



Town of Otis, Massachusetts  
Annual Town Meeting Minutes  
May 20, 2025

Selectboard: Gary Thomas Chair, Therese Gould, Larry Southard

Finance Board: James Crandall Chair, Therese Gould, Lisa D'Orazio

Moderator: David Sarnacki

Town Administrator: Brandi Page

Town Clerk: Lyn OBrien

Town Counsel: Jeremia Pollard

Board of Registrars: Emily Piacquadio, Jill Moretz

Total Registered Voters: 1332

Total Registered Voters in Attendance: 151

Meeting called to order by the Moderator at 7:00 pm in the Otis Town Hall.

The Pledge of Allegiance was said.

A moment of silence was held for those who have passed away.

Introductions were made.

The Moderator explained the town meeting clickers and a test question was voted.

The Moderator confirmed with the Town Clerk a quorum was present.

A motion was made to dispense with the reading of the warrant and proceed to act on the Articles.

The motion was seconded.

The motion passed.

**ARTICLE 1: Town Reports**

To receive the reports of the various Town Officers and act thereon.

A motion was made to accept Article 1.

The motion was seconded.

Article 1 passed.

**ARTICLE 2: General Fund Operating Budget**

To see if the Town will raise and appropriate such money as may be necessary to defray the Town's operating expenses for this fiscal year. See appropriations list attached at end of Warrant. \$6,748,593.11

A motion was made to accept Article 2.

The motion was seconded.

Article 2 passed.

### **ARTICLE 3: Revolving Funds**

There are hereby established in the Town of Otis pursuant to the provisions of G.L. Ch. 44, 53E 1/2, the following Revolving Funds:

|                             |                                                       |
|-----------------------------|-------------------------------------------------------|
| Plumbing/Gas                | Fees & Charges for Plumbing/Gas Inspections           |
| Wire Inspector              | Fees & Charges for Wire Inspections                   |
| Fire Department Inspections | Fees & Charges for Fire Inspections                   |
| Sanitation Inspector        | Fees & Charges for Sanitation Inspections             |
| Recreation Commission       | Fees & Charges for Recreation Programs                |
| Demolition Debris Removal   | Fees & Charges for Transfer Station Demolition Debris |
| Cemetery                    | Fees & Charges for Cemetery Commission Expenses       |
| Tax Title                   | Fees & Charges for Tax Title Expenses                 |

Section II: Expenditures from each revolving fund set forth herein shall be subject to the limitation established by Town Meeting or any increase therein as may be authorized in accordance with G.L. Ch. 44, 53E 1/2.

|                             |             |
|-----------------------------|-------------|
| Plumbing & Gas Inspector    | \$15,000.00 |
| Wire Inspector              | \$15,000.00 |
| Fire Department Inspections | \$6,000.00  |
| Sanitation Inspector        | \$9,000.00  |
| Recreation Commission       | \$5,000.00  |
| Demolition Debris Removal   | \$50,000.00 |
| Cemetery                    | \$2,000.00  |
| Tax Title                   | \$30,000.00 |

A motion was made to accept Article 3.

The motion was seconded.

Discussion: The demolition debris removal is for used for the transfer station. This is for money that is brought in for demo, Freon, and debris that go into the revolving account.

Article 3 passed.

### **ARTICLE 4: Wastewater Enterprise Fund**

To see if the Town will vote to appropriate \$93,250.00 for the operation and maintenance of the municipal sewer system and to meet the appropriation, and further to provide for said appropriation transfer funds from the sewer user fees.

A motion was made to accept Article 4.

The motion was seconded.

Article 4 passed.

### **ARTICLE 5: Establish Additional Enterprise Fund**

To see if the Town will accept the provisions of Ch. 44, Sec 53F ½ of the Massachusetts General Laws establishing Otis Fire & Rescue as an enterprise fund effective fiscal year 2026.

A motion was made to accept Article 5.

The motion was seconded.

Discussion: An enterprise fund is a separate accounting fund that allows user fees to fund the account.

The rescue squad is a registered nonprofit entity looking to transfer to the Town.

The clickers were used. 125 Yes, 10 No.

Article 5 passed.

#### **ARTICLE 6: Otis Fire & Rescue Enterprise Fund**

To see if the Town will vote to raise and appropriate \$350,000.00 for the operation and salaries of Otis Fire & Rescue.

