

Reformatted General Bylaws for May 7, 2019 Special Town Meeting – Article 3

Approved by the Attorney General’s Office - August 19, 2019

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COMMONWEALTH OF MASSACHUSETTS

TOWN OF EGREMONT

GENERAL BYLAWS

- 1 Town Meetings
 - 1.1 Meeting schedule
 - 1.1.1 Per a vote of Town Meeting on May 31, 1973 it was designated that the first Tuesday of May is the date of the Annual Town Meeting and the second Tuesday in May is the date of the Town Election.
 - 1.2 Quorum:
 - 1.2.1 The presence of sixty (60) voters at a Town Meeting for the transaction of business shall constitute a quorum, except for a motion to adjourn, for which no quorum shall be required. The number of persons constituting a quorum may only be altered at an Annual Town Meeting.
 - 1.3 Posting:
 - 1.3.1 Attested copies of all Town Meeting Warrants shall be posted by the Town Constable or other person so designated by the Board of Selectmen, in four (4) public places or more, within the Town, for at least fourteen (14) days before the holding of said meeting, or to take any other action relative thereto.
 - 1.4 Voting:
 - 1.4.1 Articles in the Warrant shall be acted upon in the order in which they stand, unless the meeting shall direct otherwise by majority vote. No article shall be prejudiced by such action.
 - 1.4.2 All motions at a Town Meeting shall be reduced to writing if so requested by the Moderator or any legal voter.
 - 1.4.3 Any vote to raise and appropriate money by issuing bonds or notes of the Town except as provided in Section 17 of Chapter 44 of the General Laws and amendments thereto and any vote concerning a raise in the limit of indebtedness of the Town hereafter taken shall be acted upon at any annual town meeting or special town meeting in the warrant for which such article or articles appear by written secret ballot.
 - 1.5 Special Town Meetings
 - 1.5.1 The Selectmen shall place in the local newspaper a synopsis of the warrant for any special town meeting at least fourteen (14) days before the date of said meeting and copies of the warrant shall be available to the public at the place of said meeting.

1.6 Right of Speech

- 1.6.1 All Town of Egremont property tax payers have the same right to speak at the Town's Annual Meeting and all other town meetings as those who are registered to vote in the Town of Egremont, subject to the right of the Egremont Town Moderator to maintain order at Town Meetings.

2 Warrants and Articles

- 2.1 All articles in any warrant shall be referred to and considered by the Finance Committee for its recommendations.

3 Elections

- 3.1 **SELECT BOARD TERMS OF OFFICE:** In May, 1999, one member shall be elected for a three year term, one for a two year term, and one for a one year term. Thereafter, beginning with the election in May, 2000, and each year thereafter, each expiring term shall be filled by a three year term.

4 Boards And Committees

- 4.1 All boards and committees shall, within one week after election or appointment, elect a chairperson and secretary, and give notice of such election to the Town Clerk.

4.2 Reports and Stewardship:

- 4.2.1 The Selectmen shall annually, by December 1 after the close of the preceding fiscal year, cause to be distributed among the taxpayers of the Town, a detailed report in print of all money received into and paid out of the Town Treasury during that preceding fiscal year, which report shall be examined and approved by the Auditor before it is printed. The Selectmen shall also publish in said report such information and recommendations as they may deem proper.

4.3 Finance Committee

4.3.1 Duty and Authority:

- 4.3.1.1 It shall be the duty of the Finance Committee to investigate the cost of maintenance of the different departments of the Town, and they shall recommend in detail the amounts to be appropriated for each department for the ensuing year.

- 4.3.1.2 The committee shall have authority to summon before it for such information and investigation as it shall deem necessary, any of the Town officials and reports, for such examination considered by it necessary to the proper discharge of its duties.

- 4.3.2 Said committee shall be constituted as follows: six voters to be appointed by the moderator within seven (7) days after the annual town elections, none of whom shall hold any other town office, two to serve for a term of one year, two to serve for a term of two years, and two to serve for a term of three years, or until their successors are chosen.

- 4.3.3 Successors shall be chosen by a majority vote of a committee within twenty-one (21) days after the Annual Town Elections. Said committee shall consist of two Selectmen chosen by the Selectmen, two of the remaining members of the Finance Committee, chosen by the Finance Committee, and the Moderator. Said committee shall not contain the same two Selectmen or the same two Finance Committee members in successive years. Chairperson of said committee shall rotate between a

Selectman, a Finance Committee member, and the Moderator in successive years. Vacancies shall be filled as soon as possible in the same manner as are successors. Any member appointed to the committee in accordance with the foregoing sentence shall serve for the unexpired portion of the term of the member whom he is replacing.

4.4 Council on Aging

- 4.4.1 The Selectmen shall annually within thirty (30) days following the annual election appoint a minimum of five (5) and not more than seven (7) registered voters of the town to serve as a municipal Council of Aging in accordance with the provisions of Section 8B of Chapter 40 of the General Laws.
- 4.4.2 The Council shall organize by choosing from its membership a chairman and clerk of said Council.
- 4.4.3 The Council shall submit an annual report to the town meeting and furnish copies to the State Commission on Aging.
- 4.4.4 The Council may appoint such clerks and other employees as it may require.
- 4.4.5 The Council shall coordinate and carry out programs designed to meet the problems of the aging in cooperation with programs of the State Commission on Aging as established by Section 73 of Chapter 5 of the General Laws.

5 Legal Affairs

- 5.1 The Selectmen have the full authority as agents of the town to institute and prosecute suits in the name of the town, and to appear and defend suits brought against it, unless it is otherwise specially ordered by a vote of the town. They may, with the advice of counsel, settle any compromise suits or claims where the settlement shall not call for payment of more than three hundred (\$300.00) dollars.
- 5.2 The Board of Selectmen is authorized to initiate proceedings for the non-criminal disposition of violations of Town By-laws or any rules or regulations of any municipal officials, boards or departments, the violation of which is subject to a special penalty. The procedures set forth in MGL Chapter 40, Section 21D are hereby adopted for said non-criminal disposition of violation.

6 Finances of the Town

6.1 Taxes

- 6.1.1 Definitions; Tax Collector - The municipal official responsible for records of all municipal taxes, assessments, betterment and other municipal charges.
- 6.1.2 The Tax Collector shall annually furnish to all municipal Licensing Authorities a list of any parties that have neglected or refused to pay any local taxes, fees, assessments, betterment or other municipal charges for a period of not less than twelve (12) months, provided that such party has not filed in good faith a pending application for an abatement of such tax or a pending petition before the appellate tax board.

