



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn Polito, Lieutenant Governor ♦ Jennifer D. Maddox, Undersecretary

January 31, 2022

Mr. Randall Becker
Chairman
Town of Webster Board of Selectmen
350 Main Street 1st Floor
Webster, MA 01570

Mr. John Marsi
Chairman
Town of Dudley Board of Selectmen
71 West Main Street
Dudley MA 01571

**RE: Webster-Dudley French River District Tax Increment Financing (UCH-TIF) Plan and
Zone/UCH-TIF Agreement between Town of Dudley and Stevens Mill Owner, LLC**

Dear Chairman Becker and Chairman Marsi:

The Department of Housing & Community Development (the Department) is in receipt of the joint Town of Dudley and Town of Webster UCH-TIF Application, titled "Webster-Dudley French River District Urban Center Housing Tax Increment (UCH-TIF) Plan and Zone/UCH-TIF Agreement between Town of Dudley and Stevens Mill Owner, LLC" submitted on July 16, 2021 with additional information submitted on August 16, 2021, August 25, 2021 and January 3, 2022. The completed application with 16 Exhibits includes the following:

- Locus Map
- UCH-TIF District Map
- District Zoning Map
- District Land Use Map
- UCH-TIF District Building Conditions Map
- Zoning By-Laws Excerpts
- List of All Parcels in the Proposed TIF District
- Maps of Public Infrastructure (Webster)
- Maps of Public Infrastructure (Dudley)
- Conceptual Renderings of proposed first TIF Project (Stevens Mills)
- Approved to Form Unexecuted UCH-TIF Agreement
- Legal Notice of Public Hearing (Dudley)
- Legal Notice of Public Hearing (Webster)
- Certified Voting Record (Dudley)

- Certified Voting Record (Webster)
- DHCD One Stop Application (Sections 1-4)

The application seeks approval of the UCH-TIF Zone, UCH-TIF Plan and The UCH-TIF Agreements.

The Webster-Dudley French River District, running along both sides of the French River, encapsulates a commercial and residential mixed-use district that has suffered in recent decades from disinvestment and decline. Despite the challenges, the district has great potential for revitalization. The proposed district contains sixty-one properties including residences, offices, restaurants and retail operations. Zoning By-Laws of both towns allow for multifamily residential development on 100% of these properties, either as-of-right or via special permit. Commercial development is also allowed throughout the district.

The first proposed project, which will be developed by Stevens Mill LLC, will be the redevelopment of Stevens Mill. The owner of the mill plans to rehabilitate the structure and fill it with 156 units of rental housing, 16 units of which will be affordable, along with event space and a new restaurant. In addition to salvaging this historic asset, the owners will perform site work and landscaping to reconnect the community to the French River via a new recreational path.

The Affordable Housing Units will be marketed in a manner that is consistent with the strategies, implementation plan and affirmative fair housing efforts set out in the affirmative fair housing marketing plan that shall be approved by the Department of Housing and Community Development (DHCD). The Affordable Housing Units will be occupied by income-eligible households in accordance with the terms of the Agreement and any Affordable Housing Restriction executed in connection with this project.

The Town of Dudley will execute the proposed UCH-TIF Agreement with the Developer. Under the terms of the Agreement:

- The exemption shall be for a period of twenty (20) years (the “Exemption Term”), commencing in the fiscal year following the date that the Project achieves Stabilized Occupancy and shall provide an exemption from taxation of the new incremental value of the property resulting from the project as follows:
- For years 1-7 of the agreement the tax due shall include exemption percentages of 100%
- For years 8-10 of the agreement the tax due shall include exemption percentages of 90%
- For years 11-15 of the agreement the tax due shall include exemption percentages of 75%
- For years 16-20 of the agreement the tax due shall include declining exemption percentages of 65%, 55%, 45%, 35% and 25%

1. The Department approves the UCH-TIF Zone as set out in the application. The Department finds:

- The area comprising the proposed zone meets the statutory and regulatory requirements for a UCH-TIF Zone.

2. The Department approves the UCH-TIF Plan and UCH-TIF agreements as set out in the application. The Department finds:

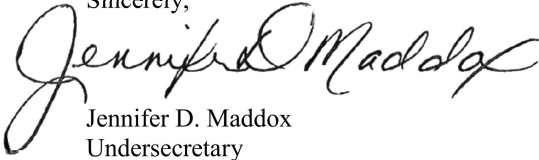
- The UCH-TIF Plan is complete and meets the statutory and regulatory requirements for a UCH-TIF Plan;
- The UCH-TIF Plan employs sound planning principles;

- The financial assumptions and projections for the proposed private project appear sound, and the UCH-TIF Agreements will create a likelihood that the proposed projects will be completed and substantial compliance with the Plan achieved;
 - Implementation of the UCH-TIF Plan will encourage increased residential growth and affordable housing in the designated UCH-TIF Zone.
3. The Department conditionally approves the Affordable Housing Restriction on the condition that the parties execute the restriction and provide a duly executed copy to the Department and on the further condition that when a special permit is approved that a copy be forwarded to the Department. The Department finds:
- The UCH-TIF Agreements are in proper form and contain all requisite terms.
 - Adequate provision is made for a qualifying, primarily residential development with affordable housing in the UCH-TIF Zone in accordance with the UCH-TIF Plan.

Please note that any changes to the UCH-TIF Zone or UCH-TIF plan as well as the execution of any additional Agreements between the Towns and property owners for properties not currently identified for tax increment exemptions must be approved by the Department of Housing and Community Development (DHCD).

On behalf of Governor Baker, I congratulate you on your efforts to date. I look forward to working with you in the future on the successful implementation of this project.

Sincerely,

A handwritten signature in black ink, reading "Jennifer D. Maddox". The signature is fluid and cursive, with the first name "Jennifer" being more prominent and the last name "Maddox" following in a similar style.

Jennifer D. Maddox
Undersecretary

cc: Luke Mitchell, VHB
Atty. Stephen Madaus, Mirick, O'Connell, DeMallie & Lougee, LLP
William Scanlan, Acting Planner, Town of Dudley



Webster-Dudley French River District

Urban Center Housing TIF Plan

7/16/2021

as amended 8/16/2021

as amended 8/25/2021

as amended 1/3/2022



Webster-Dudley French River District

Urban Center Housing TIF Plan

PREPARED FOR

Department of Housing and
Community Development

Boston, MA

PREPARED BY



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

July 16, 2021

As Amended: August 13, 2021

As Amended: August 25, 2021

As Amended: January 3, 2022

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Appendix N: Certified Voting Record (Dudley)
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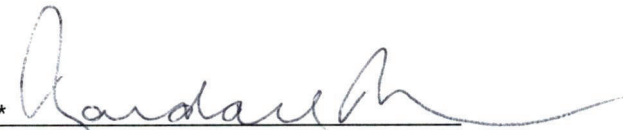
Cover Sheet

- UCH-TIF Plan Name Webster-Dudley French River District
- UCH-TIF Zone Designation See *Appendix B: UCH-TIF District Map*
- Applicant Municipalities Town of Webster, Massachusetts
Town of Dudley, Massachusetts
- Municipal Board to Execute UCH-TIF Agreements (Webster)
Webster Board of Selectmen
350 Main Street, 1st Floor
Webster, MA 01570
508-949-3800 x1000
- Municipal Board to Execute UCH-TIF Agreements (Dudley)
Dudley Board of Selectmen
71 West Main Street
Dudley, MA 01571
508-949-8001
- Contact Person for UCH-TIF Application Luke Mitchell
Lamitchell@vhb.com
718-808-2962
- Address of Property with which Town of Dudley Plans to Execute an Agreement
Stevens Mill
8 Mill Street (and two vacant adjacent parcels)
Dudley, MA 01571

Town of Webster

Authorization by the Chief Executive that:

- An area qualifying as a Commercial Center has been designated the UCH-TIF Zone, and
- The proposed UCH-TIF Plan meets the requirements of 760 CMR 58.00, and
- The form of the Agreement any negotiated Agreements meet the requirements of 760 CMR 58.00.

* 
Randall Becker, Chairman

Town of Dudley

Authorization by the Chief Executive that:

- An area qualifying as a Commercial Center has been designated the UCH-TIF Zone, and
- The proposed UCH-TIF Plan meets the requirements of 760 CMR 58.00, and
- The form of the Agreement any negotiated Agreements meet the requirements of 760 CMR 58.00.


*
John Marsi, Chairman

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Evidence of Public Hearing

A public hearing was held in **Dudley** on 9/13/2021, with legal notices published in The Webster Times on 8/27/2021, as per 760 CMR 58.06. The clipped legal notice is shown in Appendix L.

A separate public hearing was held in **Webster** on the same date, 9/13/2021, with legal notices published in the Worcester Telegram & Gazette on 9/5/2021, as per 760 CMR 58.06. The clipped legal notice is shown in Appendix M.

3

Approval by Municipal Legislative Body

Certified copies of votes from the Special Town Meeting in **Dudley** on 10/25/2021, are attached as Appendix N.

Certified copies of votes from the Special Town Meeting in **Webster** on 10/18/2021, are attached as Appendix O.

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UCH-TIF Zone

As per the DHCD Application Guidelines, which state “the UCH-TIF Zone may be submitted as a component of the UCH-TIF Plan,” the proposed UCH-TIF Zone is described in the UCH-TIF Plan (Section 4 as follows).

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UCH-TIF Plan

This section presents the proposed UCH-TIF Plan for the Webster-Dudley French River District, as per Section 58.06.

5.1 Executive Summary

The Towns of Dudley and Webster are proposing a new UCH-TIF District, running along both sides of the French River and encapsulating a commercial and residential mixed-used district that has suffered in recent decades from disinvestment and decline. The shores of the river are neglected, overgrown and inaccessible. Many properties located throughout the district are vacant and/or underutilized. The neighborhood suffers from low employment, low income, and blighted conditions.

Despite these challenges, the district has great potential for revitalization. Over the coming years, it is anticipated that the Stevens Mill will be redeveloped. The owner of the mill plans to rehabilitate the structure and fill it with 156 units of rental housing, along with event space and a new restaurant. In addition to salvaging this precious historic asset, the owners will perform site work and landscaping to reconnect the community to the French River via a new recreational path. The Stevens Mill conversion project will be the neighborhood's largest development in living memory, and it will have a profoundly positive impact on the local economy.

In all, the proposed UCH-TIF District contains sixty-one properties, including residences, offices, restaurants, and retail operations. Per the Zoning By-Laws of both towns, multifamily residential development is allowed on 100% of these properties, either as-of-right or via special permit. Likewise, commercial development is also allowed throughout the district.

The vision for the Webster-Dudley French River UCH-TIF District has emerged from years of collaborative planning between the two towns, including most recently the Webster-Dudley Commercial Corridor Study (2020), coordinated by the Central Massachusetts Regional Planning Commission. As such, there is ample support for this effort across both communities.

5.2 Objectives of the UCH-TIF Plan – Section 58.06(1)

The UCH-TIF District will enable the neighboring communities of Webster and Dudley to work together and achieve shared planning objectives. These objectives are enumerated as follows:

1. **Increase the district's supply of modern, affordable housing.** Many of the existing units in the proposed UCH-TIF district are "naturally occurring" affordable housing – i.e., they are not publicly subsidized or maintained. As such, many of them are in poor physical condition. The proposed Stevens Mill redevelopment will include sixteen affordable units in a modern, clean, mixed-income, mixed-use environment. Beyond this immediate impact, the towns will continue to foster relationships with property owners and encourage multifamily residential development. Each project owner that chooses to benefit from participation in the UCH-TIF program will be required to include affordable dwelling units, as outlined in DHCD's program details and as codified in MGL c. 40 Sec. 60.
2. **Promote the development of multifamily rental housing with smaller units (including studios, 1br, and 2br).** Currently, the proposed UCH-TIF district includes a variety of residential properties, ranging from single family homes to 8-unit apartment buildings. In all, there are approximately 64 units of housing in the district. In the short term, the proposed UCH-TIF district will enable the redevelopment of the Stevens Mill, which will include 156 units of rental housing for smaller households. This project alone will triple the district's housing inventory, providing high-density living opportunities for smaller households, including young people, seniors, small families, and people who live on their own.
3. **Revitalize existing businesses located along the Webster-Dudley Corridor.** In 2019, the towns of Webster and Dudley partnered with the Central Massachusetts Regional Planning Commission to study opportunities for improving the Main Street mixed-use corridor. This artery runs over the French River, and directly traverses the proposed UCH-TIF District.¹ They prepared a report that articulates a vision for this blighted corridor, calling for enhanced strategic economic development measures, smart growth, and improved placemaking. The proposed UCH-TIF District will provide a useful mechanism for incentivizing development within the corridor, and will accelerate the goals identified in this landmark planning study.
4. **Encourage infill development to fill in vacant parcels.** Of the 61 properties located in the proposed UCH-TIF district, 21 of them have no improvements (totaling 6.2 acres, or approximately 22.5% of the district). Some of these parcels have always been vacant; others became vacant due to disinvestment or natural disaster. The proposed UCH-TIF district will accelerate investment in the district, and the towns will work with investors to promote transformative development projects that benefits the district and the broader communities of Webster and Dudley.
5. **Promote mixed-use development in underutilized properties (including waterfront industrial sites).** The proposed district already has an organic mixed-use profile, featuring residential properties co-mingled with office buildings, shops, auto service stations,

¹ Webster-Dudley Corridor Study (2019)

warehouses, and other local businesses. The proposed UCH-TIF District will build on this strength, encouraging mixed-use development that will increase the local population while also expanding the business community.

6. **Introduce a new pedestrian path network to restore community access to the French River.** Many of the district's properties are underutilized, including properties located along the French River. For this reason, the community's ability to visit, or even appreciate the French River from afar, is severely constrained. The proposed UCH-TIF District will help reconnect the community to the river in two ways. First, the Stevens Mill redevelopment project will include the installation of the first segment of a new French River recreational path. Second, the UCH-TIF District will provide a framework that can be used in the future to fund the remainder of the path. In the long term, the town of Dudley will work to create easements on adjacent parcels and ultimately extend across approximately ten properties, connecting with a pre-existing, broader network of trails.

5.3 Parcel Description, Coverage and Zoning – Section 58.06(2)

This section provides information on existing conditions within the proposed Webster-Dudley French River UCH-TIF Zone.

5.3.1 Finding of Public Benefit

The proposed UCH-TIF District's constituent US Census tracts (7551 and 7543) can be characterized as low-income. The properties on the Dudley side of the French River are located in Census Tract 7551, where the median household income in 2019 was \$55,195, and the median household income for family households was \$94,818. The properties located on the Webster side of the river are located in Census Tract 7543, where the median household income in 2019 was \$36,650, and the median household income for family households was \$41,779.²

All of these figures are significantly less than 115% of Worcester County's 2019 median family income. That amount, in 2019, was \$97,700 * 115%, or, \$112,355.³ Thus, the proposed UCH-TIF District satisfied the income threshold as specified in section 58.06(2) of the UCH-TIF District requirements.

Additionally, it is noted that the combined unemployment rate in Tracts 7551 and 7543 was 7.3% in 2019. This was more than 50% higher than the statewide average of 4.8% (2019).⁴

² US Census Data

³ US HUD Median Family Income Calculator (huduser.gov)

⁴ US Census Data

5.3.2 Commercial Center Designation (Section 58.03)

This mixed-use neighborhood including residences, retail, commercial offices, and (underutilized) sites of industry. As such, the neighborhood is very much a commercial center, as well as a great asset to the residents of both towns.

Twenty-two of the proposed UCH-TIF District's properties (totaling 3.6 acres of land) are currently occupied by residential structures, containing approximately sixty-four dwelling units. Of the twenty-two structures, six are single-family homes, while the remainder are buildings with at least two units per building. The six largest residential structures contain four or more dwelling units apiece.

The district is also home to fourteen commercial properties (totaling 8.0 acres of land), including three retail stores, two restaurants, three auto service stations, two office buildings, a gas station, a dog kennel, a laundromat, and a sign shop.

In total, nineteen properties are located adjacent to the French River. This shared amenity - currently inaccessible due to years of neglect - has great potential as a unifying element, and a placemaking device, for the neighborhood.

5.3.3 Boundaries of UCH-TIF Zone and Location within Webster/Dudley

The boundaries of the proposed UCH-TIF Zone are shown in **Appendix A: Locus Map** and **Appendix B: UCH-TIF District Map**.

5.3.4 All Existing Streets, Thoroughfares, and Public Rights of Way

Webster

- Chase Avenue
- Pleasant Street
- River Court
- Union Street
- Wellington Street
- West Main Street (MA 12)

Dudley

- Ardlock Street
- Green Street
- West Main Street (MA 12)
- Mill Street
- Oxford Avenue
- River Court
- West Street

5.3.5 All Current Zoning

The sixty-one properties located within the proposed UCH-TIF district include forty-two properties in Webster, and nineteen in Dudley. The zoning that underlies these properties includes residential, commercial, and industrial zones, as shown in **Appendix C: UCH-TIF District Zoning Map**, and as represented in the following table:

Table 1 Underlying Zoning

<u>Town</u>	<u>Zone</u>	<u>Total # of Parcels</u>	<u>Multifam Allowed?</u>	<u>Business Allowed?</u>
Webster	B-4 Gen Bus	37	Yes	Yes
Webster	Industrial	5	Yes	Yes
Dudley	Business-15	10	<i>By Special Permit</i>	Yes
Dudley	Mill Conv Overlay	6	Yes	Yes
Dudley	Light Industrial-43	2	No	Yes
Dudley	Residential-10	1	Yes	No

Extracts from Dudley's Zoning By-Laws and Webster's Zoning By-Laws are attached as **Appendix F: Zoning By-Laws Excerpts**. A detailed table showing each subject parcel's zoning designation and current land use is attached as **Appendix G: List of All Parcels in the Proposed UCH-TIF District**.

In recent years, the Town of Dudley approved a Mill Conversion Overlay District, which encompasses the Steven Mill property, along with five other properties in the proposed UCH-TIF district. The zoning overlay was created to promote the economic health and vitality of the Town by encouraging the preservation, reuse, and renovation of underutilized or abandoned mill properties, to allow for the conversion of Dudley's historic mills in a way that preserves the character of nearby residential and commercial neighborhoods, and to encourage mixed-use development that includes, but is not limited to, offices, retail, and/or service establishments, community facilities, and multifamily housing.

As codified in the by-laws, a Mill Conversion Project is allowed within the overlay district via Special Permit, as long as the proposed project follows the standards identified in Section 3.10.07. This includes functional requirements, such as parking and loading, in addition to design standards relating to landscape design, pedestrian programming, screening, and lighting.

A critical component of the overlay district is that it explicitly requires that multifamily Mill Conversion Projects include affordable dwelling units. Specifically, for a period not less than 30 years, a minimum of 10% of the total dwelling units shall be restricted to persons qualifying as low or moderate income in accordance with the Massachusetts Dept of Housing and Community Development. Further, the by-laws require that the affordable units are integrated with the market-rate units, to prevent the segregation or stigmatization of the occupants.

Outside of the Mill Conversion Overlay District, there are ten Dudley properties in the proposed district that fall into the BUS-15 zoning category. This is a general business zone, allowing almost all forms of commercial activity, and in addition, single-family and two-family homes. Multifamily

Webster-Dudley French River District

housing is allowed by right with site plan review. Building height is limited to 40 feet, and there are other notable dimensional constraints that should be addressed.

Also in Dudley are two properties located in the Light Industrial-43 zone, and one property located in the Residential-10 zone.

On the Webster side of the French River, most of the parcels included in the proposed TIF district (37 parcels, specifically), are zoned B-4 General Business. This zone allows for single-family, two-family, and multifamily residential developments. In fact, 18 of these parcels are already host to residential properties, ranging from single-family homes to 8-unit apartment buildings. All told, there are 51 units of housing in this zone currently.

For new projects in the B-4 zone, residential development is somewhat constrained by minimum lot requirements – wherein the number of units cannot be greater than the land area of the lot in square feet, divided by 6,000. The mean lot size for the thirty-seven parcels is 10,647sf. There are, however, a handful of underutilized large properties in this sub-district, including 65 Union Street and 21 Main Street, both owned by National Grid, that total 130,000sf combined. These properties, positioned adjacent to the river, could accommodate around 22 dwelling units as-of-right, and more than that, if relief from the dimensional requirements is sought and obtained.

Further, thirteen of the thirty-seven Webster properties zoned B-4 General Business are vacant. If these properties were all developed at the maximum density allowed by zoning as-of-right, the district's inventory could grow by approximately 18 units.

Lastly, there are five properties on the Webster side that are zoned Industrial. Residential development is allowed on these properties, and there are already dwellings on three of these five properties, totaling five dwelling units.

5.3.6 All Existing Parcels, and All Individual Parcels That Will Negotiate UCH-TIF Agreements

A list of all individual parcels in the UCH-TIF district, featuring each property's property ID, address, zoning, land use, size, and owner's name, can be found in **Appendix G: List of All Parcels in the Proposed UCH-TIF District**.

There is potential for transformative development throughout the proposed district, but three sites stand out in particular. This includes the Stevens Mill property in Dudley (8 Mill St), the underutilized National Grid property across the French River from the Stevens Mill (46 Main St and 56 Main St), and the now-vacant property on Main Street in Webster which was destroyed by a tornado in 2018 (21 Main St and 65 Union St). Town planners and administrators from both towns have connected with the owners of these three sites to discuss the potential for negotiating UCH-TIF Agreements.

- **8 Mill Street (and two adjacent accessory parcels), Dudley.** The owners of the Stevens Mill site have a well-defined vision for the future of the mill facility. They plan to convert it to 156 units of housing, including 16 units that will remain affordable for a period of time not less than 30 years, as required by the Dudley Zoning By-Laws. The executed UCH-TIF Agreement for this property can be found in **Appendix K: Executed UCH-TIF Agreement (Stevens Mill Owners)**.

- **46-56 Main Street, Webster.** Town planners in Webster have reached out to the owners of 46-56 Main Street to begin a preliminary dialogue on the benefits of future participation in the UCH-TIF District.
- **21 Main Street / 65 Union Street, Webster.** Town planners in Webster have reached out to the owners of 421 Main Street / 65 Union Street to begin a preliminary dialogue on the benefits of future participation in the UCH-TIF District.

Beyond these three sites, town planners will continue to explore the potential of formulating additional UCH-TIF Agreements with other strategically positioned properties.

5.3.7 Existing Improvements and Buildings and Their Conditions

For reference, building conditions are as shown in **Appendix E: UCH-TIF District Building Conditions Map**.

The structures that currently exist within the proposed district exhibit a range of architectural styles, and a range of physical conditions.

The most notable building is the Stevens Mill, located on the Dudley side of the river, which has an incredibly rich history. When construction of the mill began in 1859, James Buchanan was the president, the US only consisted of thirty-three states, and the Civil War had yet to get started. At this time, Henry Hale Stevens, pioneer linen manufacturer, came to Dudley and built the country's first, and last, factory to spin flax and weave linen cloth by machine.

With its granite walls (made of locally-sourced granite) and its trademark pair of seven-story tall towers with Romanesque Revival details, the mill looks less like a factory than a medieval fortress. All of the original sections of the mill survive - although there have been some additions and modifications over the years. This historic building boasts arched window openings with stone sills, stone jambs and lintels at the doorways, and beautiful stone cornices. And yet, decades of disinvestment have been unkind to the building. The foundation and super-structure is in poor condition and in need of significant repair. The roof is caving in and will need to be entirely replaced. Many of the floors cannot currently support any live load at all and will also need to be gutted and replaced.

For these reasons, the mill is completely boarded up and inaccessible. Redevelopment will enable the community to hold on to this cherished asset; without redevelopment, the building will decay beyond repair, and will be lost to time.

Other buildings on the Dudley side include 9 Mill Street and 10 Mill Street (located adjacent to the Stevens Mill). Both former mill buildings are currently in use (as a dog kennel and an office building, respectively), but although 10 Mill Street has been modernized, 9 Mill Street is in a very poor state of repair. The UCH-TIF program would provide a means to incentivize the renovation of 9 Mill Street. If this takes place, then all three mill buildings will be modernized, greatly enhancing the look and feel of this recovering sub-district.

Further to the south in Dudley, on the other side of West Main Street, is an assortment of buildings currently used as auto repair shops, and a gas station. These buildings originally date back to the 1920's, 1930's, and 1940's, and are in good condition.

Webster-Dudley French River District

On the Webster side of the French River, there is a mixed-use neighborhood that developed organically over time, still showcasing remnants of the industrial activity that was so critical to Webster's growth. These structures were built throughout the twentieth century. While the majority of these structures are decently well-maintained, many are in visibly poor condition. This acts as an anchor to the neighborhood's property values, giving rise to the need for development incentives.

In addition to the gradual impacts of economic disinvestment, the district was also struck by natural disaster when a tornado touched down directly on Main Street in Webster in the summer of 2018. The tornado ripped through town and caused significant damage. Three buildings had to be torn down after the disaster, including the former residential properties at 46 and 56 Main Street (currently vacant lots).