A motion was made to accept Article 6.

The motion was seconded.

Discussion: This will be a paid service. This will be a separate warrant article each year because it is an enterprise fund.

Article 6 passed.

#### **ARTICLE 7: Acceptance of the Equipment & Assets of the Otis Rescue Squad**

To see if the Town will vote to accept all supplies, equipment and assets of the Otis Rescue Squad, Inc.

A motion was made to accept Article 7.

The motion was seconded.

Article 7 passed.

#### **ARTICLE 8: Debt Service**

To see if the Town will vote to raise and appropriate the sum of \$104,610.15 for the purpose of paying the principal and interest due in fiscal 2026 for the fourth payment on the KME Fire Truck.

A motion was made to accept Article 8.

The motion was seconded.

Article 8 passed.

#### **ARTICLE 9: Wind Debt Service**

To see if the Town will vote to appropriate the sum of \$430,757.52 in fiscal 2026 for paying the principal and interest for the Wind Project Bond; funds to be transferred from the Wind Municipal Light Plant.

A motion was made to accept Article 9.

The motion was seconded.

Article 9 passed.

#### **ARTICLE 10: Broadband Debt Service**

To see if the Town will vote to appropriate the sum of \$215,250.00 for paying the principal and interest due in fiscal 2026 on funds borrowed for the Otis Fiber Bond; funds to be transferred from the Wind Municipal Light Plant.

A motion was made to accept Article 10.

The motion was seconded.

Article 10 passed.

**ARTICLE 11: Highway Building Borrowing Approval**

To see if the Town will vote to appropriate the sum of \$3,800,000.00 to pay all related costs for designing, constructing and furnishing an addition and connector to the Highway Garage, including the payment of all other costs incidental and related thereto, and further, that to raise said appropriation, the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow said sum under and pursuant to Chapter 44, Section 7(1) of the Massachusetts General Laws, or any other enabling authority, and to issue bonds or notes of the Town therefor.

***2/3 VOTE REQUIRED***

A motion was made to accept Article 11.

The motion was seconded.

Discussion: The building will be twice the size of the original building. 60 x80 feet and 5000 square feet. The interest rates of the loan are not known at this time.

2/3rds vote required. The clickers were used 75 Yes, 63 No

Article 11 failed.

**ARTICLE 12: Grant Funds**

To see if the Town will vote to authorize the Select Board to apply for Federal or State grants and to expend any monies received and in anticipation of being received, as set forth by the appropriate grant application, and to follow the appropriate procedures.

A motion was made to accept Article 12.

The motion was seconded.

Article 12 passed.

**ARTICLE 13: Acquisition of the Otis Poultry Farm**

To see if the Town will vote to appropriate \$500,000.00 in FY25 for the purpose of acquiring by purchase, the following parcel of real property for municipal purposes and described in a deed recorded at the Middle Berkshire Registry of Deeds namely 24.79 acres of land known as the Otis Poultry Farm, 1526 & 1570 North Main Road (Assessor's Map 2, Lots 74 & 75) and to meet this appropriation, transfer from general stabilization the sum of \$500,000.00 for said acquisition, and further, to authorize the Select Board to execute any and all documents required to complete the purchase.

***2/3 VOTE REQUIRED***

A motion was made to accept Article 13.

The motion was seconded.

Discussion regarding what the property could be used for. Potential ideas included space for the council on aging, recreation use, nature trails, library, affordable and senior housing, dog park, food pantry, community garden, highway equipment space. Discussion regarding town properties already owned. Discussion regarding the condition and cost of renovating the existing buildings. Discussion regarding taking the property off the tax rolls and the need for small businesses coming in.

2/3rds vote required. The clickers were used. 62 Yes, 79 No

Article 13 failed.

**ARTICLE 14: Town Ways and Bridges-CH90**

To see if the Town will vote to accept any and all funds being provided by the Commonwealth of Massachusetts Division of Transportation (Mass DOT), under provisions of Chapter 90 of the Massachusetts General Laws, to pay for such costs as allowed by appropriate legislation in connection with the maintenance, repair and construction of Town ways and bridges.

A motion was made to accept Article 14.

The motion was seconded.

Article 14 passed.

**ARTICLE 15: Town Hall Roof**

To see if the Town will vote to appropriate the sum of \$500,000.00 to pay all related costs for designing, constructing and or repairing the roof at the Otis Town Hall, and further to provide for said appropriation, take said sum from Free Cash.