- 6.2 The Office of the Treasurer/Collector, shall pay all fees received by said officer by virtue of said officer's office to the town treasurer for deposit into the General Fund of the Town, as allowed under M.G.L. Chapter 40, Section 21, Clause 13. (Effective 8/29/98)

6.3 Departmental Revolving Funds

- 6.3.1 Purpose. This by-law establishes and authorizes revolving funds for use by town, departments, boards, committees, agencies and officers in connection with the operation of programs or activities that generate fees, charges or other receipts to support all or some of the expenses of those programs or activities. These revolving funds are established under and governed by General Laws Chapter 44, 53E 1/2.
- 6.3.2 Expenditure Limitations. A department or agency head, board, committee or officer may incur liabilities against and spend monies from a revolving fund established and authorized by this by-law without appropriation subject to the following limitations:
 - 6.3.2.1 Fringe benefits of full-time employees whose salaries or wages are paid from the fund shall also be paid from the fund.
 - 6.3.2.2 No liability shall be incurred in excess of the available balance of the fund.
 - 6.3.2.3 The total amount spent during a fiscal year shall not exceed the amount authorized by Annual Town Meeting on or before July 1 of that fiscal year, or any increased amount of that authorization that is later approved during that fiscal year by the Selectboard and Finance Committee.
- 6.3.3 Interest. Interest earned on monies credited to a revolving fund established by this by-law shall be credited to the general fund.
- 6.3.4 Procedures and Reports. Except as provided in General Laws Chapter 44, Section 53E 1/2 and this by-law, the laws, charter provisions, by-laws, rules, regulations, policies or procedures that govern the receipt and custody of town monies and the expenditure and payment of town funds shall apply to the use of a revolving fund established and authorized by this by-law. The Town Accountant shall include a statement on the collections credited to the fund, the encumbrances and expenditures charged to each fund and the balance available for expenditure in the regular report the Town Accountant provides the department, board, committee, agency or officer on appropriations made for its use.
- 6.3.5 Authorized Revolving Funds. The Table establishes:
 - 6.3.5.1 Each revolving fund authorized for use by a town department, board, committee, agency or officer,
 - 6.3.5.2 The department or agency head, board, committee or officer authorized to spend from each fund,
 - 6.3.5.3 The fees, charges and other monies charged and received by the department, board, committee, agency or officer in connection with the program or activity for which the fund is established that shall be credited to each fund by the Town Accountant,
 - 6.3.5.4 The expenses of the program or activity for which each fund may be used,
 - 6.3.5.5 Any restrictions or conditions on expenditures from each fund;
 - 6.3.5.6 The fiscal years each fund shall operate under this by-law.

A Revolvin g Fund	B Department, Board, Committee, Agency or Officer Authorized to Spend from Fund	C Fees, Charges or Other Receipts Credited to Fund	D Program or Activity Expenses Payable from Fund	E Restrict ions or Conditio ns on Expenses Payable from Fund	F Fiscal Years
French Park	Board of Selectmen and Buildings & Grounds	Donations received for use of the park	Expenses to operate the park	No wages	Fiscal Year 2019 and subseque nt
Home Compost Bins	Board of Selectmen and Sustainability Coordinator	Proceeds from sale of bins	Purchase of new bins to replenish supply		Fiscal Year 2019 and subseque nt
Zoning Board of Appeals	Zoning Board of Appeals	Special permit application fees	Expenses associated with special permit applications/ hearings (advertising, mailings)	No wages	Fiscal Year 2019 and subseque nt
Dog License & donatio ns fund	Town Clerk	Fees charged for licensing of dogs & donations for use of Dog Park	Purchase of dog licenses, expenses related to issuing dog licenses, fees to Town Clerk, expenses at dog park (i.e poop removal, fence repairs, etc.)	No wages	Fiscal Year 2019 and subseque nt
Inspect or Wages	Wiring, Plumbing & Gas Inspectors	Fees charged and received by the inspectors for electrical, gas and plumbing inspections	Salaries or wages of inspectors performing electrical, gas and plumbing inspections and other serviced related to those inspections	Does not include Building or Health Inspecto rs or their expenses	Fiscal Year 2019 and subseque nt

A Revolving Fund	B Department, Board, Committee, Agency or Officer Authorized to Spend from Fund	C Fees, Charges or Other Receipts Credited to Fund	D Program or Activity Expenses Payable from Fund	E Restrictions or Conditions on Expenses Payable from Fund	F Fiscal Years
Compostable Materials	Green Committee and Sustainability Coordinator	Charges for selling compostable materials	Purchase of new compostable materials: plates, cups, plastic wear, table covers, etc.	No wages	Fiscal Year 2019 and subsequent
Recycling Proceeds	Board of Selectmen and Sustainability Coordinator	Proceeds from sale of containers, papers, metals	Expenses related to trash and recycling programs. Purchase of equipment related to trash and recycling programs.		Fiscal Year 2019 and subsequent
Planning Board	Planning Board	Special permit application fees	Expenses associated with special permit applications/ hearings (advertising, mailings)		Fiscal Year 2019 and subsequent
French Park Dog Park	Board of Selectmen and Trustees of French Park	Donations from users of the dog park	Expenses related to the dog park: repairs, poop removal, containers	No wages	Fiscal Year 2019 and subsequent
Police Department Revolving	Police Department	Road detail payments	Payment to officers for road details that have not been paid by vendors within 30 days of the detail (\$5,000 appropriated)	Wages	Fiscal Year 2019 and subsequent
Transportation	Van Service - transportation department	Donations from riders who utilize the van and assessments from the Town's of Alford and Mount	Expenses related to the van and the van service, the Transportation Department		Fiscal Year 2022 and subsequent

A Revolvin g Fund	B Department, Board, Committee, Agency or Officer Authorized to Spend from Fund	C Fees, Charges or Other Receipts Credited to Fund	D Program or Activity Expenses Payable from Fund	E Restrict ions or Conditio ns on Expenses Payable from Fund	F Fiscal Years
		Washington, stipend from BRTA			

7 Water Resources

7.1 Harbors, Rivers and Lakes

- 7.1.1 A Harbor Master, to enforce state and local regulations, including the provisions of this Bylaw, is to be appointed annually by the Selectmen as of July 1 each year.
- 7.1.2 Disposal of waste of any type is strictly prohibited by Bylaw and in State law within or upon the waters and waterways of the Town.
 - 7.1.2.1 The fine for each offense shall be \$50.00 payable to the Town of Egremont. Other offenses under M.G.L. Chapter 90B shall be fined, subject to the decision of the Harbor Master, who will enforce the provisions of such Chapter 90B for the Town.
- 7.1.3 Prospect Lake:
 - 7.1.3.1 No boat propelled by an engine of more than ten (10) horsepower shall be operated on Prospect Lake in said Town.
 - 7.1.3.2 Any vessel propelled by internal combustion engine shall not exceed a speed of 10 m.p.h. on the waters of Prospect Lake.
 - 7.1.3.3 No vessel propelled by internal combustion engine shall be operated on Prospect Lake at any time before sunrise nor after sunset, except for emergencies or with written permission of the Harbor Master.

8 Employees

8.1 Hiring/Appointment

- 8.1.1 The Board of Selectmen shall require all applicants for appointments as full-time Town employees to be appointed on the basis of their qualifications and shall compile a job description for each such appointment.

