

**COMMONWEALTH OF MASSACHUSETTS  
TOWN OF WALES  
ANNUAL TOWN MEETING WARRANT  
MAY 20, 2020**

**HAMPDEN, SS**

**GREETINGS:** In the name of the Commonwealth of Massachusetts you are hereby required and directed to notify and warn the inhabitants of the Town of Wales who are qualified to vote in elections and Town affairs to meet at the WALES ELEMENTARY SCHOOL, 41 Main Street, in said Wales on **Wednesday, the 20th day of May, 2020 at 7:00 pm**, or as soon thereafter as the subject matter of this warrant can then and there be reached, to act on the following Articles to wit:

**ARTICLE 1** To hear and act upon the reports and recommendations of Town Officers; or take any other action relative thereto.

**Sponsored by the Select Board**

**ARTICLE 2** To hear and act upon the reports and recommendations of Committees; or take any other action relative thereto.

**Sponsored by the Select Board**

**ARTICLE 3** To see if the Town will vote to raise and appropriate or transfer from any available funds the total sum of \$5,053,293.65 to defray expenses of the Town, on a departmental basis, for the fiscal year 2021 period; and further to fix the salary and compensation of the following elective officers of the Town of Wales, as provided by M.G.L. c. 41, § 108, as amended: Moderator, Selectmen, Assessors, Treasurer, Collector, Town Clerk, Planning Board, Road Commissioner and Board of Health for fiscal year 2021; or take any other action relative thereto.

**Sponsored by the Finance Committee and the Select Board**

**ARTICLE 4** To see if the Town will vote to transfer the sum of \$4,000.00 from Certified Free Cash for an audit of the Town's finances; or take any other action relative thereto.

**Sponsored by the Select Board**

**ARTICLE 5** To see if the Town will vote to transfer the sum of \$2,167.00 from Certified Free Cash for the Board of Assessors to undertake property revaluation; or take any other action relative thereto.

**Sponsored by the Select Board**

**ARTICLE 6** To see if the Town will vote to transfer the sum of \$2,000.00 from Certified Free Cash for dam inspections; or take any other action relative thereto.

**Sponsored by the Select Board**

**ARTICLE 7** To see if the Town will vote to transfer the sum of \$5,000.00 from Certified Free Cash to the Other Post-Employment Benefits Trust Fund; or take any other action relative thereto.

**Sponsored by the Select Board**

**ARTICLE 8** To see if the Town will vote to transfer the sum of \$500.00 from Certified Free Cash to the Wales Community Events Gift Account for the purpose of supporting Wales Olde Home Day; or take any other action relative thereto.

**Sponsored by the Select Board**

**ARTICLE 9** To see if the Town will vote to authorize the Town Treasurer, with the approval of the Select Board, to borrow money from time to time in anticipation of revenue of the fiscal year beginning July 1, 2020, in accordance with the provisions of M.G.L. c. 44, § 4, and to renew any note or notes as may be given in accordance with the provisions of M.G.L. c. 44, § 17; or take any other action relative thereto.

**Sponsored by the Select Board**

**ARTICLE 10** To see if the Town will vote to authorize the Town Treasurer, with the approval of the Select Board, to enter into compensating balance agreements with bank offices having their principal offices in the Commonwealth during the fiscal year 2021, as permitted by M.G.L. c. 44, § 53F; or take any other action relative thereto.

**Sponsored by the Select Board**

**ARTICLE 11** To see if the Town will vote to accept any and all grant monies received during fiscal year 2021 for the Wales Public Library Grant Account, for the use of the Wales Public Library; or take any other action relative thereto.

**Sponsored by the Select Board**

**ARTICLE 12** To see if the Town will vote to reauthorize an Offset Receipt Account, said amount not to exceed ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) more or less, for the operation of the TRANSFER STATION provided, however, that pursuant to M.G.L. c. 44, § 53E, such costs shall be offset by the estimated receipts from the fees charged to users of the services provided by the transfer station; or take any other action thereto.