In addition to the improved properties, nineteen of the parcels in the proposed district are unoccupied by structures – of which, eleven are located adjacent to the river (six on the Dudley side and five on the Webster side). This condition presents ample opportunity for the development of recreational open space to help redefine and revitalize this struggling neighborhood.

5.3.8 UCH-TIF Zone Infrastructure, Capacity and Condition

Town of Dudley

Information in this section is largely taken from the 2021 "Jericho-Brandon Infrastructure Planning Report". Dudley received an FY 2019 Community Development Block Grant award from the Department of Housing and Community Development and allocated \$181,800 to examine infrastructure conditions in two of Dudley's older mill villages. The Town hired the engineering firm of Tighe & Bond to prepare the analysis and identify recommendations. The proposed UCH-TIF district falls within the Jericho neighborhood. The firm evaluated the conditions of subsurface infrastructure, including water and sewer mains and storm drains, and surface infrastructure including catch basins, stormwater outfalls, curbs, pavement, sidewalks, and walking hazards. Much of the infrastructure is quite old and beyond, or nearing, its life expectancy. It will take a large infusion of capital to make the necessary repairs and replacements in order to address the backlog.

Ardlock Place and Mill Street are the principal roadways in Dudley's portion of the UCH-TIF district. Pavement conditions and curbs are rated Fair on Ardlock Place. There are no sidewalks on this street for most of its length, but will be provided upon conversion of the Mill to 156 units of apartments. The short stretch of Ardlock Place that does have a sidewalk near the Mill Street intersection presents a significant walking hazard as the corner of the Mill building itself extends right to the sidewalk; pedestrians have to step into the street in order to walk around the building. Pavement and curbs on Mill Street are in much better condition, although some curbs on the west side of Mill Street are rated as Poor. Sidewalks on Mill Street vary in condition, with stretches rated Fair, Good, and Excellent. It is important to re-surface the deficient sidewalks in order to provide a safe and uniform surface for pedestrians to access the near-by commercial services on West Main Street (Route 12).

A Town-owned bridge (defined as one < 20') on Mill Street crosses over the outlet from Merino Pond; its course descends underground and runs under the Stevens Mill before re-emerging on the east side of the Mill and thence entering the French River. Known as the Mill Street Bridge (D-12-037-6P0), it was originally constructed in 1850, and is the same age as the Stevens Mill. A MassDOT bridge inspection in 2019 found numerous deficiencies. As a result, Dudley engaged Tighe & Bond to

Webster-Dudley French River District

prepare a grant application through DOT's Small Bridge Program. The program has suffered from a lack of funds in recent years, but the Town's application is still pending. The estimated cost of the project is \$520,000.

Water supply to the Stevens Mill is via a new 12" main in Mill Street owned and maintained by the Dudley Water Department. It is in excellent condition. Unfortunately, the Tighe & Bond infrastructure study found many of the water mains in other streets in the Jericho neighborhood to be in Poor condition. The pipes range in age from 20 to 110 years old. These pipes are made of cast iron and asbestos cement, materials that have fallen out of favor in the water supply industry today. Regular breaks in the lines subjects the neighborhood to periodic water outages and discolored water. The Study recommends replacing the 6" cast iron main in Oxford Ave. due to its history of line breaks.

The sewer system in the area ranges from approximately 50 to 120 years old. Pipes are generally in Fair and Poor condition. The area suffers from high groundwater infiltration rates, illicit inflow, tree root intrusion, and frequent backups. Some of the sewer mains run through private property with no recorded easements, and many are routed through existing buildings. It is a priority of the Sewer Department to remove old sewer mains from service due to frequent backups and to replace lines currently on private property into public rights-of-way.

The area does not have a well-developed stormwater control system of drainage pipes, culverts and manholes. As a result, streets with no curbs in the neighborhood suffer from erosion on the side slopes from uncontrolled runoff during intense storms. In the UCH-TIF district, the Tighe & Bond study noted drainage concerns at the southerly ends of Oxford Avenue and Green Street, and the constructed stormwater system on Mill Street by the Stevens Mill is generally rated to be in Fair condition.

Maps of Dudley's water, sewer, and drainage infrastructure are shown in *Appendix I: Maps of Public Infrastructure (Dudley)*

Town of Webster

Information for this section was provided by the Highway Superintendent and senior staff at the Water and Sewer Departments. Additional information was provided by staff of the Office of Community Development / Redevelopment Authority and the Building Commissioner.

The UHC-TIF area of Webster consists of two major thoroughfares - Main Street and Pleasant Street - and three neighborhood streets - Wellington Street, Union Street and River Court. Sidewalks along both sides of Main Street range in condition from poor to fair with variable widths. There are no sidewalks along any of the side streets. There are sidewalks along Pleasant Street but they are in poor condition. The Building Commissioner rates the sidewalks in the area as poor to fully non-compliant with ADA accessibility standards.

Roadways in the UHC-TIF area of Webster are in good to very good condition due to the fact that National Grid has been replacing gas lines in the area for several years. This has resulted in new pavement throughout the area. Main Street was repaved in 2019.

Webster-Dudley French River District

Water supply is provided through a 12 inch main line in Main Street, 8 inch lines in Pleasant and Union Streets and a 4 inch line in River Court and Wellington Street. These pipes are made of cast iron and range in age from approximately 1900 to the 1930's. The Water Department reports that the system works well and no major problems have occurred for many years. There are no current plans to replace any of part of the system in the area in the near future.

The sewer system in the area ranges in age from approximately 1897 to 1952. In 1952 an interceptor was installed in the area to stop the dumping of sewage directly into the French River and divert it to the new sewer treatment plan which came on-line that year. All the sewer lines in the area were installed prior to the installation of the inceptor. The Sewer Department reports that the system works well. All lines in the area flow to the main line in Main Street. Not a lot of flow is generated in the area due to the large number of vacant parcels and limited residential development particularly north of Main Street. There are no current plans to replace any part of the system in the area in the near future.

The stormwater system, including drain lines, catch basins and outfalls, is limited solely to Main Street and partially on Pleasant Street. Much of the infrastructure along Main Street was reconstructed and improved as part of the gas line installation and repaving work completed in 2019. The system is well maintained by the Highway Department. The remainder of the area (River Court, Wellington Street and Union Street) have no stormwater system components.

Maps of Webster's water, sewer, and drainage infrastructure are shown in *Appendix H: Maps of Public Infrastructure (Webster)*

5.4 Specification of Development and Useful Life of Housing - Section 58.06(3)

The first project that will benefit from the proposed UCH-TIF district is the Stevens Mill redevelopment project.

The Stevens Mill, in its current distressed condition, restrains property values in the surrounding area. Furthermore, it represents a safety hazard to the community. If rehabilitation does not occur soon, this structure will become entirely unsalvageable, which would be a great loss for the region. There is no better time for redevelopment than the present, when the demand for affordable housing is high.

As of 2019, 7 out of 10 units in Dudley were single-family units, and only 3.1% of all units were located in buildings with 10 or more units. The proposed redevelopment of the Mill will introduce 156 new rental apartments in a high-density context, including a mix of studio, 1br, and 2br units. These small, modern units will invite younger and more diverse populations to live and work in the Dudley-Webster area.

The owner of the Stevens Mill, per Dudley's zoning regulations, is obligated to offer at least 10% of the rental units (or 16 units total) at rates that are affordable to low- or moderate-income households, for a period not less than thirty years. Moreover, the owner anticipates that many of the market-rate units will also be within reach for low- and middle-income households.

Additionally, the Stevens Mill project will support the Town of Dudley's goals for economic development. In the most practical sense, the project will result in long-term tax revenue growth, and

the creation of temporary and permanent local jobs. Equally important, the project will showcase Dudley's commitment to a streamlined regulatory process, qualified workforce, competitive tax rate, and forward-thinking leadership.

It is anticipated that this major redevelopment project, which will nearly triple the population of the proposed UCH-TIF district, will greatly improve the district's look and feel, and potentially spark a new wave of development district-wide.

Additional property owners who opt to participate in UCH-TIF Agreements and develop multifamily housing will be obligated to follow the UCH-TIF program's regulations and offer affordable units.

It is anticipated that the useful life of the renovated Stevens Mill apartment complex - given its designation as a historic asset, and the strength of its granite structure - is indefinite.

5.5 Compliance with Zoning – Section 58.06(4)

Extracts from Dudley's Zoning By-Laws and Webster's Zoning By-Laws are included in **Appendix F: Zoning By-Laws Extracts**. A table of properties showing zoning designation and current land use is included as **Appendix G: List of All Parcels in the Proposed TIF District**.

The Stevens Mill redevelopment project is in conformance with the requirements of Dudley's Mill Conversion Overlay District, as outlined above. All future projects that benefit from participation in the UCH-TIF District will comply with zoning as required for local permitting and approvals.

5.6 Schedule and Cost of Public Construction in UCH-TIF Zone – Section 58.06(5)

The primary purpose of the Webster-Dudley French River UCH-TIF district will be to encourage development by offering tax relief to property owners.

A secondary purpose will be to initiate the long-term creation of the French River recreational path. The first segment of the path will be developed concurrently with the redevelopment of the Stevens Mill property. This segment will run along the riverine edge of the property.

As the UCH-TIF District develops, and additional UCH-TIF agreements are executed, the UCH-TIF district will enable funding to further extend the recreational path to the north and to the south. Ultimately, the recreational path will connect to, and become a part of, a broader trail network that runs throughout Webster and Dudley. This will provide a dramatic improvement to the proposed UCH-TIF district by increasing its visibility to the broader community, and by restoring community access to this neglected stretch of the river.

Information on project cost and timeline will be made available to DHCD if and when this project moves forward.

5.7 Affordable Housing – Section 58.06(6)

In accordance with MGL c. 40 sec. 60, the multifamily residential development proposed under UCH-TIF agreements in Webster and Dudley will satisfy one of the following thresholds:

- At least 15 per cent of the housing units assisted by the UCH-TIF agreement shall be affordable to occupants or families with incomes at or below 80 per cent of the area median income where the city or town is located, as defined by the United States Department of Housing and Urban Development, hereinafter referred to as AMI; or
- At least 25 per cent of the housing units assisted by the UCH-TIF agreement shall be affordable to occupants or families with incomes at or below 110 per cent of the AMI; or
- The property shall satisfy the requirements of an existing inclusionary zoning ordinance or by-law in the city or town, under which the property owner is required to make a portion of the housing units assisted by the UCH-TIF agreement affordable to low- and moderate-income households.

For those properties located within Dudley's Mill Conversion Overlay District, proposed residential developments will fulfill the third threshold stated above. In accordance with the Dudley Zoning By-Laws, 10% of all units will be maintained as affordable to low- and moderate-income families for a period of time not less than thirty years.

For instance, the first TIF Agreement project - the Stevens Mill redevelopment project - will contain 16 units of affordable housing. These units will be added to DHCD's Subsidized Housing Inventory for the Town of Dudley – which currently only comprises 2.4% of all dwelling units.

For all other properties in the proposed UCH-TIF districts, until additional legislation is adopted locally, all proposed multifamily residential development projects will satisfy either the first or second threshold identified above.

5.8 UCH-TIF Agreements – Section 58.06(7)

The executed UCH-TIF Agreement is included in **Appendix K: Executed UCH-TIF Agreements**.

5.9 Municipal Signatory Power – Section 58.06(8)

Town of Webster

The municipal designee authorized to execute UCH-TIF Agreements in the Town of Webster is the Board of Selectmen, with members as follows:

- Randall Becker (Chair)
- Andrew Jolda
- Earl Gabor
- Lisa Kontoes
- Tom Klebart

Webster-Dudley French River District

Town of Dudley

The municipal designee authorized to execute UCH-TIF Agreements in the Town of Dudley is the Board of Selectmen, with members as follows:

- John Marsi (Chair)
- Kerry Cyganiewicz Sr.
- Jason Johnson
- Steve Sullivan
- Paul Joseph



A

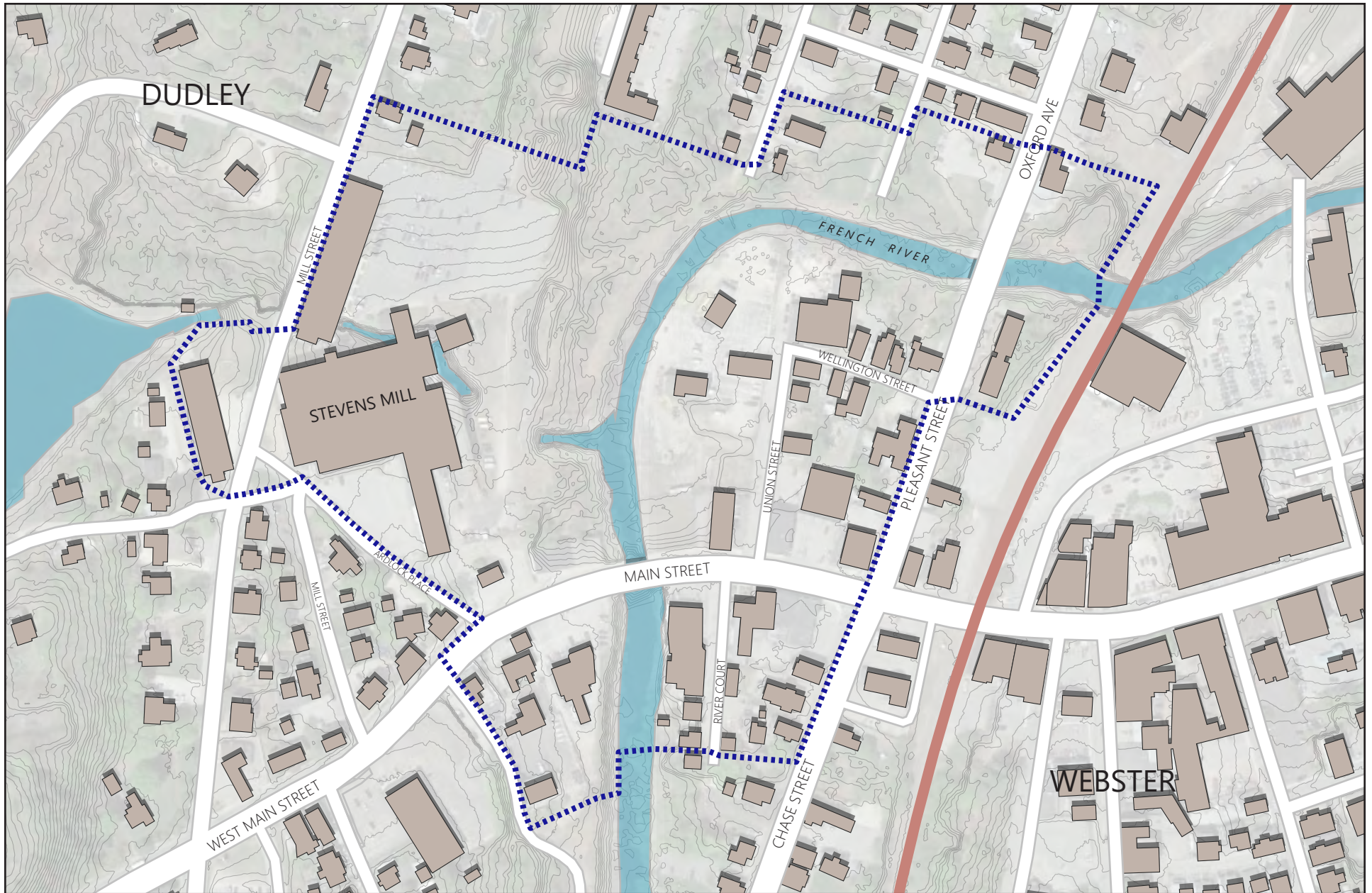
Locus Map



Webster-Dudley French River UCH-TIF District
Appendix A: Locus Map

B

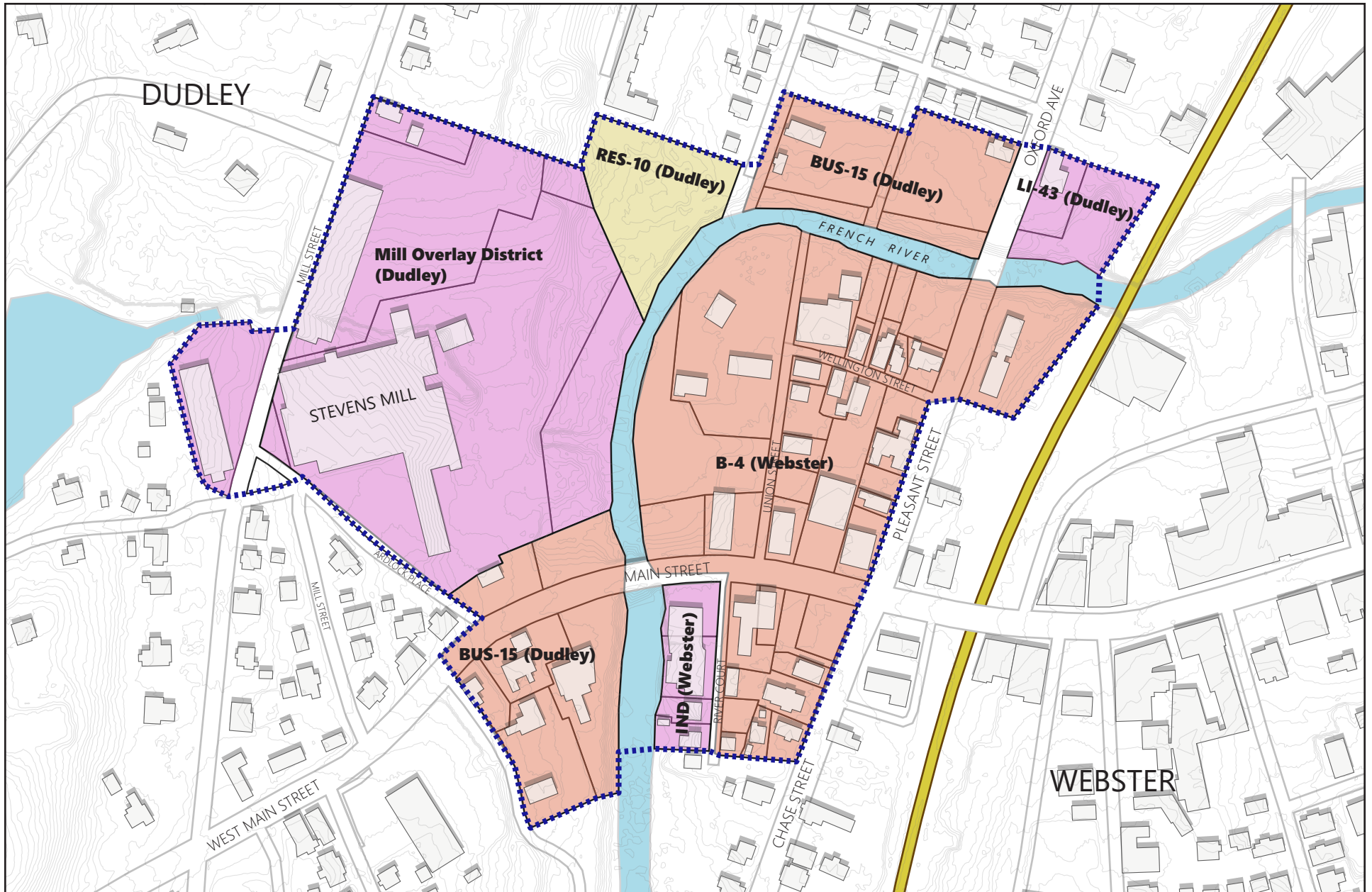
UCH-TIF District Map



Webster-Dudley French River UCH-TIF District
Appendix B: UCH-TIF District Map

C

UCH-TIF District Zoning Map



Webster-Dudley French River UCH-TIF District
Appendix C: UCH-TIF District Zoning Map

D

UCH-TIF District Land Use Map



Webster-Dudley French River UCH-TIF District
Appendix D: UCH-TIF District Land Use Map



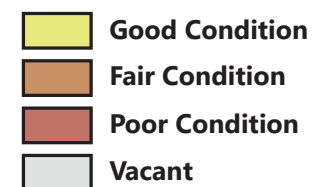
- Residential
- Commercial
- Vacant

E

UCH-TIF District Building Conditions Map



Webster-Dudley French River UCH-TIF District
Appendix E: UCH-TIF District Building Conditions Map



F

Zoning By-Laws Excerpts

SECTION II

USE AND DENSITY RESTRICTIONS

2.01.00 ZONING DISTRICTS

For the purpose of this bylaw the Town of Dudley is hereby divided into the seven (7) major zoning district categories which are subdivided into seventeen (17) zoning classifications.

2.01.01 Establishment of Districts

The following districts are illustrated, defined and bounded on the map entitled “Town of Dudley Massachusetts Official Zoning Map,” on file with the Town Clerk. That map and all explanatory matter thereon is hereby made a part of this bylaw.

Residential Districts

- RES-10 General Residential
- RES-15 Single Family Residential
- RES-30 Single Family Residential
- RES-43 Single Family Residential
- RES-87 Single Family Residential

Commercial Districts

- BUS-15 Business or General Residential

Industrial Districts

- IND-43 Industry
- IND-130 Industry
- LI-43 Light Industry
- LI-87 Light Industry

Conservation District

- CON-Conservation (see Section 3.01.00)

Floodplain District

- FPD-Floodplain (see Section 3.02.00)

Town Refuse Disposal District

- TRFD-Town Refuse Disposal (see Section 3.07.00)

Overlay Districts

- BUS-15 Business or General Residential Overlay District (along portions of West Main Street – see Official Zoning Map)
- Mill Overlay District (see Section 3.10.00)
- Adult Entertainment Overlay District (see Section 2.03.02 and Footnote 12, Section 2.03.03, thereunder)
- Solar Overlay District (see Section 3.12.00)

2.01.02 District Delineation

When a lot is situated in part, in the Town of Dudley and in part in an adjacent municipality, the provisions of this bylaw shall be applied to the portion of such lot in the Town of Dudley in the same manner as if the entire lot were situated in Dudley.

When a lot is transected by a zoning district boundary, the regulations of the bylaw applicable to the larger part by minimum area for the zoning district of such lot, may also at the option of the lot owner be deemed to govern in the smaller part beyond such zoning district boundary, but only to an extent not more than thirty (30) linear feet in depth beyond such zoning district boundary.

Where a boundary is indicated upon a street, the line shall be the centerline of the street.

Where a boundary is indicated otherwise than above, it is determined by its location on the zoning map.

Where a boundary is indicated approximately parallel to a street, it shall be taken parallel thereto, and if there is any variation between scaled distances and figures shown upon said map, the figures shall govern.

Where questions arise, the Zoning Agent shall determine district boundaries. The Agent's decision may be appealed to the Zoning Board of Appeals as provided for in Section V - ADMINISTRATION.

2.01.03 Exemptions

Any single vacant lot lawfully of record prior to adoption of this bylaw and conforming to the then existing zoning bylaw which now has less area or width than is required by this bylaw is hereby exempted from conforming to such requirements.

Any land taken by eminent domain, or conveyed for a public purpose for which the land could have been taken by eminent domain, shall not be deemed to be transferred in violation of the land area, width and space provisions of this bylaw.

A definitive plan submitted under the subdivision control law requiring approval by the Planning Board and approved by the Planning Board prior to the enactment of these zoning bylaws, shall for a period of seven (7) years, if plans were submitted prior to January 1, 1976, following the acceptance of these bylaws, be governed by the applicable provision of the zoning bylaws in effect at the time of endorsement of said definitive plan of approval by the Planning Board.

Any and all municipal uses and structures shall be exempted from any and all provisions of this bylaw.

2.02.00 NONCONFORMING USES AND STRUCTURES

Within the zoning districts established by this bylaw there exists lots, structures and land uses which were lawful before this bylaw was passed, but which would be prohibited, regulated or restricted under the terms of this bylaw. It is the intent of this bylaw to permit these non-conformities to continue until they are removed, destroyed or willingly ended and not encourage their continuation. It is further the intent of

this bylaw that non-conformities be declared as incompatible with permitted uses in the applicable districts.

Any lawful use of any structure, lot or activity existing at the time of this bylaw's acceptance may be continued although not in conformance with the provision of this bylaw.

Nonconforming one and two family structures may be repaired, reconstructed, altered or extended as a matter of right under this Bylaw provided that the following conditions are met:

- A. In the case of a structure non-conforming solely because of insufficient lot frontage or lot area, or both, the proposed change shall meet all dimensional requirements for front, side and rear yards, maximum lot coverage, and maximum building height.
- B. In the case of a dimensionally non-conforming building with sufficient lot frontage and lot area, where said building, or a portion thereof, is non-conforming as to one or more of the dimensional requirements for front, side and rear yards, maximum lot coverage, and maximum height, all dimensional requirements met by the structure prior to the proposed change shall be met after completion of the proposed change.
- C. Buildings including accessory buildings in existence at the time of the adoption of this Section of this bylaw that are in violation of the minimum front, side or rear yards required by this bylaw may be added to, provided the increase in area of the footprint of said buildings is not greater than 30% of the existing footprint area currently in use, pursuant to a special permit granted by the Zoning Board of Appeals in accordance with Section **5.01.04 Decision Criteria, Special Permits** of this bylaw.