9 Environment and Recycling

- 9.1 The town, in order to recycle as much as possible of solid waste generated within the Town, authorizes the Selectmen to enact rules and regulations to require everyone

disposing of solid waste at a Town facility to separate recyclable material from their solid waste and to dispose of such recyclable material in designated areas so that it may be recycled.

- 9.2 For the purpose of this bylaw, the term "recyclable" shall mean: glass, paper, and metal, as well as other material the Selectmen may determine can be recycled. The Selectmen may set a fine not to exceed \$100.00 for each violation of this bylaw.
- 9.3 All bylaws, rules, and regulations or other documents inconsistent with the provisions of this bylaw are hereby repealed to the extent of the inconsistency.
- 9.4 This bylaw and the various parts, sentences, or clauses thereof are hereby declared to be severable. If any part, sentence, or clause is adjudged invalid, it is hereby provided that the remainder of this bylaw shall not be affected thereby.
- 9.5 The Selectmen shall have the authority to add, alter or delete items to be separated as markets for recycled goods change.

10 Licenses and Permits

10.1 Definitions

10.1.1 Tax Collector - The municipal official responsible for records of all municipal taxes, assessments, betterment and other municipal charges.

10.1.2 Licensing Authority - Any department, board, commission or division that issues local licenses or permits of any kind, including renewals and transfers.

10.1.3 Party - Any person, corporation or business enterprise.

10.2 The Tax Collector shall annually furnish to all municipal Licensing Authorities a list of any parties that have neglected or refused to pay any local taxes, fees, assessments, betterment or other municipal charges for a period of not less than twelve (12) months, provided that such party has not filed in good faith a pending application for an abatement of such tax or a pending petition before the appellate tax board.

10.2 With the exception of licenses and permits specified below in this Bylaw, the Licensing Authority may deny, revoke or suspend any license or permit, including renewals and transfers of any party whose name appears on said list (noted above) furnished to the Licensing Authority from the Tax Collector, and said list shall be prima facie evidence for denial, revocation or suspension of said license or permit to any party.

10.2.1 Before any such denial, revocation or suspension, however, written notice shall be given to the Party by certified mail, return receipt requested, and to the Tax Collector, both in accordance with applicable provisions of law, and the Party shall be given a hearing, to be held not earlier than fourteen (14) days after receipt of said notice. For the purposes of this section, said notice shall be deemed received on the return receipt. In the event the Party fails or refuses to accept said written notice and/or the return receipt is unsigned or undated, the notice shall be deemed to have been received on the third business day following the date of mailing, as determined by the postmark or other evidence.

10.2.2 The Tax Collector shall have the right to intervene in any hearing conducted with respect to such license denial, revocation or suspension. Any findings made by the licensing authority with respect to 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. Any license or permit denied, suspended or revoked under this section shall not be reissued or renewed until the License Authority receives a certificate issued by the Tax Collector certifying that the party is in good standing with respect to any and all local taxes, fees, assessments, betterment or other municipal charges, payable to the Town of Egremont as of the date of issuance of said certificate.

10.2.3 Any party shall be given an opportunity to enter into a payment agreement, thereby allowing the Licensing Authority to issue a certificate indicating said limitations to the license or permit and the validity of said license shall be conditioned upon the satisfactory compliance with said agreement. Failure to comply with said agreement shall be grounds for the suspension or revocation of said license or permit; provided, however, that the holder be given notice and a hearing as required by applicable provisions of law.

10.3 The Board of Selectmen, upon written request, may waive such denial, suspension or revocation if it finds there is no direct or indirect business interest by the property owner, its officers or stockholders, if any, or members of his immediate family, as defined in section one of Chapter two hundred and sixty-eight A in the business or activity conducted in or on said property.

10.4 Notice of the public hearing shall be posted on the principal bulletin board in the Town Hall not less than seven (7) days before the hearing and shall be advertised in a newspaper of general circulation within Egremont once each in two succeeding weeks, with the date of first publication not less than fourteen (14) days before the date of the hearing.

10.5 This Bylaw shall not apply to the following licenses and permits:

10.5.1 Open burning (MGL Ch.48, Sect.13)

10.5.2 Bicycle permits (MGL Ch.85,Sect.11A)

10.5.3 Sales of articles for charitable purposes (MGL Ch.101, Sect.33)

10.5.4 Children work permits (MGL Ch.149,Sect.69)

10.5.5 Clubs, associations dispensing food or beverage licenses (MGL Ch.140,Sect.21E)

10.5.6 Dog licenses (MGL Ch.140,Sect.137)

10.5.7 Fishing, hunting, trapping licenses (MGL Ch.131,Sect.12)

10.5.8 Marriage licenses (MGL Ch.207, Sect.28)

10.5.9 Theatrical events, public exhibition permits (MGL Ch.140, Sect.181)

11 Energy and Environment

11.1 Stretch Energy Code

11.1.1 For the purpose of regulating the design and construction of buildings for the effective use of energy, pursuant to Appendix 115.AA of the Massachusetts Building Code, 780 CMR, the Stretch Energy Code, including future editions, amendments or modifications thereof, a copy of which is on file with the Town Clerk.

12 Property Enhancements: Private and Business

12.1 Alarms

12.1.1 Permits, Fees, and Revocation

12.1.1.1 The Board of Selectmen is hereby authorized to grant a revocable permit to any owner, lessee or occupant of property located in the town to operate, maintain, install or modify a police or fire alarm device, and no such device shall be operated unless such permit shall have first been issued.

12.1.1.2 The Board of Selectmen shall charge an annual fee of twenty-five dollars (\$25.00) for the issuance of such permit.

12.1.1.3 A permit issued pursuant to this bylaw may be revoked at any time or from time to time by the Board of Selectmen upon giving of ten (10) days= notice in writing, by registered or certified mail, to the permittee, sent to the address shown on the permit. The violation of this bylaw shall constitute grounds for the revocation of the permit.

12.1.1.4 Penalties for Offenses - Any person operating an alarm system without a permit from the Board of Selectmen violates the provision of this bylaw and shall be subject to a fine of fifty dollars (\$50.00) for each offense. Each subsequent month shall constitute a new violation and an additional fine of fifty dollars (\$50.00) shall be assessed to anyone who has not paid the permit fee. If, after six months since the first billing date, the fees and fines remain unpaid, the Town will revoke the alarm permit and take action to have the alarm system disconnected and a new installation application must be made by a certified alarm installer and fees and fines paid before reconnecting the alarm.

12.1.2 Definitions--As used in this by-law, the following terms shall have the meanings indicated:

12.1.2.1 **Alarm Systems**--Any alarm device, whether police, fire or medical, 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 to the existence of said hazard or emergency, including alarm signals transmitted to privately operated alarm monitoring companies.

12.1.2.2 **False Emergency Alarm**--Any signal actuated by an emergency alarm to which the Police or Fire Department responds which is not the result of fire, holdup, robbery, or other crime emergency.

12.1.2.3 **Police Emergency Number**--Any telephone number designated by the Chief of Police as a telephone number through which members of the public or alarm monitoring company may report an emergency or request public assistance.