A motion was made to accept Article 15.

The motion was seconded.

Article 15 passed.

**ARTICLE 16: Ball Valve Replacement**

To see if the Town will vote to appropriate the sum of \$20,000.00 for the purpose of replacing the ball valves original to the Wastewater system, and further to provide for said appropriation, take said sum from Free Cash.

A motion was made to accept Article 16.

The motion was seconded.

Article 16 passed.

**ARTICLE 17: Air Release Valve Replacement**

To see if the Town will vote to appropriate the sum of \$10,000.00 for the purpose of replacing the air release valves original to the Wastewater system and further to provide for said appropriation, take said sum from Free Cash.

A motion was made to accept Article 17.

The motion was seconded.

Article 17 passed.

**ARTICLE 18: Discontinue Miner Road**

To see if the Town will vote pursuant to Massachusetts General Law Chapter 82, Section 32A to discontinue Miner Road as a public way.

A motion was made to accept Article 18.

The motion was seconded.

Discussion: This is being discontinued because there are no residents on this road and the land is owned by MA Audubon Society. The buildings are also coming down in the next few weeks.

Article 18 passed.

**ARTICLE 19: Reservoir Road Culvert Replacement Easements**

To authorize the Board of Selectmen to acquire the following land parcels and or rights in land parcels for the purpose of obtaining a secure and public right of way. This will allow for the construction and roadway safety improvements for the Reservoir Road Culvert Replacement.

|                     | Total # | Parcel Area (Square Feet) |
|---------------------|---------|---------------------------|
| Permanent Easements | 4       | 15,370.40                 |
| Temporary Easements | 3       | 7,772.11                  |

Further that the Selectmen may acquire these parcels, or modification of these parcels or other required parcels through all legal means. This includes donations, purchase or eminent domain. Funding for acquisition is in place with grant funding. The subject parcels are currently identified on plans dated March 26, 2025 "Easement Plan Surveyed for The Town of Otis, Reservoir Road, Otis, Massachusetts", which plans are available for review at the Town Clerk's Office.

A motion was made to accept Article 19.

The motion was seconded.

Article 19 passed.

#### **ARTICLE 20: Town Code General Administrative Revisions**

To see if the Town will vote to renumber and re-caption the General Bylaws of the Town by (a) assigning a chapter/article number to each of the General Bylaws; (b) renumbering each section of each bylaw accordingly; (c) inserting chapter, article, section and subsection titles; and (d) updating internal references to reflect the new numbering system, all as set forth in the Final Draft of the Code of the Town of Otis, dated November 2024, on file with the Town Clerk.

A motion was made to accept Article 20.

The motion was seconded.

Article 20 passed.

#### **ARTICLE 21: Town Code General Bylaw Revisions**

To see if the Town will vote to adopt the following changes to the General Bylaws as set forth in the Final Draft of the Code of the Town of Otis, dated November 2024, on file with the Town Clerk.

##### **General Revisions:**

References to the Massachusetts General Laws are standardized to the following format: MGL c. \_\_, § \_\_.

The word "Town" is capitalized when referring to the Town of Otis; otherwise, only proper nouns are capitalized.

Numbers one through nine are written out. Numbers 10 and above, fractions, decimals, and dates will appear in numeric format. Unit modifiers will hyphenated; e.g., a board member may serve for a "one-year term" or have a "term of one year"; "by-law" is amended to read "bylaw." Whole dollar amounts do not include the "cents" places (e.g., \$100 rather than \$100.00).

Incorrect grammar and missing punctuation is addressed and made consistent, and misspelled words are corrected.

All personal pronouns (his, her, she, he, him, etc.) are revised to read "they," "them," and "theirs," as applicable.

References to the "Board of Selectmen" and "Selectmen" are amended to read "Select Board."

### **Specific Revisions:**

#### **Chapter 1, General Provisions.**

Article I, Organization of Bylaws, is adopted to read:

##### **§ 1.1. Nonsubstantive numbering.**

Nonsubstantive changes to the numbering of these bylaws shall be permitted in order that it be in compliance with the numbering format of the Code of the Town of Otis.

#### **Chapter 7, Alarm Systems.**

Section 7-1.