2.02.01 Change, Extension, or Alteration

Nonconforming uses, structures or lots may be changed, extended or altered upon approval of a special permit for such from the Zoning Board of Appeals, as provided for in Section V.
ADMINISTRATIVE PROVISIONS.

2.02.02 Abandonment, Destruction and Conversion

If any Nonconforming use, structure or land area is changed to a conforming use, it shall not thereafter be put into any Non-conforming use.

If any Non-conforming structure, land or use be discontinued or abandoned for a period of more than twenty-four (24) consecutive months, which in the terms of this bylaw shall constitute abandonment, such land, building or use shall therefore be used or developed only in accordance with the terms of the Dudley Zoning Bylaw for the zoning district of classification in which such property is located with the terms of the Dudley Zoning Bylaw for the zoning district of classification in which such property is located.

Any non-conforming structure destroyed or damaged by fire, flood, lightning, wind or otherwise to the extent of seventy-five percent (75%) or more of the reproduction cost of such at the time of such damage shall not be rebuilt, repaired, reconstructed nor altered after two (2) years later than the date of such damage except for a purpose permitted in the zoning district in which such building is located.

2.03.00 USE REGULATIONS AND APPLICABILITY

No structure shall be erected or used, nor shall any land be used except when in conformity with Use Regulations Schedule of this bylaw. All other structures and all other uses of land or of structures are hereby expressly prohibited, except those already lawfully existing which by these provisions of this bylaw become lawfully Nonconforming as provided for in Section II. NONCONFORMING USES AND STRUCTURES.

Where a land use-activity may be classified under more than one of the following use categories, the more specific classification shall determine categorization.

2.03.01 Use Regulation Catalog

The following terms employed in the catalog shall be construed to represent the following meanings:

- P - A permitted use as a matter of right.
- SP - A permissible use requiring a Special Use Permit from the Zoning Board of Appeals.
- NP - A prohibited use.
- P-SPR - A permissible use contingent upon Site Plan review and approval by the Planning Board.
- SP-SPR - A permissible use requiring a Special Use Permit from the Zoning Board of Appeals and Contingent upon Site Plan review and approval by the Planning Board.
- SPPB - A permissible use requiring a Special Use Permit from the Planning Board and contingent upon Site Plan review and approval by the Planning Board as a component of the Special Use Permit.

Any use not listed in the catalog as allowed by right or by special permit is expressly prohibited.

2.03.02 Use by District Chart

	<u>DISTRICT</u> ⁹									
	RES	RES	RES	RES	RES	BUS	IND	IND	LI	LI
ACTIVITY OR USE	10	15	30	43	87	15	43	130	43	87
<u>AGRICULTURAL</u>										
Livestock Raising										
On Parcel Less										
Than Five Acres	NP	SP ²	SP ²	SP ²	SP ²	SP ²	NP	NP	NP	NP
Other Farm	P	P	P	P	P	P	P	P	P	P
Greenhouse	NP	P	P	P	P	P	P	P	P	P
Salesroom or Farm										
Stand for the Sale of Nursery, Garden or Other										
Agricultural Produce (including articles of home										
manufacture from such produce) on Parcel More										
than Five Acres	P	P	P	P	P	P	P	P	P	P
<u>RESIDENTIAL</u>										
Single Family Home	P	P	P	P	P	P	NP	NP	NP	NP
Two Family Home	P	P ¹	P ¹	P ¹	P ¹	P ¹	NP	NP	NP	NP
Apartment Bldg.	P-SPR	NP	NP	NP	NP	P-SPR	NP	NP	NP	NP
Boarding or										
Rooming House	SP	SP	SP	SP	SP	P	NP	NP	NP	NP
Motel	NP	NP	NP	NP	NP	SP	NP	NP	NP	NP
Hotel	NP	NP	NP	NP	NP	SP	NP	NP	NP	P-SPR
Personal Kennel	p ^{13/14}	p ^{13/14}	p ^{13/14}	p ^{13/14}	p ^{13/14}	P	P	P	p ^{13/14}	p ^{13/14}

DISTRICT⁹

ACTIVITY OR USE	RES 10	RES 15	RES 30	RES 43	RES 87	BUS 15	IND 43	IND 130	LI 43	LI 87
<u>COMMERCIAL</u>										
Animal or Veterinary Clinic or Hospital	NP	NP	NP	NP	NP	SP	P	P	SP	SP
Commercial Boarding or Training Kennel	NP	NP	NP	NP	NP	SP	P	P	SP	SP
Commercial Breeder Kennel	NP	NP	NP	NP	NP	SP	SP	SP	SP	SP
Domestic Charitable Corporation Kennel	NP	NP	NP	NP	NP	SP	P	P	SP	SP
Veterinary Kennel	NP	NP	NP	NP	NP	SP	P	P	SP	SP
Business Or Professional Offices	NP	NP	NP	NP	NP	P	P	P	P-SPR	P-SPR
Funeral Home	SP	SP	NP	NP	NP	P	NP	NP	NP	NP
Motor Vehicles Rental, Sales, Service	NP	NP	NP	NP	NP	P	P	P	P	P
Bank, Financial Office	NP	NP	NP	NP	NP	P	P	P	P-SPR	P-SPR
Restaurant.	NP	NP	NP	NP	NP	P	P	P	P-SPR	P-SPR
Retail Sales Or Services	NP	NP	NP	NP	NP	P	P	P	SP-SPR	SP-SPR
Wholesale Services Without Storage	NP	NP	NP	NP	NP	P	P	P	P-SPR	P-SPR
Gasoline Service and Motor Vehicle Repair Station	NP	NP	NP	NP	NP	P	P	P	NP	NP
Adult Entertainment Establishments	NP	NP	NP	NP	NP	NP	NP	SP-SPR ¹²	NP	NP
Portable Toilet Retail Sales, Rental Storage	NP	NP	NP	NP	NP	NP	P	P	P	P
Restaurants or other places for serving food not confined to service within the structure	NP	NP	NP	NP	NP	P-SPR	P-SPR	P-SPR	P-SPR	P-SPR
Drive-through type services not within the structure, such as ATMs, dry cleaners, pharmacies, etc.	NP	NP	NP	NP	NP	P-SPR	P-SPR	P-SPR	P-SPR	P-SPR

DISTRICT⁹

ACTIVITY OR USE	RES 10	RES 15	RES 30	RES 43	RES 87	BUS 15	IND 43	IND 130	LI 43	LI 87
<u>INDUSTRIAL</u>										
Light Manufacturing										
of Consumer Goods	NP	NP	NP	NP	NP	P ⁴	P	P	P-SPR	P-SPR
Other Manufacturer										
Processing & Research	NP	NP	NP	NP	NP	NP	P	P	P-SPR	P-SPR
Other Manufacturer										
Processing & Research	NP	NP	NP	NP	NP	P ⁴	P	P	P-SPR	P-SPR
Bulk Storage										
Indoor	NP	NP	NP	NP	NP	NP	P	P	P-SPR	P-SPR
Outdoor	NP	NP	NP	NP	NP	NP	P	P	P-SPR	P-SPR
Contractor; Yard	NP	NP	NP	NP	NP	P	P	P	P-SPR	P-SPR
Transportation										
Terminal	NP	NP	NP	NP	NP	NP	P	P	P-SPR	P-SPR
Commercial Radio & Television Studio										
& Transmission	NP	NP	NP	NP	NP	P	P	P	P-SPR	P-SPR
Laundry or Dry										
Cleaning Plant	NP	NP	NP	NP	NP	P ⁵	P	P	P-SPR	P-SPR
Airplane or										
Heliport Field	NP	NP	NP	NP	NP	SP	P	P	NP	P-SPR
<u>INSTITUTIONAL</u>										
Museum	SP	SP	SP	SP	SP	SP	NP	NP	SP-SPR	SP-SPR
Municipal Use	P	P	P	P	P	P	P	P	P-SPR	P-SPR
Religious Use	P	P	P	P	P	P	P	P	P-SPR	P-SPR
Educational Use	P	P	P	P	P	P	P	P	P-SPR	P-SPR
Cemetery	NP	SP	SP	SP	SP	NP	NP	NP	NP	NP
Hospital	SP	SP	SP	SP	SP	NP	NP	NP	SP-SPR	SP-SPR
Nursing or										
Convalescent Home	SP	SP	SP	SP	SP	NP	SP	SP	NP	NP
Philanthropic or										
Charitable										
Organization	SP	SP	SP	SP	SP	NP	NP	NP	NP	NP
Public Utility With										
Service Area	NP	NP	NP	NP	NP	NP	P	P	NP	NP
Public Utility Without										
Service Yard	NP	P	P	P	P	P	P	P	P-SPR	P-SPR
Club or Lodge	SP	SP	SP	SP	SP	NP	NP	NP	NP	NP

DISTRICT⁹

ACTIVITY OR USE	RES 10	RES 15	RES 30	RES 43	RES 87	BUS 15	IND 43	IND 130	LI 43	LI 87
<u>RECREATIONAL</u>										
Campground	NP	NP	NP	SP ³	SP ³	NP	NP	NP	NP	NP
Golf Course	NP	SP	SP	SP	SP	SP	SP	SP	NP	NP
Indoor Commercial Recreation	NP	SP	SP	SP	SP	SP	SP	SP	P-SPR	P-SPR
Commercial Picnic, Outing Area	NP	SP	SP	SP	SP	SP	SP	SP	NP	NP
Resort	NP	SP	SP	SP	SP	P	SP	SP	NP	NP
Other Outdoor										
Commercial Recreation (With Fields)	NP NP	SP SP	SP SP	SP SP	SP SP	SP SP	SP SP	SP SP	P-SPR NP	P-SPR NP
<u>RENEWABLE ENERGY RESOURCES</u>										
Small Solar Photovoltaic Installations (Less than 250 kW)	P	P	P	P	P	P	P	P	P	P
Large Ground- Mounted Solar Photovoltaic Installations (250kW and Greater) ¹⁶	NP	NP	NP	NP	NP	NP	P	P	NP	NP
<u>ASSISTED LIVING FACILITY</u>										
	SP-SPR	SP-SPR	SP-SPR	SP-SPR	SP-SPR	SP-SPR	NP	NP	NP	NP

DISTRICT⁹

ACTIVITY OR USE	RES 10	RES 15	RES 30	RES 43	RES 87	BUS 15	IND 43	IND 130	LI 43	LI 87
<u>MEDICAL AND ADULT USE MARIJUANA ESTABLISHMENTS</u> ¹⁵										
Craft Marijuana										
Cooperative	NP	NP	NP	NP	NP	NP	NP	SPPB	NP	NP
Marijuana Cultivator	NP	NP	NP	NP	NP	NP	NP	SPPB	NP	NP
Marijuana Product										
Manufacturer	NP	NP	NP	NP	NP	NP	NP	SPPB	NP	NP
Marijuana Retailer	NP	NP	NP	NP	NP	NP	NP	SPPB	NP	NP
Marijuana										
Independent										
Testing Laboratory	NP	NP	NP	NP	NP	NP	NP	SPPB	NP	NP
Marijuana										
Microbusiness	NP	NP	NP	NP	NP	NP	NP	SPPB	NP	NP
Marijuana Research										
Facility	NP	NP	NP	NP	NP	NP	NP	SPPB	NP	NP
Marijuana Transporter	NP	NP	NP	NP	NP	NP	NP	SPPB	NP	NP
Adult On-Site										
Marijuana Social										
Consumption										
Operator (Public										
Facility or										
Private Club)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Any other type of										
Licensed Marijuana-										
related Business,										
except a Medical										
Marijuana										
Treatment Center	NP	NP	NP	NP	NP	NP	NP	SPPB	NP	NP
Medical Marijuana										
Treatment Center:										
Retail Dispensing	NP	NP	NP	NP	NP	NP	NP	SPPB	NP	NP
Medical Marijuana										
Treatment Center:										
Cultivation	NP	NP	NP	NP	NP	NP	NP	SPPB	NP	NP

DISTRICT⁹

ACTIVITY OR USE	RES 10	RES 15	RES 30	RES 43	RES 87	BUS 15	IND 43	IND 130	LI 43	LI 87
<u>ACCESSORY USES</u>										
Accessory Use										
Apartment:	P ^{18, 19}	P ^{18, 19}	P ^{18, 19}	P ^{18, 19}	P ^{18, 19}	P ^{18, 19}	P ^{17, 18, 19}	P ^{17, 18, 19}	P ^{17, 18, 19}	P ^{17, 18, 19}
Home Occupation ⁷	P	P	P	P	P	P	P	P	P	P
Parking of Private Autos of Residents On Premises	P	P	P	P	P	P	P	P	P	P
Light Commercial Vehicles	P	P	P	P	P	P	P	P	P	P
Heavy Commercial Vehicles	NP	NP	NP	NP	NP	P	P	P	P	P
Signs	P	P	P	P	P	P	P	P	P	P
Private Stable	P	P	P	P	P	P	P	P	P	P
Swimming Pool	P	P	P	P	P	P	P	P	P	P
Solar Energy Conversion Devices	P	P	P	P	P	P	P	P	P	P
Wind Energy Conversion Devices	P	P	P	P	P	P	P	P	P	P
Other Customary Accessory Uses.	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

2.03.03 Footnotes

1 Conversion of an existing single family to a two-family dwelling is allowed provided if no street front visible evidence of multiple occupancy is apparent and at least seven hundred and fifty (750) square feet of habitable floor space is provided for the second dwelling.

2 Provided stables or enclosures for animals are greater than fifty (50) feet from side or rear lot lines and fifty (50) feet from any front lot line.

3 Provided minimum area has at least three (3) acres of land area and is used only during the months of June, July, August and September.

4 In cases where the front of the structure is less than 100' from the public way from which frontage is derived provided that at least 50 percent of the goods are sold at retail and that no more than 25 percent of the floor area is devoted to the manufacturing, assembling or packaging of consumer goods and no more than five (5) persons are at the premises at any one time.

5 Provided not more than five (5) persons work on the premises at any one time.

6 All Industrial uses must effectively confine all offensive, hazardous or disruptive operations within their premises.

7 See Section III, Special Use Regulations.

8 Uses NOT Permitted:

1. Racetracks, including the following automobile, motorcycle, bicycles, horses and dogs.
2. Trailers and trailer parks except as permitted.
3. Mobile Homes.

9 Personal Wireless Service facilities will be subject to the Dudley Personal Wireless Facilities Zoning Bylaw.

12 Adult Entertainment Establishments are only allowed in the Adult Entertainment Overlay District, as depicted on the Zoning Map as the IND-130 District situated west of Route 31 and east of Route 131. All permitted uses as a matter of right in the underlying district are permitted as a matter of right in the Overlay District; all permissible uses requiring a special permit in the underlying district are permissible uses requiring a special permit in the Overlay District.

13 Limitations of personal kennels must be applied in a manner consistent with the protections accorded to agriculture under G.L. c. 40A, §3.

14 Subject to written approval and annual inspection by the Building Inspector and the Animal Control Officer,

15. Medical and Adult Use Marijuana Establishments allowed in the IND 130 District by SPPB, are allowed in the Mill Conversion Overlay District as put forth in Section 3.10 of the Zoning Bylaws on the properties further listed as comprising the Mill Conversion Overlay District in Section 3.10.03 of the Zoning Bylaws.

16. Allowed by SPPB in the Solar Overlay District, as put forth in Section 3.12 of the Zoning Bylaws.

17. Allowed only for lawfully preexisting nonconforming single-family homes in these districts; new single-family homes are a prohibited use in the IND 43, IND 130, LI 43, and LI 87 districts.

18. Addition of an Accessory Use Apartment to an existing single-family home is allowed provided that evidence of multiple occupancy is not visible or apparent from the street front and that the gross habitable space (as gross habitable space is defined in the Massachusetts Building Code) of the Accessory Use Apartment is at least four hundred (400) square feet but not more than nine hundred (900) square feet.

19. The principal single-family home and the accessory use apartment shall be held in the same ownership, and the owner of the single-family home must occupy one of the living areas.

2.04.00 DENSITY REGULATIONS

All structures herein erected in any district shall be located on a lot such that all of the requirements set forth in the following Density Requirements Table are conformed with, except where specifically exempted in this bylaw.

2.04.01 Exemptions

No existing lot shall be changed in size or shape, except through a public taking, so as to result in a violation of the density requirements of this bylaw.

Any increase in area, frontage, width, yard or depth requirements of this bylaw shall not apply to an existing lot that: (1) has at least five thousand (5,000) square feet of area and at least fifty (50) feet of frontage; (2) is in area that is zoned for single or two-family residential use; (3) conformed to existing zoning requirements when legally created, if any; and (4) has been in separate ownership and has never been held in common ownership with any adjoining land and has been vacant since prior to the Town Meeting vote that made the lot nonconforming.

Any increase in lot area, frontage, yard or depth requirements of this bylaw shall not apply for a period of five years from its effective date or for five years after January 1, 1976, whichever is later, to a lot for single and two family residential use, provided the plan for such lot was recorded or endorsed and such lot was held in common ownership with any adjoining land and conformed to the existing zoning requirements as of January 1, 1976 and had less area, frontage, width, yard or depth requirements than the newly effective zoning requirements but contained at least seven thousand five hundred (7,500) square feet of area and seventy-five (75) feet of frontage, and provided that said five year period does not commence prior to January 1, 1976, and provided further that the provisions of this sentence shall not apply to more than three of such adjoining lots held in common ownership.

2.04.02 Density Requirement Table (Setbacks, Etc.)

The following standards shall apply to all uses, structures and lots within the Town of Dudley, except where exempted or otherwise restricted.

MEASUREMENT	DISTRICT									
	RES 10	RES 15	RES 30	RES 43	RES 87	BUS 15	IND 43	IND 130	LI 43	LI 87
Minimum Lot area (Square Feet)	10,000 ¹	15,000	30,000	43,560	87,000	15,000 ¹	43,560	130,630	43,560	87,120
Minimum Lot Frontage (Feet)	100 ²	100	100	150	150	100 ²	200	200	100	100
Minimum Front Yard (Feet) ³	20	30	35	40	40	20	45	45	30	50
Minimum Side Yard (Feet)	10	15	15	25	25	10	25	25	30	30
Minimum Rear Yard (Feet)	15	20	25	25	25	35	40	40	30	30
Maximum Lot Coverage (Percent)	50	30	20	20	20	20	65	65	65	65
Maximum Building Height (Feet)	45	35	35	35	35	40	40	40	45	45 ⁵

1. For Apartment Building structures (building constructed in excess of 2 units), six thousand (6,000) square feet of land area shall be provided for each dwelling unit in addition to the required minimum lot area.
2. Two - hundred (200) feet of frontage is required for apartment building (multiple family) structures and/or drive-through uses.
3. Minimum lot frontage shall apply to each street of a corner lot with 60% of the zone's frontage requirement on one street in non-residentially zoned corner lots.
- 4 Front yard setback requirement shall apply to each street of a corner lot.
- 5 Maximum Building Height in LI 87 - Height above this level available by Special Permit
- 6 BUSINESS 15 – Land Space Requirements/Residential Use. The same land space measurements as for Residential 15, Single Family Use.
- 7 Nonconforming residential uses in Industrial and Light Industrial areas shall use the dimensional requirements of RES-15 on Chart 2.03.02.

2.04.03 Build Factor

Lots recorded or endorsed after May 20, 1991, shall be subject to a maximum Build Factor of 23. A lot recorded or endorsed after this date which does not comply with this requirement shall not be considered a buildable lot. This Build Factor shall mean a ratio of lot perimeter to lot area which limits the degree to which a lot may have an irregular shape according to the following formula:

$$\frac{\text{Lot Perimeter Squared} \div \text{Actual Lot Area}}{\text{Actual Lot Area} \div \text{Minimum Lot Area}}$$

The Build Factor for lots containing two (2) acres and having frontage of 150-feet shall be 24.5 or less.

3.10.00 MILL CONVERSION OVERLAY DISTRICT

3.10.01 Purpose and Intent

Primary purposes for the Mill Conversion Overlay District, hereafter MCO, are:

- To promote the economic health and vitality of the Town by encouraging the preservation, reuse and renovation of underutilized or abandoned historic mill properties;
- To allow for the conversion of Dudley's historic mills in a way that preserves the character of nearby residential and commercial neighborhoods; and
- To encourage mixed-use development that includes, but is not limited to, offices, retail and/or service establishments, community facilities, and multi-family housing.

3.10.02 Definitions

Affordable to Persons or Families Qualifying as Low Income - Affordable to persons in the Dudley area who earn less than 65% of the median income in accordance with the Massachusetts Department of Housing and Community Development definition of low income.

Affordable to Persons or Families Qualifying as Moderate Income - Affordable to persons in the Dudley area who earn 65% to 80% of the median income in accordance with the Massachusetts Department of Housing and Community Development definition of moderate income.

Applicant - The person or persons, including a corporation or other legal entity, who applies for issuance of a special permit hereunder. The applicant must own, or be the beneficial owner of, all the land included in the proposed site, or have authority from the owner(s) to act for him/her/it/them or hold an option or contract duly executed by the owner(s) and the applicant giving the latter the right to acquire the land to be included in the site.

Mill Conversion Project (MCP) - The conversion of an existing mill, or portion thereof, to multi-family dwellings and/or some combination of appropriate nonresidential uses as defined in Section 3.10.05.

3.10.03 Overlay District

The Mill Conversion Overlay District is hereby established and shall be construed as an overlay district. Within the MCO, all regulations of the underlying district(s) shall continue to be in full force and effect, except where these regulations supersede such underlying requirements or provide an alternative to such requirements. The MCO shall consist of the following properties (properties are identified by Assessor's map/lot number & address effective January 1, 2019):

Former Stevens Linen/Toltec Property:

117/120: 8 Mill Street

117/120.3: Mill Street

117/83: 9 Mill Street

Former Stevens Linen Bleachery Property:

117/76: Ardlock Place

Former Ethan Allen Property:

118/37: 35-37 Chase Avenue

Former Perry Yarn Factory/Packard Mill Property:

236/2: 137 Schofield Avenue

3.10.04 Applicability

Within the MCOB, the Planning Board may issue a special permit and site plan approval for the construction of a Mill Conversion Project (MCP). No other use or structures shall be permitted in conjunction with a MCP, except as specifically provided herein.

3.10.05 Permitted Uses

Within a MCP, residential use or assisted living facility shall be permitted in conjunction with one or more of the following specified non-residential uses:

- A. Commercial (restaurant, retail, or office establishment);
- B. Institutional (museum, educational use, charitable or philanthropic institution, municipal use, club or lodge);
- C. Recreational (indoor commercial recreation); and
- D. Appropriate accessory uses.

3.10.06 Application Procedure

A. Pre-Application Procedure

The applicant is strongly encouraged to request a pre-application review at a regular business meeting of the Planning Board. If one is requested, the Planning Board shall invite appropriate town departments, boards and committees as follows: Board of Health, Conservation Commission, Department of Inspections and Permitting, Water Department, Sewer Department, Highway Department, and Fire Department. The purpose of a pre-application review is to minimize the applicant's costs of engineering and to commence negotiations with the Planning Board at the earliest possible stage in the development. At the pre-application review, the applicant may outline the proposed MCP, seek preliminary feedback from the Planning Board and/or its technical experts, and set a timetable for submittal of a formal application. No formal filings are required for the pre-application review; however, the applicant is encouraged to prepare sufficient preliminary architectural and/or engineering drawings to inform the Planning Board of the scale and overall design of the proposed MCP.

B. Application Procedure

Any person seeking a Special Permit for a MCP shall file an original and eight (8) copies of a special permit application with the Planning Board and a copy with the Town Clerk. At the expense of the applicant, the Planning Board may retain a registered professional engineer or other professional consultant(s) to advise the Planning Board on any or all aspects of the application. In accordance with the Planning Board Fee Schedule, the applicant shall submit a non-refundable filing fee and engineering review fee. The unexpended balance of the engineering review fee shall be returned to the applicant within thirty (30) days from issuance of approval or disapproval. To the extent that the engineering review fee shall prove insufficient to pay for the evaluation and review of the site plan by independent technical experts, and/or pay for clerical, publication, and all other related costs, the charges, if any, shall be billed to the applicant. The applicant shall pay all invoices submitted to him by the Planning Board within thirty (30) days.

Within seven (7) days of receiving a complete special permit application, the Planning Board shall submit one (1) copy of the application to appropriate town departments, boards and committees as follows: Board of Health, Conservation Commission, Department of Inspections and Permitting, Water Department, Sewer Department, Highway Department, and Fire Department for their consideration, review and comment. The specified town departments, boards and commissions shall submit written recommendations to the Planning Board within thirty-five (35) days of receiving the special permit application. Failure to submit written comments to the Planning Board within thirty-five (35) days shall be deemed a lack of opposition thereto. The Planning Board shall hold a public hearing for which notice is given in accordance with Massachusetts General Law Chapter 40A, Section 11, within sixty-five (65) days of receiving the complete application. Said date may be extended upon mutual agreement with the applicant and filed forthwith with the Town Clerk.