12.1.3 Dialing Devices--No person shall use, operate or install any alarm system without a permit issued by the Board of Selectmen. Any system

installed on or after the effective date of this by-law must comply with this by-law. Pre-existing installations must comply within six (6) months of the effective date of this bylaw.

12.1.4 Responsibilities of Installer, User:

12.1.4.1 The user of every alarm system maintained in the town, except those installed in motor vehicles, shall within ten (10) days of installation thereof or within sixty (60) days of the enactment of this bylaw, file the following information with the Selectmen's Office of the Town of Egremont:

12.1.4.1.1 Name, address, and phone number of the property owner.

12.1.4.1.2 Type of alarm system.

12.1.4.1.3 Street address and the nearest cross street of the building which houses the alarm.

12.1.4.1.4 In the case of commercial premises, the name, address, and telephone number of an authorized representative and/or an alternate who will be able to respond when called by Police to deactivate the alarm system, if necessary.

12.1.4.1.5 In the case of a private residence, the name, address, and telephone number of a person who is not a resident of the private residence in question and who will be able to deactivate the alarm system.

12.1.4.1.6 **Delay**--Upon the activation of a burglary (break-in) alarm there shall be a mandatory delay of at least fifteen seconds before the transmission of a signal/call to enable the user to abort the signal in the event that it was triggered inadvertently. This delay shall not be applicable to a robbery (hold-up), fire or medical emergency alarm.

12.1.4.1.7 **Timing Device**--The user of every alarm system shall, at the time such system is installed, or within six (6) months of the effective date of this bylaw in the case of existing systems, install or cause to be installed an automatic timing device which shall deactivate such alarm so that it will be activated for no more than fifteen (15) minutes.

12.1.4.2 False or Uncontrolled Alarm Noise/Disconnection

12.1.4.2.1 **False Alarms**--After the issuance of a permit, a fee will be charged for responses to the building/residence for any false alarm, including an alarm malfunction or an

accidental alarm, based on a responding officer's determination. When responding to such an alarm, a fee of fifty dollars (\$50.00) will be charged for the second response, one hundred (\$100.00) for each subsequent response. After the third response within a twelve-month period, the permit may be revoked by the Board of Selectmen, and the alarm system disconnected, until the alarm system has been re-certified by a reputable installer of alarms. All such alarm fees will be payable to the Town of Egremont.

12.1.4.2.2 **Disconnection**--In the event that an alarm system emitting an audible, visual, or other similar response shall fail to be deactivated within the time limitation specified in Section 4 above, the Town shall have the right to take such action as may be necessary in order to disconnect any such alarm.

12.2 Swimming Pools

12.2.1 A swimming pool, whether above or below ground, whether public or private, is subject to the following requirements:

12.2.1.1 A pool permit obtained through the Building Inspector shall require that all pools be surrounded by at least a 4-foot-high fence, rigidly held in place, constructed of or faced with (i.e. on the outside) a wire mesh fence having openings no greater than 3" in diameter, with a safety latch on the gate to help prevent accidental drowning. All other types of fencing designed to prevent young children from climbing over or crawling under and/or through may be allowed at the discretion of an with the permission of the Building Inspector.

12.2.1.2 All above ground pools must have detachable ladders and/or platforms that are removed when pool is not in use. There shall not be any permanent attached access to the pool.

12.2.1.3 All public and semi-public pools shall be regulated by the Mass. State Building Code Article 6, Section 625.0

12.2.1.4 Pre-existing pools must comply within twelve (12) months of the effective date of this bylaw. (February 24, 1992 effective date.)

12.2.2 Violators of this bylaw shall be subject to a fine of \$50.00 a day.

12.3 House and Dwelling Numbers

12.3.1 Numbers for each dwelling, each apartment, and each business, and other buildings in the Town of Egremont shall be those assigned in accordance with the street number survey by the Egremont E 9-1-1 Coordinator.

- 12.3.2 It shall be the responsibility of each property owner in the town to obtain and install the number or numbers assigned to the affected structure or structures within ten (10) working days of the assignment.
- 12.3.3 The owner of the property seeking a building permit for a new building or structure shall apply for and receive such a building number designation or numbers from the 9-1-1 Coordinator as a part of the application to the Building Inspector for a building permit and/or as a part of the application to the Road Superintendent for a driveway permit, and no permit shall be issued without designation of such building number. The numbers must be installed on the property before any construction or construction preparation begins.
- 12.3.4 Reflective numbers shall be placed at the main entrance to the structure; that is, on the road on a suitable support so that they are clearly visible from the street. The size of the numbers to be no less than 3 inches high, and placed no higher than six (6) feet above ground level, and no lower than 3 feet above ground level, and for structures begun after July 1, 2002 no lower than 42 (forty-two) inches above ground level.
- 12.3.5 This Bylaw shall be enforced by the Board of Selectmen of the Town of Egremont, either directly or through an enforcer to be appointed by them. Failure to comply with this Bylaw shall subject the offending property owner to a fine not exceeding ten dollars (\$10.00) per day after proper notification of failure to such owner.
- 12.3.6 All residents shall have 3 months from the date of inception of this bylaw to comply.

12.4 Tennis Courts

- 12.4.1 Prior to construction of a tennis court, written application for a tennis court permit shall be made to the Building Inspector, said application to include the name of the property owner and the location of the proposed tennis court indicated on a plot plan.
- 12.4.2 The Building Inspector shall, within 30 days of receipt of the aforesaid application, determine whether said proposed tennis court conforms to all applicable regulations and, if so, shall issue a tennis court permit within said 30 days.
- 12.4.3 No construction of the proposed tennis court shall occur unless a tennis court permit shall have been issued.
- 12.4.4 Upon issuance of a tennis court permit, the Building Inspector shall simultaneously forward a copy of said permit to the Board of Assessors.
- 12.4.5 The owner of a tennis court pre-existing the date of acceptance of this Bylaw by the Attorney General of Massachusetts must inform the Assessors of the tennis court's existence within 30 days following said date.
- 12.4.6 Failure to comply with this Bylaw shall subject the offending violator to a fine not exceeding fifty dollars (\$50.00) per day after proper notification of failure to such violator.
- 12.4.7 This Bylaw shall be enforced by the Town Building Inspector.

- 13.1.1 There shall be an Agricultural Commission to address agricultural matters and represent agricultural interests in the Town of Egremont.
- 13.1.2 The mission of the Egremont Agricultural Commission shall be to:
 - 13.1.2.1 Encourage the pursuit of agriculture in the Town, both as a business and as a community resource
 - 13.1.2.2 Promote the protection and preservation of farms and farmland
 - 13.1.2.3 Promote agricultural-based economic opportunities
 - 13.1.2.4 Articulate agriculture-related planning needs
 - 13.1.2.5 Advise other Town Boards and commissions on activities pertaining to agricultural lands in Town
 - 13.1.2.6 Act as an educator and negotiator in agricultural matters
 - 13.1.2.7 Promote the visibility and vitality of farming in Egremont
- 13.1.3 The Commission shall consist of five members appointed by the Board of Selectmen. At least three of the members shall be actively engaged in agriculture, and the remainder shall be interested in agriculture. The diversity of agriculture in Egremont shall be recognized in choosing the Commission members. The initial terms for the first members of the Commission shall be three years for two members, two years for two members, and one year for one member. Thereafter, the term of each member shall be three years. Vacancies shall be filled by the Board of Selectmen in such a manner as to maintain the cycle of appointments, based on the recommendations of the Commission.

