

ANNUAL TOWN MEETING FISCAL YEAR 2025

MONDAY, JUNE 17, 2024 AT 7:00 P.M.

FRANKLIN, SS:

To either of the Constables of the Town of Orange, in the County of Franklin:

GREETING:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of said Town, qualified to vote on Town affairs, to meet at Ruth B. Smith Auditorium, located at 6 Prospect Street, in said Orange on Monday, the Seventeenth day of June 2024, at seven in the evening, then and there to act on the following articles:

The amount of available "Free Cash" for the General Fund, certified by the
Director of Accounts is \$1,180,082.00

The amount of "Retained Earnings" for the Water Enterprise Fund, certified by the Director of
Accounts is \$310,362.00

The amount of "Retained Earnings" for the Sewer Enterprise Fund, certified by the
Director of Accounts is \$727,430.00

I move that the Town vote to take Articles 1 through 8 and that they be "passed by consent".

- *Article 1: Town Report*
- *Article 2: Spending Limits*
- *Article 3: Compensating Balance Agreements*
- *Article 4: Authorize Borrowing*
- *Article 5 : Grant Applications*
- *Article 6: Sale of Surplus Personal Property and Real Estate*
- *Article 7: Transfer from Transfer Station Window Sticker Revenue*
- *Article 8: Transfer from Transfer Station Window Sticker Revenue*

ARTICLE 1: TOWN REPORT

To see if the Town will vote to accept the reports of the Officers and Committees as printed in the Annual Town Report; or take any other action relative thereto.

ARTICLE 2: SPENDING LIMITS

To see if the Town will vote to approve annual spending limits for revolving funds established in the Town Bylaws, in accordance with M.G.L. c.44, s.53E1/2, for the fiscal year beginning July 1, 2024:

Revolving Fund	FY25 Spending Limit
Hazardous Spill	\$ 20,000
Gas Inspector	\$ 15,000
Plumbing Inspector	\$ 25,000
Excavation and Trench Permit	\$ 5,000
Airport Fuel	\$250,000
Sealer of Weights and Measures	\$ 15,000
Board of Health	\$ 30,000

Landfill & Recycling	\$ 30,000
Landfill & Recycling	\$ 30,000
Dog Fund	\$ 50,000
Planning Board	\$ 25,000
Council on Aging	\$ 6,000
Conservation Commission	\$ 10,000
Police Details	\$ 20,000

ARTICLE 3: COMPENSATING BALANCE AGREEMENTS

To see if the Town will vote to authorize the Treasurer to enter into compensating balance agreements with the approval of the Board of Selectmen during Fiscal 2025 as permitted by M.G.L. c44, §53F; or take any other action relative thereto.

ARTICLE 4: AUTHORIZE BORROWING

To see if the Town will vote to authorize the Treasurer, with the approval of the Board of Selectmen, to borrow in anticipation of the revenue for the fiscal year beginning July 1, 2024 in accordance with the M.G.L. c44, §4; or take any other action relative thereto.

ARTICLE 5: GRANT APPLICATIONS

To see if the Town will vote to authorize the Board of Selectmen to apply for, accept and expend any State and Federal grants that do not require Town appropriation; or take any other action relative thereto.

ARTICLE 6: SALE OF SURPLUS PERSONAL PROPERTY AND REAL ESTATE

To see if the Town will vote to authorize the Board of Selectmen or their designee to sell or otherwise dispose of surplus or obsolete personal property and surplus real estate of the Town in accordance with Chapter 76 of the *General Bylaws of the Town of Orange* and the procedures required by M.G.L. c.30B §15 and §16; or take any other action relative thereto.

ARTICLE 7: TRANSFER FROM TRANSFER STATION WINDOW STICKER REVENUE

To see if the Town will vote to transfer and appropriate the sum of \$10,625.00 from the Transfer Station Window Sticker Revenue Account to the Landfill Monitoring/Maintenance account in accordance with M.G.L. c.44 §28C (f) to pay for expenditures of the cost of maintenance of inactive landfill or other solid waste facilities; or take any other action relative thereto.