**Sponsored by the Select Board**

**ARTICLE 13** To see if the Town will vote to fix the maximum amount that may be spent during fiscal year 2021 beginning on July 1, 2020 for the revolving funds established in the General Bylaws, Chapter 3, Section 5 for certain departments, boards, committees, agencies or officers in accordance with M.G.L. c. 44, § 53E½, as follows:

Revolving Fund	Department, Board, Committee, Agency or Officer	Limit on Spending
Building Inspections	Building Commissioner	\$50,000.00
Plumbing, Heating and Gas Inspections	Plumbing/Heating/Gas Inspector	\$50,000.00
Cemetery Services	Cemetery Commission	\$3,000.00
Planning	Planning Board	\$3,000.00
Conservation	Conservation Commission	\$1,500.00
Zoning	Zoning Board	\$1,000.00
Animal Control	Animal Control Officer	\$2,000.00
Library	Library Trustees or Director	\$1,000.00
Board of Health	Board of Health	\$5,000.00
Electrical	Electrical Inspector	\$50,000.00
Police – Pistol Permits	Chief of Police	\$4,000.00
Council on Aging	Council on Aging	\$3,500.00
Fire Department	Fire Inspector	\$6,000.00

; or take any other action relative thereto.

**Sponsored by the Select Board**

**ARTICLE 14** To see if the Town will vote to appropriate the total sum of \$15,000.00 from the PEG Access and Cable Related Fund, said funds to be expended during the fiscal year commencing July 1, 2020 under the direction of the Cable Advisory Committee for necessary and expedient cable related purposes consistent with the license agreement, of which the sum of \$11,500.00 is the estimated license revenue to be received during FY2021 in accordance with the license agreement and the sum of \$3,500.00 shall be allocated from the available fund balance; or take any other action relative thereto.

**Sponsored by the Select Board**



**ARTICLE 15** To see if the Town will vote to transfer the sum of \$75,000.00 from Certified Free Cash to the General Stabilization Fund; or take any other action relative thereto.

**Sponsored by the Select Board**

**ARTICLE 16** To see if the Town will vote to transfer the sum of \$150,000.00 from Certified Free Cash to the Capital Stabilization Fund; or take any other action relative thereto.

**Sponsored by the Select Board**

**ARTICLE 17** To see if the Town will vote to transfer the total sum of \$40,000.00 from the Capital Stabilization Fund for the purpose of funding the following capital purchases/projects, including all costs incidental and related thereto:

Department	Purchase/Project	Amount
Board of Selectmen	Information Technology	\$20,000.00
Fire	Building Improvements	\$20,000.00

; or take any other action relative thereto.

**Sponsored by the Select Board**

**ARTICLE 18** To see if the Town will vote to amend the General Bylaws by adding 13) Mobile Home Park Rent Control to Chapter 4:

### **13) MOBILE HOME PARK RENT CONTROL**

13.01 This bylaw shall be known and may be cited as the "Mobile Home Park Rent Control Bylaw".

#### 13.02 Definitions

For the purposes of the bylaw the following terms, phrases, words and their derivations shall have the meaning given herein, unless the context in which they are used clearly requires a different meaning.

**Rent Board** and **Board** mean the Mobile Home Park Rent Control Board as established herein.

**Mobile home** shall mean a dwelling unit built on a chassis and containing complete electrical, plumbing and sanitary facilities, and designed to be installed on a temporary or permanent foundation for permanent living quarters.

**Mobile home park** means a park licensed by the Board of Health pursuant to Massachusetts General Laws Chapter 140, Section 32B.

**Rules and regulations** means rules and regulations promulgated by the Board.

**Shall** is mandatory; **may** is permissive.

#### 13.03 Mobile Home Park Rent Control Board

There is hereby established a Mobile Home Park Rent Control Board to be comprised of three (3) town residents representing the public and to enforce the provisions of the Wales Mobile Home Park Rent Control Bylaw, except that no such member shall be a landlord renting mobile home property, a tenant residing in a mobile home or a person making a living or any portion thereof from the marketing of, or sale of, or investment or employment in mobile home property. Said Board members shall serve at the discretion of the Board of Selectmen. The members in the first instance shall be

appointed for terms of one (1), two (2) and three (3) years. Upon expiration of a term of office, the subsequent term shall be for a period of three (3) years.