13.2 Right To Farm

13.2.1 Purpose and Intent

13.2.1.1 The Town of Egremont finds that farming is an essential and valued activity, which provides fresh food, clean air, economic diversity, local employment, and open spaces to all the citizens of our town. This bylaw is intended to encourage the pursuit of agriculture, promote agricultural-based economic and employment opportunities, and protect farmland within the Town of Egremont. The purpose is to allow agricultural uses and related activities to function in harmony with the community, town agencies and others. This bylaw shall apply to all jurisdictional areas within the Town.

13.2.2 This bylaw restates with emphasis the right to farm accorded to all citizens of the Commonwealth of Massachusetts as stated under the Constitution and General Laws and Regulations, including but not limited to Article 97, of the Constitution, Massachusetts General Laws Chapter 40A, Section 3, Paragraph 1: (The Zoning Act) Chapter 90, Section 9, Chapter 111, Section 125A and Chapter 128, Section 1A.

13.2.3 Definitions:

13.2.3.1 A Farm shall include any parcel or contiguous parcels of land, or water bodies used for the primary purpose of commercial agriculture, or accessory thereto. A Farm shall

include youth related agricultural activities, such as but not limited to 4-H.

13.2.3.2 Farming or Agriculture shall include, but not be limited to the following:

- 13.2.3.2.1 Farming in all its branches and the cultivation and tillage of the soil
- 13.2.3.2.2 Dairying
- 13.2.3.2.3 Orchards
- 13.2.3.2.4 Production, cultivation, growing, and harvesting of any agricultural, aquacultural, floricultural, viticultural, or horticultural commodities
- 13.2.3.2.5 Growing and harvesting of forest products upon forest land, and any other forestry or lumbering operations
- 13.2.3.2.6 Raising of livestock including horses
- 13.2.3.2.7 Keeping of horses as a commercial enterprise and
- 13.2.3.2.8 Keeping and raising of poultry, sheep, goats, swine, cattle, ratites (such as emus, ostrich and rheas) and camelids (such as llamas and camels), and other domesticated animals for food and other agricultural purposes, including bees and fur-bearing animals
- 13.2.3.2.9 Farming shall encompass activities including, but not limited to, the following:
- 13.2.3.2.10 Operation and transportation of slow-moving farm equipment over roads within the Town
- 13.2.3.2.11 Control of pests, including, but not limited to, insects, weeds, predators and disease organisms of plants and animals
- 13.2.3.2.12 Application of manure, fertilizers and pesticides
- 13.2.3.2.13 Conducting agriculture-related educational and farm-based recreational activities, including agritourism, provided that the activities are related to marketing the agricultural output or services of the farm
- 13.2.3.2.14 Processing and packaging of the agricultural output of the farm and the operation of a farmer=s market or farm stand including signage thereto
- 13.2.3.2.15 Maintenance, repair, or storage of seasonal equipment, or apparatus owned or leased by the farm owner or manager used expressly

for the purpose of propagation, processing, management, or sale of the agricultural products

13.2.3.2.16 On-farm relocation of earth and the clearing of ground for farming operations

13.2.3.2.17 Revitalizing drainage or irrigation ditches, picking stone, erecting, repairing or maintaining fences, and clearing, rejuvenating and maintaining pastures and

13.2.3.3 Herding of livestock from area to area, including along roads

13.2.4 Right To Farm Declaration

13.2.4.1 The Right to Farm is hereby recognized to exist within the Town of Egremont. The above-described agricultural activities may occur on holidays, weekdays, and weekends by night or day and shall include the attendant incidental noise, odors, dust and fumes associated with normally accepted agricultural practices. It is hereby determined that whatever impact may be caused to others through the normal practice of agriculture is more than offset by the benefits of farming to the neighborhood, community, and society in general. The benefits and protections of this By-law are intended to apply exclusively to those agricultural and farming operations and activities conducted in accordance with generally accepted agricultural practices. For any agricultural practice, in determining the reasonableness of the time, place, and methodology of such practice, consideration shall be given to both traditional customs and procedures, as well as to new practices and innovations. Moreover, nothing in this Right to Farm By-law shall be deemed as acquiring any interest in land.

13.2.4.2 The protections contained in this by-law do not replace any applicable zoning or legal restrictions associated with agricultural operations.

13.2.5 Notification to Real Estate Buyers

13.2.5.1 In order to allow prospective purchasers to make informed decisions prior to a real estate transaction and to promote harmony between farmers and their new neighbors after a transaction, the Town of Egremont requests selling landholders and/or their agents (and assigns) to provide written notice to prospective purchasers substantially as follows:

13.2.5.1.1 It is the policy of the Town of Egremont to conserve, protect and encourage the maintenance and improvement of agricultural land for the production of food, and other agricultural products, and also for its natural and ecological value. This

disclosure notification is to inform buyers that the property they are about to acquire lies within a town where farming activities occur. Such farming activities may include, but are not limited to, activities that cause noise, dust and odors. Purchasing, and henceforth occupying land within Egremont means that one should expect and accept such conditions as a normal and necessary aspect of living in Egremont.

13.2.5.2 Written notification may occur in one of several ways including but not limited to a disclosure form, addendum to a Purchase and Sale Agreement and should include an acknowledgment by the buyer that they have received notification.

13.2.5.3 Within 30 days after this by-law becomes effective the Board of Selectmen shall make available for use by selling landowners or their agents (and assigns) copies of example written notifications.

13.2.6 Within 30 days after this by-law becomes effective, The Board of Selectmen shall prominently place in the Town Hall the above disclosure.

13.2.7 Within 30 days after this by-law becomes effective the Tax Collector shall include a copy of the above disclosure with responses to requests for Municipal Lien Certificates.

13.2.8 Resolution of Complaints

13.2.8.1 Any person having a complaint about a farm activity or practice is encouraged to seek an amicable resolution to the complaint, including talking directly with the involved farmer.

13.2.8.2 Such person may, notwithstanding pursuing any other available remedy, request resolution assistance from the Board of Selectmen. Such a request does not suspend the time within which to pursue any other available remedies.

13.2.8.3 The Board of Selectmen may appoint a panel of at least three individuals, to include representation from farmers, or refer such request to an Egremont Agricultural Commission, should one exist.

13.2.8.3.1 Said panel or Agricultural Commission shall review and facilitate the resolution of such a request, and report its recommendations to the Board of Selectmen within the agreed upon time frame.

