

COMMONWEALTH OF MASSACHUSETTS
TOWN OF WEBSTER
ANNUAL TOWN MEETING WARRANT
MAY 8, 2023

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, May 8, 2023 at 7:00 PM** then and there to act on the following Articles to wit:

ARTICLE 1. REPORTS FROM THE FINANCE COMMITTEE OR BOARD OF SELECTMEN

To hear and act upon the report and recommendations of the Board of Selectmen and the Finance Committee; or take any other action thereon.

Sponsored by the Board of Selectmen

ARTICLE 2: FY2024 GENERAL FUND ANNUAL BUDGET

To see if the Town will vote to fix the compensation of elected officials, provide for a reserve fund, and determine what sum of money the Town will raise and appropriate including appropriations from any available funds to defray the charges and expenses of the Town including debt and interest for the fiscal year beginning July 1, 2023 and ending June 30, 2024; or take any other action thereon.

Sponsored by the Board of Selectmen

ARTICLE 3: FY2024 SEWER ANNUAL BUDGET

To see if the Town will vote to raise and appropriate or appropriate and transfer from any available funds a sum sufficient to operate the Sewer Enterprise Fund for the fiscal year beginning July 1, 2023 and ending June 30, 2024; or take any other action thereon.

Sponsored by the Board of Selectmen

ARTICLE 4: FY2024 WATER ANNUAL BUDGET

To see if the Town will vote to raise and appropriate or appropriate and transfer from any available funds a sum sufficient to operate the Water Enterprise Fund for the fiscal year beginning July 1, 2023 and ending June 30, 2024; or take any other action thereon.

Sponsored by the Board of Selectmen

ARTICLE 5: AUTHORIZE SHORT-TERM BORROWINGS

To see if the Town will vote to authorize the Treasurer, with the consent of the Board of Selectmen, to temporarily borrow a note or notes, or make an inter-fund advance from available funds, in anticipation of revenue from taxation, bonds, or grants, and to repay said sums within the current fiscal cycle; or take any other action thereon.

Sponsored by the Board of Selectmen

ARTICLE 6: DEPARTMENTAL REVOLVING FUNDS

To see if the Town will vote pursuant to the provisions of G.L. c 44, §53E1/2, as most recently amended, to set FY 2024 spending limits for such Revolving Funds as follows:

REVOLVING FUND	FY 2024 SPENDING FUND
Board of Health Inspections (Fund 3531)	\$15,000
Senior Center (Fund 3516)	\$8,000
Nuisance Properties (Fund 3530)	\$80,000
Inspectional Services (Fund 3534)	\$50,000
Composting Facility (Fund 3525)	\$13,000
Recreation (Fund 3521)	\$140,500

; or take any action thereon.

Sponsored by the Board of Selectmen

ARTICLE 7. CREATE BUDGET FOR CABLE ACCESS

To see if the Town will vote to appropriate the following Cable Access Budget in accordance with General Laws Chapter 44, Section 53F $\frac{3}{4}$; or take any other action thereon.

Account	Description	Budget
3702-510000	Salaries	\$40,000
3702-570000	Other Charges	\$30,000

Sponsored by the Board of Selectmen

ARTICLE 8. ACCEPTANCE OF DAVIS STREET AS A TOWN WAY

To see if the Town will vote to authorize the Board of Selectmen to: (1) acquire by gift, purchase or other manner of conveyance, Parcels 4A, 4B, 9, 10, 12, 13, 14 and 16, all as approximately shown on a plan entitled "Davis Street Extension," dated April 10, 2023, prepared by Land Planning, Inc., as said plan may be amended, said plan on file with the Town Clerk, for general municipal and/or public way purposes, subject to such easements and reservation of rights, and on such other terms and conditions as the Board of Selectmen shall deem appropriate; (2) discontinue Parcel 5 and Parcel 7, being portions of Davis Street, as shown on said Plan, as a public way; (3) convey Parcel 3, 5 and 7, as shown on said Plan, for such consideration and on such terms and conditions as the Board of Selectmen shall deem appropriate; (4) accept and/or dedicate as a public way Parcels 1, 2, 4A, 4B, 6, 9, 11, 12, 13, 14, 15, 16 and 17, being portions of Davis Street; and, further (5) authorize the Board of Selectmen to act in such manner necessary or reasonable to carry out the purposes of this article, including, but not limited to, the acceptance, conveyance, discontinuance and dedication of any and all parcels as may, from time to time, be shown on the foregoing plan, and to execute any and all documents and instruments related thereto, upon such terms and conditions as the Board of Selectmen shall determine appropriate; or take any other action thereon.