ARTICLE 8: TRANSFER FROM TRANSFER STATION WINDOW STICKER REVENUE

To see if the Town will vote to transfer and appropriate the sum of \$ 5,500.00 from the Transfer Station Window Sticker Revenue Account to Sanitation part time Wages Account in accordance with M.G.L.c.44 s28C [f] to pay for expenditures of the cost of maintenance of existing inactive Landfill or other solid waste facilities; or take any other action relative thereto.

ARTICLE 9: WATER ENTERPRISE BUDGET

To see if the Town will vote to appropriate the sum of \$995,665.00 for the Water Enterprise Fund beginning July 1, 2024, in accordance with the provisions of M.G.L. c.44, §53F ½, amount to be funded from the following sources; or to take any action relative thereto.

REVENUES

User Fees	\$940,202
Investment Income	\$3,865
Water Liens	\$38,271
Misc. Revenue	\$1,327
Development Charges	\$12,000
Retained Earnings	\$0
TOTAL REVENUES	\$995,665

EXPENSES

	Direct	
Commission Salary	\$0	
Salaries & Wages	\$379,200	
Expenses	\$397,700	
Equipment	\$37,500	
Capital Outlay	\$30,000	
Emergency Reserve	\$15,000	
Subtotal	\$859,400	
	Indirect	
Retirement	\$45,000	
Workers Comp.	\$8,800	
Medicare	\$3,500	
Health Insurance	\$52,000	
Dental Insurance	\$2,400	
Life Insurance	\$200	
Other Insurance	\$5,800	
Collection Dept.	\$5,750	
Accountant & Treasurer Dept	\$12,815	
Subtotal	\$136,265	
TOTAL EXPENSES	\$995,665	
SURPLUS (Net):	\$0	

ARTICLE 10: WWTP/SEWER ENTERPRISE BUDGET

To see if the Town will vote to appropriate the sum of \$1,600,831.13 for the WWTP/Sewer Enterprise Fund for fiscal year beginning July 1, 2024, in accordance with the provisions of M.G.L. c.44, §53F½, amount to be funded from the following sources; or to take any other action relative thereto.

User Fees	1,380,621.13
Connection Fees	200.00
Sewer Liens & Fees	40,000.00
Retained Earnings	180,010.00
TOTAL REVENUES	1,600,831.13

EXPENSES

Direct Costs

Salaries & Wages	410,741.58
Expenses	464,704.39
Capital Outlay	40,000.00
Debt & Interest	533,091.16
Emergency Reserve	10,000.00
Subtotal	1,458,537.13

Indirect

Retirement	\$53,855.00
Workers Comp.	\$13,170.00
Medicare	\$3,000.00
Health Insurance	\$52,000.00
Dental Insurance	\$4,200.00
Life Insurance	\$132.00
Other Insurance	\$3,323.00
Collection Dept.	\$3,668.00
Accountant & Treasurer Dept	\$8,946.00
Subtotal	\$142,294.00

TOTAL BUDGET	\$1,600,831.13
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ARTICLE 11: TOWN BUDGET FISCAL YEAR 2025

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide such sums of money as may be necessary to defray the expenses of the fiscal year beginning July 1, 2024; or take any other action relative thereto. (OMNIBUS BUDGET)

ARTICLE 12: ELECTED OFFICERS COMPENSATION

To see if the Town will vote to fix the compensation of all elected officers of the town as provided by M.G.L. c.41, §108 effective July 1, 2024, as contained in the budget; or take any other action relative thereto.

ARTICLE 13 COMMUNITY DEVELOPMENT OFFICER FUNDING

To see if the Town will vote to transfer \$62,000 from the Community Dev Stabilization Fund to Community Development Coordinator Salary account, to be able to fund that position's salary; or take any other action relative thereto.

(Requires a 2/3rd vote)

ARTICLE 14: COMMUNITY DEVELOPMENT OFFICER EXPENSES

To see if the Town will vote to transfer \$2,559.42 from the Community Dev Stabilization Fund to Community Development Expenses account; or take any other action relative thereto.