13.2.9 Severability Clause

13.2.9.1 If any part of this By-law is for any reason held to be unconstitutional or invalid, such decision shall not affect the

remainder of this By-law. The Town of Egremont hereby declares the provisions of this By-law to be severable.

14 Non-Agricultural Animals and Other Pets

14.1 Dogs:

- 14.1.1 Any person owning and keeping an unlicensed dog within the Town shall, under the provisions of Section 141 of Chapter 140 of the General Laws and amendments thereto, be subject to a fine of twenty-five dollars (\$25.00), which fine shall be in addition to the applicable licensing fee as prescribed by law.
- 14.1.2 Any person owning or keeping a dog within the Town in violation of a muzzling and/or restraining order issued by the Board of Selectmen of the Town and in effect at the time under the provisions of Section 167 of Chapter 140 of the General Laws shall be subject to a fine of fifteen dollars (\$15.00) for the first offense and twenty-five dollars (\$25.00) for the second offense.
- 14.1.3 Whenever a complaint is sought in District Court for a second or subsequent violation under the provision of Section 173 of Chapter 140 of the General Laws, the fines set forth in Section 173A of said Chapter 140 shall apply.

15 Sewers and Sewerage

15.1 Septic System Tight Tanks

- 15.1.1 All septic systems which rely on "Tight" tanks must have installed an alarm system which is triggered when the tank is 65% full and a 2nd alarm system which automatically shuts off water supply to the house when the waste water level reaches 90% of the tank's capacity.

16 Hawkers and Peddlers and Tag Sales

- 16.1 Except as provided in Massachusetts General Laws, Chapter 101, Section 17 and Section 22, no person shall act as a door-to-door hawker, peddler, or transient vendor within the Town of Egremont without having obtained a license for such purposes from the Select Board.

- 16.2 The penalty for violation of this bylaw shall be a fine of \$20.00 for each violation. Each day such violation continues shall constitute a separate violation. The enforcing agent shall be the Police Department.

16.3 Tag Sales

- 16.3.1 Tag sales and sales of similar nature within the Town of Egremont will be allowed at any location, by permit from the Board of Selectmen.
- 16.3.2 The fee will be set by the Board of Selectmen.
- 16.3.3 Up to three tag sales at the same location and/or by the same person will be permitted in one calendar year with the fees increased for each successive sale.
- 16.3.4 Permits must be applied for 14 days prior to the sale and shall not be advertised prior to obtaining a permit. Violators of this bylaw shall be subject to a fine of \$50.00.
- 16.3.5 All posted signs, notices, posters, etc., advertising a tag sale and sales of similar nature must be removed within 24 hours of the closing of said sale. Violators of this Bylaw shall be subject to a fine of \$10.00 per day.

17 Roads and Bridges and Driveways

- 17.1 Access to Public Ways
 - 17.1.1 Definitions (for the purpose of this Bylaw only)
 - 17.1.1.1 Abutting property owner: a person or entity owning property bordering on a way.
 - 17.1.1.2 Driveway: a driveway, private road, logging road, temporary access for construction, logging or testing, and other privately owned vehicular access to and egress from a way; excluding temporary access when no excavation is performed or fill added.
 - 17.1.1.3 Public Way: a way laid out by a public agency, or dedicated to public use or laid out for public use or used and maintained as a public way.
 - 17.1.1.4 Way: any public way which is not subject to G.L. Ch. 81, S. 21 (state curb cut permit).
 - 17.1.2 Purposes
 - 17.1.2.1 To provide maximum protection to the public through the orderly control of traffic moving onto and from a way;
 - 17.1.2.2 To provide a uniform practice in the design and construction of entrances and exits;
 - 17.1.2.3 To provide the necessary drainage.
 - 17.1.3 Permits
 - 17.1.3.1 Any abutting property owner desiring to gain access to a way or desiring to alter, change or close an existing driveway shall do so only in accordance with the provisions of a permit issued by the Board of Selectmen.
 - 17.1.4 Application
 - 17.1.4.1 Before beginning construction, the abutting property owner or his duly authorized agent shall make written application, on forms available at the Town Hall, to the Highway Superintendent, including a plan showing:
 - 17.1.4.1.1 Any driveway that is to be created, altered or closed; and
 - 17.1.4.1.2 details on drainage.
 - 17.1.4.2 The application shall contain a description of the proposed construction as far as it encroaches upon or affects the public road or public way and its shoulders, banks, ditches, drainage and other features.
 - 17.1.4.3 The application shall also describe the effect on traffic.
 - 17.1.4.4 A fee of \$50.00 shall be paid to the Town of Egremont when the application is submitted to the Highway Superintendent.
 - 17.1.5 Processing of applications by the Highway_Superintendent
 - 17.1.5.1 The Highway Superintendent shall examine the application in order to determine if it conforms to sound design requirements, including those listed in the section below.
 - 17.1.5.2 He shall make a recommendation to the Board of Selectmen within ten (10) days after receipt of the written application, setting forth conditions that he deems reasonable.

17.1.6 Action by the Board of Selectmen

17.1.6.1 The Board of Selectmen shall issue or deny a permit within ten (10) days after receiving a recommendation from the Highway Superintendent.

17.1.6.1.1 The permit may set forth conditions which the Selectmen deem reasonable.

17.1.6.1.2 The denial shall give reasons; it may contain suggestions for a revised application.

17.1.7 Design requirements

17.1.7.1 The Highway Superintendent shall consider the requirements of the State DPW Manual on Uniform Traffic Control Devices, but shall modify these to accord with:

17.1.7.1.1 local conditions;

17.1.7.1.2 compatibility with local road design; and

17.1.7.1.3 size of the proposed project.

17.1.7.2 Driveways shall be located to the best advantage with regard to alignments with the way, profile, sight distance conditions and the like. A leveling area shall be provided at the edge of the way sufficient for safe access on to the way. Unless conditions require it, a driveway should not be located at the extreme edge of a property.

17.1.7.3 No more than two driveways shall normally be allowed for any property unless there is clear necessity for more. Leasing of a portion of the property does not affect this requirement. If a number of establishments will be constructed on one parcel, a service road may be required, to connect with allowable exit and entrance.

17.1.7.4 Driveways shall not normally be approved at intersections, particularly signalized intersections, because of the potential safety hazard which arises when a driver enters a road from a corner driveway and is not faced with a direct signal indication. Access directly into a rotary is also discouraged.

17.1.7.5 Culverts taking the place of roadside ditches shall have a diameter of not less than 15 inches. A larger diameter may be required.

17.1.7.6 The elevation of driveways at the point of entry into the public right of way should be no more than the elevation of the shoulder of the road.

17.1.7.7 Driveways should be so constructed that water from the driveway shall not drain onto the crown of the road.

17.1.7.8 In no instance shall the edge of the driveway entering onto the road conflict with the flow of surface water runoff.