The application for a special permit shall be submitted with forms furnished by the Planning Board in accordance with its regulations. Each such application shall be accompanied, if applicable, by a definitive plan of land pursuant to the provisions of the Town of Dudley Rules and Regulations Governing the Subdivision of Land. In addition, the applicant shall submit:

1. The following plans:
 - a. A site plan and all supporting documents as set forth in Section 5.04.00 SITE PLAN REVIEW;
 - b. A plan at a scale of 1"=40' showing the topography of the site at a minimum of two (2) foot intervals, as well as vegetation and special features, including wetlands, perennial streams and ponds, waterways, waterfalls, canals and dams, trees of more than 8" caliper, rock outcroppings, slopes in excess of fifteen percent (15%), existing and proposed trails and paths, open vistas, structures of historical importance, wildlife habitats, and proposed conservation and recreation areas;
 - c. A plan illustrating preliminary landscaping and architectural design, showing type, location and layout of buildings, typical elevations, as well as the general height, bulk and appearance of structures. Perspective drawings may be subsequently required by the Planning Board;
 - d. A floor plan to scale for each floor of each building indicating, if applicable:
 - Number of units;
 - Number of bedrooms;
 - Location of affordable dwelling units;
 - Proposed use of floor space;
2. The following narrative reports or data:
 - a. A proposed development schedule showing the beginning of construction, the rate of construction and development, including stages, if applicable, and the estimated date of completion;
 - b. A concise narrative prepared by a preservation consultant that includes:
 1. Architectural history of all structures on the site, including period, style, method of building construction, and association with any particular architect or builder.
 2. Mention of any important association with one or more historic persons or events;
 3. Mention of any cultural, political, economic or social significance of the site or any structures on the site to the Town, Commonwealth of Massachusetts or United States of America.
 - c. A development impact statement prepared by qualified professionals detailing the impact of the development at all phases, including construction and operation. The statement shall include the following:
 1. Description of the subdivision and its relationship to the surrounding area.

2. Tabulation of the total area being subdivided, the total area of lots, the total area dedicated for streets, drainage or utilities, and the total area reserved for recreation, parks or other open land.
 3. Description of the nature and extent of the proposed work and its impact on environmental and historical resources; all measures being utilized to minimize damage; any adverse short-term or long-term environmental consequences which cannot be avoided should the work be performed; as well as alternatives to the proposed action and their effects on environmental and historic resources.
 4. Description of the methods to be used during construction to control erosion and sedimentation; description of the approximate size and location of land to be cleared at any given time and length of time of exposure; covering of soil stockpiles; and other control methods used. Evaluation of the effectiveness of the proposed methods and their effect on the surrounding areas.
 5. Description of the permanent methods to be used to control erosion and sedimentation.
 6. Description of any limitations on the proposed project caused by subsurface soil and water conditions, and methods to be used to overcome them.
 7. Description of the estimated traffic flow at peak periods, the likely circulation patterns, and changes in level of service or safety for vehicles and pedestrians. The scope of the area evaluated for traffic impacts should be related to the volume of traffic that could be generated by future developments in said MCP, and by what routes that traffic will likely use. The report shall contain information about the proposed access points and characteristics of adjacent public streets including, but not limited to: capacity, width, sight distances, alignment, turning data, accident information, and condition of pavement (including shoulders).
 8. Description of the effect of the project on public sewer system. If the proposed project will contain residential uses, state the number of bedrooms proposed for each unit. If the project will contain non-residential uses, provide estimates for the amount of sewage that will be discharged per day.
 9. Description of the effect of the project on the Town water supply and distribution system.
 10. Description of any special impact on municipal and governmental services.
 11. Estimate of the number of new school children generated by the MCP, and number of total new persons added to the Town's population. In addition, projected net tax and other revenues over anticipated municipal costs should be submitted to help the Planning Board gain an understanding of the total fiscal impact of the proposed project upon Town resources.
- d. Information pertaining to any organization which the Applicant proposes to form where the development is to be a condominium or other ownership organization, including forms and plans to be used to organize and manage the same, for approval as to form by Town Counsel;
 - e. Copies of all proposed covenants, easements, and other restrictions which the Applicant proposes to grant to the Town, utility companies, and any condominium or other ownership organization and the owners thereof, including plans of land to which they are intended to apply, for approval as to form by Town Counsel;
 - f. Any and all other information that the Planning Board may reasonably require in a form acceptable to assist in determining whether the Applicant's proposed development plan meets the objectives of this Section.
3. Waiver of Application Requirements: The Planning Board may waive the submission of technical information or documents otherwise required hereunder where the applicant demonstrates that, due to the simplicity of the proposal, such information is not necessary for or applicable to the Planning Board's decision pursuant to this section.

3.10.07 Standards

In order to be eligible for consideration for a special permit pursuant to this Section, the proposed MCP shall meet all of the following standards:

- A. Roadways: The principal roadway(s) within the site shall be adequate for the intended use and vehicular traffic and shall be maintained by an association of unit owners or by the applicant.
- B. Number of Parking Spaces: The Applicant shall provide adequate parking to serve all anticipated uses on the property, with information detailing the method of computation of parking spaces. The minimum number of parking spaces shall be computed using the requirements of Section IV. The Planning Board may allow a reduction of the required number of spaces by up to twenty-five percent (25%) if it can be demonstrated that two (2) or more uses within a single development can share parking spaces. In determining the appropriate reduction, if any, the Planning Board may give consideration to the hours of operation and/or usage of the proposed uses within the development, the opinions of merchants, residents and municipal officials as to the adequacy or inadequacy of parking spaces within the surrounding area, as well as other relevant information.
- C. Commercial Vehicles: Commercial vehicles owned or operated by owners or tenants of the MCP, or their agents, servants, licensees, suppliers and invitees shall be parked inside a garage, or a suitably screened or designated area, except for delivery or service vehicles in the active service of receiving and delivering goods and services.
- D. Parking Areas: All parking areas shall be screened from view from adjacent residentially zoned or occupied premises located outside the site, including public ways, by a landscaped border at least six (6) feet in width. Parking lots shall be located to the rear or side of all buildings and shall not be located in front setbacks or in buffer areas; provided, however, that the Planning Board may waive these provisions for existing parking lots and/or existing buildings. Parking lot layouts shall be planned to permit landscaping, buffers, or screening to prevent direct views of parked vehicles from adjacent streets. The use of traditional picket fencing, hedges, walls, or landscape berms to define parking areas is encouraged. In parking areas of thirty or more parking stalls, at least one shade tree of two-inch or greater caliper complemented by shrubs and other planting material shall be planted for every ten (10) parking spaces. Adequate tree wells and irrigation shall be provided for all parking lot landscaping. Pedestrian access is to be taken into consideration in parking lot design. The use of separate walkways is encouraged.
- E. Paving: Paving shall be textured or of different materials at pedestrian crossings and walkways. The use of stone, brick or cultured stone pavers for entrance walkway borders is encouraged. The use of textured materials for walkway borders is encouraged.
- F. Paths: The Planning Board may require paths which shall be attractively designed with proper regard for convenience, separation of vehicular, bicycle and pedestrian traffic, adequate connectivity, completeness of access to the various amenities and facilities on the site and to pathways or sidewalks to adjacent sites.
- G. Loading: Loading areas may be required by the Planning Board where deemed necessary for the efficient operation of the MCP. Loading areas must be at least 20 x 9 feet, and have a minimum overhead clearance of ten (10) feet.
- H. Screening: Exposed storage areas, garbage dumpsters, service areas, truckloading areas, utility buildings and structures shall be screened from the view of abutting properties and streets using plantings, fences and other methods compatible with the goals of this regulation.
- I. Utilities: All electric, gas, telecommunications, and water distribution lines shall be placed underground, except upon a demonstration of exceptional circumstances.
- J. Emergency Systems: The MCP shall have an integrated emergency call, and/or telephone and/or other communications system for its residents and/or other tenants. There shall be sufficient site access for public safety vehicles. The Dudley Fire Department shall approve a plan for the

emergency evacuation of residents and/or other tenants with emphasis on ensuring the safety of those with physical impairments.

- K. Lighting: Illuminated signs, parking lot lighting, building floodlighting, or other exterior lighting shall be so designed and arranged that the collective result does not create so much light overspill onto adjacent premises that it casts observable shadows, and so that it does not create glare from unshielded light sources.
- L. Affordable Dwelling Units: For a period not less than thirty (30) years, a minimum of ten (10%) of the total number of dwelling units shall be restricted to persons qualifying as low or moderate income in accordance with the Massachusetts Department of Housing and Community Development definitions of low and moderate income. The following additional criteria shall apply:
 - 1. Affordable units shall be integrated into the overall development of the MCP so as to prevent the physical segregation of such units.
 - 2. Town Counsel shall approve the use restriction or re-sale controls as to form. The restriction or re-sale controls shall adequately specify material provisions for affordability, monitoring and enforcement. A right of first refusal upon the transfer of such restricted units shall be granted to the Dudley Housing Authority for a period not less than one hundred-twenty (120) days after notice thereof.
 - 3. If no federal or state subsidy is used to fund the creation of the affordable units, the Planning Board may require the applicant to submit an application to the Local Initiatives Program so that the units can be added to the Chapter 40B Subsidized Housing Inventory maintained by the Massachusetts Department of Housing and Community Development (DHCD).
- M. Expansion of Existing Building(s) and/or Construction of New Building(s): Existing building(s) may be expanded and/or new building(s) constructed subject to site plan review and approval by the Planning Board.

3.10.08 Number of Dwelling Units

The Planning Board shall approve the number of proposed dwelling units upon consideration of the following:

- A. Proposed method and efficacy of wastewater disposal;
- B. Availability of public water;
- C. Trip generation, traffic safety and internal site traffic;
- D. Number of affordable units, beyond the minimum required, proposed by the applicant;
- E. Development Impact Statement; and
- F. Reports from the technical consultants of the Planning Board and reviewing departments, boards and commissions.

3.10.09 Number of Bedrooms

The Planning Board may ensure the diversification of dwelling units within a MCP by establishing the number of dwelling units with one (1), two (2), or three (3) bedrooms. Not more than ten percent (10%) of the dwelling units in any MCP shall consist of three (3) bedrooms.

3.10.10 Action by the Planning Board

The Planning Board must act on the special permit application within ninety (90) days of submittal of the completed application. A four-fifths (4/5) vote of the Planning Board shall be required to grant the special permit. The Planning Board may grant a special permit for a Mill Conversion Project if it determines that the proposed project complies with the requirements of this Bylaw. The Planning Board shall consider the following when making its determination:

- Degree to which the proposed project complies with the goals of the *Dudley, Massachusetts Master Plan*;
- Suitability of the site for the proposed use(s);
- Social, economic or community needs which are served by the proposal;
- Impact on traffic and pedestrian flow and safety;
- Adequacy of utilities and other public services;
- Impact on the neighborhood visual character;
- Impact on the natural environment; and
- Potential fiscal impact; including impact on Town services, tax base and employment.

3.10.11 Conditions

The Planning Board may impose conditions in the grant of any special permit, including, but not limited to, the following:

- A. That all construction or infrastructure and improvements shall be completed within a specific time period;
- B. That all aspects of the MCP, including authorized uses, building occupancy, and intensity of use, shall remain in substantial conformance with the plans and other documents submitted to the Planning Board as part of the special permit proceeding unless modification of the special permit is authorized, after public hearing, by the Planning Board.

3.11.00 SCENIC ROADS

The Planning Board may adopt reasonable rules and regulations for administration of locally designated Scenic Roads as provided in MGL Chapter 40, Section 15C.

Trees and stone walls within the public taking along roads or sections of roads having been designated scenic by vote at a town meeting will be protected and will not be altered except after notification of abutters within 100 feet including those across roads by certified mail return receipt requested to be paid for by the applicant, submittal of six (6) copies of the work plan, completion of Form S “Application for Work Along a Designated Scenic Road” and an advertised public hearing paid for and advertised in the manner of a Definitive Plan public hearing at which the Planning Board shall consider the work project based on the following:

- The degree to which the proposed work would adversely affect the scenic and aesthetic values upon which the scenic road designation was originally based, and/or
- The necessity for the proposed work in terms of public safety, welfare, and/or convenience, and/or
- Compensatory action proposed such as replacement of trees or walls, and/or
- Availability of reasonable alternatives to the proposed work which could reduce or eliminate anticipated damage to trees or stone walls, and/or
- Whether the proposed work would compromise or harm other environmental or historical values, and/or
- Consistency of the proposed action with previously adopted Town plans and policies.

As authorized by MGL Chapter 40, Section 15C each violation thereof shall be punished by a fine of \$300.00; each tree cut or removed shall constitute a separate violation; fines to inure to the use of the Town.

§ 650-12 Establishment of districts.

[Amended 5-8-2000 ATM, Art. 26; 10-17-2005 FATM, Art. 25; 5-8-2006 ATM, Art. 28; 10-20-2008 FATM, Art. 18; 10-20-2008 FATM, Art. 21; 10-20-2014 FATM, Art. 14]

A. For the purpose of this bylaw the Town of Webster is hereby divided into the following types of use districts:

District Number	District Name	Minimum Lot Area	Floor Area Ratio to Land Area
		(square feet)	
1.	Single-Family Residential	12,000	
2.	Agricultural Single-Family Residential	43,560	
3.	Multiple-Family Residential (two-family)	12,000	
	For each additional family	6,000	
4.	General Business (within sewer district)		1 to 1
5.	General Business (outside sewer district)		1 to 2
5A.	Gore Business		1 to 2
6.	Industrial		1 to 2
7.	Lake Residential	5,000	
8.	Floodplain		
9.	Conservation District		
10.	Lake Watershed Protection District		
11.	Redevelopment Overlay District		

B. The following constitutes the Table of Use Regulations:^[1]

^[1] *Editor's Note: The Table of Use Regulations is included as an attachment at the end of this chapter. In the eCode360®, a link to the Table is included at the beginning of the chapter.*

C. Any additional use which is substantially similar to one or more of the uses specifically authorized and not more detrimental to the neighborhood may be allowed, if a permit therefore is issued in accordance with the provisions of § 650-11B of this Bylaw.

D. The following constitutes the Table of Dimensional Regulations:^[2]

^[2] *Editor's Note: The Table of Dimensional Regulations is included as an attachment at the end of this chapter. In the eCode360®, a link to the Table is included at the beginning of the chapter.*

§ 650-13 Zoning Map.

[Amended 5-11-2009 ATM, Art. 23]

Said districts are located and bounded as shown on map entitled "Zoning Map of Webster, Massachusetts" dated March 7, 1967, and as subsequently amended, the current version of which is on file in the Office of the Town Clerk. The Zoning Map with all explanatory matter thereon is hereby made a part of this bylaw.^[1]

^[1] *Editor's Note: The Zoning Map is on file in the Town offices.*

§ 650-14 District 1, Single-Family Residential.

A. Uses permitted. In any Residence 1 District the following uses are permitted:

- (1) Detached single-family dwelling.
- (2) Religious, education or municipal use.
- (3) Hospital, convalescent home.
- (4) Public utility buildings (no service yards.)
- (5) Private garage.
- (6) A storage shed, limited to a maximum of 120 square feet and 12 feet in height may be placed within five feet of the rear property line.
[Amended 10-21-1996 FATM, Art. 63]
- (7) Accessory uses customarily incidental to a permitted main use on the same premises, including but not limited to the following:
 - (a) Use of a room or rooms in a dwelling for customary home occupations conducted by resident occupants, such as dress-making candy making or for the practice, by a resident, of a recognized profession and provided there are no more than two employees.
 - (b) Use of premises or building thereon in connection with his trade by a resident carpenter, electrician, painter, plumber or other artisan, provided however that there shall be no external manifestation of said use except as provided in the following § 650-39.
- (8) The keeping of six laying hens or fewer for personal use. Hens must be confined at all times and not permitted to run at large.
[Added 10-19-2015 FATM, Art. 35]

B. Adequate off-street parking area shall be provided to accommodate occupants. (See § 650-39.)

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

D. Lot size. In Residence 1 Districts the minimum lot area shall be 12,000 square feet. The minimum width at the building line shall be 100 feet.

- (1) No building lot shall be laid out which is substantially irregular in shape. For the purpose of this provision irregularity will be defined by the formula $r = a^2 / \text{perimeter squared}$ where "r" is the coefficient of regularity, a = area and perimeter = the sum of the sides. A single family lot having a coefficient lower than 0.4 will be considered to be substantially irregular. The provisions of this paragraph shall not apply to lots shown on plans approved and recorded before January 1, 1996.

[Added 10-21-1996 FATM, Art. 59]

§ 650-15 District 2, Agricultural Single-Family Residential.

A. Permitted uses:

- (1) All uses permitted in Residence 1 District.
- (2) Farm or nursery, including the display and sale of natural products raised in the Town and the raising of stock, except as limited by Subsection B below.
- (3) Accessory uses.

B. Uses which may be permitted by the Board of Appeals in accordance with MGL c. 40A, and any amendments thereof, including the following:

[Amended 5-10-1999 ATM, Art. 6]

- (1) Farm slaughtering.

- (2) Gravel, loam, sand and stone removal.
 - (3) The raising of hogs, pigs or fur-bearing animals provided such activity is carried on at least 500 feet from any property line.
 - (4) Restaurant, tea room and dairy bar.
 - (5) Hotel or tourist court.
 - (6) Road-side Stands.
- C. Adequate off-street parking area shall be provided to accommodate occupants. (See § 650-39.)
- D. Set-back building lines. In any Agricultural-Residence District, no part of any enclosing wall of any building shall be nearer than 30 feet to the exterior line of any street, however, if the existing buildings within 300 feet on either side of the lot in question are set back to a greater or lesser distance than the setback provided in this bylaw, the allowable set-back shall not be nearer than the average set-back of all the existing buildings within 300 feet on either side of the lot in question. No structure shall be located nearer than 15 feet to the side or rear lot lines nor nearer than 25 feet to any street line.
- E. Lot size. In any Agricultural-Residence District the minimum lot area shall be 43,560 square feet. The minimum width at the building line shall be 100 feet.
[Amended 5-5-1981 STM, Art. 2]
- (1) No building lot shall be laid out which is substantially irregular in shape for the purpose of this provision substantially will be defined by the formula $r = A^{16}/\text{perimeter squared}$ where "r" is the coefficient of regularity, a = area and perimeter = the sum of the sides. A single family lot having a coefficient lower than 0.4 will be considered to be substantially irregular. Provisions of this paragraph shall not apply to lots shown on plans approved and recorded before January 1, 1996.
[Added 10-21-1996 FATM, Art. 60]
- F. (Reserved)^[1].
- [1] *Editor's Note: Original Subsection (6), Greyhound dog racing track/civic center complex, as amended 5-2-1978 ATM, Art. 67, was repealed 5-8-1995 ATM, Art. 9.*

§ 650-16 District 3, Multiple-Family Residential.

- A. Permitted uses:
- (1) All uses permitted in Residence District 1.
 - (2) Two-family dwelling minimum area 12,000 square feet with 6,000 square feet required for each additional family unit.
[Amended 10-17-2005 FATM, Art. 25]
 - (3) Hotel, motel, nursing homes; floor area ratio to land area one to two.
 - (4) Schools; floor area ratio to land area one to two.
- B. Adequate off-street parking area shall be provided for occupants. (See § 650-39.)
- C. Set-back building lines. In any Residence 3 District no part of any enclosing wall of any buildings shall be nearer than 30 feet to the exterior line of any street, however, the same allowance may be made regarding the adjacent building as applies to the Residence 1 Districts. No structure shall be located nearer than 10 feet to the side or rear lot lines nor nearer than 25 feet to any street line.
- D. Lot size. In Residence 3 Districts the minimum lot area shall be 12,000 square feet.
- (1) No building lot shall be laid out which is substantially irregular in shape. For the purpose of this provision irregularity will be defined by the formula $r = a^{16}/\text{perimeter squared}$ where "r" is the coefficient of regularity, a = area and perimeter = the sum of the sides. A multiple-family lot having a coefficient lower than 0.5 will be considered to be substantially irregular. The provisions of this paragraph shall not apply to lots shown on plans approved and recorded before January 1, 1996.
[Added 10-21-1996 FATM, Art. 62]

- E.** Whenever there is an application for a permit to construct a building in excess of six apartments, the Appeals Board shall hold a Public Hearing within 90 days of the submittance of the application. Abutters shall be notified and a public notice of said hearing shall be published at least 14 days before the hearing.

[Amended 5-2-1978 ATM, Art. 67]

§ 650-17 District 4, Business Districts (within sewer).

A. Permitted uses:

- (1) All uses permitted in Residence 1 and Residence 3 Districts.
- (2) Theaters.
- (3) Agencies.
- (4) Amusement enterprises (after approval of Selectmen).
- (5) Mercantile establishments.
- (6) Assembly of appliances.
- (7) Apartment hotel.
- (8) Auto service stations.
- (9) Auto sales.
- (10) Banks or financial institutions.
- (11) Building material, sales and storage.
- (12) Bowling alleys.
- (13) Funeral parlor.
- (14) Hotel, motel or tourist court.
- (15) Laundry, tailor shop.
- (16) Photographic studio.
- (17) Office (business or professional).
- (18) Printing or publishing.
- (19) Public garages.
- (20) Shoe repair shop.
- (21) Animal hospital or veterinary.
- (22) Wholesale distributing plant.
- (23) Wholesale warehouse.
- (24) Beauty parlor and barber shop.
- (25) Parking areas — commercials.
- (26) Trucking terminal or bus garage.
- (27) Restaurants, tea rooms, hotel.

[Added 5-5-1987 ATM, Art. 90]

- B.** Set-back building lines. In any Business District no part of any enclosing wall of any building shall be nearer than 10 feet to the exterior line of any street.

- C. Lot size. In Business Districts any lot used principally for residence purposes shall conform with the Residence 3 lot size requirements.
- D. Adequate off-street parking area shall be provided for occupants. (See § 650-39.)
- E. Adult uses bylaw.
[Added 10-20-1997 FATM, Art. 16]

- (1) Authority and purposes. This bylaw is enacted pursuant to MGL c. 40A, and pursuant the Town's authority under the Home Rule Amendment to the Massachusetts Constitution to serve the compelling Town interests of preventing the clustering and concentration of adult entertainment enterprises as defined herein because of their deleterious effect of adjacent areas and in response to studies demonstrating their effect in generating crime and blight.
- (2) Definitions. As used in this bylaw, the following terms shall have the meanings indicated:

ADULT DANCE CLUB

An establishment which, as its principal form of entertainment, permits a person or persons to perform in a state of nudity as defined in MGL c. 272, § 31, and which excludes minors by virtue of age.

ADULT ENTERTAINMENT ENTERPRISES

To include adult retailers, adult dance clubs and adult theaters as defined herein.

ADULT RETAILERS

An establishment having as a substantial or significant portion of its stock-in-trade devoted to books, magazines, video-tapes, implements, or other matter of paraphernalia which are distinguished or characterized by their emphasis depicting, describing, or relating to sexual conduct or sexual excitement as defined in MGL c. 272, § 31, and which excludes Minors by virtue of age.

ADULT THEATER

An enclosed building used for presenting material distinguished by an emphasis on matter depicting, describing, or relating to sexual conduct or excitement as defined in MGL c. 272, § 31, and which excludes minors by virtue of age.

- (3) Adult entertainment enterprises. Adult Entertainment Enterprises may be allowed in District 4 Business Districts (within sewer) only by special permit granted by the special permit granting authority as provided under Article III of the Webster Zoning Bylaws in conformance with the following controls: No adult entertainment enterprises shall be located less than 500 feet from the property boundary lines on any lots in residential use. No adult entertainment enterprise shall be located less than 1,000 feet from the property boundaries of a lot in public or nonprofit school, library, park or playground. No adult entertainment enterprises shall be located less than 1,000 feet from any other adult entertainment enterprises.
- (4) No pictures, publication, videotapes, movies, covers, or other implements, items or advertising entertainment enterprise merchandise or are erotic, prurient, or related to violence, sadism, or sexual exploitation shall be displayed in the windows of, or on the building of any adult entertainment enterprises, to be visible to the public from pedestrian sidewalks or walkways or from other areas, public or semipublic, outside such establishments.
- (5) Adult entertainment shall be limited to the following area within District 4 Business District (within sewer). The area shall be within the following highway boundaries: From the intersection of Thompson Road and Birch Island Road south to the intersection of Interstate 395, then northerly to Birch Island Road and then westerly to Thompson Road.

[1]

[1] *Editor's Note: Original Subsection F, Severability, which immediately followed this subsection, was deleted 5-11-2009 ATM, Art. 23. See § 650-5, Severability.*

§ 650-18 District 5, Business Districts (without sewer)

[Amended 5-5-1981 ATM, Art. 19; 5-5-1987 ATM, Art. 91]

A. Permitted uses:

- (1) All uses permitted in Residence 2 District with exception of § 650-15B(1) and (3).