(Requires a 2/3rd vote)

ARTICLE 15: REVOKE DEDICATION MARIJUANA EXCISE TAX

To see if the Town will vote to revoke the dedication of Marijuana Excise Tax proceeds into Community Stabilization Fund, as established at the January 7, 2021 Special Town Meeting, the purpose of which was to fund community and economic development activities as recommended by the Department of Community and Economic Development, and dedicate all such proceeds to the General Fund; or to take any other action relative thereto.

ARTICLE 16: VOLUNTARY DEMOLITION ZONING BYLAW

To see if the Town will vote to amend the Town of Orange Zoning Bylaw by adding a new section 5148 Voluntary Demolition of single or two family dwellings as set forth herein and further that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of The Code of Orange; or take any other action relative thereto.

Orange Zoning Bylaw Amendment for Voluntary Demolition

Preexisting single- or two-family nonconforming residential structures may be reconstructed, changed, extended or altered without the necessity of a public hearing, provided that it is determined that:

- 1) no such reconstruction, change, extension or alteration shall increase the nonconforming nature of said structure;
- 2) there shall be no change in the footprint for the building from the original building footprint;
- 3) there shall be no change in the gross floor area for the building from the original building gross floor area;
- 4) there shall be a site plan accompanying the building permit application that shall show the location of the well, septic system and original location of the building; and,
- 5) reconstruction shall be completed within five (5) years of the demolition unless an extension is granted for good cause by the Planning Board prior to the expiration of the five (5) years.

Such determination shall be made by the Building Inspector or Commissioner.

In the event that such reconstruction, change, extension or alteration fails to meet the criteria listed in sections 1 – 5 herein, no such reconstruction, change, extension or alteration shall be

permitted unless a special permit is granted by the Planning Board pursuant to section 3300 and a finding that such reconstruction, change, extension or alteration shall not be substantially more detrimental than the existing nonconformity to the neighborhood and that the project conforms to the criteria set forth in section 3300.

If the owner or his agent fails to obtain the proper permits for the demolition or any other work to be performed on the property, regardless of meeting the criteria listed above in 1 – 5, the owner will need to acquire a special permit from the Planning Board pursuant to section 3300 , a determination that the reconstruction, change, extension or alteration shall not be substantially more detrimental than the existing nonconformity to the neighborhood, and that the project conforms to the criteria set forth in section 3300.

(Requires a 2/3rd vote)

ARTICLE 17: ZONING BYLAW USE REGULATION SCHEDULE SHORT TERM RENTALS

To see if the Town will vote to amend the Town of Orange Zoning Bylaw Use Regulation Schedule, Section 5131, to add a new use: Short-Term Rentals, and further to add a new definition for Short-Term Rentals to Section 2: Definitions of the Orange Zoning Bylaw, that would provide as follows; and further that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the code of Orange; or take any action relative thereto.

DISTRICT	RV	B	I	R	RR	DT
<u>5131 Residential Uses</u>						
Short-Term Rentals that meet the requirements of section 7900	Y	Y	Y	Y	Y	Y

Short Term Rental shall mean an occupied residential property or portion thereof where at least one room or unit is rented out by an operator through the use of advance reservations, that is not a hotel, motel, lodging house, time share property or bed and breakfast establishment. A short-term rental includes an apartment, house, cottage, condominium or a portion thereof. It does not include residential property that is rented out through tenancies at will or by lease for longer periods of time; and further that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the code of Orange; or take any action relative thereto.

(Requires a 2/3rd vote)

ARTICLE 18: SHORT TERM RENTAL PERFORMANCE STANDARDS

To see if the Town will vote to amend the Town of Orange Zoning Bylaw to add a new section 7900 PERFORMANCE STANDARDS FOR SHORT-TERM RENTALS, that would provide as follows, and further to amend the Table of Contents to add Section 7900, Performance Standards for Short-Term Rentals; and further that non-substantive changes to the numbering of this bylaw

to be permitted in order that it may be in compliance with the numbering format for the Code of Orange.

