to be held in the year Nineteen Hundred and Ninety in the form of the following question, which shall be placed upon the official ballot to be used for the election of Town officers at said meeting: "Shall an Act passed by the General Court in the year Nineteen Hundred and Eighty-Nine, entitled ‘An Act Establishing a Board of Selectmen-Administrator Form of Government in the Town of Becket’, be accepted?“. If the majority of votes cast in answer to said question is in the affirmative, said act shall take effect but not otherwise. If this act is not accepted in the year Nineteen Hundred and Ninety by the voters of the Town at said Town meeting, it shall again be submitted at the Annual Town Meeting in the year Nineteen Hundred and Ninety-One and, if accepted, shall take full effect but not otherwise.”

And further authorize the Town Clerk’s office to make any non-substantive, ministerial changes to numbering and formatting to ensure consistency with the remainder of the By-Laws, or take any other action relative thereto.

Motion: Move that the Town to approve the deletion of Section 20 of Article 2B of the Town of Becket By-Laws as printed in Article 26 of the 2024 Annual Town Meeting Warrant.

Bylaw Review Committee: Recommends

Select Board: Recommends

Majority Vote Required

ARTICLE 27: BYLAW ARTICLE 2B (SELECT BOARD – ADMINISTRATOR FORM OF GOVERNMENT IN THE TOWN OF BECKET)

To see if the Town will vote to amend Section 2 of Article 2B,(Select Board – Administrator Form of Government in the Town of Becket) of the Town of Becket By-Laws as follows, with the additions in bold underlined text and deletions in strike-through text:

“Following the acceptance of this Act as hereinafter provided, the voters of the Town of Becket shall, in accordance with any applicable general or special law or bylaw or vote of the Town, continue to elect the following:

- (a) Moderator
- (b) Select Board
- (c) Representatives to the Regional School District Committee
- (d) Town Clerk
- (e) Board of Health
- (f) Cemetery Commission
- (g) Planning Board
- (h) ~~Treasurer (amended 1/10/2009 Chapter 475 of the Acts of 2008)~~
- (i) ~~Tax Collector (amended 1/10/2009 Chapter 475 of the Acts of 2008)~~
- (j) Finance Committee
- (k) Constables

And further authorize the Town Clerk’s office to make any non-substantive, ministerial changes to numbering and formatting to ensure consistency with the remainder of the By-Laws, or take any other action relative thereto.

Motion: Move that the Town approve the amendments to Section 2 of the Article 2B of the Town of Becket By-Laws as printed in Article 27 of the 2024 Annual Town Meeting Warrant.

Bylaw Review Committee: Recommends

ARTICLE 28: BYLAW ARTICLE 2B (SELECT BOARD – ADMINISTRATOR FORM OF GOVERNMENT)

To see if the Town will amend Section 4 of Article 2B (Select Board – Administrator Form of Government) of the Town of Becket By-Laws as follows, with deletions shown in strike-through text:

“The Select Board shall appoint:

- (a) Town Administrator
- (b) Animal Inspector
- (c) Zoning Board of Appeals
- ~~(d) Arts Lottery Council~~
- (d) Board of Assessors
- (e) Alternate to the Berkshire County Regional Planning Commission
- (f) Bylaw Review Committee
- ~~(g) Civil Defense Director~~
- (g) Conservation Commission
- (h) Council on Aging
- (i) Farmington River Study Commission
- (j) Harbor Master
- (k) Historical Commission
- (l) Parks and Recreation Committee
- (m) Poll Workers
- ~~(p) Recreation Committee~~
- (n) Registrars of Voters
- (o) Representative to the Southern Berkshire Solid Waste District
- (p) Town Counsel
- ~~(t) Alternate Town Counsel~~
- (q) Special Committees
- (r) Zoning Enforcement Officer (approved 8/6/00 ~~Chapter 184 of the Acts of 2000~~)
- (s) Treasurer, for a term of three years (approved 1/10/2009 ~~Chapter 475 of the Acts of 2008~~)
- (t) Tax Collector, for a term of three years (approved 1/10/2009 ~~Chapter 475 of the Acts of 2008~~)
- (u) Becket Cultural Council
- (v) Community Preservation Committee
- (w) Energy Committee
- (x) BRTA Advisory Committee
- (y) BRPC Transportation Advisory Committee”

And further authorize the Town Clerk’s office to make any non-substantive, ministerial changes to numbering and formatting to ensure consistency with the remainder of the By-Laws, or take any other action relative thereto.