(2) All uses permitted in General Business District 4.

- B. Set-back building lines. No part of any enclosing wall of any building shall be nearer than 30 feet to the exterior line of any street, however, if the existing buildings within 300 feet on either side of the lot in question are set-back to a greater or lesser distance than the set-back provided in this bylaw, the allowable set-back shall not be nearer than the average set-back of all the existing buildings within 300 feet on either side of the lot in question. No structure shall be located nearer than 15 feet to the side or rear lot lines, nor nearer than 25 feet to any street line.
- C. Lot size. The minimum lot size shall be 25,000 square feet and Floor Area Ratio to Land Area minimum shall be one to two.^[1]
- [1] *Editor's Note: Original Subsection (4), Sewerage disposal works construction permit, which immediately followed this subsection, was deleted 5-11-2009 ATM, Art. 23, as preempted by the State Code.*
- D. Adequate off-street parking area shall be provided to accommodate occupants. (See § 650-39.)

§ 650-19 District 5A, Gore Business District.

[Added 5-8-2000 ATM, Art. 26; amended 10-20-2008 FATM, Art. 18]

A. Permitted uses.

- (1) All uses permitted within Residence 2 Districts with the exception of § 650-15B(1) and (3).
- (2) Agencies.
- (3) Mercantile establishments.
- (4) Assembly of appliances.
- (5) Apartment, hotel.
- (6) Automobile service station — no gas.
- (7) Banks, financial institutions.
- (8) Building material sales and storage.
- (9) Bowling alleys.
- (10) Funeral parlor.
- (11) Hotel, motel or tourist court.
- (12) Laundry and/or tailor shop.
[Amended 5-11-2009 ATM, Art. 23]
- (13) Photographic studio.
- (14) Office, business or professional.
- (15) Printing or publishing.
- (16) Shoe repair shop.
- (17) Animal hospital or veterinary.
- (18) Beauty parlor and barber shop.
- (19) Restaurant, tea rooms.
- (20) Self-storage facility.
[Added 10-20-2003 FATM, Art. 32]
- (21) Car wash.

[Added 10-20-2003 FATM, Art. 33]

- B. Setback building lines. No part of any enclosing wall of any building shall be nearer than 30 feet to the exterior line of any street. No structure shall be located nearer than 25 feet to the side or rear lot lines nor nearer than 25 feet to any street line.
- C. Lot size. The minimum lot size shall be 43,560 square feet.
- D. Parking. Adequate off street parking shall be provided for occupants. (See § 650-39.)

§ 650-20 District 6, Industrial.

A. Permitted uses:

- (1) Any use permitted and as regulated in an Agricultural Residential District.
- (2) Any manufacturing or industrial use, including processing, fabrication and assembly, provided that no such use shall be permitted which would be detrimental or offensive or tend to reduce property values in the same or adjoining districts by reason of dirt, odor, fumes, smoke, gas, sewerage, refuse, noise, excessive vibration or danger of explosion or fire.
- (3) Wholesale Distributing Plant.
[Added 6-26-1989 ATM, Art. 24]
- (4) Wholesale Warehouse.
[Added 6-26-1989 ATM, Art. 24]
- (5) Building Materials, Sales and Storage.
[Added 6-26-1989 ATM, Art. 24]
- (6) Trucking Terminals or Bus Garage.
[Added 6-26-1989 ATM, Art. 24]
- (7) Office Space, regular business hours.
[Added 6-26-1989 ATM, Art. 24]

B. Use which may be permitted by the Board of Appeals under MGL c. 40A. To grant a special permit for an exception as provided by sections of this bylaw when it shall have found that the use involved will not be detrimental to the established or future character of the neighborhood and Town and subject to appropriate conditions of safeguards if deemed necessary.

- (1) Automobile dismantling or used-parts yard.
- (2) Junkyard.
- (3) Marijuana cultivator.
[Added 10-15-2018 ATM by Art. 17]
- (4) Craft cultivator cooperative.
[Added 10-15-2018 ATM by Art. 17]
- (5) Marijuana product manufacturer.
[Added 10-15-2018 ATM by Art. 17]
- (6) Marijuana independent testing laboratory.
[Added 10-15-2018 ATM by Art. 17]
- (7) Marijuana research facility.
[Added 1-13-2020 STM by Art. 8]

C. Lot size. In any Industrial Area the Floor Area Ratio to Land Area, the minimum shall be one to two with a minimum lot size for Industrial use of 43, 560 square feet.

- D. Adequate off-street parking area shall be provided for occupants. (See § 650-39.)
- E. All marijuana establishments shall be equipped with a heating, ventilation, air conditioning, filtration system or other accepted system which is designed to minimize attendant odors and noise escaping the structure which are associated with said use. It is the Applicant's burden to establish that such system is sufficient to mitigate odor and noise impacts to the surrounding neighborhood so that such impacts do not constitute a health hazard or nuisance, as may be reasonably determined by the Planning Board.
[Added 10-15-2018 ATM by Art. 17]
- F. All marijuana establishments shall operate within a fully enclosed building that is monitored by surveillance cameras, alarm systems, and all other security measures in accordance with CCC Regulations deemed appropriate to ensure community safety and deter unauthorized access to the premises.
[Added 10-15-2018 ATM by Art. 17]

§ 650-21 District 7, Lake Residential.

[Amended 4-15-1986 STM, Art. 10]

- A. Uses permitted. Any uses permitted in a Residence 1 District.
- B. Lot Size. In Lake Districts the floor area ratio to land area, the minimum shall be one to two.
- C. Set-Back Building Lines. In any Lake District, no part of any enclosing wall shall be nearer than 20 feet to the exterior line of any street; however, if the existing buildings within 300 feet on either side of the lot in question are set back to a greater or lesser distance than the set back provided in the bylaw, the allowable set-back shall not be nearer than the average set back of all existing buildings within 300 feet on either side of the lot in question.
- D. No structure shall be located nearer than 10 feet from the side lot lines. No structure shall be located nearer than 10 feet from the rear lot line except where the rear lot line is coincidental with the lake line. In those instances boat houses, docks, and wharves may be located directly on the coincidental lake line/rear lot line.
[Amended 12-8-2014 STM, Art. 12]
- E. Sections 650-31 and 650-32 of Article V shall apply in all cases to the Lake Districts Lots.
- F. No permit for building shall be issued until a disposal works Construction Permit has been obtained from the Board of Health.
- G. Uses which may be permitted by the Boards of Appeals after a hearing with due notice given:
 - (1) Marinas.

§ 650-22 District 8, Floodplain.

[Amended 5-4-1982 ATM, Art. 11; 5-5-1987 ATM, Arts. 92, 93 and 94; 6-28-1993 STM, Art. 2]

- A. Statement of purpose. The purposes of the Floodplain District are to: 1. Ensure public safety through reducing the threats to life and personal injury. 2. Eliminate new hazards to emergency response officials; 3. Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding; 4. Avoid the loss of utility network and impact regions of the community beyond the site of flooding; 5. Eliminate costs associated with response and cleanup flooding conditions; 6. Reduce damage to public and private property resulting from flooding waters.
- B. Existing regulations.
[Amended 5-13-2002 ATM, Art. 13]
 - (1) All development in the district including structural and nonstructural activities whether permitted by right or special permit must be in compliance with the following: All Sections of the Massachusetts State Building Code (780 CMR) which address floodplain areas; Wetland Protection Act Regulations, DEP (CMR 310 10.00); Inland Wetlands Restrictions, DEP (310 CMR 13.00); Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, DEP (310 CMR 15 Title 5).
[Amended 5-9-2011 ATM, Art. 12]

- (2) Any variances from the provisions and requirements of the above referenced state regulations may only be granted in accordance with the required variance procedures of these state regulations.

C. Establishment of district. The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Webster designated as Zone A and AE, on the Worcester County Flood Insurance Rate Maps (FIRMs)^[1] issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Worcester County FIRM that are wholly or partly within the Town of Webster are numbered 25027Co959E, 25027Co967E, 25027Co969E, 25027Co978E, 25027Co980E, 25027Co986E, 25027Co987E, 25027Co988E, 25027Co989E, 25027Co995E dated July 4, 2011. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Worcester County Flood Insurance Study (FIS) report dated July 4, 2011. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, and Building Inspector.

[Amended 5-13-2002 ATM, Art. 13; 5-9-2011 ATM, Art. 12]

[1] *Editor's Note: The Flood Insurance Rate Maps are on file in the Town offices.*

D. Development regulations.

- (1) Within A Zones, where the base flood elevation is not provided on the FIRM, an applicant for a building permit shall obtain any existing base flood elevation data. This data shall be reviewed by the Building Inspector for its reasonable utilization toward meeting the elevation or flood proofing requirements, as appropriate, of the State Building Code.

- (2) Engineering studies may be required in order to determine the base flood elevation in unnumbered A Zones pursuant to the Wetlands Protection Act.

[Added 5-13-2002 ATM, Art. 13]

E. Base flood elevation and floodway data.

[Amended 5-13-2002 ATM, Art. 13]

- (1) In Zone A, the best available Federal, State, local or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge. In Zone AE, along watercourses that have not had a regulatory floodway designated, no new construction, substantial improvements, or other development shall be permitted, unless, it is demonstrated that the cumulative effect of the proposed development, when bounded with all other existing and anticipated development, will not increase the water surface elevation of the base flood.

- (2) In Zone AE, along watercourses that have a regulatory floodway designated on the Webster FIRM Map encroachments are prohibited in the regulatory floodway which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

- (3) Base flood elevation data. Base flood elevation data is required for subdivision proposals or other developments greater than 20 lots or three acres, whichever is the lesser, with A Zones.

F. Notification of watercourse alteration.

[Added 5-13-2002 ATM, Art. 13]

- (1) Notify, in riverine situation, the following of any alteration or relocation of a watercourse: adjacent communities - bordering states.

NFIP State Coordinator

Massachusetts Office of Water Resources

251 Causeway Street Suite 600-700

Boston, MA 02114-2104

NFIP Program Specialist

FEMA Region 1, Room 462

J.W. McCormack Post Office & Courthouse

Boston, MA 02109

§ 650-23 District 9, Conservation.

[Amended 10-16-2000 FATM, Art. 2]

- A.** Purpose. The purpose of the Conservation District is to protect large areas of the natural landscape for the benefit of the health, safety and welfare of the public by promoting preservation of ecologically sensitive systems, protection of wildlife, of surface and groundwater and of other natural resources, and conservation of soils, while allowing for reasonable use and development of private property, in a manner consistent with such preservation, protection and conservation.
- B.** Permitted uses. The following uses are permitted in the Conservation District:
- (1) Uses exempted by MGL c. 40A, § 3, and uses customarily incidental thereto.
 - (2) Municipal use.
 - (3) Windmills, wind powered generators, subject to the requirements of § 650-42.
 - (4) Forestry and wildlife management.
 - (5) Private clubs for boating, fishing and hunting where otherwise lawfully permitted.
 - (6) Bicycle, equestrian and foot paths and trails, and unpaved recreation areas, which do not alter existing topography.
 - (7) Public and private water supplies and maintenance and improvement of ponds, brooks and other water bodies.
 - (8) Outdoor recreation uses including facilities for riding, fishing, boating, skating, hiking and cross-country skiing, but not including driving ranges, skateboard or rollerblade parks, amphitheaters, racetracks or similar outdoor amusement and entertainment facilities.
- C.** Uses permitted by special permit. The following uses may be authorized by special permit of the Board of Appeals of MGL c. 40A, § 9, provided the Board shall find that the use and associated site development: Will not be detrimental to the character of the neighborhood and Town; will not be inconsistent with the purpose of the Conservation District or with generally acceptable conservation practices regarding woodlands and park areas; and will meet, at a minimum, the performance standards set forth in Subsection D below:
- (1) Campgrounds and campsites, and structures and uses customarily incidental to campgrounds and campsites;
 - (2) Golf Courses and structures and uses customarily incidental to golf courses;
 - (3) Structures and uses customarily incidental to permitted outdoor recreation uses.
- D.** Performance standards. All uses in the Conservation District shall, at a minimum, meet the following performance standards, which are intended to insure that uses are developed and conducted in a manner which does not adversely affect the surrounding, natural environment or the peaceful enjoyment of that environment.
- (1) The use shall be adequately served by water, sewerage and other necessary utilities.
 - (2) The use shall not result in an increase in the volume or rate of surface water runoff to neighboring properties or streets and shall not result in pollution or degradation to surface water or groundwater.
 - (3) The use shall not result in undue disturbance to adjoining property owners or the public due to air pollution, odors, glare, transmission of heat or heated air, vibration, electrical disturbance, noise, soil erosion or sedimentation.
 - (4) The use shall not create undue traffic congestion and will not unduly impair pedestrian safety.
 - (5) The use shall preserve, to the maximum extent feasible, existing topography and will minimize removal of existing vegetation.
- E.** Lot size and frontage. In the Conservation District, the minimum frontage shall be 100 feet.
- F.** Setbacks. In the Conservation District, no part of any enclosing wall of any building and no structure shall be nearer than 30 feet to the exterior line of a street or to any side or rear lot line.
- G.** Parking. Adequate off-street parking area shall be provided to accommodate each use in accordance with § 650-39.

§ 650-24 District 10, Lake Watershed Protection District.

[Added 5-8-2006 ATM, Art. 28]

- A.** Purpose. The purpose of the Lake Watershed Protection District is to protect, preserve and maintain the existing and potential ground and surface water resources of the Town of Webster and the watershed of Webster Lake.
- B.** Use regulations. The Lake Watershed Protection District shall be considered to be superimposed over any other district established in the bylaw. Land in the Lake Watershed Protection District may be used for any use otherwise permitted in the underlying district, subject to the following limitations. However, these limitations shall not be construed to authorize regulation exceeding the limitations on zoning authority over agricultural and other uses as contained in MGL c. 40A, § 3.
- (1)** Prohibitions. The following are prohibited on any lot or portion of a lot within a Lake Watershed Protection District.
- (a)** All uses required to be prohibited in wellhead protection zones by 310 CMR 22.21 (2)a. Generally, those are the following [see 310 CMR 22.21 (2)a, on file with the Building Inspector, for exact provisions]:
- [1]** Landfills, open dumps, and sludge or septage landfills;
 - [2]** Auto graveyards or junkyards;
 - [3]** Stockpiling and disposal of snow from outside of the District, if containing ice control chemicals;
 - [4]** Treatment or disposal works for non-sanitary wastewaters that are subject to 314 CMR 5.00, except the following:
 - [a]** The replacement or repair of an existing system(s) that will not result in a design capacity greater than the design capacity of the existing system(s); and
 - [b]** Treatment works approved by the Department designed for the treatment of contaminated ground or surface waters.
 - [c]** Publicly owned treatment works.
 - [5]** Facilities that generate, treat, store, or dispose of hazardous waste subject to MGL 21C and 310 CMR 30.00, except:
 - [a]** Very Small Quantity Generators as defined under 310 CMR 30.390;
 - [b]** Household hazardous waste centers and events under 310 CMR 30.00;
 - [c]** Waste oil retention facilities required by MGL C 21, § 52A;
 - [d]** Remediation treatment works approved under 314 CMR 5.00.
- (b)** All uses required to be prohibited in wellhead protection zones by 310 CMR 22.21(2)b, unless designed in accordance with specified performance standards. Generally, those are the following [see the 310 CMR 22.21 (2)b, on file with the Building Inspector, for exact provisions]:
- [1]** Storage of sludge and septage unless in accordance with 310 CMR 32.30 and 310 CMR 32.31;
 - [2]** Storage of commercial fertilizers and soil conditioners unless within a structure designed to prevent generation and escape of contaminated runoff or leachate;
 - [3]** Storage of animal manure unless covered or contained;
 - [4]** Storage of liquid hazardous materials as defined in MGL C. 21E unless in a free standing container within a building or above ground with adequate secondary containment.
 - [5]** Earth removal to within four feet of historical high groundwater unless regraded to a higher level within 45 days, except for excavations for building foundations or utility works;
 - [6]** Storage of liquid petroleum products, except:
 - [a]** Normal household use, outdoor maintenance, and heating of a structure;

- [b]** Waste oil retention facilities required by MGL C. 21, § 52A;
- [c]** Emergency generators required by statute, rule, or regulation;
- [d]** Treatment works approved under 314 CMR 5.00 for treatment of contaminated ground or surface waters;

provided that such storage is in a free standing container within a building or above ground with adequate secondary containment;

- [7]** Development resulting in impervious surface of more than 15% or 2,500 square feet on any lot, unless a system for artificial recharge of precipitation is provided that will not result in degradation of groundwater quality [see also Subsections **B(2)(a)** and **C(4)**].

(c) As a principal use, manufacturing, processing, mixing, storage, transport, or disposal of hazardous materials in excess of quantities which, as wastes, are allowed small quantity generators as defined in DEP Regulations 310 CMR 30.

(d) Motor vehicle service, washing, or repair.

(e) Storage of more than 100 tons of coal.

(f) Dry cleaners, laundromat.

(g) Storage of ice removal chemicals.

- (2)** Uses requiring special permits. Within the Lake Watershed Protection District, the following shall be allowed only if granted a Special Permit from the Special Permit Granting Authority (See Subsection **D**) and if the use is not otherwise prohibited.

(a) Covering with impervious surface more than 40% of the portion of lot area within the Lake Watershed Protection District.

(b) Removal of existing groundcover vegetation from more than 70% of lot area.

(c) Discharge to surface water requiring a permit under 314 CMR 3.00 ('NPDES' permit).

(d) Stable, barn, or similar confinement for four or more horses, cows, goats, and/or sheep, or more than 50 poultry, or a number of other animals equivalent to the above in waste production.

(e) Contractor's yard.

- (3)** Change of use. Change in activity resulting in exceeding any limitations established in a special permit, or crossing the thresholds of Subsection **B(1)** or **(2)**, shall constitute change of use and is allowed but only on approval of a special permit, regardless of whether classified under Subsection **B(1)** or **(2)**.

C. Design and operation guidelines. Within the Lake Watershed Protection District, the following design and operations guidelines shall be observed in all new construction except for single-family dwellings.

- (1)** Safeguards. Provisions shall be made to protect against hazardous materials discharge or loss through corrosion, accidental damage, spillage, or vandalism through such measures as provision for spill control in the vicinity of chemical or fuel delivery points, secure storage areas for hazardous materials, and indoor storage provisions for corrodible or dissolvable materials.

- (2)** Location. Where the premises are partially outside of the Lake Watershed Protection District, such potential pollution sources as on-site waste disposal systems shall, to the degree feasible, be located outside the District.

- (3)** Disposal. Provisions shall be made to assure that any waste disposed on the site shall contain no hazardous materials, or shall be disposed in strict accordance with 310 CMR 30, Hazardous Waste Regulations.

- (4)** Drainage.

- (a) Provision shall be made for on-site recharge of all stormwater runoff from impervious surfaces unless, in cases where such surfaces are no more than 15% of lot area or 2,500 square feet, whichever is larger, the Planning Board in conducting Site Plan Review and following consultation with the Conservation Commission, determines that either recharge is infeasible because of site conditions or is undesirable because of uncontrollable risks to water quality from such recharge following consultation with the Conservation Commission.
- (b) Recharge shall be by surface infiltration through vegetative surfaces unless otherwise approved by the Planning Board following consultation with the Conservation Commission. Dry wells shall be used only where other methods are infeasible and shall employ oil, grease, and sediment traps. Drainage from transfer areas for hazardous materials shall be separately collected for safe disposal.
- (5) Sewerage. Sanitary sewers within the Lake Watershed Protection District shall be designed and constructed in a manner such that groundwater levels, flows, and/or recharge will not be significantly lowered, diverted, or otherwise altered by such construction, and that risk of leakage is minimized.

D. Special permits.

- (1) Authority and procedure. The Special Permit Granting Authority (SPGA) shall be the Planning Board. Upon receipt of the Special Permit application, the SPGA shall transmit one copy each to the Board of Appeals, Conservation Commission, Board of Health, and the Building Inspector for their written recommendations. Failure to respond within 35 days of transmittal shall indicate approval by said agencies.
- (2) Submittals. In applying for a Special Permit under this Section, the information listed below shall be submitted, unless the SPGA, prior to formal application, determines that certain of these items are not germane:
 - (a) A complete list of all hazardous materials to be used or stored on the premises, accompanied by a description of the measures proposed to protect all storage containers or facilities from vandalism, corrosion, and leakage, and to provide for control of spills.
 - (b) A description of potentially hazardous wastes to be generated, including storage and disposal methods.
 - (c) Evidence of qualified professional supervision of design and installation of any proposed storage facilities or containers for hazardous materials or waste.
 - (d) For disposal on-site of domestic wastewater with an estimated sewage flow greater than 10,000 gpd per Title 5, evidence of qualified professional supervision of design and installation, including an assessment of nitrate or coliform bacteria impact on groundwater quality.
- (3) Special permit criteria.
 - (a) Special Permits under Subsection D shall be granted only if the SPGA makes the following determinations:

- [1] If on-site disposal is the reason a special permit is required [Subsection B(2)(b), (c) and (d)], that for the portion of the site within the Lake Watershed Protection District, nitrate loading would not exceed 10 parts per million based upon the following estimates, or other figures approved for the specific project:

Sewage volume based on realistic estimate (not simply design volume as required under Title 5).

Rainfall = 42 inches.

Fertilizer adds 0.6 pounds of nitrates per 1,000 square feet of lawn or garden.

Nitrate concentrations:

Leachate effluent = 40 ppm.

Pavement runoff = 3.0 ppm.

Roof runoff = 0.75 ppm.

Natural area recharge = 0.05 ppm.

Recharge percentages:

Leachate effluent = 95%.

Pavement and roof = 95%.

Natural and fertilized areas = 45%.

and also that for other contaminants, similar analysis would indicate groundwater meeting all standards for drinking water (310 CMR 22.00).

- [2] That no public or private well located off-site will be degraded below State drinking water standards as a result of development on this site, for which determination the delineation of water table contours and future contaminant plumes may be required;
- [3] That proposed control and response measures adequately and reliably mitigate risk to groundwater quality resulting from accident or system failure.
- (b) In its written decision the SPGA shall explain any departures from the recommendations of other Town agencies.
- (c) The Special Permit Granting Authority may retain qualified experts at the reasonable expense of the applicant if necessary in order to evaluate the application.
- (4) Conditions. Special permits shall be granted only subject to such conditions as necessary to assure adequate safeguarding of water quality, which may include the following, among others:
 - (a) Monitoring wells to be located downgradient of potential pollution sources, with periodic sampling to be provided to the Board of Health at the owner's expense.
 - (b) Pollutant source reduction, including limitations on use of parking area de-icing materials and periodic cleaning or renovation of pollution control devices, such as catchbasin sumps.
- E. Violations. Written notice of any violation shall be provided to the owner of the premises, specifying the nature of the violation and specifying a time for compliance including cleanup of any spilled materials which is reasonable in relation to the public health hazard involved and the difficulty of compliance, but in no event shall more than 30 days be allowed for either compliance or finalization of a plan for longer-term compliance.

§ 650-25 District 11, Redevelopment Overlay District.

[Added 10-20-2008 FATM, Art. 21]

- A. Purposes. The purposes of the Redevelopment Overlay District (ROD) are to encourage the redevelopment and reuse of existing nonresidential buildings, to preserve the character and historic built form of Webster's central business district, to protect the value of property, and to create opportunities for housing within walking distance of goods and services.
- B. Applicability. This bylaw applies to any nonresidential property that is placed within the ROD by amendment to the Zoning Map in accordance with the procedures set forth in MGL c. 40A, § 5. In the ROD, all requirements of the underlying district shall remain in effect except where these regulations provide an alternative to such requirements, in which case these regulations shall supersede. In the event that a property owner wishes to develop in accordance with the regulations hereunder, the rules and regulations of the ROD shall apply, and by submitting an application for a building permit, site plan review, or a special permit under the provisions of this Section, the owner shall be deemed to accept and agree to them.
- C. Qualifications for Placement in the ROD. The following qualifications shall apply to any property placed within the ROD:
 - (1) The property shall be located in District 4 (Business-Within Sewer District);
 - (2) The parcel shall contain at least 5,000 square feet of upland;
 - (3) The existing nonresidential building shall be at least 50 years old as of the date that Town Meeting votes to place the property in the ROD; and
 - (4) The property shall have access to public water and public sewer service.
- D. Establishment and Delineation of the ROD. The ROD shall be as shown on the Town of Webster Zoning Map, updated January 14, 2008 or as subsequently amended, on file in the Office of the Town Clerk.
- E. Definitions: Where the following terms are used in this Section, they shall have the meanings listed below:

BUILDING REUSE PROJECT

Redevelopment and reuse of an existing nonresidential building in the ROD for any of the uses authorized under this Section.