(Requires a 2/3rd vote)

7900 Performance Standards for Short-Term Rentals

The Town of Orange supports the safe and legal operation of Short-Term Rental dwellings to support the local economy and offer a variety of overnight lodging options for visitors to the Town. This Performance Standard section will offer the assurance that all Short-Term Rental properties will be acceptable uses within the Town of Orange so long as the Performance Standards are met for any given property and that the property owner has applied for and received a Registration of the property as a short-term rental and applied for and received a Business Certificate.

7910 Performance Standards

1. The property owner must apply to register the property on a form provided by the Town of Orange and receive a registration and shall apply and receive a Business Certificate from the Town of Orange
2. The property shall be in compliance with all relevant state and local statutes, rules, and regulations pertaining to health and safety.
3. The property owner shall provide, with the Registration Application, a copy of the Registration Certificate with the MA Department of Revenue for each dwelling unit they are registering.
4. A registration fee of \$100 shall be paid at the time of registration and \$75 at each renewal.
5. Lack of compliance with these Performance Standards or any complaint arising from the use of the property will be referred to the appropriate town department for investigation. If the property owner is found to be in violation of the Performance Standards, the Short-Term Rental Registration may be revoked after hearing with 7 days advance notice and may not be renewed until the property is in compliance with Section 7900; or to take any action relative thereto.

ARTICLE 19: INFLUENT PUMP SYSTEM REPLACEMENT PROJECT

To see it the Town will appropriate \$1,500,000.00 to pay costs of upgrading the failed Orange Wastewater Treatment Facility Influent Pumping System and appurtenances thereto, including, but not limited to, planning, bidding and construction, as well as all other costs incidental and related thereto, and to meet this appropriation to authorize the Treasurer, with the approval of the Board of Selectmen, to borrow \$1,500,000.00 of said sum under General Laws Chapter 44, or any other enabling authority and issue bonds or notes of the Town upon such terms as the Treasurer and the Board of Selectmen shall determine and that any premium received by the Town upon the sale of any bonds or notes, may be applied to the payment of costs approved by this vote in accordance with M.G.L. c.44 section 20, thereby reducing the amount authorized to be borrowed to pay such costs by like amount.; or take any other action relative thereto.

(Requires a 2/3rd vote)

ARTICLE 20: CONSULTING FEE BYLAW

To see if the Town will adopt the following General Bylaw for the Town or Orange to provide for Boards, Commissions, Committees and Officials to hire consultants to advise the Board, Commission, Committee or Official on an application or other request before them and to charge such expense to the applicant or requesting party; and further that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of The Code of Orange; or take any other action relative thereto.

Expenses for advertising, notices, inspections and professional review will be borne by the applicant.

A. As provided by M.G.L. Ch. 44 §53G, any Board, Commission, Committee or Official of the Town of Orange may impose reasonable fees for the employment of outside consultants, engaged by the Board, Commission, Committee, or Official for specific expert services when, in the opinion of the Board, Commission, Committee, or Official, the services are necessary for the Board, Commission, Committee, or Official to come to a final decision on an application submitted to the Board, Commission, Committee or Official pursuant to the requirements of: The Town of Orange Zoning or General Bylaws, Town of Orange Subdivision Regulations, or any other state or municipal statute, bylaw or regulation, as they may be amended or enacted from time to time. The Board, Commission, Committee, or Official may also impose fees for other consultant services for the review of the plans, surveys, or inspections under any of the above-referenced laws or regulations.

B. Special Account. Funds received pursuant to these rules shall be deposited with the town treasurer who shall establish a special account for this purpose. Expenditures from this special account may be made at the direction of the Board, Commission, Committee, or Official without further appropriation as provided in G.L. Ch. 44 §53G. Expenditures from this account shall be made only in connection with a specific project or projects for which a consultant fee has been collected from the applicant and only in connection with the Board, Commission, Committee, or Official carrying out its responsibilities under the law. Expenditures of accrued interest may also be made for these purposes. Any excess amount in the account attributable to a specific project, including any accrued interest, at the completion of said project shall be repaid to the applicant or to the applicant's successor in interest and a final report of said account shall be made available to the applicant or to the applicant's successor in interest.