The definition of "alarm systems" is amended as indicated:

Any alarm device which automatically dials the emergency telephone number of the ~~policy fire department~~ Police, Fire Department or other emergency service to alert that an emergency exists or that the services of that department are needed. "Alarm system" shall also mean any alarm device which automatically emits an audible, visual or other response upon the occurrence of any hazard or emergency and is intended to alert persons outside the building and/or any person who in turn notifies the ~~policy and or fire department~~ Police and/or Fire Department to the existence of said hazard or emergency.

The definition of "false emergency alarm" is amended as indicated:

Any signal actuated by an emergency alarm to which the ~~policy, fire department~~ Police, Fire Department or emergency service responds which is not the result of an emergency.

Section 7-6A is amended as indicated:

A fee will be charged ~~as set annually by the Select Board,~~ for response to the building/residence in which an alarm malfunction or alarm activation is caused by the occupant or persons having control of the building/residence.

#### **Chapter 11, Animals.**

##### **Article I, Dogs.**

Section 11-1A is amended as indicated: "Owners or keepers of unlicensed dogs as of June 1 of each year shall be subject to a penalty of \$20 not less than \$50."

Section 11-1B is amended as indicated:

Dogs shall be restrained from running at large; a first offense violation shall be subject to a penalty of ~~\$15~~ \$50; a second offense violation shall be subject to a penalty of ~~\$30~~ \$100; a third offense shall be \$300; a fourth offense or subsequent violation shall be subject to a penalty of ~~\$50~~ \$500 and the Town may order the animal spayed or neutered.

#### **Chapter 18, Beaches.**

Section 18-7A is amended as indicated: "Launching of hand-carried watercraft only is permitted."

Section 18-8 is amended as indicated: "No open fires or grills are allowed."

Section 18-9 is amended as indicated: "Excessive noise is not allowed. No loud music or parties are allowed."

Section 18-10 is amended as indicated: "No pets are allowed."

Section 18-11A is amended as indicated: "No alcohol is allowed at the Town Beach."

Section 18-12 is added to read: "Violations of this bylaw would result in loss of use of the Town Beach property."

#### **Chapter 25, Buildings, Numbering of.**

Section 25-5 is amended to add the following sentence to the end thereof: "Address numbers shall contrast with their background and shall be Arabic numerals or alphabet letters."

#### **Chapter 37, Driveways and Access Roads.**

Section 37-1 is amended as indicated:

No person shall construct or relocate a driveway or access road from private property onto a Town way or a way shown on an approved subdivision plan without first having obtained a written permit from the ~~Board of Selectmen and~~ Town of Otis Highway Superintendent. Such permit shall be issued with due consideration of traffic hazards and drainage problems which may be created by the proposed driveway or access road. Any application for a driveway or access road of such length or grade that it may discharge, in the judgment of the Highway Superintendent ~~and board of Selectmen~~, a substantial volume of surface water upon a Town way or adjacent property[, ] shall be accompanied by such plans and specifications of the proposed drainage facilities as may be required by the ~~Board and~~ Superintendent.

#### **Chapter 70, Licenses and Permits.**

Section 70-1A is amended as indicated:

The Tax Collector or other municipal official responsible for records of all municipal taxes, assessments betterment and other records of all municipal charges, hereinafter referred to as the "Tax Collector," shall annually, and may periodically, furnish to each department, board, commission or division, hereinafter referred to as the "licensing

authority," that issues licenses or permits, including renewals and transfers, a list of any person, corporation, or business enterprise, hereinafter referred to as the "party," that has neglected to pay any local taxes, fees, assessments, betterment or other municipal charges ~~for not less than a twelve-month period~~, and that such party has not filed in good faith a pending application for abatement of such tax or a pending petition before the Appellate Tax Board.

Section 70-1B is amended as indicated:

Any findings made by the licensing authority with respect such license denial, revocation or suspension shall be made only for the purposes of such proceeding and shall not be relevant to or introduced in any other proceeding at law, except for any appeal from such license denial, revocation or suspension.

Section 70-2 is amended as indicated:

This bylaw shall not apply to the following licenses and permits: open burning, MGL c. 48, § 13; ~~bicycle permits, section 11 A of chapter 85;~~ sale of articles for charitable purposes, MGL c. 101, § 33; children work permits, MGL c. 149, § 69; clubs, associations dispensing food or beverage licenses, MGL c. 140, § 21E; fishing, hunting, trapping licenses, ~~section 12 of eight of chapter 207~~ MGL c. 131, § 12; marriage licenses, MGL c. 207, § 28; and theatrical events, public exhibition permits, MGL c. 140, § 181.