Sponsored by the Board of Selectmen and Redevelopment Authority

ARTICLE 9. AMEND BY-LAWS - NONCRIMINAL DIS POSITION FINES

To see if the Town will vote to amend the Town of Webster General Bylaws by inserting the following language to Chapter 260-2 Noncriminal Disposition; or take any other action thereon.

Code Chapter	Subject	Fine
Chapter 314, Article I	Animal and Waterfowl - §314-5	
	1 st offense	Warning
	2 nd offense	\$50.00

3 rd offense	\$100.00
4 th and subsequent offense	\$150.00

Sponsored by Animal Control

ARTICLE 10. AMEND BY-LAWS - PERSONNEL ADVISORY BOARD

To see if the Town will vote to amend the Webster Bylaws Section 217 - 1,2 and 3 as follows:

Section 217-1. Establishment

The Personnel Advisory Board, hereinafter called the Board, shall consist of seven members, two appointed by the Board of Selectmen, two appointed by the Finance Committee, and two appointed by the Town Moderator, each will serve a ~~two~~ **three** year term. **The terms will run consistent with the town's fiscal year, beginning on July 1.** The Town Administrator (or his/her representative) shall be the seventh member of the Board. The Board shall be set up per Section 7-9g-f of the Town Charter.

Section 217-2 Powers and duties

In addition to the items listed in Section 4-2(c) of the Town Charter, the Personnel Advisory Board shall conduct studies, surveys, and analysis as needed and upon request of the Board of Selectmen or Town Administrator. Any formal matter, action or vote, etc. undertaken by the Personnel Advisory Board shall not bind the Administrator or Board of Selectmen to any action relative to its determination. However, all activities or decisions rendered and approved by a majority vote of the Personnel Advisory Board shall be made available and presented at the request of the Board of Selectmen or Town Administrator. The Personnel Board shall coordinate all personnel rules and requirements for all Town employees, except the school department.

The Personnel Advisory Board shall provide advice to the Town Administrator and Board of Selectmen pertaining to the Town's human resources program. The Board may conduct studies, surveys, and analysis upon the request of the Town Administrator or Board of Selectmen. The Board shall perform all other duties designated in the Board of Selectmen approved policies or specifically requested by the Town Administrator or Board of Selectmen. Action or vote by the Personnel Advisory Board shall not bind the Town Administrator or Board of Selectmen to action relative to its determination.

Section 217-3 Limits on who may serve

No Town employee shall be eligible to serve on said Personnel Advisory Board. ~~Members currently serving will be allowed to finish out their term.~~

Section 217- 4 and 5

No changes.

Sponsored by the Personnel Advisory Board

ARTICLE 11. Amend Flood Plain

To see if they Town will vote to replace, in its entirety, the existing Article IV District Regulations, Section § 650-21 DISTRICT 8, Floodplain regulations with the following:

Section § 650-21 DISTRICT 8, Floodplain.

A. Statement of Purpose. The purposes of the Floodplain District are to:

- (1) Ensure public safety through reducing the threats to life and personal injury;
- (2) Eliminate new hazards to emergency response officials;
- (3) Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding;
- (4) Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding;
- (5) Eliminate costs associated with the response and cleanup of flooding conditions;
- (6) Reduce damage to public and private property resulting from flooding waters.

B. Definitions

DEVELOPMENT means any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. [US Code of Federal Regulations, Title 44, Part 59]

FLOOD BOUNDARY AND FLOODWAY MAP means an official map of a community issued by FEMA that depicts, based on detailed analyses, the boundaries of the 100-year and 500-year floods and the 100-year floodway. (For maps done in 1987 and later, the floodway designation is included on the FIRM.) (if applicable in your community)

FLOOD HAZARD BOUNDARY MAP (FHB.M.) An official map of a community issued by the Federal Insurance Administrator, where the boundaries of the flood and related erosion areas having special hazards have been designated as Zone A or E. [US Code of Federal Regulations, Title 44, Part 59] (if applicable in your community)

FLOODWAY. The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. [Base Code, Chapter 2, Section 202]

FUNCTIONALLY DEPENDENT USE means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities. [US Code of Federal Regulations, Title 44, Part 59] Also [Referenced Standard ASCE 24-14]