C. Reporting Requirements. The Town Accountant shall submit annually a report of said special account to the Board of Selectmen and Town Administrator for their review. The report shall be published in the town annual report. The Town Accountant shall submit annually a copy of this report to the director or the bureau of accounts.

D. Consultant Services. In hiring outside consultants, the Board, Commission, Committee, or Official may engage professional engineers, planners, landscape architects, wildlife scientists,

lawyers, designers, or other appropriate professionals able to assist the Board, Commission, Committee, or Official and to ensure compliance with all relevant laws, ordinances, bylaws, and regulations. Specific consultant services may include but are not limited to analysis of applications, title searches, mapping of lot and/or municipal boundaries and/or rights of way, and environmental or land use law. Services may also include on-site monitoring during construction, or other services related to the project deemed necessary by the Board, Commission, Committee, or Official. The consultant shall be chosen by, and report only to, the Board, Commission, Committee, or Official and/or its administrator. Consultants retained shall have an educational degree in or related to the field at issue or three or more years of practice in the field at issue or a related field.

E. Appeals of Choice of Consultant. Applicants may appeal the selection of the consultant to the Board of Selectmen. The grounds for such an appeal shall be limited to claims that the consultant selected has a conflict of interest or does not possess the minimum, required qualifications. The required time limits for action upon an application by the Board, Commission, Committee, or Official shall be extended by the duration of the administrative appeal. In the event that no decision is made by the Board of Selectmen within one month following the filing of the appeal, the selection made by the Board, Commission, Committee, or Official of the Town of Orange shall stand. Such an administrative appeal shall not preclude further judicial review if otherwise permitted by law, on grounds provided for in this section.

ARTICLE 21: TRANSFER FROM AMBULANCE RECEIPTS RESERVED FOR APPROPRIATION

To see if the Town will vote to transfer and appropriate from the Ambulance Receipts Reserved for Appropriation Account the sum of \$55,935 for the 5th payment for the Fire Department Ambulance; or take any other action relative thereto.

ARTICLE 22: RESCIND BORROWING

To see if the Town will vote to rescind the borrowing authorizations from prior town meetings:
STM 09/14/2020 – Article 16 Capital Plan Borrowing FY21 – Plow Truck - rescind \$14,769.00
ATM 06/21/2021 – Article 15 Capital Plan Borrowing FY22 – Election Booths - rescind \$4,000.00; or take any other action relative thereto.

(Requires a 2/3rd vote)

ARTICLE 23: CAPITAL IMPROVEMENT PLANNING COMMITTEE BYLAW CHANGE

To see if the Town will vote to amend the Capital Improvement Planning Committee bylaw as follows:

Chapter I: GENERAL PROVISIONS

Article 1

§ 12-11. Establishment; membership; terms; officers.

The Board of Selectmen shall establish and appoint a committee to be known as the “Capital Improvement Planning Committee,” composed of one member of the Board of Selectmen, appointed by the Selectmen, ~~one member of the Finance Committee, appointed by the Chairman thereof,~~ and ~~three~~ four members at large for initial one-, two- and three-year terms; thereafter the

terms shall be for three years. The Town Administrator shall be, and the Town Accountant may be Committee staff members without the right to vote. A sixth member from the general public shall be appointed annually to serve as an alternate and will vote in this capacity when needed. Annually, after July 1, the Committee shall reorganize by electing its own officers, consisting of a Chair, Vice Chair and Clerk. If a vacancy occurs, it shall be filled by the appointing authority that appointed the member whose position has become vacant.

§ 12-12 Responsibilities.