#### **Chapter 96, Revolving Funds.**

Section 96-2 is amended to remove the specific amount following each revolving fund, as follows:

- A. Plumbing and Gas Inspector: ~~\$15,000.~~
- B. Wire Inspector: ~~\$15,000.~~
- C. Fire Department Inspections: ~~\$6,000.~~
- D. Sanitation Inspector: ~~\$9,000.~~
- E. Recreation Commission: ~~\$5,000.~~
- F. Demolition Debris Removal: ~~\$25,000.~~
- G. Cemetery: ~~\$2,000.~~
- H. Tax Title: ~~\$10,000.~~

#### **Chapter 105, Sewer Charges.**

Section 105-1 is amended as indicated:

~~A-This~~ bylaw, pursuant to MGL c. 40, § 21E, establishes quarterly due dates for the payment of municipal sewer charges and bills of June 1, September 1, December 1 and March 1 of each year or within 30 days of issuance in each instance wherein the said charges and bills are not issued at least 30 days' prior to said quarterly due dates and, further, ~~to fix~~ fixes a rate at which interest shall accrue if such charges remain unpaid after such due dates, equal to the rate at which interest may be charged on tax bills under the provisions of MGL c. 59, § 57 ~~or take any other action relative thereto.~~

#### **Chapter 137, Vehicles and Traffic.**

### **Article I, Weight Limits; Liability for Road Damage.**

Section 137-1 is amended, in part, as indicated: "... or reimbursement to the Town for the costs to repair of any and all damages incurred to such Town ways during the course of these activities."

Section 137-3 is amended as indicated:

Said authorization shall not be issued until its conditions are acknowledged and signed by the individual or representative of the business firm applying for said authorization.

~~Determination of requirements for repair or reimbursement to the Town for the costs of repair shall be made by the Town of Otis Highway Superintendent and no less than two other Town Officials, and shall include a time limit within which repairs must be completed or reimbursement for cost of such repairs received by the Town of Otis. Any appeal of said determination of the Highway Superintendent must be made to the Town of Otis Select Board within 10 days of the date of issue of the determination by the Highway Superintendent.~~

A motion was made to accept Article 21 as written.

The motion was seconded.

Article 21 passed.

### **ARTICLE 22: Town Code Zoning Administrative Revisions**

To see if the Town will vote to renumber and re-caption Chapter 150, Zoning, of the Code of the Town of Otis, by (a) renumbering each section and subsection of the bylaw accordingly; (b) inserting article, section and subsection titles; and (c) updating internal references to reflect the new numbering system, all as set forth in the Final Draft of the Code of the Town of Otis, dated November 2024, on file with the Town Clerk.

A motion was made accept Article 22 as written.

The motion was seconded.

2/3rds vote required.

Article 22 passed unanimously.

### **ARTICLE 23: Town Code Zoning Bylaw Revisions**

To see if the Town will vote to adopt the following changes to the Zoning Bylaw as set forth in the Final Draft of the Code of the Town of Otis, dated November 2024, on file with the Town Clerk.

#### **General Revisions:**

References to the Massachusetts General Laws are standardized to the following format: MGL c. \_\_, § \_\_.

The word "Town" is capitalized when referring to the Town of Otis; otherwise, only proper nouns are capitalized.

Numbers one through nine will be written out. Numbers 10 and above, fractions, decimals, and dates will appear in numeric format. Unit modifiers will hyphenated; e.g., a board member may

serve for a "one-year term" or have a "term of one year." Whole dollar amounts do not include the "cents" places (e.g., \$100 rather than \$100.00).

Any incorrect grammar or missing punctuation is addressed and made consistent, and misspelled words are corrected.

References to the "V-I" and "VI" District are amended to read "V-1."

References to the "Zoning Board" and "Zoning Board of Appeals" are amended to read "Board of Appeals."

References to the "Board of Selectmen" and "Selectmen" are amended to read "Select Board."

References to "licensed" engineers and land surveyors are amended to read "registered."

The term "wireless communications facilities" is amended to read "wireless communication facilities."

All personal pronouns (his, her, she, he, him, etc.) are revised to read "they," "them," and "theirs," as applicable.