GROSS FLOOR AREA RATIO

The sum of the gross horizontal areas of the several floors from the ground floor up of all buildings on a lot, measured in square feet, divided by the gross area of the existing lot, excluding wetlands subject to control under the Wetlands Protection Act, measured in square feet.

- F. Permitted Uses.** The following uses shall be permitted in the ROD as a matter of right, subject to Site Plan Review under Article VII.
- (1) Uses exempt from local zoning under MGL c. 40A, § 3.
 - (2) A Building Reuse Project that includes any of the following:
 - (a) Office (Business or Professional).
 - (b) Bank or Financial Institution.
 - (3) Accessory uses incidental and clearly subordinate to a principal use.
- G. Uses Allowed by Special Permit.** The following uses shall be allowed only upon the issuance of a special permit by the Planning Board under such conditions as it may require:
- (1) A Building Reuse Project that includes any of the following:
 - (a) Multi-family housing.
 - (b) Assisted living facility, which may include an adult day treatment or day care center as an accessory use.
 - (c) Continuing care retirement facility that includes independent living units, assisted living units, nursing home accommodations, and accessory medical, support services, food services, recreational uses, or adult day treatment or adult day care; and for which there is a legal agreement that assures life care to residents and support services appropriated to each type of housing.
 - (d) Retail store not exceeding 5,000 sq. ft. per individual retail establishment.
 - (e) Restaurant, not exceeding 2,500 sq. ft. per establishment, with food service limited to the interior of the building, except that seasonally, seating may also be provided on a patio or outdoor seating directly connected to the restaurant, subject to approval by the Planning Board.
 - (f) Personal service, such as a barber shop, hair salon, dry cleaning service, laundry service or laundromat, or similar type of establishment.
 - (g) Mixed-use building containing multi-family units, provided that the ground floor of the building shall contain only retail, personal services, or professional or business office uses.
 - (h) Hotel.
 - (i) Theatre.
 - (2) Accessory uses incidental and clearly subordinate to a principal use that requires a special permit.
- H. Prohibited Uses.** Any use not listed in Subsections F and G above.
- I. Multiple Buildings and Uses.** In the ROD, a lot may contain more than one building and a building may contain more than one use, provided that each building and/or its use(s) comply with the requirements of this Section and the Planning Board approves a site plan for the same under Article VII of this bylaw. For new construction, buildings and structures shall be designed to be similar to the existing building(s) on the lot, in architectural style, materials and details, to the extent commercially reasonable.
- J. Density and Dimensional Regulations.** The following dimensional requirements shall apply to development in the ROD:

- (1) Minimum lot area: none.
 - (2) Minimum lot frontage: 50 feet.
 - (3) Minimum lot width: 50 feet.
 - (4) Minimum setbacks: The following front, side, and rear yard setbacks shall apply in the ROD, except that the Planning Board may grant a special permit to waive such requirements when necessary to serve the purposes of the ROD:
 - (a) Minimum front setback: 10 feet.
 - (b) Minimum side and rear yard setbacks: for lots abutting a residential district, 25 feet, and for all other lots, no minimum yard setback shall apply.
 - (c) The provisions of § 650-34A and B shall not apply in the ROD.
 - (5) Minimum open space: at least 10% of the lot area shall be open space, which may be land left in a natural state or landscaped, provided that at least 60% of the open space on the lot shall be in front of or on the side(s) of the building, visible from the street. The Planning Board may waive this requirement by special permit only upon determining that it is impractical for the proponent to comply due to existing conditions on the lot or the shape or size of the lot. In such cases, the Planning Board may require the proponent to provide an alternative public benefit, such as but not limited to a pedestrian plaza or outdoor seating area.
 - (6) The maximum building height shall be the height of the existing building as of the date that a property is placed within the ROD, except that the Planning Board may grant a special permit to increase the height by not more than one additional story, subject to any conditions the Planning Board may require.
 - (7) The maximum gross floor area ratio shall be the gross floor area ratio of the existing building as of the date that a property is placed within the ROD, except that:
 - (a) The Planning Board may grant a special permit to increase the existing floor area by not more than 30% over the existing floor area, subject to any conditions the Planning Board may require.
 - (b) For a Building Reuse Project that includes underground parking or parking at grade under the building, the floor area used for parking facilities shall not be included in the calculation of the maximum gross floor area ratio.
- K. Off-Street Parking. The off-street parking regulations in § 650-39 shall apply in the ROD, except as follows:
- (1) For an assisted living facility, the minimum number of parking spaces shall be one space for every two units.
 - (2) For a nursing home, the minimum number of spaces shall be one space for every two patient rooms plus one space per employee on the largest shift.
 - (3) For a continuing care retirement facility, the minimum number of spaces shall be one space for each independent living unit and one space for every two assisted living units or patient rooms, plus one space per employee on the largest shift.

G

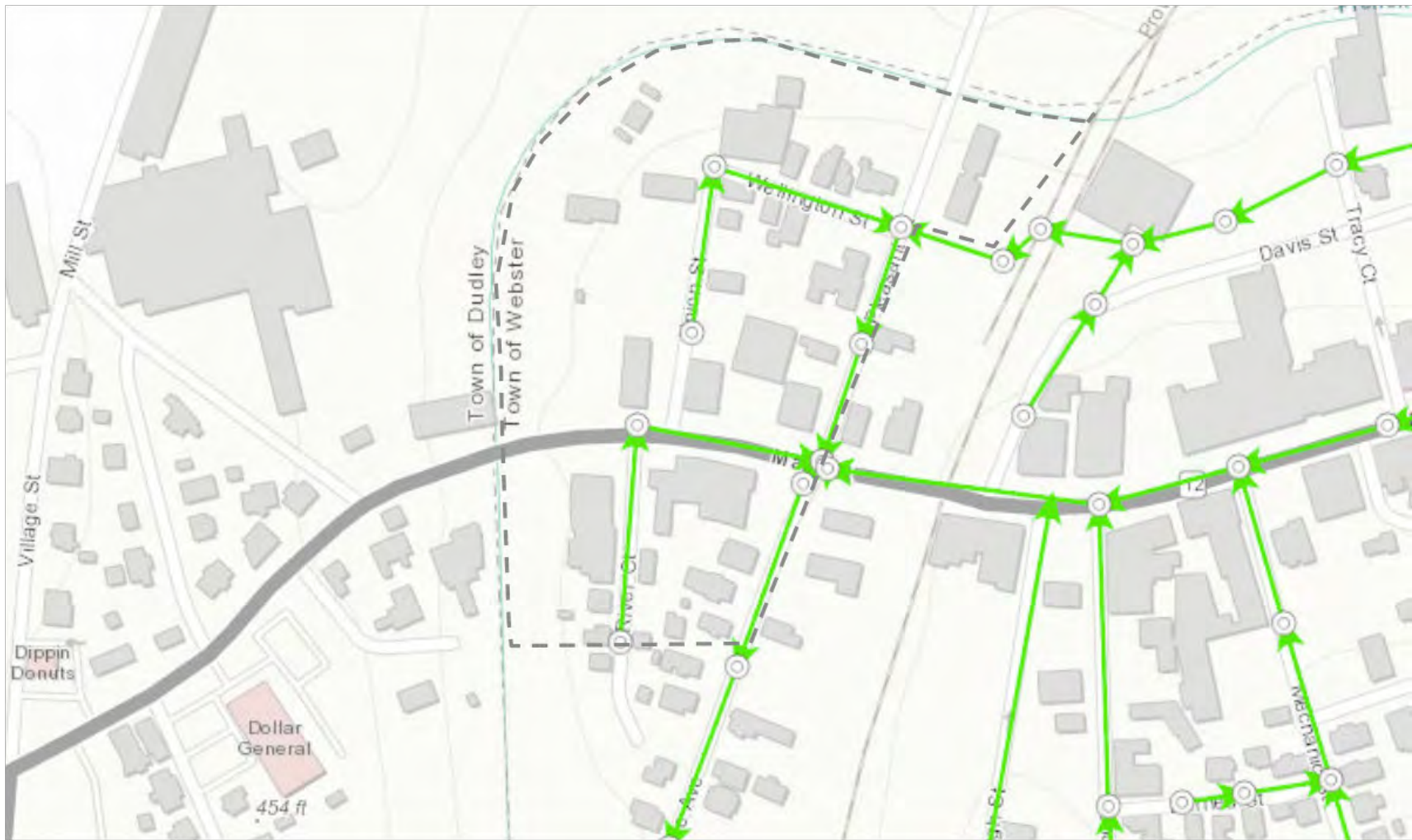
List of All Parcels in the Proposed UCH-TIF District

<u>Town</u>	<u>Address</u>	<u>Property ID</u>	<u>Size</u>	<u>Owner</u>	<u>Zoning</u>	<u>Land Use</u>	<u>Units</u>
Dudley	10 West Main Street	117_127_000_000	0.3	New England Realty Ventures, LLC	Bus-15	Restaurant	
Dudley	2 West Main Street	117_128_000_000	0.36	Massachusetts Electric Co	Bus-15	Vacant Land	
Dudley	Green Street	224_001_000_000	0.13	Town of Dudley	Bus-15	Vacant Land	
Dudley	2-6 Green Street	112_100_000_000	0.78	Oak Realty Trust	Bus-15	Residential	8
Dudley	Oxford Ave	224_002_000_000	0.16	Town of Dudley	Bus-15	Vacant Land	
Dudley	5 Oxford Avenue	111_039_000_000	0.87	Ioannis Baraklilis	Bus-15	Laundromat	
Dudley	7 West Main Street	117_131_000_000	0.13	Joel Perry	Bus-15	Sign Shop	
Dudley	5 West Main Street	117_130_000_000	0.34	Five WMS Realty Corp	Bus-15	Gas Station	
Dudley	3 West Main Street	117_129_000_000	0.83	Gary Benard	Bus-15	Auto Service	
Dudley	5-7 River Court	117_132_000_000	0.74	Maxta, LLC	Bus-15	Auto Service	
Dudley	6 Oxford Ave	111_038_000_000	0.31	Arthur P Cournoyer III	LI-43	Auto Service	
Dudley	Oxford Ave	117_131_000_000	0.53	Massachusetts Electric Co	LI-43	Vacant Land	
Dudley	14 Mill Street	112_127_000_000	0.28	Dudley Mill Realty, LLC	Mill Conve	Vacant Land	
Dudley	10 Mill Street	117_120_001_000	2.32	Dudley Mill Realty, LLC	Mill Conve	Office	
Dudley	9 Mill Street	117_083_000_000	1.09	Mojarr Enterprise, LLC	Mill Conve	Kennel	
Dudley	8 Mill Street	117_120_000_000	5.94	Stevens Mill Owner, LLC	Mill Conve	Mill Conversion	
Dudley	Green Street	112_101_000_000	0.14	Massachusetts Electric Co	Mill Conve	Vacant Land	
Dudley	West Main Street	117_120_002_000	1.01	Stevens Mill Owner, LLC	Mill Conve	Vacant Land	
Dudley	Green Street	112_102_000_000	1	Massachusetts Electric Co	Res-10	Vacant Land	
Webster	70-72 Pleasant Street	1_D_1_0	0.65	Antonia Moura	B-4 Gen Bu	Residential	8
Webster	0 Pleasant Street	1_B_8_0	0.30	King Salem Associates	B-4 Gen Bu	Vacant Land	
Webster	79 Pleasant Street	1_B_7_0	0.10	Hometown Property Group, Inc	B-4 Gen Bu	Residential	4
Webster	4 Wellington Street	1_B_6_0	0.04	Hometown Property Group, Inc	B-4 Gen Bu	Residential	2
Webster	0 Wellington Street	1_B_4_0	0.09	Paul Chlapowski	B-4 Gen Bu	Vacant Land	
Webster	6 Wellington Street	1_B_5_0	0.07	Joseph Fallavollita	B-4 Gen Bu	Residential	2
Webster	0 Wellington Street	1_B_3_0	0.08	Mary Teja	B-4 Gen Bu	Vacant Land	
Webster	8 Wellington Street	1_B_2_0	0.06	Hometown Property Group, Inc	B-4 Gen Bu	Residential	2
Webster	12 Wellington Street	1_B_1_0	0.48	Conner Land Trust LLC Trustee	B-4 Gen Bu	Warehouse	
Webster	0 Union Street	1_A_4_0	0.14	Mass Electric Co	B-4 Gen Bu	Vacant Land	
Webster	65 Union Street	1_A_1_0	1.50	National Grid	B-4 Gen Bu	Industrial	
Webster	21 Main Street	1_A_2_0	1.49	Mass Electric Co	B-4 Gen Bu	Industrial	
Webster	7-9 Main Street	1_A_2_1	1.00	Mass Electric Co	B-4 Gen Bu	Vacant Land	
Webster	29 Main Street	1_A_3_0	0.18	John Tekelis	B-4 Gen Bu	Restaurant	
Webster	74 Union Street	1_C_1_0	0.07	Blue Star Properties, LLC	B-4 Gen Bu	Residential	3
Webster	64 Union Street	1_C_14_0	0.18	Micheline Betty	B-4 Gen Bu	Residential	1
Webster	40 Union Street	1_C_12_0	0.10	Rheault Apartments, LLC	B-4 Gen Bu	Residential	4
Webster	26 Union Street	1_C_11_0	0.10	Aaron Wolverson	B-4 Gen Bu	Vacant Land	

Webster	57-63 Main Street	1_C_3_0	0.30	Michael Koulax	B-4 Gen Bu	Retail	
Webster	41-47 Main Street	1_C_10_0	0.15	Aaron Wolverson	B-4 Gen Bu	Vacant Land	
Webster	9 Wellington Street	1_C_2_0	0.06	Vasiligia Tankko	B-4 Gen Bu	Residential	1
Webster	0 Pleasant Street	1_C_4_0	0.12	Mary Teja	B-4 Gen Bu	Vacant Land	
Webster	55 Pleasant Street	1_C_5_0	0.04	Carol Aldrich	B-4 Gen Bu	Residential	3
Webster	49-51 Pleasant Street	1_C_6_0	0.12	Tmoj Group	B-4 Gen Bu	Residential	6
Webster	0 Pleasant Street	1_C_7_0	0.09	William Morales Ortiz	B-4 Gen Bu	Vacant Land	
Webster	25 Pleasant Street	1_C_8_0	0.09	William Morales Ortiz	B-4 Gen Bu	Residential	3
Webster	69-75 Main Street	1_C_9_0	0.19	Rheault Properties, LLP	B-4 Gen Bu	Retail	
Webster	32 Main Street	1_X_8_0	0.21	Demon Deacon Realty, LLC	B-4 Gen Bu	Residential	1
Webster	42 Main Street	1_X_9_0	0.09	John Konicki	B-4 Gen Bu	Vacant Land	
Webster	46 Main Street	1_X_10_0	0.13	Hometown Property Group, Inc	B-4 Gen Bu	Vacant Land	
Webster	56 Main Street	1_X_11_0	0.17	Vassilios Siozopoulos	B-4 Gen Bu	Vacant Land	
Webster	26 Chase Avenue	1_X_12_0	0.08	RKD Development, LLC	B-4 Gen Bu	Residential	4
Webster	38 Chase Avenue	1_X_13_0	0.29	Mary Ann Dungal	B-4 Gen Bu	Residential	3
Webster	7 River Court	1_X_6_0	0.08	Demon Deacon Realty, LLC	B-4 Gen Bu	Vacant Land	
Webster	11 River Court	1_X_5_0	0.04	Shelly Matte	B-4 Gen Bu	Residential	1
Webster	9 River Court	1_X_7_0	0.06	Shelly Matte	B-4 Gen Bu	Residential	1
Webster	56 Chase Avenue	1_X_14_0	0.12	Malak Tawadrous	B-4 Gen Bu	Residential	2
Webster	2-8 Main Street	1_X_1_0	0.20	Demon Deacon Realty, LLC	IND	Retail	
Webster	6R River Court	1_X_2_0	0.23	Demon Deacon Realty, LLC	IND	Office	
Webster	10 River Court	1_X_3_0	0.08	Demon Deacon Realty, LLC	IND	Residential	2
Webster	12 River Court	1_X_4_0	0.10	Jessalynn Wheaton	IND	Residential	1
Webster	64 Chase Avenue	1_X_15_0	0.30	Arthur Matte	IND	Residential	2

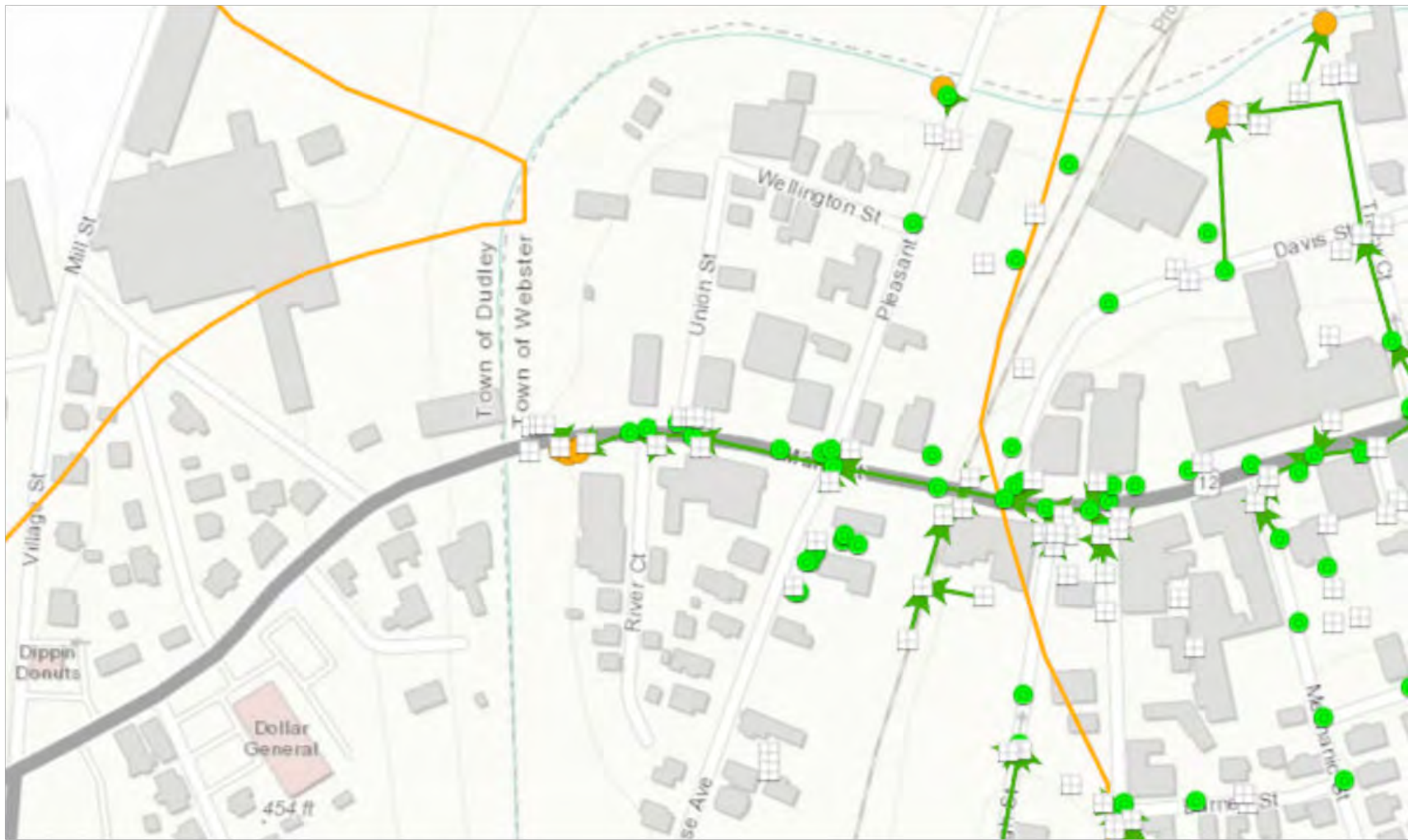
H


Maps of Public Infrastructure (Webster)



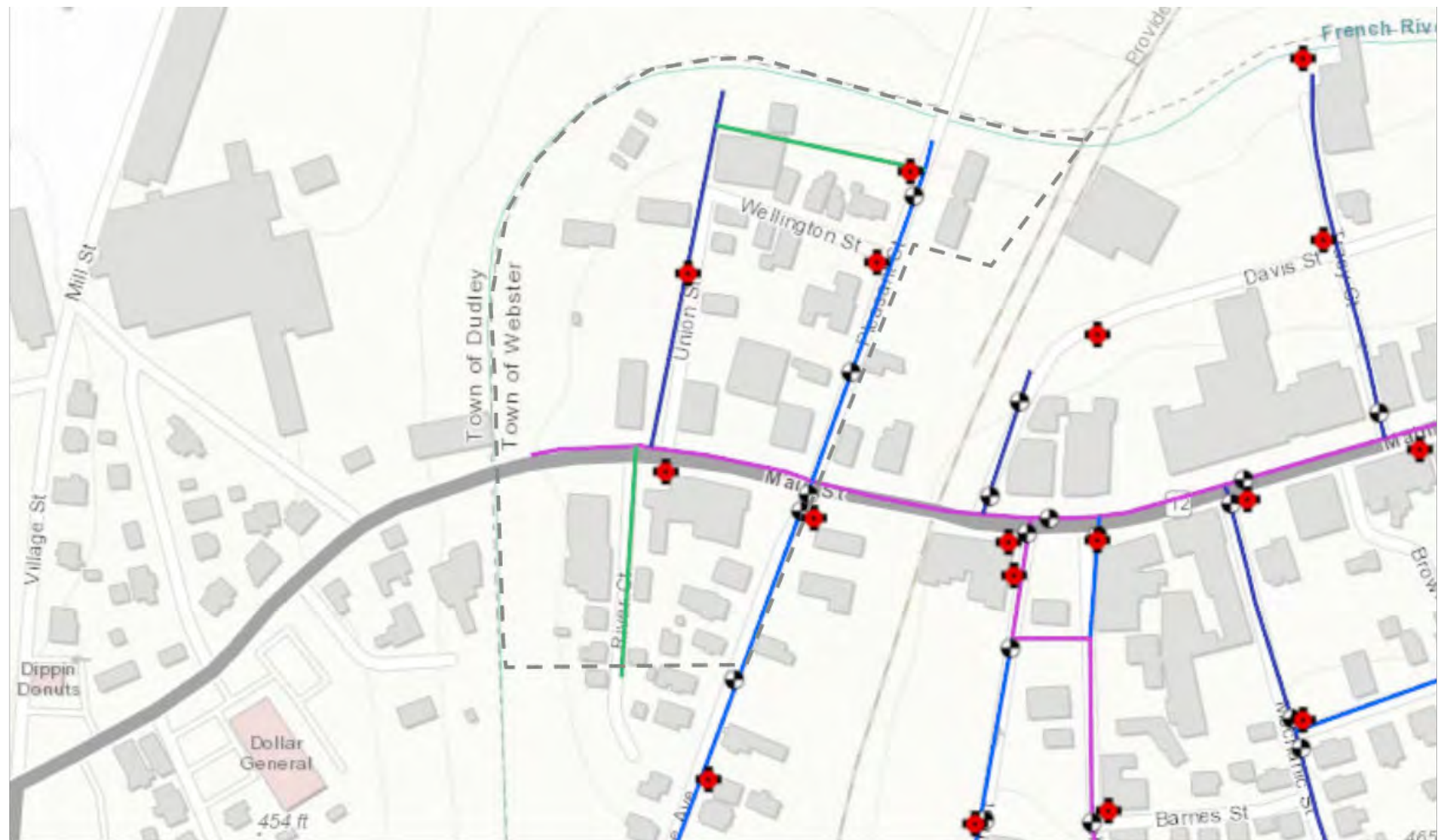
- ⊙ WebsterSewer - SewerManhole
- ➔ WebsterSewer - SewerMain

Webster-Dudley French River UCH-TIF District
Webster Sewer Infrastructure



- | | | | |
|---|----------------------------------|---|--------------------------------|
|  | WebsterStormwater - CatchBasin |  | WebsterStormwater - DrainLine |
|  | WebsterStormwater - DrainManhole |  | WebsterStormwater - DrainBasin |
|  | WebsterStormwater - Outfalls | | |