HIGHEST ADJACENT GRADE means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. [US Code of Federal Regulations, Title 44, Part 59]

HISTORIC STRUCTURE means any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (1) By an approved state program as determined by the Secretary of the Interior or
 - (2) Directly by the Secretary of the Interior in states without approved programs. [US Code of Federal Regulations, Title 44, Part 59]

NEW CONSTRUCTION. Structures for which the start of construction commenced on or after the effective date of the first floodplain management code, regulation, ordinance, or standard adopted by the authority having jurisdiction, including any subsequent improvements to such structures. New construction includes work determined to be substantial improvement. [Referenced Standard ASCE 24-14]

RECREATIONAL VEHICLE means a vehicle which is:

- (a) Built on a single chassis;
- (b) 400 square feet or less when measured at the largest horizontal projection;
- (c) Designed to be self-propelled or permanently towable by a light duty truck; and
- (d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.[US Code of Federal Regulations, Title 44, Part 59]

REGULATORY FLOODWAY - see FLOODWAY.

SPECIAL FLOOD HAZARD AREA. The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AO, AH, V, VE. [Base Code, Chapter 2, Section 202]

START OF CONSTRUCTION. The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction" means the first alteration of any wall,

ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Base Code, Chapter 2, Section 202]

STRUCTURE means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. [US Code of Federal Regulations, Title 44, Part 59]

SUBSTANTIAL REPAIR OF A FOUNDATION. When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR. [As amended by MA in 9th Edition BC]

VARIANCE means a grant of relief by a community from the terms of a flood plain management regulation. [US Code of Federal Regulations, Title 44, Part 59]

VIOLATION means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in §60.3 is presumed to be in violation until such time as that documentation is provided. [US Code of Federal Regulations, Title 44, Part 59]

ZONES, FLOOD - All terms are defined in the US Code of Federal Regulations, Title 44, Part 64.3.

ZONE A means an area of special flood hazard without water surface elevations determined

ZONE AE means area of special flood hazard with water surface elevations determined

ZONE AH means areas of special flood hazards having shallow water depths and/or unpredictable flow paths between (1) and (3) feet, and with water surface elevations determined

ZONE AO means area of special flood hazards having shallow water depths and/or unpredictable flow paths between (1) and (3) ft. (Velocity flow may be evident; such flooding is characterized by ponding or sheet flow.)

ZONE A99 means area of special flood hazard where enough progress has been made on a protective system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. (Flood elevations may not be determined.)

ZONE V means area of special flood hazards without water surface elevations determined, and with velocity, that is inundated by tidal floods (coastal high hazard area)

ZONE VE (for new and revised maps) means area of special flood hazards, with water surface elevations determined and with velocity, that is inundated by tidal floods (coastal high hazard area)

C. District Delineation

The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Webster designated as Zone A, AE, AH, AO, A99, V, or VE on the Worcester County Flood Insurance Rate Map (FIRM) dated June 7, 2023 issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The exact boundaries of the District shall be defined by the 1%-chance base flood elevations shown on the FIRM and further defined by the Worcester Flood Insurance Study (FIS) report dated June 7, 2023. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk.

D. Designation of Webster Floodplain Administrator

The Town of Webster hereby designates the position of Zoning Enforcement Officer to be the official floodplain administrator for the Town.

E. Permits Are Required for All Proposed Development in the Floodplain Overlay District

The Town of Webster requires a permit for all proposed construction or other development in the floodplain overlay district, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, storage facilities or drilling, mining, paving and any other development that might increase flooding or adversely impact flood risks to other properties.

F. Assure That All Necessary Permits Are Obtained

The town's permit review process includes the requirement that the proponent obtain all local, state and federal permits that will be necessary in order to carry out the proposed development in the floodplain overlay district. The proponent must acquire all necessary permits, and must demonstrate that all necessary permits have been acquired.

G. Floodway Encroachment

In Zones A, A1-30, and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Town's/City's FIRM or Flood Boundary & Floodway Map (choose map which delineates floodways for your community) encroachments are prohibited, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

H. Unnumbered A Zones

In A Zones, in the absence of FEMA BFE data and floodway data, the building department will obtain, review and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A and as the basis for elevating residential structures to or above base flood level, for floodproofing or elevating nonresidential structures to or above base flood level, and for prohibiting encroachments in floodways.