**Specific Revisions:**

Section 150-2.3 is amended as indicated:

The location and boundaries of these districts are hereby established as shown on a map entitled "Zoning Map of the Town of Otis," dated June 30, 1998, with all explanatory matter thereon, which is declared to be a part of this bylaw.

Section 150-2.4C is amended as indicated: "Where a boundary is shown following a stream or other watercourse, the boundary shall coincide with the center line thereof as said line existed at the date of Zoning Map adoption."

Section 150-2.4D is amended as indicated: "Where not otherwise indicated as above, a district boundary shall be deemed to coincide with a property line as such line existed at the time the ~~ordinance~~ bylaw or amendment thereto was adopted."

Section 150-3.3G(3) is amended as indicated:

In the event that the proposed reconstruction would (a) cause the structure to exceed the volume or area of the original nonconforming structure or (b) exceed applicable requirements for yards, setback, and/or height or (c) cause the structure to be located other than on the original footprint, a special permit shall be required. In the case of voluntary demolition, the special permit shall be obtained from the Board of Appeals prior to such demolition.

Section 150-4.3C is amended as indicated:

If a nonresidential use is located on the immediately adjacent property, ~~or~~ any parking area or driveway providing access to or from a public way for such use shall be located no closer than 10 feet to any side or rear property line.

Section 150-5.1C is amended as indicated: "For the purpose of this bylaw, an area of 10 feet by 20 square feet, exclusive of drives, or aisles or traveled ways, shall be considered as one standard off-street parking space."

Section 150-5.2B is amended as indicated:

The Zoning ~~Board~~ Enforcement Officer may, at their discretion, require the posting of a bond or cash deposit large enough to cover the cost of removal of temporary signs if such signs are not removed promptly after termination of the advertised event by the sponsors.

Section 150-5.3B(4) is amended as indicated: "Entrances on state highways shall conform to Massachusetts Department of ~~Public Works~~ Transportation standards and regulations."

Section 150-6.1C(1) is amended as indicated:

The size, location and screening of such parking spaces shall be approved during the permitting process, giving due consideration to the residential neighborhood characteristic, emphasizing the need to concentrate parking in as unobtrusive a location on the property as possible.

Section 150-6.1C(7) is amended as indicated:

New bed-and-breakfast operations served by an existing septic system or existing bed-and-breakfast establishments proposing to expand facilities shall not be granted approval for operation until the Board of Health confirms compliance with inspection and/or design requirements under State Environmental Code, Title 5, ~~Minimum Requirements for the Subsurface Disposal of Sanitary Sewage~~ Standard Requirements for the Siting, Construction, Inspection, Upgrade and Expansion of On-Site Sewage Treatment and Disposal Systems and for the Transport and Disposal of Septage.

Section 150-6.5A(5) is amended as indicated: "Encourage strongly the shared use of new and existing tower sites and ~~to~~ minimize the overall number and height of such facilities to only what is essential."

Section 150-6.5B, definition of "FCC 96-326," is amended as indicated: "This report and order is now contained within ~~Title 47 Regulations, Section 1, 1.137~~ 47 CFR 1.1307."

Section 150-6.5D(3) is amended as indicated:

Alternative Town structures and camouflage antennas shall be preferred over all other types of wireless communication structures and antennas so as to minimize adverse impacts on abutting properties, residential neighborhoods, village centers, traveled ways and areas of historic or scenic value.

Section 150-6.5H(1)(f) and (2)(e) is amended to change "before the issue of a building permit" to read "before the issuance of a building permit."

Section 150-6.5K is amended as indicated: "The Board of Appeals or governing authority may require such ~~technical~~ review, to be paid for by the applicant as set forth in MGL c. 44, § 53G."

Section 150-6.5Q(1) is amended as indicated:

An application fee of \$300 (~~used for legal publishing and notification requirements~~). The ~~Special Permit Granting Authority retains the right to adjust application fees as needed~~ that shall be set and may be adjusted as needed by the special permit granting authority.

Section 150-6.7A is amended to change "105 CMR 725.000 et seq." to "935 CMR 501.000 et seq."

Section 150-6.7B.

The definition of "independent testing laboratory," Subsection (1), is amended as indicated: "International Laboratory Accreditation ~~Accrediting~~ Cooperation."

The definition of "special permit granting authorities" is amended as indicated: "The Board of Appeals shall be the special permit granting authority for all property variances and changes of use special permits."