17.1.7.9 Individual driveways should not be less than eight (8) feet nor more than sixteen (16) feet in width within the Town right of way. Any curb at the entrance shall be rounded off with a radius of three (3) feet.

- 17.1.7.10 Wherever possible, driveways should be pitched downward from the roadway. However, where topography prevents the driveway from being pitched downward in its entirety, the driveway must be constructed on a downgrade from the road surface to the sideline of the Town right of way with a pitch of at least one-quarter inch per foot. From the sideline the driveway may be pitched toward the roadway; however, in no instance shall a driveway have a pitch toward the roadway of greater than one inch (1") per foot, unless adequate provisions have been made and approved by the Highway Superintendent for the diversion of driveway surface runoff away from the roadway. The Highway Superintendent may require methods of diversion for driveways having a pitch of less than one inch (1") per foot if the proposed driveway construction will result in an excess accumulation of surface water in the way.
- 17.1.7.11 Driveways should be located to the best advantage to alignment with the way, profile, sight distance conditions and the like. In no instance shall the driveway intersect the way at less than a sixty (60) degree angle.
- 17.1.7.12 Exceptions
 - 17.1.7.12.1 No permit shall be required for:
 - 17.1.7.12.2 driveways already in existence, except for significant alterations; and
 - 17.1.7.12.3 Driveways reviewed by municipal boards under other existing regulations or bylaws.
- 17.1.7.13 Continuing responsibility of owners:
 - 17.1.7.13.1 Abutting property owners shall be responsible for keeping culverts under their driveways cleared and for maintaining driveways in condition conforming to the requirements of the permit and to the intent and spirit of this regulation. Driveways already in existence on the effective date of this regulation shall be maintained by the abutting property owners in their best pre-existing condition.

17.1.8 Waiver

- 17.1.8.1 Strict compliance with the requirements of this regulation may be waived by the Board of Selectmen when in the judgment of the Board such action is in the public interest and not in opposition to the intent of the regulation.

17.1.9 Violations

- 17.1.9.1 The penalty for violation of this Bylaw shall be a fine of \$300.00 for the first violation.

17.1.9.2 Upon notification the owner shall have 60 days to correct said violation; if not corrected a \$100.00 per day fine will be imposed.

17.1.9.3 The enforcing agent shall be the Zoning Enforcement officer.

18 Marijuana Sales Tax

18.1 In accordance with Massachusetts Acts of 2017, Chapter 55, Section 13, and pursuant to G.L. Chapter 64N, Section 3, the Town of Egremont hereby adopts a 3% gross sales tax applicable to marijuana retailers. The marijuana retailer shall pay the local sales tax imposed under this bylaw to the commissioner at the same time and in the same manner as the sales tax due to the commonwealth.

19 Marijuana Prohibition (not approved by Attorney Generals office as of 12/1/2021)

19.1 The operation of a marijuana craft cooperative shall be prohibited in the Town of Egremont.

19.2 The operation of a marijuana transporter shall be prohibited in the Town of Egremont.

19.3 The operation of a marijuana delivery operator is prohibited in the Town of Egremont.

19.4 The operation of a marijuana product manufacturer shall be prohibited in the Town of Egremont.

19.5 The operation of a marijuana cultivator shall be prohibited in the Town of Egremont.

19.6 The number of marijuana retailers in Egremont shall be limited to 10 percent, rounded up to the next whole number, of the number of licenses issued within the town for the retail sale of alcoholic beverages not to be drunk on the premises where sold under MGL Chapter 138 Section 15.

20 Short Term Rentals:

20.1 A local option room occupancy excise will be assessed as allowed by G.L. c64G, § 3A, and further to adopt a local excise rate of 6%

20.2 A local option community impact fee in the amount of 3% will be assessed as allowed by G.L. c 64G, § 3D (a) as it applies to each transfer of occupancy of a “professionally managed unit,” which is defined as one of two or more short-term rental units in Egremont not located in a single- or two- or three-family dwelling that includes the operator’s (owner’s) primary residence. The impact fee applies to transfers of occupancies on or after July 1, 2019 for which a rental contract was entered into on or after January 1, 2019. It does not apply to occupancy for which the rental contract was entered into before January 1, 2019

20.3 A local option community impact fee in the amount of 3% will be assessed as allowed by G.L. c 64G, § 3D(b) as it applies to short-term rental units in Egremont located within a two- or three-family dwelling that includes the operator’s (owner’s) primary residence under G.L. c. 64G, § 3D(b). The impact fee applies only to transfers of occupancies on or after July 1, 2021 for which a contract was entered into on or after January 1, 2021.

21 EGREMONT MUNICIPAL HOUSING TRUST

Pursuant to M.G.L, c. 44, section 55C there is hereby created a local municipal housing Trust fund to be known as the Egremont Municipal Housing Trust. (Attorney General approved 7/31/23)

ARTICLE I: Name of the Trust

The Trust shall be called the "Egremont Municipal Housing Trust Fund" (the “Trust”).

ARTICLE II: Purpose

The purpose of the Trust shall be to provide for the preservation and creation of workforce and affordable housing in the Town of Egremont for the benefit of low and moderate income households. In furtherance of this purpose, the Trustees are hereby authorized, in accordance with the procedures set forth herein, to acquire by gift, purchase or otherwise real estate and personal property, both tangible and intangible, of every sort and description; to use such property, both real and personal, in such manner as the Trustees shall deem most appropriate to carry out such purpose, provided however, that all property held by the Trust and the net earnings thereof shall be used exclusively for the preservation and creation in the Town of Egremont of workforce and affordable housing for the purposes for which this Trust was formed.

ARTICLE III: Trustees

There shall be a Board of Trustees (the "Trust Board") composed of five (5) Trustees, appointed by the Select Board. To the extent possible, the Trust Board should include members with experience in banking, real estate, real estate law, residential development and workplace and/or affordable housing. At least one (1) member of the Trust Board shall be a member of the Select Board. The term of a Trustee shall be two (2) years, except that in order to stagger the terms of the Trustees, three (3) members of the initial Trust Board shall serve for a term of one (1) years. If a vacancy shall occur among the Trustees, it shall be filled by appointment of the Select Board for the unexpired term. A Trustee may be removed by a majority vote of the Select Board. Any Trustee who ceases to be a resident of the Town of Egremont shall cease to be a Trustee hereunder and shall promptly provide a written notification of the change in residence to the Trust Board and to the Town Clerk. Any Trustee may resign by written instrument signed and acknowledged by such Trustee and duly filed with the Town Clerk. Upon the appointment of any succeeding Trustee and the filing of such appointment the title to the Trust estate shall thereupon and without the necessity of any conveyance be vested in such succeeding Trustee jointly with the remaining Trustees. Reference to the Trustee shall mean the Trustee or Trustees for the time being hereunder.

ARTICLE IV: Meetings of Trust Board

The Trust Board shall meet at least quarterly at such time and at such place as the Trustees shall determine. Notice of all meetings of the Trust Board shall be given in accordance with the provisions of the Massachusetts Open Meeting Law. A quorum at any meeting shall be a majority of the Trustees.