I. Drainage Requirements in AO and AH Zones

Within Zones AO and AH on the FIRM, adequate drainage paths must be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

J. Subdivision proposals

All subdivision proposals and development proposals in the floodplain overlay district shall be reviewed to assure that:

- (a) Such proposals minimize flood damage.
- (b) Public utilities and facilities are located & constructed so as to minimize flood damage.
- (c) Adequate drainage is provided.

K. Base Flood Elevation Data for Subdivision Proposals

When proposing subdivisions or other developments greater than 50 lots or 5 acres (whichever is less), the proponent must provide technical data to determine base flood elevations for each developable parcel shown on the design plans.

L. Recreational Vehicles

In A1-30, AH, AE Zones, VE, and V Zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

M. Watercourse Alterations or Relocations in Riverine Areas

In a riverine situation, the Zoning Enforcement Officer shall notify the following of any alteration or relocation of a watercourse:

- Adjacent Communities, especially upstream and downstream
- Bordering States, if affected
- NFIP State Coordinator
Massachusetts Department of Conservation and Recreation
- NFIP Program Specialist
Federal Emergency Management Agency, Region I

N. Requirement to Submit New Technical Data

If the Town/City acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town/City will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s.) Notification shall be submitted to:

- NFIP State Coordinator
Massachusetts Department of Conservation and Recreation
- NFIP Program Specialist
Federal Emergency Management Agency, Region I

O. Variances to Building Code Floodplain Standards

The Town will request from the State Building Code Appeals Board a written and/or audible copy of the portion of the hearing related to the variance, and will maintain this record in the community's files.

The Town shall also issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a community official that (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property.

Such notification shall be maintained with the record of all variance actions for the referenced development in the floodplain overlay district.

P. Special Permits related to community compliance with the National Flood Insurance Program (NFIP)

The Special Permit Granting Authority (SPGA) shall be the Planning Board. Upon receipt of the Special Permit application, the SPGA shall transmit one copy each to the Board of Appeals, Fire Department, Conservation Commission, Health Department, and the Building Commissioner for their written recommendations. Failure to respond within 35 days of transmittal shall indicate approval by said agencies.

A variance from these floodplain bylaws must meet the requirements set out by State law, and may only be granted if: 1) Good and sufficient cause and exceptional non-financial hardship exist; 2) the variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and 3) the variance is the minimum action necessary to afford relief.

Q. Abrogation and greater restriction section

The floodplain management regulations found in this Floodplain Overlay District section shall take precedence over any less restrictive conflicting local laws, ordinances or codes.

R. Disclaimer of Liability

The degree of flood protection required by this bylaw [ordinance] is considered reasonable but does not imply total flood protection.

S. Severability Section

If any section, provision or portion of this bylaw [ordinance] is deemed to be unconstitutional or invalid by a court, the remainder of the ordinance shall be effective.

and on file with the Board of Selectmen; or take any action thereon.

Sponsored by the Planning Board

ARTICLE 12. AMEND ZONING BY-LAWS - ARTICLE IV § 650-14 - DISTRICT 1

To see if the Town will vote to amend the Town of Webster Zoning By-Law, Article IV. § 650-14. District 1, Single Family Residential, Section C. Set-back building lines, by deleting the following language (strikethrough) or take any action relative thereto, as follows

Set-back building lines. In any Residential District no part of any enclosing wall of any building shall be nearer than 30 feet to the exterior line of any street, ~~however, if the existing buildings within 600 feet on either side of the lot in question are set back to a greater or lesser distance than the set-back provided in this bylaw the allowable set-back shall not be nearer than the average set-back of all existing buildings within 600 feet on either side of the lot in question. No structure shall be located nearer than 15 feet to the side or rear lot lines nor nearer than 25 feet to any street line.~~

and on file with the Board of Selectmen; or take any action thereon.

Sponsored by the Planning Board

ARTICLE 13. AMEND ZONING BY-LAWS - ARTICLE IV § 650-15 - DISTRICT 2

To see if the Town will vote to amend the Town of Webster Zoning By-Law, Article IV. § 650-15 District 2, Agricultural Single Family Residential, Section D. Set-back building lines, by deleting the following language (strikethrough) or take any action relative thereto, as follows

Set-back building lines. In any Agricultural-Residence District, no part of any enclosing wall of any building shall be nearer than 30 feet to the exterior line of any street, ~~however, if the existing buildings within 300 feet on either side of the lot in question are set back to a greater or lesser distance than the setback provided in this bylaw, the allowable set-back shall not be nearer than the average set-back of all the existing buildings within 300 feet on either side of the lot in question. No structure shall be located nearer than 15 feet to the side or rear lot lines nor nearer than 25 feet to any street line.~~

and on file with the Board of Selectmen; or take any action thereon.