Section 150-6.7E(5)(d) is amended as indicated: "Requirement of off-street parking or other special features beyond the minimum required by this or other applicable ~~ordinances~~ bylaws;"

Section 150-6.7I(1) is amended as indicated: "There shall be no hourly restrictions upon all other MEs, unless imposed by said authority as part of site plan approval."

Section 150-6.7L is amended as indicated:

A performance bond or cash account in an appropriate amount determined by the special permit granting authority shall be secured by the applicant and issued to and held by the Town to assure compliance under this section ~~is required~~.

Section 150-6.7P(5) is amended as indicated: "Enforcement of this regulation shall be by the applicable special permit granting authority."

Section 150-6.8D(8)(b) is amended as indicated:

All material modifications to a ground-mounted solar photovoltaic installation made after issuance of the required building permit shall require approval by the special permit granting authority and Planning Board.

Section 150-7.1B(7) is amended to change "Title V" to "Title 5."

Section 150-8.1G(1) is amended to change "Town/City" to "Town."

Section 150-9.1D is amended as indicated:

Except where otherwise provided, the penalty for violation of any provision of this bylaw, of any of the conditions under which a permit is issued, or of any decision rendered by the Board of Appeals shall be \$300 for each offense.

Section 150-9.4B(3) is added to read "Marijuana establishments and medical marijuana treatment centers as specified in § 150-6.7;"

Section 150-9.4B(4) is added to read "Ground-mounted solar photovoltaic installations as provided in § 150-6.8."

Section 150-9.4F is amended as indicated:

The Building Inspector shall not issue a permanent certificate of occupancy ~~permit~~ until all work is completed as approved by the appropriate agencies and in conformity with the approved site plan.

Section 159-9.5B is added to read as follows:

For all permit and special permit applications, the applicant shall submit a digital copy of the complete plan, application or report in a PDF or similar file format as approved by the Planning Board. The applicant shall also submit a digital version of the plan in AutoCAD DWG or ASCII DXF format. The digital plan shall be submitted by email, USB, or other delivery format as approved by the Planning Board. The submitted digital plan shall contain geographic data in accordance with the 2007 standard for digital plan submittals to municipalities issued by MassGIS (Bureau of Geographic Information), or the most recent edition of this publication. This publication, or any succeeding edition of this publication, is hereby incorporated as part of this bylaw.

Section 150-10.1

The definition of "child care facility" is amended as indicated: "A ~~day-care~~ child care center or school-aged child care program, as those terms are defined in ~~G.L. c. 28A, s. 9~~ MGL c. 15D, § 1A."

The definition of "cottage industry" is amended as indicated: "A cottage industry, like a home occupation, is clearly ~~remains~~ subordinate to the use of the parcel and dwelling for residential purposes."

The definition of "family day care, large and small" is amended to update the citation of G.L. c. 28A, s. 9, to MGL c. 15D, § 1A.

The Table of Use Regulations attached to the Zoning Bylaw is amended as follows:

The column for the "V-I" District is amended to read "V-1."

The following entries are added under "NONRESIDENTIAL USES," with "PB" in the district column for each:

Marijuana establishments

Medical marijuana treatment centers

Ground-mounted solar photovoltaic installations

A motion was made to accept Article 23 as written.

The motion was seconded.

2/3rds vote required. The clickers were used 84 Yes, 19 No.

Article 23 passed.

A motion was made to reconsider Article 11 for the Highway Garage.

The motion was seconded.

The clickers were used. 56 Yes, 62 No.

The motion to reconsider Article 11 failed.

A motion was made to dissolve the meeting.

The motion was seconded.

The motion to dissolve the meeting passed.

The meeting adjourned at 8:20 pm.