ARTICLE V: Powers of the Board

The Trust Board shall have the following powers which shall be carried out in accordance with and in furtherance of the provisions of G.L. Chapter 44, Section 55C and inclusive of any future amendments to that section and shall include the following:

- 1) To accept and receive real property, personal property or money, by gift, grant, contribution, devise or transfer from any person, firm, corporation or other public or private entity, including but not limited to money, grants of funds or other property tendered to the Trust in connection with any ordinance or by-law or any general or special law or any other source, including money from Chapter 44B;
- 2) To purchase and retain real or personal property, including without restriction investments that yield a high rate of income or no income;
- 3) To sell, lease, exchange, transfer or convey any personal, mixed, or real property at public auction or by private contract for such consideration and on such terms as to credit or otherwise, and to make such contracts and enter into such undertaking relative to Trust property as the Trust Board deems advisable notwithstanding the length of any such lease or contract;
- 4) To execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases and other instruments sealed or unsealed, necessary, proper or incident to any transaction in which the Trust Board engages for the accomplishment of the purposes of the Trust;
- 5) To employ advisors and agents, such as accountants, appraisers and lawyers as the Trust Board deems necessary;
- 6) To pay reasonable compensation and expenses to all advisors and agents and to apportion such compensation between income and principal as the Trust Board deems advisable;

- 7) To apportion receipts and charges between incomes and principal as the Trust Board deems advisable, to amortize premiums and establish sinking funds for such purpose, and to create reserves for depreciation, depletion or otherwise necessary;
- 8) To participate in any reorganization, recapitalization, merger or similar transactions; and to give proxies or powers of attorney with or without power of substitution to vote any securities or certificates of interest; and to consent to any contract, lease, mortgage, purchase or sale of property, by or between any corporation and any other corporation or person;
- 9) To deposit any security with any protective reorganization committee, and to delegate to such committee such powers and authority with relation thereto as the Trust Board may deem proper and to pay, out of Trust property, such portion of expenses and compensation of such committee as the Trust Board may deem necessary and appropriate;
- 10) To carry property for accounting purposes other than acquisition date values;
- 11) To borrow money on such terms and conditions and from such sources as the Trust Board deems advisable, to mortgage and pledge Trust assets as collateral;
- 12) To make distributions or divisions of principal in kind;
- 13) To comprise, attribute, defend, enforce, release, settle or otherwise adjust claims in favor or against the Trust, including claims for taxes, and to accept any property, either in total or partial satisfaction of any indebtedness or other obligation, and subject to the provisions of this act, to continue to hold the same for such period of time as the Trust Board may deem appropriate;
- 14) To manage or improve real property; and to abandon any property which the Trust Board determines not to be worth retaining;
- 15) To hold all or part of the Trust property uninvested for such purposes and for such time as the Trust Board may deem appropriate; and
- 16) To extend the time for payment of any obligation to the Trust.

The powers and duties enumerated above are intended to encompass all powers and duties of the Trust Board.

ARTICLE VI: Funds Paid to the Trust

Notwithstanding any general or special law to the contrary, all moneys paid to the Trust in accordance with any Zoning Ordinance or by-law, exaction fee, or private contributions shall be paid directly into the Trust and need not be appropriated or accepted and approved into the Trust. General revenues appropriated into the Trust become Trust property and to be expended these funds need not be further appropriated. All moneys remaining in the Trust at the end of any fiscal year, whether or not expended by the Trust Board within one year of the date they were appropriated into the Trust, remain Trust property.

ARTICLE VII: Acts of the Trust Board

A majority of the Trust Board may exercise any or all of the powers of the Trust Board hereunder and may execute on behalf of the Trust Board any and all instruments with the same effect as though executed by all the Trustees. No Trustee shall be required to give bond. No license of court shall be required to confirm the validity of any transaction entered into by the Trustees with respect to the Trust Estate.

ARTICLE VIII: Liability

Neither the Trustees, collectively or individually, nor any agent or officer of the Trust shall have the authority to bind the Town, except in the manner specifically authorized herein. The Trust is a public employer and the Trustees are public employees for the purposes of G.L. Chapter 268A. The Trust shall be deemed a municipal agency and the Trustees special municipal employees for the purposes of G.L. Chapter 268A.

ARTICLE IX: Taxes

The Trust is exempt from G.L. Chapter 59 and 62, and from any other provisions concerning payment of taxes based upon or measured by property or income imposed by the Commonwealth or any subdivision thereto.

ARTICLE X: Custodian of Funds

The Town Treasurer shall be the custodian of the funds of the Trust. The books and records of the Trust shall be audited annually by an independent auditor in accordance with accepted accounting practices for municipalities.

ARTICLE XI: Governmental Body

The Trust is a governmental body for purposes of the Massachusetts Open Meeting Law.

ARTICLE XII: Board of the Town

The Trust Board is a board of the Town for the purposes of G.L. Chapter 30B and Section 15A of G.L. Chapter 40; but agreements and conveyances between the Trust and agencies, boards, commissions, authorities, departments and public instrumentalities of the Town shall be exempt from said Chapter 30B.

ARTICLE XIII: Duration of the Trust

This Trust shall be of indefinite duration, until terminated in accordance with applicable law. Upon termination of the Trust, subject to the payment of or making provisions for the payment of all obligations and liabilities of the Trust and the Trust Board, the net assets of the Trust shall be transferred to the Town and held for workforce and/or affordable housing purposes. In making any such distribution, the Trustees may, subject to the approval of the Select Board, sell all or any portion of the Trust property and distribute the net proceeds thereof or they may distribute any of the assets in kind. The powers of the Trustees shall continue until the affairs of the Trust are concluded.

ARTICLE XIV: Authorization

The Trust Board is authorized to execute, deliver, and record with the Registry of Deeds any documents required for any conveyance authorized hereunder.

ARTICLE XV: Rules and Regulations

The Trust Board may adopt such rules and regulations as required to conduct its affairs, and in keeping with the provisions and intent of G.L. Chapter 44, Section 55C.

ARTICLE XVI: Titles

The titles to the various Articles herein are for convenience only and are not to be considered part of said Articles nor shall they affect the meaning or the language of any such Article.

ARTICLE XVII: Records

The Trust Board shall keep a record of its doings and at the close of *every* fiscal year, make a report thereof to the Select Board. The report shall include a description and source of funds received and expended and the type of workforce and/or affordable housing programs or properties assisted with the funding. The Trust Board shall also provide the Select Board with a copy of the Trust's annual audit.

ARTICLE XVIII: Amendment

This Trust may be amended from time to time by a majority vote of Town Meeting, provided however, that no such amendment shall violate the purposes of this Trust, nor of M.G.L. Chapter 44, Section 55C.

ARTICLE XIX: Validity

If any provision of this Trust shall be deemed illegal or unenforceable by final Judgment, order or decree by a court of competent jurisdiction, the remaining provisions of this Trust shall not be affected thereby.