Webster-Dudley French River UCH-TIF District
Webster Stormwater Infrastructure

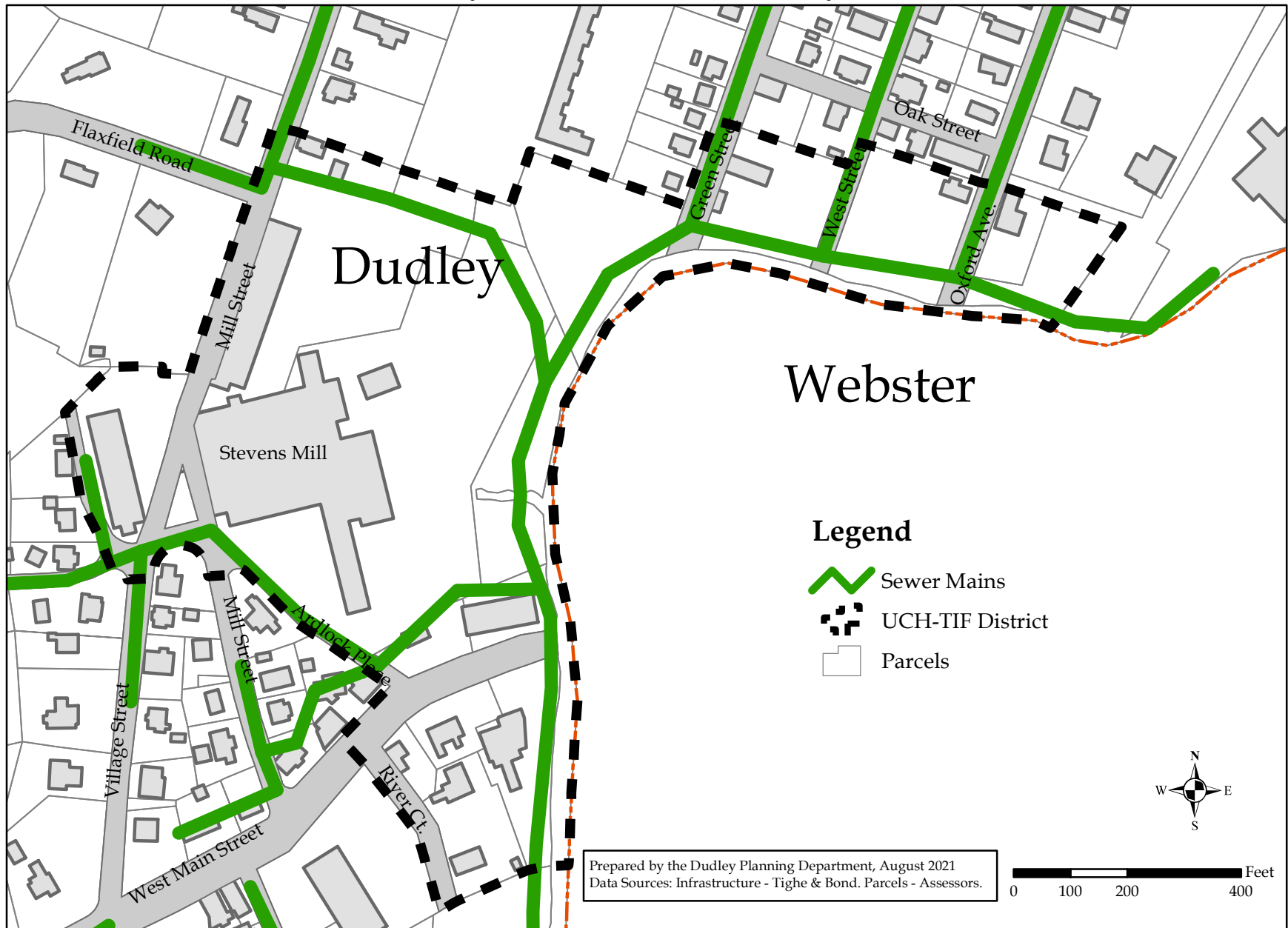


Webster-Dudley French River UCH-TIF District
Webster Water Infrastructure

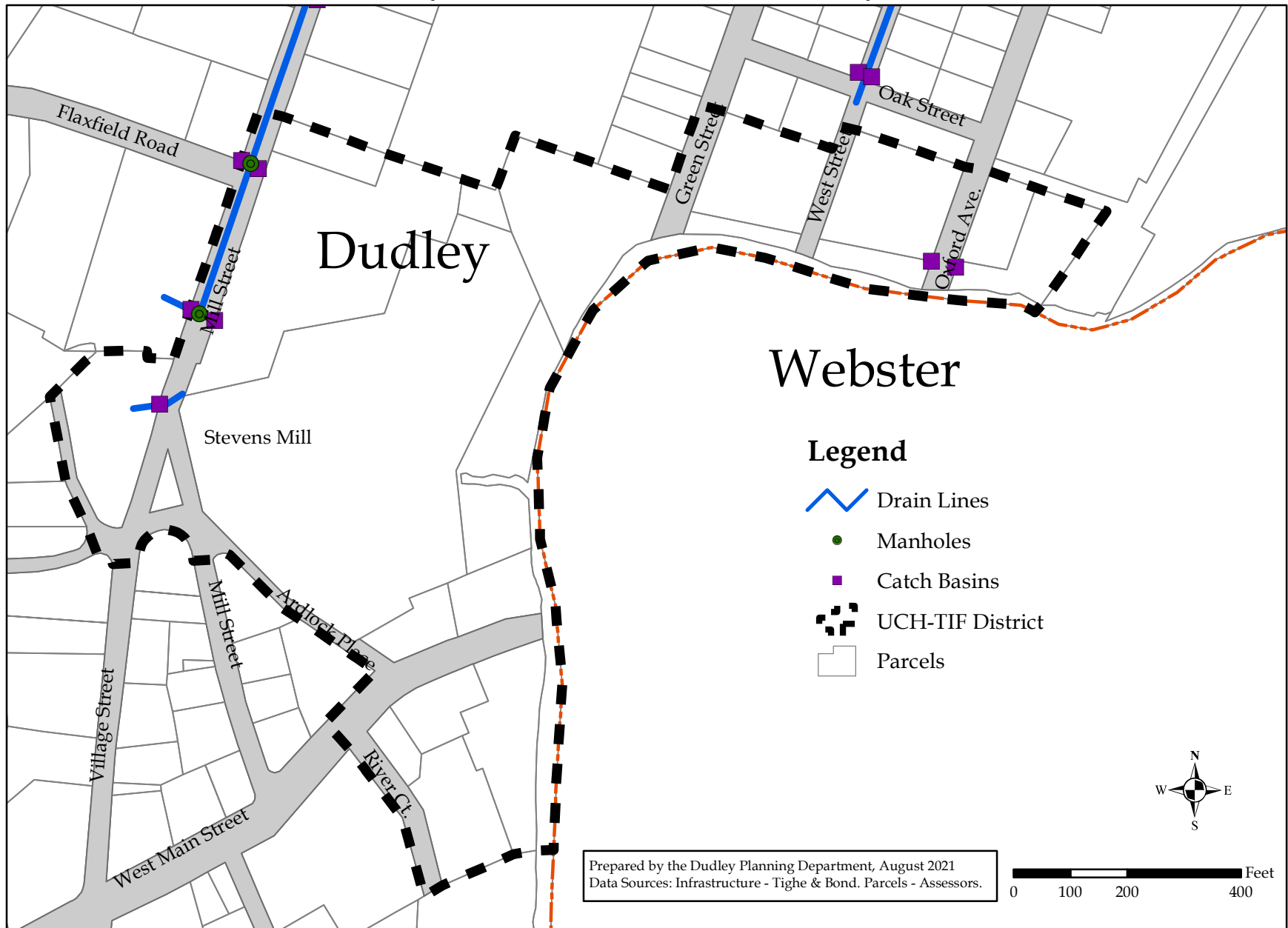


Maps of Public Infrastructure (Dudley)

Webster-Dudley French River UCH-TIF District
Dudley Infrastructure - Sewer System

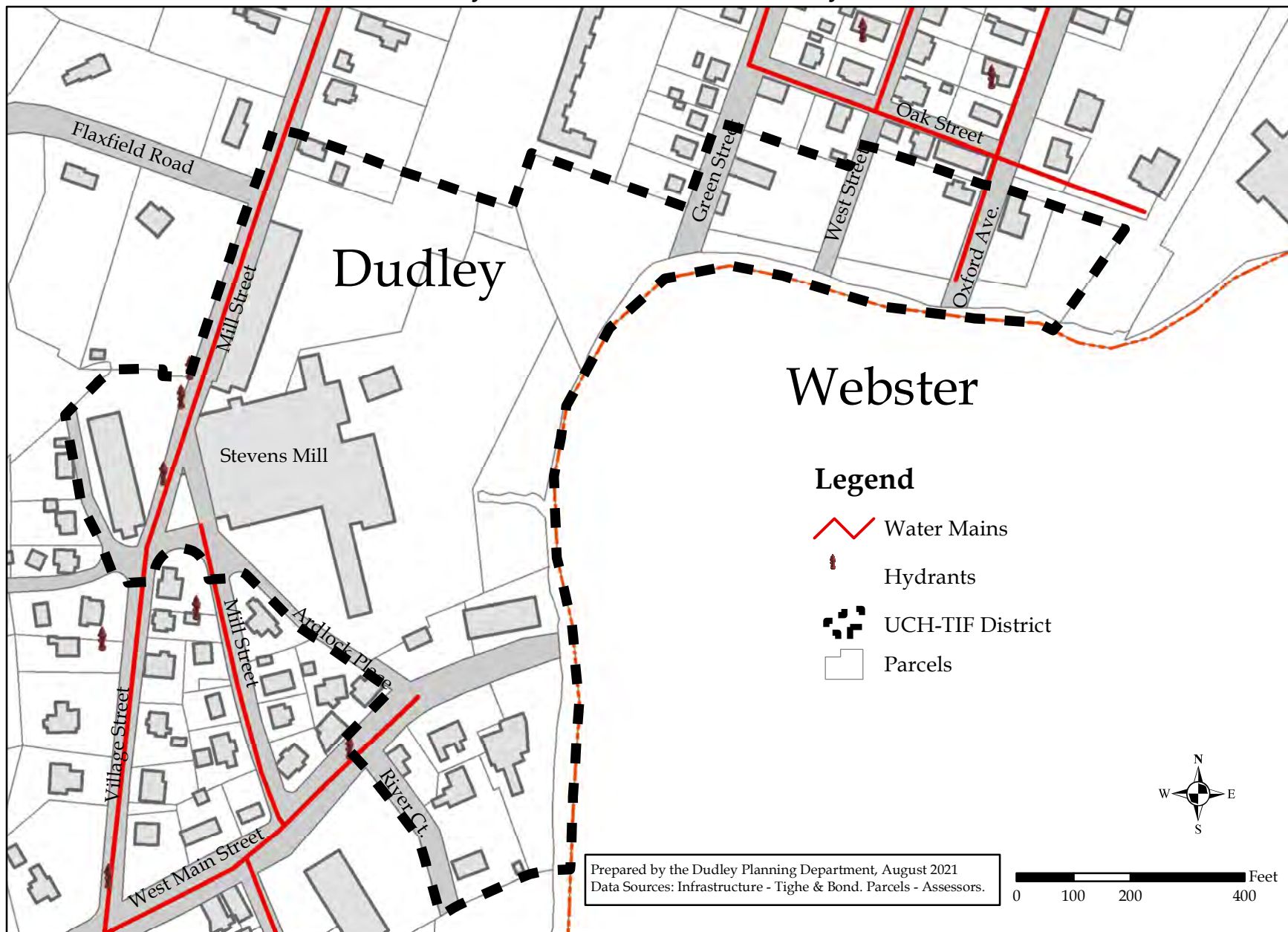


Webster-Dudley French River UCH-TIF District Dudley Infrastructure - Stormwater System



Webster-Dudley French River UCH-TIF District

Dudley Infrastructure - Water System



J

Conceptual Renderings of Proposed TIF Agreement Projects

Rendering of Stevens Mill



Rendering of Stevens Mill



K

Executed UCH-TIF Agreement (Stevens Mill project)

URBAN CENTER HOUSING TAX INCREMENT FINANCING AGREEMENT

This Urban Center Housing Tax Increment Financing Agreement ("Agreement") is made this _____ day of _____, 202__ by and between the Town of Dudley, a Massachusetts municipal corporation with offices at 71 West Main Street, Dudley, MA 01571 (the "Town") and Stevens Mill Owner, LLC (the "Developer") a South Carolina limited liability company, with a business address of 1201 Hampton Street, Suite 2B, Columbia, South Carolina 29201. The Town and the Developer may be referred to collectively hereafter as the "Parties".

RECITALS

1. An Article was included on the warrant for a 2021 Town Meeting, which convened on October 25, 2021, at which the Town voted, in accordance with G.L. c. 40, §60 and the regulations promulgated thereunder as 760 C.M.R. 58.00 et seq, to (i) designate the **Webster-Dudley French River District**, as shown on **Exhibit A**, as an Urban Center Housing Tax Increment Financing Zone ("UCH-TIF Zone"); (ii) adopt an Urban Center Housing Tax Increment Financing Plan ("UCH-TIF Plan") for the UCH-TIF Zone; and (iii) approve this Agreement between the Developer and the Town for the Property.
2. The proposed UCH-TIF Zone is characterized by a predominance of *commercial, retail, industrial, and residential mixed uses*, that has suffered in recent decades from disinvestment and decline; the proposed UCH-TIF Zone is very much a commercial center, consistent with the requirements of G.L. c. 40, § 60 (a)(i) and defined in 760 CMR 58.03.
3. By deed recorded at the Worcester South District Registry of Deeds in Book

62958, Page 320, the Developer is the owner of three parcels of land in Dudley, Massachusetts and further described as “Parcel I” with buildings thereon, known as and located at 8 Mill Street, Dudley, containing approximately 5.942 acres of land; “Parcel II”, a small triangular parcel of land containing approximately 3,110 square feet of land, and “Parcel III”, a parcel of land containing approximately 1.01 acres, all shown on and further described in **Exhibit B** (collectively, the “Property”). The Property is located within the UCH-TIF Zone.

4. The Developer proposes to renovate and preserve the historic Stevens Mill on the Property and construct between 156 and 160 apartment units in the renovated mill buildings. Ten percent (10%) of the apartments will qualify and be restricted as affordable units in accordance with regulations of the Department of Housing and Community Development's ("DHCD") and the Town's Mill Conversion Overlay District Zoning Bylaw. The renovated mill building will include a new, 5,000 sq. ft. event space, which is anticipated to be retail/commercial space, available for events and meetings. The redevelopment project will include associated parking, utilities, and site improvements (all of the improvements collectively being the "Development"). The Development will include the establishment of a pedestrian pathway along the Dudley-side of the French River, to allow for public access to the riverfront.
5. The Development is consistent with the intent and purposes of UCH-TIF Plan for the **Webster-Dudley French River District**, namely increasing market-rate and affordable housing opportunities within the UCH-TIF Zone. The Development

will increase the District's supply of modern housing and units of affordable housing, all while preserving and restoring the historic Stevens Linen Mill main building, which is listed on the State Register of Historic Places and is a significant historic resource of the Town of Dudley.

6. The affordable units will be developed in accordance with the Local Initiative Program (LIP) as Local Action Units.
7. By vote of the Town's Board of Selectmen on _____, 2021, the Town is authorized to enter into this Agreement with the Developer in the form hereof, contingent upon:
 - a. DHCD's approval of this Agreement;
 - b. DHCD's approval of the UCH-TIF Plan and UCH-TIF Zone for the **Webster-Dudley French River District;**
 - c. A vote of Town Meeting to approve the UCH-TIF Zone, the UCH-TIF Plan and this Agreement; and
 - d. Notice of DHCD's approval has been recorded with the Worcester District Registry of Deeds or Land Court Registry, as applicable.
8. It is expressly agreed by the Parties that the effective date of this Agreement is _____, 202__.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises of the Parties contained herein and other good and valuable consideration each to the other paid, receipt of which is hereby acknowledged, the Parties hereby agree as follow:

A. Definitions:

Unless otherwise stated, defined terms within this Agreement shall have the meanings as set forth in G.L. c. 40, § 60 and 760 C.M.R. 58.03.

B. Description of the Improvements by Developer:

1. The Developer will improve the Property by constructing the Development thereon, generally described as follows:
 - a) The Developer will first perform the enabling phase of the work. This will include removing the considerable amount of debris that has accumulated in the historic mill building throughout a sustained period (i.e., decades) of vandalism and decay. The Developer will then demolish all building elements that need to be replaced, including most of the roof. This process will also feature a full hazardous material abatement to remove asbestos and lead paint from the building's interior, of which there are significant amounts. Finally, the Developer will stabilize the structure so that it can support the apartment construction and eventual live loads.
 - b) Following the enabling phase, the Developer will design and install new mechanical, electrical, and plumbing systems, erect interior framing, install fixtures and finishes, and fit out the apartments with tasteful and modern interior design. The Developer will work to ensure that the historical appearance of the mill building is preserved as much as possible, to match (and exceed) the standards of the National Park Service.
 - c) The Developer will also perform site work and landscaping across the seven-acre site. Whereas the French River is currently overgrown and

inaccessible, the Developer will introduce a trail system that preserves the site's natural forest while providing new access to the public.

2. The Developer seeks UCH-TIF exemption (the "Exemption") from the Town to promote, enhance, and benefit the Development.

C. Description of Municipal Improvements and Special Assessments:

The Town is not proposing and will not be providing any municipal improvements as part of the Development in the UCH-TIF Zone. Accordingly, the Town will not be imposing any special assessments or betterments to fund municipal improvements within the UCH-TIF Zone; provided, however, that this term does not preclude the Town from making assessments on properties, including the Property, for qualified public construction projects that could not reasonably be anticipated at the time of approval of the UCH-TIF Plan. The Development will include the creation of a pedestrian pathway along the Dudley-side of the French River. It is intended that the Developer will allow for public access to the new pathway, once completed as part of the Development.

D. Terms of Tax Increment Financing Exemption:

1. The Exemption requested by the Developer is hereby granted by the Town for the Property in accordance with G.L. c. 40, §60(a)(iii) and the fifty-first clause of G.L. c. 59, § 5 for a period of twenty (20) years, commencing on the first day of Year 1 (as defined below) and ending on the twenty-first (21st) anniversary thereof (such period, the "TIF Term"). The Exemption from taxation shall be applicable to the value of all improvements to the Property and shall be calculated as set forth herein.

2. The following exemption percentage and schedule will apply towards the assessed value of the Property as determined by the Town's Board of Assessors. The Exemption shall be calculated in accordance with G.L. c. 40, § 60(a)(iii) during the term of this Agreement, for each of the years listed below:

Year	Exemption Percentage
1 ¹	100%
2	100%
3	100%
4	100%
5	100%
6	100%
7	100%
8	90%
9	90%
10	90%
11	75%
12	75%
13	75%
14	75%
15	75%
16	65%
17	55%
18	45%
19	35%
20	25%

3. For each of the fiscal years listed for the TIF Term, the portion of the assessed value of the Property equal to the (i) Increment (as defined below), multiplied by (ii) the Exemption Percentage, shall be exempt from

¹ "Year 1" shall commence on the first day of the fiscal year following the issuance of a building permit for the development of the Project.

taxation, in accordance with G.L. c. 59, section 5, fifty-first clause. The Increment is the incremental difference between (a) the assessed valuation of the Property calculated in the base year (as defined below) and (b) the increase to the assessed value of the Property that results from the Development during the TIF Term.

4. The base year valuation of the Property shall be the assessed value of the Property in the fiscal year in which this Agreement is entered. The Town's Board of Assessors confirms that as of January 1, 2021, the assessed value of the Property for fiscal year ending June 30, 2021 was **\$1,100,700**.
5. The base valuation of the Property shall not reflect the improvements constructed as part of the Development. The Exemption for the Property shall be calculated using an adjustment factor for each fiscal year of the TIF Term equal to the product of the inflation factors for each fiscal year since the Property first became eligible for the Exemption; provided, further, that the inflation factor for each fiscal year shall be a ratio:
 - a. the numerator of which shall be: (i) in an UCH-TIF zone where the Property includes primarily residential uses, the total assessed value of all parcels of all residential real estate that are assessed at full and fair cash value for the current fiscal year minus the new growth adjustment factor for the current fiscal year attributable to the residential real estate as determined by the commissioner of revenue pursuant to paragraph (f) of section 21C of G.L. Chapter 59; or (ii) in an UCH-TIF zone where the Property includes a mix of residential and commercial uses, the total

assessed value of all parcels of all residential and commercial real estate that are assessed at full and fair cash value for the current fiscal year minus the new growth adjustment factor for the current fiscal year attributable to the residential and commercial real estate as determined by the commissioner of revenue pursuant to said paragraph (f) of said section 21C of said Chapter 59; and

- b. the denominator of which shall be the total assessed value for the preceding fiscal year of all the parcels included in the numerator; provided, however, that such ratio should not be less than 1.
- 6. The Exemption within this Agreement shall automatically terminate on the expiration of the TIF Term (the "Expiration Date"), except for claims related to defaults or alleged defaults under this Agreement occurring prior to the Expiration Date, after which time, the Developer or its successor in title shall pay the full amount of real estate taxes assessed on the Property.
- 7. Notwithstanding the Expiration Date of the Exemption stated herein, the Developer, for itself and its successors and assigns, acknowledges that it shall continue to meet the affordability requirements of this Agreement for a period of no less than thirty (30) years as required by G.L. c. 40, §60 (e).
- 8. The Developer's personal property located or to be located on the Property shall be fully exempt from taxation for each year of the TIF Term.
- 9. This Agreement does not waive the Developer's obligations under any special assessment or betterment that has been or may be levied by the Town or any constituent entity thereof against the Property.

E. Developer's Covenants and Agreements

1. The Exemption granted by the Town is in consideration of the recitals set forth at the beginning of this Agreement and the Developer's covenants and agreements herein, by which the Developer hereby affirms that it shall:
 - a. Commence construction of the Development within one (1) year after the issuance of a building permit for the Development and pursue completion thereof in a manner consistent with similar residential developers operating in the geographic area (the "Construction Obligation").
 - b. The Developer shall complete the Construction Obligation in general accordance with the development timetable listed in **Exhibit C**, which may be subject to extensions or adjustments for cause. The Developer's budget for the Construction Obligation is also provided in **Exhibit C**.
 - c. Keep the Development in good order and repair and maintain the Development in a decent, safe, and sanitary condition, all in accordance with applicable laws and ordinances and all rules, regulations and requirements of governmental authorities having jurisdiction;
 - d. Create and operate units of affordable housing in accordance with this Agreement and any Affordable Housing Regulatory Agreement executed in connection with the Development and maintain, for the duration of the term of the UCH-TIF Exemption as described in this Agreement, and create and operate all remaining units as Class A residential rental units rented at market rates;
 - i. The total number and the mix of units for the Development is proposed to be:

Unit type	Number
Studio	29
One bedroom	74
Two bedroom	45
Townhouses	8
Total units:	156

The above total number of units and the unit mix are subject to approval by the Planning Board pursuant to an application for a Special Permit for the Development, provided that the total number of units shall not exceed 160. The above table will be deemed by the Parties, for all purposes of this Agreement, to be modified to conform to the Planning Board's Special Permit approval. The finalization of Construction Documents may also require minor adjustments to the Planning Board's approved total number of units and unit mix to account for construction coordination and regulatory-compliance issues, but in no event shall the total number of units exceed 160. Regardless of the final number and mix of units approved by the Planning Board pursuant to the Special Permit application, ten percent of the total number of units so approved shall be affordable units, which will be allocated among the various unit types as required by DHCD;

- e. Ensure that the affordable units are occupied by income-eligible households in accordance with the terms of this Agreement and any Affordable Housing Restriction executed in connection with the Development;
- f. Comply with the Town's Zoning Bylaw and applicable fair housing laws

in the selection of tenants for the Development, including without limitation, the affordable units. The Developer shall also work cooperatively with the Town to apply for and obtain approval from DHCD of a local preference for occupancy of a percentage of the Affordable Units for the benefit of current residents of Dudley, as part of the Local Initiative Program (LIP), which requires an Affirmative Fair Housing Marketing and Resident Selection Plan (AFHMP). The Developer agrees to work with the Town to seek DHCD's approval of the maximum available percentage of Affordable Units to be set aside for local preference, all in accordance with DHCD's guidelines and regulations;

- g. Comply with all income certification requirements with respect to occupants of the affordable units, as set forth in the Affordable Housing Restriction executed in connection with the Development, as applicable;
 - h. Cooperate in the Town's administration, monitoring and enforcement of this Agreement, including such access rights to the Property (subject to any applicable leases) as are reasonably necessary to accomplish the same. The provisions of this Agreement shall not operate to circumscribe in any way, the access rights granted to the Town by the Developer pursuant to other agreements being entered into the Parties as of the date hereof relating to the Development, and
 - i. Enforce the occupancy limits as set in the State Building Code.
2. As required by G.L. c. 40, §60 (f), the Developer shall certify to the Town and to the DHCD the incomes of the families or occupants upon initial

occupancy of the affordable units designated in this Agreement. If the Developer (or any successor owner) fails to provide certification or otherwise fails to comply with this Agreement, including failing to maintain the affordability of affordable units, the Town shall have the authority place a lien on the Property in the amount of the real estate tax exemptions granted pursuant to the UCH-TIF Agreement for any year in which the Developer is not in compliance with G.L. C. 40, §60 (f).