Motion: Move that the Town approve the amendments to Section 4 of Article 2B of the Town of Becket By-Laws as printed in Article 28 of the 2024 Annual Town Meeting Warrant

Bylaw Review Committee: Recommends

ARTICLE 29: BYLAW ARTICLE 3 (APPOINTED TOWN OFFICIALS)

To see if the Town will vote to amend Section 1 of Article 3 (Appointed Town Officials) of the Town of Becket By-Laws as follows, with deletions indicated in strike-through text:

“The Select Board shall appoint the Town Officials listed in Article 2B, Section 4 in the Town Charter. List of Town Officials to be appointed by Town Administrator, for terms of one year, unless otherwise provided for at a Town meeting:

- a) Ambulance Chief
- b) Fire Chief
- c) Fire Warden
- d) ~~Director Civil Defense~~ Emergency Management Director
- e) Highway Superintendent
- f) Police Chief and members of the Police Department
- f) ~~Moth Superintendent~~
- g) Animal Control Officer and Assistant Animal Control Officer (Adopted 6/13/81)
- h) Tree Warden (Amended 5/19/89)
- h) ~~Fence Viewer (Adepted 5/11/96)~~
- i) ~~Commissioner of Weights and Measures (Adopted 5/11/96)~~
- i) Building Inspector of Buildings to be appointed for 3 years (Amended 10/29/91)
- j) A Wiring Inspector, a Plumbing Inspector, and a Gas Inspector, after consultation with the Building Inspector (Adopted 6/13/81),
- k) Any other officials, as Massachusetts General Laws may provide for, who are not appointed by the Select Board.”

And further authorize the Town Clerk’s office to make any non-substantive, ministerial changes to numbering and formatting to ensure consistency with the remainder of the By-Laws, or take any other action relative thereto.

Motion: Move that the Town approve the amendments to Section 1 of Article 3 of the Town of Becket By-Laws as printed in Article 29 of the 2024 Annual Town Meeting Warrant

Bylaw Review Committee: Recommends

Select Board: Recommends

Majority Vote Required

ARTICLE 30: BYLAW ARTICLE 4 (GENERAL PROCEDURE)

To see if the Town will vote to amend Article 4 (General Procedure) of the Town of Becket By-Laws by adding the following section after Section 8

Section 9. “All members of Town Boards and Committees shall be considered Special Town Employees and are not considered eligible for Town employment benefits based solely on such Board or Commission membership.”

And further authorize the Town Clerk’s office to make any non-substantive, ministerial changes to numbering and formatting to ensure consistency with the remainder of the By-laws, or take any other action relative thereto.

Motion: Move that the Town approve the amendments to Article 4 of the Town of Becket By-Laws as printed in Article 30 of the 2024 Annual Town Meeting Warrant

Bylaw Review Committee: Recommends

Select Board: Recommends

Majority Vote Required

ARTICLE 31: BYLAW ARTICLE 5 (SELECT BOARD)

To see if the Town will vote to amend Article 5 (Select Board) of the Town of Becket By-Laws by adding the following section after Section 8:

Section 10. “The Select Board shall make recommendations on each warrant article involving an appropriation. The Board may or may not endorse warrant articles, as it deems appropriate, where there is no appropriation requested.”

And further authorize the Town Clerk’s office to make any non-substantive, ministerial changes to numbering and formatting to ensure consistency with the remainder of the By-laws, or take any other action relative thereto.

Motion: Move that the Town approve the amendment to Article 5 of the Town of Becket By-Laws as printed in Article 31 of the 2024 Annual Town Meeting Warrant.

Bylaw Review Committee: Recommends

Select Board: Recommends

Majority Vote Required

ARTICLE 32: BYLAW ARTICLE 7 (TAX COLLECTOR)

To see if the Town will vote to amend Section 2 and 3 of Article 7 (Tax Collector) of the Town of Becket By-Laws to read as follows, with additions noted in bold underline text and deletions in strike-through text:

Section 2: “Personal and Real Property taxes become due and payable in ~~two~~ four quarterly installments, **August 1st**, November 1st, **February 1st**, & May 1st. Excise bills are sent separately on a yearly basis.”