#### 13.04 Duties and powers

- 1) The Board shall regulate rents so as to remove hardships or correct inequities for both the owner and the tenant of such mobile home accommodations; set minimum standards for use or occupancy of mobile home park accommodations and evictions of tenants therefrom; may require registration by owners of mobile home parks; may require information of said owners relating to their parks under the penalties of perjury.
- 2) The Board may make rules and regulations, sue and be sued, compel attendance of persons and the production of papers and information, and issue appropriate orders which shall be binding on both the owner and tenant of such mobile home park accommodations.

#### 13.05 Standards for adjusting rents

- 1) The Board may make individual or general adjustments, either upward or downward, as may be necessary to assure that rents for mobile home park accommodations are established on levels which yield to owners a fair net operating income for such units.
- 2) Fair net operating income shall be that income which will yield a return, after all reasonable operating expenses, on the fair market value of the property, equal to the debt service rate generally available from institutional first mortgage lenders or other such rates of return as the Board, on the basis of evidence presented before it, deems more appropriate to the circumstances of the case.
- 3) Fair market value shall be assessed valuation of the property or such other valuation as the Board, on the basis of evidence presented before it, deems more appropriate to the circumstances of the case.
- 4) The Board may establish further standards and rules consistent with the foregoing.

#### 13.06 Summary process

The Board may regulate evictions of tenants at mobile home parks and may issue orders which shall be defense to an action of summary process for possession.

#### 13.07 Review

- 1) The Board and its actions shall be subject to the provisions of Massachusetts General Laws Chapter 30A (Administrative Procedures Act) as if the Board were an agency of the Commonwealth of Massachusetts.
- 2) Pursuant to Chapter 40 of the Acts of 1991, the Eastern Hampden Division of the District Court department shall have original jurisdiction, concurrently with the Superior Court, of all petitions for review brought pursuant to Section 14 of Chapter 30 of the General Laws.
- 3) The Superior Court shall have jurisdiction to enforce the provisions of this bylaw and may restrain violations thereof.

#### 13.08 Penalties

Violations of this bylaw or any order of the Board shall be punishable by a fine of not more than one thousand dollars (\$1,000.00) for any one offense.



### 13.09 Severability

If any provision of this bylaw shall be held invalid, the validity of the remainder of this bylaw shall not be affected thereby.

; or take any other action relative thereto.

**Sponsored by the Town Clerk**

**ARTICLE 19** And you are further required to notify and warn the inhabitants of the Town of Wales who are qualified to vote in elections and Town affairs to meet at the WALES SENIOR CENTER, 85 Main Street, in said Wales on **Wednesday, the 27th day of May, 2020 at 12:00 pm until 8:00 pm**, then and there to act on the remaining article:

To cast their vote on a ballot for the following officers:

- (1) Board of Select member for a three-year term (2023)
- (1) Board of Assessor member for a three-year term (2023)
- (1) Planning Board member for a three-year term (2023)
- (1) Planning Board member for a three-year term (2023)
- (1) Board of Health member for a three-year term (2023)
- (1) Constable for a three-year term (2023)
- (1) Cemetery Commissioner for a three-year term (2023)
- (1) Library Trustee for a three-year term (2023)
- (1) School Committee member for a three-year term (2023)
- (1) School Committee member for a three-year term (2023)

And you are hereby directed to serve this warrant by posting attested copies thereof in at least three (3) conspicuous places in the Town.

Hereof, fail not, and make return of the warrant with your doings thereon to the Town Clerk at the time and place of said meeting, as aforesaid. Given under our hands this fifteenth day of April, two thousand and twenty.

WALES SELECT BOARD



William J. Matchett III, Chairman



Michael J. Valanzola, Vice Chairman



John A. Grasso, Clerk

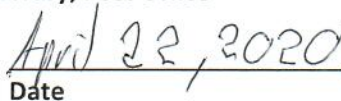
SIDDALL & SIDDALL, P.C.

TOWN COUNSEL

Attest: A True Copy

Posted at Town Website, Wales Senior Center, Town Offices, Library, Post Office

  
Constable

  
Date