The Committee shall study proposed capital expenditures that are made in order to provide, replace, or improve the facilities that furnish services to the public. For the purpose of this article, a capital improvement or project is a physical betterment or item of equipment or project having a useful life of at least ~~one~~ **three** years and a total cost that exceeds \$5,000 **\$10,000**. All department heads, boards, and committees, including the Selectmen, shall, by October 1 of each year, give to the Committee, on forms prepared by it, information concerning all anticipated projects requiring Town Meeting action during the ensuing five years. The Committee shall consider the relative need, impact, timing and cost of these expenditures and the effect each will have on the financial position of the Town. No appropriation shall be voted for a capital expenditure requested by a department, board or committee unless the proposed capital improvement is considered in the Committee's report, or the Committee shall first have submitted a report to the Board of Selectmen explaining the omission, and further that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of The Code of Orange; or take any other action relative thereto.

ARTICLE 24: COLLECTIVE BARGAINING AGREEMENT- SEIU, LOCAL 888 (MAINTENANCE UNIT):

To see if the Town will vote to raise and appropriate the sum of \$32,546.28, to fund the cost of increases in bargaining unit members' wages for July 1, 2024 to June 30, 2025 (2% Base Wage; Add new 2% Steps 7,8,9,10), and further approve future increases (FY26 2%, FY27 2%) under the Collective Bargaining agreement signed and ratified between the Town of Orange (represented by the Board of Selectmen) and the maintenance unit employees (represented by the SEIU, Local 888 (Maintenance Unit) in accordance with the Chapter 150E of the Massachusetts General Laws; or take any other action relative thereto.

ARTICLE 25: COLLECTIVE BARGAINING AGREEMENT- ORANGE CAREER FIREFIGHTERS LOCAL 4569:

To see if the Town will vote to raise and appropriate the sum of \$46,316.20, to fund the cost of increases in bargaining unit members' wages for July 1, 2024 to June 30, 2025 (2.5% Base Wage; 0.5%EMT-P; Clothing Allowance; OIC-PAY; Education Language), and further approve future increases (FY26 3%, FY27 3%) under the Collective Bargaining agreement signed and ratified between the Town of Orange (represented by the Board of Selectmen) and the Fire Dept. employees (represented by the Local 4569 Orange Career Firefighters in accordance with the Chapter 150E of the Massachusetts General Laws; or take any other action relative thereto.

ARTICLE 26: WATER TOWER BORROWING

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of \$1,000,000.00 for a Water Tower for A Potable Water / Fire Suppression System at the Orange Industrial Park, which matches the \$1,000,000.00 MassWorks Grant and \$835,700.00 in ARPA funds; or take any other action relative thereto.

(Requires a 2/3rd vote)

ARTICLE 27: FIRE SUPPRESSION TOWER

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of \$750,000.00 for a Water Tower Fire Suppression System at the Orange Industrial Park, which matches the \$1,000,000.00 MassWorks Grant and \$835,700.00 in ARPA funds; or take any other action relative thereto.

(Requires a 2/3rd vote)

ARTICLE 28: FRAUDULENT INVOICES

To see if the Town will vote to transfer from Free Cash \$169,000 to offset half of the receivable created by payment of fraudulent invoices, as the incident remains under investigation; or take any other action relative thereto.

ARTICLE 29: HOLTSHIRE ROAD SPECIAL LEGISLATION

To see if the Town will vote to authorize the Board of Selectmen to request special legislation for the town to convey 295 Holtshire Rd and 283 Holtshire Rd., and further to allow changes made by House Counsel and Senate Counsel and approved by the Board of Selectmen, said special legislation as follows:

An Act Authorizing the Town of Orange To Convey a Certain Parcel of Land

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

Section 1. The Water Department of the Town of Orange may release from water supply designation five (5) certain parcels of land totaling approximately 13,410 square feet, more or less, located at Lake Mattawa, in said Town to the Board of Selectmen of the Town of Orange for the purpose of conveying such parcels, by lot or otherwise. The land was acquired by the Town of Orange Water Department for water supply purposes as part of a 35-acre parcel by deed dated on or about May 26, 1894, and recorded in the Franklin County Registry of Deeds in Book 433, Page 228, and the Water Department has determined that the approximately 13,410 square feet of land at Lake Mattawa is surplus property no longer needed for water supply protection purposes. Said parcels are more specifically shown as Parcel A, Parcel B, Parcel C, Parcel D, and Parcel E on a plan of land entitled "Plan of Land Holtshire Road, Orange MA," dated March 11, 2020, and prepared by Edward T. Berry, PLS.