Section 3: Amend to read: “Taxes may be paid at the Town Hall, during normal business hours. Checks or money orders may be mailed in, ~~if more convenient~~ **dropped in the outdoor drop box 24/7 or mailed in. Taxes may also be paid on-line through the Town website.**”

And further authorize the Town Clerk’s office to make any non-substantive, ministerial changes to numbering and formatting to ensure consistency with the remainder of the By-laws, or take any other action relative thereto.

Motion: Move that the Town approve the amendments to Sections 2 & 3 of Article 7 of the Becket By-Laws as printed in Article 32 of the 2024 Annual Town Meeting Warrant.

Bylaw Review Committee: Recommends

Select Board: Recommends

Majority Vote Required

ARTICLE 33: BYLAW ARTICLE 8 (BOARD OF ASSESSORS)

To see if the Town will vote to amend Section 5 of Article 8 (Board of Assessors) of the Town of Becket By-Laws as follows, with additions in bold underlined text and deletions in strike-through text:

“**Every five (5) years, during a recertification year**, subsequent to listing the valuations and assessments upon the valuation books and prior to the commitment of the taxes, the Board of Assessors must deposit the books, or an attested copy, in their office for public inspection. If the Board of Assessors does not have an office, the books must be deposited with the ~~Chairman~~ of the Board of Assessors”

and further authorize the Town Clerk’s office to make any non-substantive, ministerial changes to numbering and formatting to ensure consistency with the remainder of the By-Laws, or take any other action relative thereto.

Motion: Move that the Town approve the amendments to Section 5 of Article 8 of the Town of Becket By-Laws as printed in Article 33 of the 2021 Annual Town Meeting Warrant

Bylaw Review Committee: Recommends

ARTICLE 34: BYLAW ARTICLE 16B (BYLAW REVIEW COMMITTEE)

To see if the Town will vote to amend Paragraph D of Section 3 (Powers and Duties) of Article 16B (Bylaw Review Committee) of the Town of Becket By-Laws, to read as follows, with additions noted in bold underlined text; or take any action relative thereto.

“Whenever practicable, the Select Board shall submit to the Committee all proposed amendments or additions to the General Bylaws prior to their inclusion in the warrant for any Town Meeting. **The Committee will be the deciding board, determining if a proposed bylaw should be a General Bylaw or go to the Planning Board.** The Committee shall meet and review all such proposed amendments and additions and shall report to the Select Board its recommendations as to their form and consistency with existing provisions of the General Bylaws and the Town Charter and as to their placement in the General Bylaws.”

and further authorize the Town Clerk’s office to make any non-substantive, ministerial changes to numbering and formatting to ensure consistency with the remainder of the By-Laws, or take any other action relative thereto.

Motion: Move that the Town vote to amend Paragraph D of Section 3 of Article 16B of the Town of Becket By-Laws as printed in Article 34 for the 2024 Annual Town Meeting Warrant.

Bylaw Review Committee: Recommends

Select Board: Recommends

Majority Vote Required

ARTICLE 35: BYLAW ARTICLE 19 (SIGNIFICANT BUILDINGS OR STRUCTURES: PERMITS FOR DEMOLITION OR RELOCATION)

To see if the Town will vote to amend Sections 2 (Definitions) and 3 (Regulated Buildings and Structures) of Article 19 (Significant Buildings or Structures: Permits for Demolition or Relocation) as follows, with additions in bold underlined text and deletions in strike-through text:

“SECTION 2. Definitions.

For purposes of this section, the following words and phrases have the following meaning:

Commission: The Town of Becket Historical Commission

Inspector: The Becket Building Inspector.

“Demolition - Any act of pulling down, destroying, removing, dismantling or razing a building or commencing the work of total or substantial destruction with the intent of completing the same.”

Demolition or Relocation Permit (the permit): The permit issued by the Inspector as required by the State Building Code for the demolition, partial demolition or for the removal of a building or structure or its/their relocation to another site.

