



Minutes of the Town of Wales Annual Town Meeting Wednesday, June 10, 2020

The Annual Town Meeting, held at the Tantasqua Regional High School, was attended by 78 voters. A quorum of 53 people being present, the meeting was opened at 7:03 p.m. with a salute to the flag led by the Moderator, Mr. Michael Valanzola. The Moderator thanked those who made the effort to attend the meeting despite the difficulties we all experience as a result of the COID-19 crisis, showing their commitment to democracy. He explained that the decision to use the Regional High School was the result of consultation with the Board of Selectmen, the Fire Chief, the Police Chief, the Board of Health and the Town Clerk taking many factors into consideration to decide what would be the safest and most cost-effective location.

Mr. Roy Lainson was recognized upon his retirement from and thanked for 10 years of service to the Town as member and Chairman of the Finance Committee.

ARTICLE 1 The Town voted to hear and act upon the reports and recommendations of Town Officers.

ARTICLE 2 The Town voted to hear and act upon the reports and recommendations of Committees.

ARTICLE 3 The Town voted to raise and appropriate the sum of \$4,948,831.65 and to transfer from Capital Stabilization Fund the sum of \$79,300.00 for a total sum of \$5,028,131.65 to defray the expenses of the Town on a departmental basis, as set forth in the budget handout, 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 2020.

ARTICLE 4 The Town voted to transfer the sum of \$4,000.00 from Certified Free Cash for an audit of the Town's finances.

ARTICLE 5 The Town voted to transfer the sum of \$2,167.00 from Certified Free Cash for the Board of Assessors to undertake property revaluation.

ARTICLE 6 The Town voted to transfer the sum of \$2,000.00 from Certified Free Cash for dam inspections.

ARTICLE 7 The Town voted to transfer the sum of \$5,000.00 from Certified Free Cash to the Other Post-Employment Benefits Trust Fund.

ARTICLE 8 The Town voted 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

ARTICLE 9 The Town voted 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.

ARTICLE 10 The Town voted 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.

ARTICLE 11 The Town voted 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.

ARTICLE 12 The Town voted to reauthorize an Offset Receipt Account, said amount not to exceed ONE HUNDRED THOUSAND DOLLARS (\$100,000.00), 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.

ARTICLE 13 The Town voted 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

ARTICLE 14 The Town voted 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.

ARTICLE 15 The Town voted to transfer the sum of \$75,000.00 from Certified Free Cash to the General Stabilization Fund.

ARTICLE 16 The Town voted to transfer \$150,000.00 from Free Cash to the Capital Stabilization Fund.

ARTICLE 17 the Town voted 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

ARTICLE 18 The Town voted 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 difference 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 on 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.

ARTICLE 19 The polls were open on May 27 2020 from noon to 8 p.m. at the Wales Elementary School. 109 voters there did give their vote on a ballot for the following officers:

John Anthony Grasso Jr. as a Board of Select member for a three-year term (2023)
Beverly M. Poirier as a Board of Assessor member for a three-year term (2023)
Jason Oney as a Planning Board member for a three-year term (2023)
Diane L. Piazza as a Planning Board member for a three-year term (2023)
Daniel J. Haley as a Board of Health member for a three-year term (2023)
Amy S. Bishop as a School Committee member for a three-year term (2023)
Ashley Gallant as a School Committee member for a three-year term (2023)
Kevin J. Jegelewicz as a Constable for a three-year term (2023)
Wilfred J. Anair Jr. as a Cemetery Commissioner for a three-year term (2023)
Kimberly P. Bready as a Library Trustee for a three-year term (2023)

The meeting was adjourned at 7:36 p.m.

I certify that these are the motions made by the voters at the Annual Town Meeting on June 10, 2020.

Respectfully submitted,

Leis Phinney,

Town Clerk