

**COMMONWEALTH OF MASSACHUSETTS
TOWN OF WEBSTER
SPECIAL TOWN MEETING WARRANT
June 11, 2012**

Worcester, ss

To either of the Constables in the County aforesaid:

In the name of the Commonwealth of Massachusetts you are hereby required and directed to notify and warn the inhabitants of the Town of Webster aforesaid who are qualified to vote in elections and Town affairs to meet in the Bartlett High School Auditorium, 52 Lake Parkway in said Webster, on **Monday, June 11, 2012 at 7:00 PM** then and there to act on the following Articles to wit:

ARTICLE 1: To hear and act upon the report and recommendations of the Board of Selectmen and the Finance Committee.

Sponsored by the Board of Selectmen - Selectmen recommend approval

ARTICLE 2: To see if the Town will vote to appropriate, borrow or transfer from available funds, an amount of money to be expended under the direction of the Webster School Building Committee for the Park Avenue Replacement Project (the "Project"), located at 58 Park Avenue, Webster, Massachusetts, which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years, and for which the Town may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"), and to vote to appropriate, borrow or transfer from available funds, an amount of money to be expended under the direction of the Webster Building Committee, for the Webster Middle School Renovation Work required per district grade reconfiguration for which the Town shall not be eligible for a school construction grant from the MSBA. The Town acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any Project costs the Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town. Any grant that the Town may receive from the MSBA for the Project shall not exceed the lesser of (1) 76.86 percent (76.86%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA.

Sponsored by the School Building Committee - Selectmen recommend approval

ARTICLE 3: To see if the Town will vote to amend the Town of Webster Zoning Map referenced in Section 650-13 of the Code of the Town of Webster by re-designating certain parcels of land the current zoning of Single-Family Residential (S.F.R.) to a zone of Business without Sewer (B-5) identified as said real estate in the Town of Webster located on Harry's Way, Old Worcester Road and Bigelow Road in the County of Worcester in the Commonwealth of Massachusetts as shown on Assessors Plat 23, Lots A2, A3, A3.1, A3.2, A3.3, A4 and Assessors Plat 18 Lot B1. The subject parcels consist of 47.5 acres of land, more or less. Said parcels are currently assessed to Webster-Dudley Sand & Gravel, Sunny Shores Estates/Ralph Leo, Harry and Elizabeth Leo, DJJ Realty, Henry J. Ceppetelli Co., Inc. and Cam's Oil Service, Inc. Said described land to be re-designated is bounded as follows: To the north by land currently designated as Business with Sewer (B-4) zone which is proposed to be

re-designated as Business without sewer (B-5) under a separate Article, by land now or formerly of St. Joseph's Cemetery, and by land now or formerly of the Town of Webster; To the west by Bigelow Road; To the south by the center line of Mill Brook and by land now or formerly of New England Power Company; and To the east by land now or formerly of the Town of Webster Mt. Zion Cemetery and by Old Worcester Road; or take any other action relative thereto.

Sponsored by the Planning Board - Selectmen recommend approval

ARTICLE 4: To see if the Town will vote to amend the Town of Webster Zoning Map referenced in Section 650-13 of the Code of the Town of Webster by re-designating certain parcels of land the current zoning of Business with Sewer (B-4) to a zone of Business without Sewer (B-5) identified as said real estate in the Town of Webster located on Harry's Way and Old Worcester Road in the County of Worcester in the Commonwealth of Massachusetts as shown on Assessors Plat 23, Lots A1, A2 (portion), A3.3 (portion), A4 (portion) and Assessors Plat 18 Lot BI (portion). The subject parcels consist of 6.9 acres of land, more or less. Said parcels are currently assessed to DJJ Realty, Henry J. Ceppetelli Co., Inc., Cam's Oil Service, Inc. and Webster-Dudley Sand & Gravel. Said described land to be re-designated is bounded as follows: To the north by land currently designated as Single Family Residential (S.F.R): To the west by land currently designated as Single Family Residential (S.F.R) which is proposed to be re-designated as Business without sewer (B-5) under a separate Article, To the south by land currently designated as Single Family Residential (S.F.R) which is proposed to be re-designated as Business without sewer (B-5) under a separate Article, and To the east by Old Worcester Road; or take any other action relative thereto.

Sponsored by the Planning Board - Selectmen recommend approval

And you are directed to serve this warrant by publishing attested copies thereof in a newspaper published within the Town of Webster at least fourteen (14) days preceding the meeting and by posting attested copies thereof with the Town Clerk and filing in the Public Library.

Thereof fail not and make due return of your doings thereon to the Town Clerk at the time and place of holding said meeting. Given under our hands this Twenty First Day of May in the year of our Lord Two Thousand and Twelve.

WEBSTER BOARD OF SELECTMEN

Donald D. Bourque, Chairman
Deborah A. Keefe, Vice Chairman
Jeffrey P. Duggan
Mark G. Dowgiewicz
Robert J. Miller