~~“Historically significant building or structure:~~ **Historically Significant Building:** Any building ~~or structure~~ within the town which is in whole or in part fifty years or more old and which has been determined by the Commission to be significant based on any of the following criteria: (1) The building is importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the Town of Becket, or the Commonwealth; ~~of Massachusetts or the United States;~~ or (2) The Building is historically, or architecturally important (in terms of period, style, by reason of style, method of construction or association with a ~~particular~~ recognized architect or builder), either by itself or in the context of a group of buildings. ~~or structures.”~~

Preferably preserved: Any historically significant building or structure, which because of the important contribution made by such building or structure to the town's historical and/or architectural resources, is in the public interest to preserve, rehabilitate or retore.

Section 3: Regulated Buildings and Structures

~~_"The provisions of the section shall apply only to any building or structure determined by the Commission to be a" Historically Significant Building" as defined in Section 2 "Significant Building".": (1) listed in the National Register of Historic Places or the State Register (2) located within one hundred and fifty (150) feet of the boundary line, documented with maps, of any federal, state or local historic district~~

and further authorize the Town Clerk's office to make any non-substantive, ministerial changes to numbering and formatting to ensure consistency with the remainder of the By-laws, or take any other action relative thereto.

Motion: Move that the Town approve the amendments to Sections 2 and 3 of Article 19 of the Town of Becket By-Laws as printed in Article 35 of the 2024 Annual Town Meeting Warrant.

Bylaw Review Committee: Recommends

Select Board: Does not Recommend

Majority Vote Required

ARTICLE 36: APPROVAL OF THE AMENDED REGIONAL SCHOOL AGREEMENT

To see if the Town of Becket will vote to approve the Central Berkshire Regional School District Amended Regional Agreement as presented by the School Committee.

MOTION: Move that the Town approves the Central Berkshire Regional School District Amended Regional Agreement.

Select Board:

Please see Attachment #1

ARTICLE 37: ANNUAL ELECTION

You are also required to notify and warn the inhabitants of the Town of Becket who are qualified to vote in Town elections, to meet at Precinct 1 in Becket Town Hall at 557 Main Street, Becket on Saturday, May 18, 2024 then and there to bring in their votes for the election of the following Town Officers:

To cast their votes in the ANNUAL TOWN ELECTION for the election of candidates for the following offices on May 18, 2024 from 10:00am to 7:00pm:

- | | |
|--|---------------------|
| 1 MEMBER, SELECT BOARD (3-year term) | Vote for One |
| 1 MEMBER, BOARD OF HEALTH (3-year term) | Vote for One |
| 1 CEMETERY COMMISSIONER (3-year term) | Vote for One |
| 1 CEMETERY COMMISSIONER (1-year term) | Vote for One |
| 2 MEMBERS, FINANCE COMMITTEE (3-year term both) | Vote for Two |
| 1 MEMBER, PLANNING BOARD (5-year term) | Vote for One |
| 1 MEMBER, PLANNING BOARD (2-year term) | Vote for One |
| 2 CONSTABLES (3-year term both) | Vote for Two |

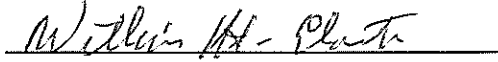
All of said officers and the ballot question to be voted for on the official ballots furnished at the polls. The polls will be opened at 10:00 AM and closed at 7:00 PM.

And 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 seven days before the time of holding said meeting.

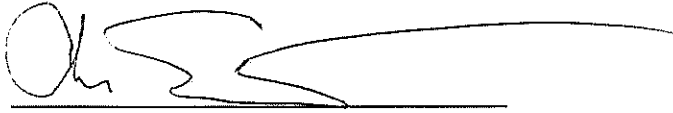
Hereof fail not, and make due return of this warrant with your doings thereon at the time and place of said meeting.

Given under our hands this 1st day of May, 2024

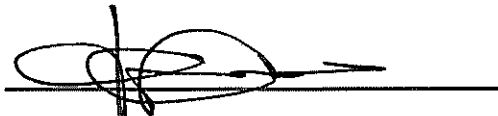
SELECT BOARD



William H. Elovirta, Chair

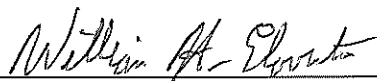


Christopher Swindlehurst, Vice Chair



Jeff Piemont, Clerk

I have served this warrant as directed above.

Attest 
Constable

Becket, Massachusetts 5/3/2024
Date