Said Town shall designate, as replacement land, a parcel of land on Lake Mattawa at 129 Lake Mattawa Road, more specifically shown as Lot 113 on a plan entitled "Plan of Land in Orange, Massachusetts, owned by the Town of Orange," dated June 9, 2006 and revised on August 25, 2009, by Berry Engineering, Inc., more particularly bounded and described as follows:

Beginning at a point on the shoreline of Lake Mattawa, said point marking the northwest corner of the affected premises; thence N 53° 26' 04" E a distance of 140.00 feet, more or less, to a stake; thence turning and running N 73° 41' 00" E a distance of 26.81 feet, more or less, to a point, the last two courses being along Lot 114 as shown on the aforementioned

plan; thence turning and running S 08° 55' 54" W a distance of 61.52 feet, more or less, to Pole 73-1; thence proceeding S 08° 76' 39" E a distance of 107.61 feet, more or less, to a point; thence turning and running S 76° 02' 17" W a distance of 15.46 feet, more or less, to an iron pin; thence proceeding S 70° 27' 04" W a distance of 69.00 feet, more or less, to a point on the shoreline of Lake Mattawa, the last 2 courses being along Lot 111 as shown on the aforementioned plan; thence turning and running northwesterly along the shoreline of Lake Mattawa a distance of 125.00 feet, more or less, to the place of beginning. Containing 16,370 square feet, more or less.

Section 2. Notwithstanding chapter 30B of the General Laws, but subject to paragraphs (a), (b) and (g) of Section 16 of Chapter 30B, the Town of Orange, acting by and through its Board of Selectmen, may transfer or convey, by lot or otherwise, the property at Lake Mattawa containing approximately 13,410 square feet for fair market value to the current occupants on the land. The five subject parcels are more specifically shown as Parcel A, Parcel B, Parcel C, Parcel D, and Parcel E on a plan of land entitled "Plan of Land Holtshire Road, Orange MA," dated March 11, 2020, and prepared by Edward T. Berry, PLS, more particularly bounded and described as follows:

Parcel A

Beginning at a point on the easterly side of the 1896 Franklin County Layout, known as Holtshire Road, concurrent with the high water mark of Lake Mattawa, said point marking the northernmost point of the affected parcel; thence running southerly along the high water mark of Lake Mattawa a distance of 88.00 feet, more or less, to a point on the high water mark; thence turning and running S 71° 04' 00" W a distance of 36.00 feet, more or less, to a point on the easterly side of Holtshire Road; thence turning and running N 32° 41' 00" W along Holtshire Road a distance of 64.00 feet, more less, to the point of beginning. Containing 450 square feet, more or less.

Parcel B

Beginning at a point on the easterly side of the 1896 Franklin County Layout, known as Holtshire Road, said point marking the northwest corner of the affected parcel; thence turning and running N 71° 04' 00" E a distance of 36.00 feet, more or less, to a point on the high water mark of Lake Mattawa; thence turning and running southerly along the high water mark of Lake Mattawa a distance of 127.00 feet, more or less, to a point on the high water mark; thence turning and running S 69° 45' 52" W a distance of 13.00 feet, more or less, to a point on the easterly side of Holtshire Road; thence turning and running N 32° 41' 00" W along Holtshire Road a distance of 128.97 feet, more less, to the point of beginning. Containing 3,520 square feet, more or less.

Parcel C

Beginning at a point on the easterly side of the 1896 Franklin County Layout, known as Holtshire Road, said point marking the northwest corner of the affected parcel; thence turning and running N 69° 45' 52" E a distance of 13.00 feet, more or less, to a point on the high water mark of Lake Mattawa; thence turning and running southerly along the high water mark of Lake Mattawa a distance of 64.00 feet, more or less, to a point on the high water mark; thence turning and running S 71° 04' 22" W a distance of 10.00 feet, more or less, to a

point on easterly side of Holtshire Road; thence turning and running N 08° 22' 36" W along Holtshire Road a distance of 13.44 feet, more or less, to a point on the easterly side of Holtshire Road; thence proceeding N 32° 41' 00" W along Holtshire Road a distance of 44.60 feet, more or less, to the point of beginning. Containing 660 square feet, more or less.