Sponsored by the Planning Board

ARTICLE 14. AMEND ZONING BY-LAWS - ARTICLE IV § 650-16 - DISTRICT 3

To see if the Town will vote to amend the Town of Webster Zoning By-Law, Article IV. § 650-16 District 3, Multiple-Family Residential, Section C. Set-back building lines, by deleting the following language (strikethrough) or take any action relative thereto, as follows

Set-back building lines. In any Residence 3 District no part of any enclosing wall of any buildings shall be nearer than 30 feet to the exterior line of any street, ~~however, the same allowance may be made regarding the adjacent building as applies to the Residence 1~~

Districts. No structure shall be located nearer than 10 feet to the side or rear lot lines nor nearer than 25 feet to any street line.
and on file with the Board of Selectmen; or take any action thereon.

Sponsored by the Planning Board

ARTICLE 15. AMEND ZONING BY-LAWS - ARTICLE IV § 650-18 - DISTRICT 5

To see if the Town will vote to amend the Town of Webster Zoning By-Law, Article IV. § 650-18 District 5, Business Districts, Section B. Set-back building lines, by deleting the following language (strikethrough) or take any action relative thereto, as follows

Set-back building lines. No part of any enclosing wall of any building shall be nearer than 30 feet to the exterior line of any street. ~~, however, if the existing buildings within 300 feet on either side of the lot in question are set back to a greater or lesser distance than the set-back provided in this bylaw, the allowable set-back shall not be nearer than the average set-back of all the existing buildings within 300 feet on either side of the lot in question.~~ No structure shall be located nearer than 15 feet to the side or rear lot lines, nor nearer than 25 feet to any street line.

and on file with the Board of Selectmen; or take any action thereon.

Sponsored by the Planning Board

ARTICLE 16. AMEND ZONING BY-LAWS - ARTICLE IV § 650-21 - DISTRICT 7

To see if the Town will vote to amend the Town of Webster Zoning By-Law, Article IV. § 650-21. District 7, Lake Residential, Section C. Set-Back Building Lines by inserting the following language (**in BOLD**) and deleting the following language (strikethrough) or take any action relative thereto, as follows

Set-Back Building Lines. In any Lake **Residential** District, no part of any enclosing wall shall be nearer than 20 feet to the exterior line of any street. ~~, however, if the existing buildings within 300 feet on either side of the lot in question are set back to a greater or lesser distance than the set back provided in the bylaw, the allowable set-back shall not be nearer than the average set back of all existing buildings within 300 feet on either side of the lot in question.~~ ~~set-back of all existing buildings within 600 feet on either side of the lot in question.~~ **No structure shall be located nearer than 10 feet to the side or rear lot lines.**

and on file with the Board of Selectmen; or take any action thereon.

Sponsored by the Planning Board

ARTICLE 17. AMEND ZONING BY-LAWS - ZONING

To see if the Town will vote to amend the Webster Zoning Bylaws and Zoning Map so as to change the zoning district from General Business B-5 to Agricultural - Single Family Residential (A.S.F.R.), for all property as shown on the attached segment of the Town of Webster Zoning Map attached hereto and incorporated herein, being all land westerly of the centerline of Thompson Road to the westerly line of Route 395 and northerly of the existing district boundary line to the northerly most corner of Assessor's Map lot no. 33-A-1-0. The purpose of the proposed zoning amendment is to expand the current A.S.F.R. District along Thompson Road; or take any action in relation thereto.

Citizens Petition

ARTICLE 18. PAVING OF OAKWOOD DRIVE

To see if the Town will vote to accept the extension of Oakwood Drive from STA 12+50 to 22+13.19 and approve it as a town road; or take any action thereon.

Citizens Petition

And you are directed to serve this warrant by publishing attested copies thereof in a newspaper published within the Town of Webster at least seven (7) 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 Tenth Day of April in the year of our Lord Two Thousand and Twenty-three.

TOWN OF WEBSTER BOARD OF SELECTMEN:

Randall V. Becker, Chairman
Earl Gabor, Vice Chairman
Thomas Klebart, Clerk
Lisa Kontoes, Selectman
Donald Bourque, Selectman