Respectfully submitted,

Lyn OBrien

Town Clerk

Town of Otis  
FY26 Operating Budget

| Account number | Description                 | Done | Payroll         | Approved Amount |                 |
|----------------|-----------------------------|------|-----------------|-----------------|-----------------|
| 122            | Board of Selectmen          | X    | \$17,500.00     | \$21,365.00     |                 |
| 123            | Town Administrator          | X    | \$147,508.16    | \$151,008.16    |                 |
| 131            | Finance                     | X    | \$1,700.00      | \$2,042.00      |                 |
| 132            | Reserve Fund                | X    |                 | \$13,000.00     |                 |
| 135            | Accountant                  | X    | \$24,578.32     | \$26,178.32     |                 |
| 136            | Audit                       | X    |                 | \$19,000.00     |                 |
| 141            | Assessors                   | X    | \$48,084.00     | \$105,084.00    |                 |
| 145            | Treasurer                   | X    | \$48,201.20     | \$63,901.20     |                 |
| 146            | Town Collector              | X    | \$56,496.48     | \$82,346.48     |                 |
| 150            | Office Supplies             | X    |                 | \$9,500.00      |                 |
| 151            | Legal                       | X    |                 | \$29,500.00     |                 |
| 155            | Technology                  | X    |                 | \$66,200.00     |                 |
| 161            | Town Clerk                  | X    | \$56,527.68     | \$60,007.68     |                 |
| 162            | Elections                   | X    | \$8,500.00      | \$15,675.00     |                 |
| 171            | Conservation                | X    | \$14,000.00     | \$16,300.00     |                 |
| 175            | Planning Board              | X    | \$5,000.00      | \$7,200.00      |                 |
| 176            | Zoning Board                | X    | \$4,480.00      | \$7,330.00      |                 |
| 190            | Safety                      | X    | \$6,000.00      | \$9,500.00      |                 |
| 192            | Town Hall                   | X    |                 | \$22,757.00     |                 |
| 195            | Town Report                 | X    |                 | \$2,000.00      |                 |
| 210            | Police                      | X    | \$394,629.47    | \$434,729.47    |                 |
| 215            | Emergency Services          | X    | \$350,000.00    |                 | \$ 350,000.00   |
| 220            | Fire                        | X    | \$46,000.00     | \$114,800.00    |                 |
| 241            | Building Inspector          | X    | \$78,338.16     | \$79,978.16     |                 |
| 291            | Emergency                   | X    | \$3,500.00      | \$21,250.00     |                 |
| 292            | Animal Control              | X    | \$6,000.00      | \$7,200.00      |                 |
| 294            | Tree Warden                 | X    | \$500.00        | \$500.00        |                 |
| 300            | Schools                     | X    | \$2,600.00      | \$2,634,799.66  |                 |
| 422            | Highway                     | X    | \$236,968.24    | \$576,056.20    |                 |
| 423            | Snow & Ice                  | X    | \$87,000.00     | \$202,500.00    |                 |
| 425            | Gas & Diesel                | X    |                 | \$50,000.00     |                 |
| 429            | Maintenance                 | X    | \$300,617.12    | \$495,642.12    |                 |
| 433            | Health & Sanitation         | X    | \$119,743.60    | \$310,175.60    |                 |
| 440            | WWTP                        | X    | \$24,000.00     |                 | \$ 93,250.00    |
| 491            | Cemetery                    | X    | \$1,500.00      | \$11,700.00     |                 |
| 520            | Community Health            | X    |                 | \$1,000.00      |                 |
| 522            | Visiting Nurse              | X    |                 | \$6,180.00      |                 |
| 523            | Construct                   | X    |                 | \$800.00        |                 |
| 541            | Council on Aging            | X    | \$34,178.56     | \$58,898.56     |                 |
| 543            | Veterans                    | X    |                 | \$55,500.00     |                 |
| 610            | Library                     | X    | \$ 77,502.00    | \$77,502.00     |                 |
| 630            | Recreation                  | X    | \$ 500.00       | \$7,350.00      |                 |
| 691            | Historical                  | X    |                 | \$11,125.00     |                 |
| 692            | Celebrations                | X    |                 | \$8,000.00      |                 |
| 699            | Cultural Council            | X    |                 | \$6,000.00      |                 |
| 820            | Berkshire Regional Plan     | X    |                 | \$1,461.50      |                 |
| 911            | Berkshire County Retirement | X    | \$ 224,750.00   | \$224,750.00    |                 |
| 912            | Unemployment                | X    | \$ 10,000.00    | \$10,000.00     |                 |
| 914            | Health Insurance            | X    | \$ 440,500.00   | \$440,500.00    |                 |
| 916            | Medicare                    | X    | \$ 25,000.00    | \$25,000.00     |                 |
| 945            | Insurance                   | X    |                 | \$145,300.00    |                 |
|                |                             |      | \$ 2,902,402.99 | \$ 6,748,593.11 | \$ 6,841,843.11 |