Parcel D

Beginning at a point on the easterly side of the 1896 Franklin County Layout, known as Holtshire Road, said point marking the northwest corner of the affected parcel; thence turning and running N 71° 04' 22" E a distance of 10.00 feet, more or less, to a point on the high water mark of Lake Mattawa; thence turning and running southerly along the high water mark of Lake Mattawa a distance of 67.00 feet, more or less, to a point on the high water mark; thence turning and running S 69° 45' 52" W a distance of 48.00 feet, more or less, to a point on the easterly side of Holtshire Road; thence turning and running N 08° 22' 36" W along Holtshire Road a distance of 62.38 feet, more or less, to the point of beginning. Containing 1,575 square feet, more or less.

Parcel E

Beginning at a point on the easterly side of the 1896 Franklin County Layout, known as Holtshire Road, said point marking the northwest corner of the affected parcel; thence turning and running N 69° 45' 52" E a distance of 48.00 feet, more or less, to a point on the high water mark of Lake Mattawa; thence turning and running southerly along the high water mark of Lake Mattawa a distance of 235.00 feet, more or less, to a point on the easterly side of Holtshire Road, concurrent with the high water mark of Lake Mattawa; thence turning and running N 04° 08' 32" W along Holtshire Road a distance of 95.00 feet, more or less, to the point of beginning. Containing 7,205 square feet, more or less.

Section 3. The proceeds of the disposition of the property in section 2 after expenses, shall be allocated as follows: (i) 50 percent (50%) shall be deposited into the Town treasury, and (ii) 50 percent (50%) shall be remitted to the Town of Orange Water Department Enterprise Fund to be used generally for water supply purposes and other costs associated with the development of water supply.

Section 4. This act shall take effect upon its passage.
or take any other action related thereto.

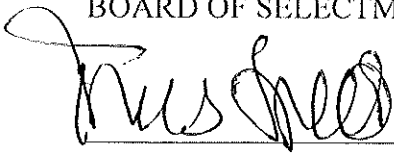
ARTICLE 30: PETITION ARTICLE FOR A FORENSIC AUDIT

To see if the Town will vote to raise and appropriate, borrow, transfer from available funds, or otherwise provide the sum of an amount not exceed Ten Thousand dollars (\$10,000) to hire a forensic auditor; or take any other action related thereto.

Hereof fail not, and make due return of this Warrant with your doings thereon, to the Town Clerk, at the time and place of meeting as aforesaid.

Given under our hands this 29th day of May in the year of our Lord two thousand and twenty-four.

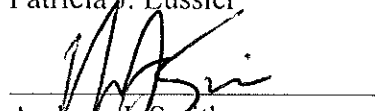
BOARD OF SELECTMEN



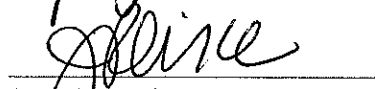
Thomas J. Smith




Patricia J. Lussier



Andrew J. Smith



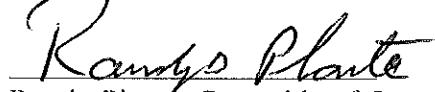
Jane M. Peirce



Julie N. Davis

Selectmen, Town of Orange

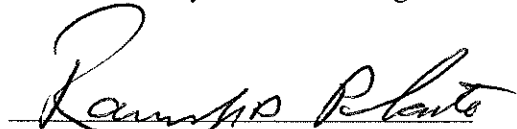
A true copy. ATTEST:



Randy Plante, Constable of Orange

FRANKLIN, SS.

Pursuant to the within Warrant, I have notified and warned the inhabitants of the Town of Orange, by posting up attested copies of the same at the Town Hall and Post Office in Orange and the Library in North Orange seven days at least before the time of holding said meeting.



Randy Plante, Constable of Orange

5-29-24
Date