3. No less than thirty (30) calendar days prior to the Developer's conveyance of any interest in the Property, the Developer shall provide the Town with written notice (the "Transfer Notice") of the identity of the intended grantee or assignee of the Developer's interest (the "Proposed Transferee"); provided, however, that, except as set forth in the immediately following paragraph, (a) the Town shall have no right to approve the conveyance of the Property, and (b) this Agreement shall inure to the benefit of any grantee or assignee of Developer's interests in this Agreement.

Notwithstanding the foregoing, until such time that an unconditional certificate of occupancy is issued by the Town for the Development and the Developer has entered into leases for eighty percent (80%) of the residential units in the Development as evidenced by a certified rent roll or leasing report delivered by the Developer to the Town (redacted to delete residents' names) (the date of delivery thereof being the "Occupancy Date"), prior to the Developer's conveyance of any interest in the Property,

- i. the Developer shall provide the Town with the Transfer Notice of

the Proposed Transferee no less than forty-five (45) calendar days prior to the Developer's conveyance of such interest in the Property to the Proposed Transferee, and

- ii. the Town (by action of its Board of Selectmen) shall have within the forty-five (45) calendar day period following the Town's receipt of the Transfer Notice, in its sole, but reasonable discretion and after the completion of a due diligence evaluation of the prospective conveyance and the Proposed Transferee, the right to approve the conveyance of the Property to the Proposed Transferee; provided, however, that the Town shall be deemed to have approved such Proposed Transferee if the Board of Selectmen fails to disapprove the proposed conveyance or the Proposed Transferee in writing within such forty-five (45) calendar day period. If the Town informs the Developer of its disapproval of a proposed conveyance to a Proposed Transferee in writing within such forty-five (45) calendar day period, but the Developer completes the conveyance of the Property to the Proposed Transferee despite such written disapproval, this Agreement shall not inure to the benefit of the Proposed Transferee and shall be null and void and of no further force or effect (provided, however, that for the avoidance of doubt, in the event that the Town disapproves the Proposed Transferee in writing within such forty-five (45) day period, the Developer may

complete the conveyance of the Property to the Proposed Transferee without the benefit of this Agreement).

4. Except as set forth above, the provisions of this Agreement shall run with the land and shall benefit and be binding upon any subsequent owner(s) of the Property.

F. Default

1. In addition to any other grounds for default as to other requirements of this Agreement, Developer will be in default of its obligations under this Agreement if the Town determines that Developer has failed to meet or comply with any of the requirements of Paragraph E above, and the Town further determines that such failure continues or remains uncured for thirty (30) days (or such longer time as may be reasonably necessary to effect a cure so long as Developer is diligently pursuing such cure, but not to exceed an additional sixty (60) days beyond the original thirty (30) day cure period without the Town's written advance approval, to be provided in the Town's sole discretion) after the date of written notice, provided by the Town to Developer and to any secured creditor with a lien on the Property who previously provided written notice of such lien to the Town in accordance with the notice provisions below. The Town shall also permit any such secured creditor with the opportunity to cure any such default within the same period of time permitted to the Developer. Upon the Town's determination that any default by Developer has continued or remained uncured for such period after the date of such written notice, the Town may send a second, final written notice of default to the Developer. In the event that

Developer disputes the Town's determination of the occurrence of a default or Developer's failure to timely cure such alleged default, the Developer shall have ten (10) business days from the date of receipt of the final notice of default to request mediation of such determination. To request mediation, the Developer shall send written notice to the Town within the ten-day term. Upon delivery of such notice to the Town, the Parties shall mutually select a qualified mediator to review the alleged default or failure to cure by the Developer. The Parties shall cooperate with one another in selecting a mediation service and in scheduling the mediation proceedings. The Parties covenant that they will use reasonable and good faith efforts in participating in the mediation. The fees and costs of the mediation shall be shared equally between the Parties. If (i) the Developer does not request mediation within the ten-day term, or (ii) if the Parties cannot resolve the alleged default by the Developer within sixty (60) business days from the date of commencement of the mediation, or (iii) if the mediator finds that a default occurred and it has not been cured by the Developer or waived by the Town, then the Town may take any one or a combination of the following actions:

- a. Revoke its certification of the Project for eligibility for a Tax Increment Financing Exemption;
- b. Require that Developer provide a detailed plan to the Town within thirty (30) days of the Town's written request explaining in detail how Developer will achieve compliance with this Agreement;
- c. Require that Developer reimburse the Town the full amount of the total Exemption received under this Agreement during the shorter of (i) the period

between Developer's receipt of a notice of default hereunder and the Town's exercise of its right under this Section F, or (ii) the immediately preceding one year period; and

- d. Terminate the Exemption benefits described in Section D, commencing as of the fiscal year in which the Town has determined Developer to be in default or, if such Exemption benefits have already been received by Developer for the fiscal year in which the Town has determined Developer to be in default, commencing as of the fiscal year immediately following that fiscal year.
2. If the Developer or its successor or assignee fails to perform the Construction Obligation, the Town shall be entitled, in the Town's total and exclusive discretion, to: (i) terminate this Agreement and all existing and future Exemption benefits; (ii) receive reimbursement from Developer for all or any portion of any savings that Developer has accrued to such date under this Agreement; and (iii) revoke the Exemption.
3. Notwithstanding the assignment of Developer's interest in this Agreement, the Developer shall remain primarily liable for the performance of this Agreement.

G. Affordable Housing:

The Development will create between 156 and 160 units² of which ten percent shall be affordable housing units in compliance with the Town's Mill Conversion Overlay District Zoning By-Law, and the remainder of which shall, for the duration of the term of the UCH-TIF Exemption, be Class A residential rental units rented at market rates. “The One Stop2000 Pro Forma Affordable Housing Finance Application” [Version 1.21] is on file

² The actual number of units may be adjusted pursuant to the provision in Part E, Section 1(i), above.

with the Town's Planning Board.

1. In accordance with the requirements of G.L. c. 40, § 60(b) (iii), the Developer has satisfied the following affordability thresholds as a condition of the granting of an UCH-TIF exemption: the Development will satisfy the ten percent (10%) affordable housing requirements of the Town's Mill Conversion Overlay District Zoning By-Law.
2. On or before the first day of March of each year, the Town, through its Planning Board Office, shall submit to the DHCD copies of certifications of household income of tenant households in Affordable Housing within the UCH-TIF Zone. The Town shall include with its annual certifications an annual report about its UCH-TIF Program for the prior year containing such material information as may be specified by the DHCD without imposing an undue burden on the municipality. Annual reports shall include such information as the number of new housing units created, both affordable and market rate, the completion of other development projects described in the UCH-TIF Plan, including new commercial development, an account of special assessments against parcels with UCH-TIF Agreements, and the amount of new tax revenue generated in the UCH-TIF Zone.
3. The Town may at any time revoke its UCH-TIF Plan. Should the Town revoke its UCH-TIF Plan, it shall immediately cease the execution of any additional UCH-TIF Agreements pursuant to 760 CMR 58.07. Such revocation shall not affect this Agreement.

H. Affordable Housing Rental Regulatory Agreement:

This Agreement contemplates that all of the housing created hereunder shall remain rental units. The Developer understands and agrees that it shall, if required to do so, enter into an *Affordable Housing Rental Regulatory Agreement and Declaration of Restrictive Covenants for Rental Project* to effectuate the intent of this Agreement, which shall also be executed by the Town and other necessary Parties. The Developer shall record or cause to be recorded, the *Affordable Housing Rental Regulatory Agreement and Declaration of Restrictive Covenants for Rental Project* in the form attached to this Agreement as **Exhibit D** with the Worcester District Registry of Deeds or Registry District of the Land Court, as applicable, and shall provide a recorded copy thereof to the Town. The *Affordable Housing Rental Regulatory Agreement and Declaration of Restrictive Covenants for Rental Project* shall be forever senior in lien priority to all financing liens encumbering the Property or any portion thereof.

I. Additional Provisions

1. **Notice.** All notices, requests and demands which any party is required or may desire to give to the other party pursuant to this Agreement must be in writing delivered to each party at the addresses set forth below.

As to the Town:

Town of Dudley
Attention: Town Administrator
71 West Main Street
Dudley, MA 01571

As to the Developer:

Stevens Mill Owner, LLC
Attention: John Gumpert
1201 Hampton Street, Suite 2B
Columbia, SC 29201

With copies to:

Town Counsel:

KP Law, PC
Attention: Atty. Carolyn Murray
101 Arch Street
Boston, MA 02110

Counsel for Developer:

Mirick, O'Connell, DeMallie & Lougee, LLC
Attention: Atty. Stephen Madaus
100 Front Street, Suite 1700
Worcester, MA 01608

Either Party may designate a different address where notice may be given to the other Party as provided herein. Each notice, request and demand hereunder shall be deemed given or made as follows: if sent by hand delivery, upon delivery; or if sent by certified mail, return receipt requested, or by nationally recognized overnight delivery service, upon receipt or refusal.

2. **Further Assurances.** At the request of either party hereto, the other party shall execute, acknowledge and deliver such other documents and/or instruments as may be reasonably required by the requesting party to carry out the purposes of this Agreement, so long as no such document or instrument shall modify the rights and obligations nor increase the liability of the Parties set forth herein.
3. **Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the Town, and of the Developer, including any secured creditor taking title pursuant to foreclosure or deed in lieu thereof. The Developer agrees that it shall provide copies of this Agreement to any successor creditor.
4. **Governing Law; Venue.** This Agreement shall be governed by and construed

in accordance with the laws of the Commonwealth of Massachusetts, without regard to principles of conflicts of laws. Any claim or action arising under this Agreement shall be tried in a court of competent jurisdiction sitting in Worcester County or Boston, Massachusetts.

5. **Entire Understanding.** This Agreement constitutes the entire understanding of the Parties with respect to the subject matter hereof, and supersedes all prior and current understandings and agreements with respect to the same, whether written or oral.
6. **Headings.** Headings are for convenience and reference only and in no way define or limit the provisions of this Agreement.
7. **Severability.** All provisions contained in this Agreement are severable and the invalidity or unenforceability of any provision shall not affect or impair the validity or enforceability of the remaining provisions of this Agreement. If any provision of this Agreement shall be found invalid for any reason, such invalidity shall be construed as narrowly as possible and the balance of this Agreement shall be deemed to be amended to the minimum extent necessary to provide the parties with the benefits and obligations set forth herein.
8. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, but both of which together shall constitute and be construed as one and the same instrument.
9. **Recitals.** The Recitals set forth on Pages 1-2 hereof are incorporated herein by reference as if fully re-stated herein.
10. **Estoppel Certificates.** Upon written request of either party made upon at

least ten business days' notice, the other party shall provide a certificate certifying to the best of its knowledge, that (if true) (i) this Agreement is in full force and effect, (ii) this Agreement has not been amended, except as may be set forth in such certificate, (iii) the requesting party is not in default of this Agreement (or if it is default, specifying the nature of the default), and (iv) such other factual matters as the requesting party may reasonably request.

11. **Conflicts.** In the event of any conflict between the provisions of this Agreement and the provisions of the UCH-TIF Plan, the provisions of this Agreement shall be dispositive.

[SIGNATURE PAGES FOLLOW]

TOWN OF DUDLEY
by and through its
Board of Selectmen

John Marsi, Chair

Kerry Cyganiewicz, Sr.

Jason Johnson

Steve Sullivan

Paul Joseph

DEVELOPER:
STEVENS MILL OWNER, LLC

By: _____
Title: _____

[Signature Page to Urban Center Housing Tax Increment Financing Agreement]

EXHIBIT A

Webster-Dudley French River District
UCH-TIF Zone

EXHIBIT B

Description of the Property

Parcel I

The land with the buildings thereon known and numbered as 8 Mill Street, Dudley, Worcester County, Massachusetts, shown as Lot A-1 on a plan entitled "ANR Plan of the former Stevens Linen Mill, Mill Street, Dudley, MA," dated March 14, 2006 and recorded with the Registry in Plan Book 840, Plan 48 (the "**Plan**"). Lot A-1 contains 258,815 square feet or 5.942 acres, more or less, according to the Plan. Reference is made to the Plan for a more particular description.

The premises is conveyed together with the benefit of an easement for passenger vehicles, commercial vehicles (i.e. delivery), and public safety motor vehicles to pass and repass over Lot A-2 as shown on an Easement Plan recorded with the Registry of Plan Book 842, Plan No. 32 (the "**Easement Plan**"), at the Mill Street entrance to access the Mill Building's parking area, and an easement for construction vehicles as may be required for a period limited to that of demolition and construction of 8 Mill Street (which construction vehicles shall not interfere with the operation, use and enjoyment of Lot A-2). Also together with the benefit of an easement for access to an electrical transformer located on Lot A-2 as shown on the Easement Plan.

The premises is subject to an access and maintenance easement, for the benefit of Lot A-2 as shown on the Easement Plan, to the Detention Basin on Lot A-1 as shown on the Plan, and also to an easement on Lot A-1 for the benefit of said Lot A-2 for the plowing and removing of snow from its parking lot onto Lot A-1 so long as the plowing and removal of the snow does not materially interfere with the use and enjoyment of Lot A-1. In the event that the plowing and snow removal does materially interfere with the use of Lot A-1, this easement shall terminate within thirty days after written notice by the owner of said Lot A-1 to the owner of Lot A-2.

The premises is also subject to and with the benefit of mutual easements for pedestrian traffic across Lots A-1 and A-2., and also subject to an easement for the benefit of Lot A-2 for a three-sided shelter located on Lot A-1. This easement will expire if, as and when the three-sided shelter gets relocated to Lot A-2 at a location to be determined by the owner of Lot A-2.

Parcel II

A certain triangular parcel of land shown as Parcel B on a plan entitled "Plan of Land in Dudley, Massachusetts," dated February 6, 1993, and recorded with the Registry in Plan Book 667, Plan 106. Containing 3,110 square feet, more or less, according to said plan.

The premises is subject to an easement for poles and wires to Massachusetts Electric Company and New England Telephone and Telegraph Company, dated May 10, 1988, and recorded with the Registry in Book 11344, Page 346.

The premises is conveyed together with the following perpetual rights and easements

which shall be appurtenant to the premises and shall run with the land:

- a.) The rights to draw water from Merino Pond and Low Pond in an amount which the grantee determines is necessary for the operation of any manufacturing business now or in the future, operated on the premises, and the right, if any, to the extent permitted by applicable federal, state, and municipal laws, regulations and ordinances, to discharge the water into Low Pond and the streams, canals, and brooks connected to Low Pond, including the Maanexit River, otherwise known as the French River.
- b.) The right and easement to use the existing pipes, ducts, and conduits to carry water from Merino Pond and Low Pond across land of the Grantor, through the buildings on the premises and, if and to the extent permitted by applicable federal, state, municipal and environmental laws, regulations, and ordinances, into the sewers and discharge areas on land of the Grantor, and the right to enter upon the land of the Grantor to install, maintain, repair and replace any of the pipes, ducts, and conduits.

Parcel III

The land with the buildings thereon shown as Parcel B on the plan entitled “ANR Plan of the former Stevens Linen Mill, Mill Street, Dudley, MA,” dated March 14, 2006 and recorded with the Registry in Plan Book 840, Page 48. Reference to said plan is made for a more particular description of Parcel B.

The premises is conveyed subject to all easements and encumbrances of record.

EXHIBIT C

Development Timetable and Construction Budget

Development Timeline:

Target Start Date of the Project:	7/1/2022
Target End Date of the Project:	12/31/2023
Other. Specify: Start Date of Hazmat and Roofing	8/1/2022
Other. Specify: End Date of Hazmat and Roofing	7/1/2023

Timeline Information:

The Developer has assessed site conditions, prepared a market study, developed a project budget and pro forma, and advanced the architectural design through Design Development.

Contingent upon successful project financing, the enabling phase for the project will begin in the summer of 2022. This phase will include partial demolition, hazmat abatement, structural stabilization, and roofing. This phase is anticipated to be complete by summer of 2023. Following the enabling phase, the Developer will complete the remainder of the project, including framing, rough-in of MEP systems, new finishes, and final outfitting of the residential units.

The full project has an anticipated date of completion of December 31, 2023

EXHIBIT D

Affordable Housing Rental Regulatory Agreement and Declaration of Restrictive Covenants for Rental Project

L

Legal Notice of Public Hearing (Dudley)

Put kitchen scraps and landscape trimmings to work in the garden

Convert landscape and garden trimmings into valuable compost. Incorporate this soil amendment into garden soil to improve drainage in clay soil and increase water-holding ability in fast draining sandy soils. It also promotes healthy plant growth more resistant to insect and disease problems and keeps plant-based kitchen scraps and garden waste out of landfills.

Composting is as simple as placing disease- and insect-free plant debris into a pile and letting it rot. Don't add meat, dairy, or fat that attracts rodents or weeds that have gone to seed, invasive plants or perennial weeds that can survive the compost process and end up back in the garden.

You can enclose the pile in a bin to keep the process neat, tidy, and out of sight. Some gardeners prefer tumbler composters for added ease when it comes to loading, unloading, and turning the pile. Dual bin tumblers allow you to stockpile the raw materials in one bin while actively composting in the other.

Always check with your municipality first. Some have restrictions on the type of bins that are acceptable while others

may offer them at a discount.

Start your pile in an accessible space hidden by nearby plantings, fences, or decorative bins. Turn the pile frequently, moving the more decomposed materials in the center to the outside and less decomposed to the center.

Speed things up by mixing nitrogen and carbon rich plant debris, topping with soil or compost, and adding a bit of fertilizer. Including equal parts of nitrogen rich (green) materials like herbicide-free grass clippings, fruit wastes, vegetable clippings and manure with carbon rich (brown) cornstalks, evergreen needles, straw and fall leaves will speed the process. But don't let this recipe prevent you from composting. All plant waste will eventually decompose as weather, insects and micro-organisms digest the materials over time.

Start with an eight- to 10-inch layer of garden trimmings. Cover with an inch of soil or compost and sprinkle with



GARDEN MOMENTS

MELINDA MYERS

fertilizer to help speed things along. Repeat until the pile is at least three feet tall and wide. Moisten the pile to a consistency of a damp sponge.

Turn the pile as time allows or frequently for faster results. Move the more decomposed

materials from the center to the outside of the pile. It's a great work out and speeds up the decomposition.

The more effort you put into composting the sooner you will have rich organic matter for your garden. But even casual composters end up with a wonderful amendment for the garden.

Compost is ready when it is brown and crumbly. Mix finished compost into potting mixes for containers, work it into garden beds or spread a one-inch layer over the soil surface of perennial gardens every other year.

Start putting your landscape trimmings in a heap and watch the magic happen.



Melinda Myers

Composting can be as simple as collecting disease- and insect-free plant debris, placing it in a pile and letting it rot.

Melinda Myers is the author of over 20 gardening books, including The Midwest Gardener's Handbook and Small Space Gardening. She hosts The Great Courses "How to Grow Anything" DVD series and the nationally-syndicated Melinda's Garden Moment TV & radio program. Myers is a columnist and contributing editor for Birds & Blooms magazine. Her Web site is www.MelindaMyers.com.

LEGALS

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Worcester Probate and Family Court
225 Main Street
Worcester, MA 01608
(508) 831-2200
Docket No. W021P2704EA
CITATION ON PETITION FOR
FORMAL ADJUDICATION
Estate of:
Nancy Jean LaFramboise
Date of Death: 10/13/2020**

To all interested persons:

Paul F Laframboise of **Webster MA** requesting that the Court enter a formal Decree and Order for such other relief as requested in the Petition. The Petitioner requests that **Paul F Laframboise** of **Webster MA** be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration**.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: **10:00 a.m. on the return day of 09/14/2021.**

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC) A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration. WITNESS, Hon. Leilah A. Keamy, First Justice of this Court.

Date: August 13, 2021

Stephanie K. Fattman,
Register of Probate

August 27, 2021

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Worcester Probate and Family Court
225 Main Street
Worcester, MA 01608
(508) 831-2200
Docket No. W021P2177EA
CITATION ON PETITION FOR
FORMAL ADJUDICATION
Estate of:
Stephen Francis Morrow
Also known as:
Stephen Morrow
Date of Death: 04/14/2021**

To all interested persons:

Alma E Morrow of **East Douglas MA** requesting that the Court enter a formal Decree and Order for such other relief as requested in the Petition. The Petitioner requests that **William K Morrow** of **Douglas MA** be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration**.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: **10:00 a.m. on the return day**

of 09/07/2021.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC) A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration. WITNESS, Hon. Leilah A. Keamy, First Justice of this Court.

Date: August 11, 2021

Stephanie K. Fattman,
Register of Probate

August 27, 2021

**URBAN CENTER HOUSING
LEGAL NOTICE
TOWN OF DUDLEY
NOTICE OF PUBLIC HEARING
PROPOSED UCH-TIF ZONE,
UCH-TIF PLAN AND
UCH-TIF AGREEMENT FOR THE
STEVENS MILL**

The Board of Selectmen of the Town of Dudley, as Chief Executive of the Town, will hold a public hearing on September 13, 2021 at 6:35 p.m. in Room 321A in the Dudley Municipal Complex, 71 West Main Street, Dudley, MA in order to review and receive public comments on a proposed Urban Center Housing-Tax Increment Financing Plan (UCH-TIF Plan), an Urban Center Housing-Tax Increment Financing Zone (UCH-TIF Zone), to be known as the Webster-Dudley French River District, and a proposed Urban Center Housing Tax Increment Financing Agreement (UCH-TIF Agreement) for the Stevens Mill, consisting of "Parcel I" with buildings thereon, known as and located at 8 Mill Street, Dudley, containing approximately 5.942 acres of land; "Parcel II", a small triangular parcel of land containing approximately 3,110 square feet of land, and "Parcel III", a parcel of land containing approximately 1.01 acres, all shown on and further described in Exhibit B to the TIF Agreement. All three parcels are included in the UCH-TIF zone.

Copies of the proposed UCH-TIF Zone, UCH-TIF Plan, and UCH-TIF Agreement are available for inspection at the office of the Town Administrator and on the Town's website at: www.dudleyma.gov.

August 27, 2021

September 3, 2021

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Worcester Probate and Family Court
225 Main Street
Worcester, MA 01608
(508) 831-2200
Docket No. W021C0338CA
CITATION ON PETITION TO
CHANGE NAME
In the matter of:
Matthew Sturgis**

A **Petition to Change Name of Adult** has been filed by **Mathew Sturgis** of **Dudley MA**

requesting that the court enter a Decree changing their name to: **Matthew Richard Sturgis**

IMPORTANT NOTICE

Any person may appear for purposes

of objecting to the petition by filing an appearance at: Worcester Probate and Family Court before 10:00 a.m. on the return day of 09/07/2021. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Leilah A. Keamy, First Justice of this Court.
Date: August 03, 2021

Stephanie K. Fattman
Register of Probate

August 27, 2021

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Worcester Probate and Family Court
225 Main Street
Worcester, MA 01608
(508) 831-2200
Docket No. W021C0342CA
CITATION ON PETITION TO
CHANGE NAME
In the matter of:
Nicholas Walter Seagrave**

A **Petition to Change Name of Adult** has been filed by **Nicholas Walter Seagrave** of **Dudley MA** requesting that the court enter a Decree changing their name to: **Natalie Irene Seagrave**

IMPORTANT NOTICE

Any person may appear for purposes of objecting to the petition by filing an appearance at: Worcester Probate and Family Court before 10:00 a.m. on the return day of 08/31/2021. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Leilah A. Keamy, First Justice of this Court.
Date: August 03, 2021

Stephanie K. Fattman
Register of Probate

August 27, 2021

**LEGAL NOTICE
MORTGAGEE'S SALE
OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Matthew J. Bonney and Sheryl A. Bonney, to Mortgage Electronic Registration Systems, Inc., as nominee for H&R Block Mortgage, dated June 30, 2004, and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 34045 at Page 8, of which mortgage the undersigned is the present holder by assignment from Mortgage Electronic Registration Systems, Inc., to Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing LP, dated June 28, 2012, recorded with the Worcester County (Worcester District) Registry of Deeds in Book 49271, Page 345; by assignment from Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing LP to Nationstar Mortgage LLC, dated May 21, 2014, recorded with the Worcester County (Worcester District) Registry of Deeds in Book 52556, Page 210; by assignment from Nationstar Mortgage LLC, to MTGLQ Investors, L.P., dated January 5, 2017, recorded with the Worcester County (Worcester District) Registry of Deeds in Book 56662, Page 27; and by an assignment from MTGLQ Investors, L.P., to U.S. Bank Trust National Association, as Trustee of the Chalet Series IV Trust, dated August 26, 2019, recorded with the Worcester County (Worcester District) Registry of Deeds in Book 61191, Page 268, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 2:00 P.M. on the 22nd day of September 2021, at 10 Sullivan

Boulevard, Oxford, MA 01540, all and singular the premises described in said mortgage,

To wit:

Property Address: 10 Sullivan Boulevard, Oxford, MA 01540

Tax Assessor's Information: 48 C 01.14

The land in Oxford on the westerly side of Sullivan Boulevard, so called, and shown as Lot 11 on a Plan of Land in Oxford, Massachusetts owned by John D. Sullivan and Margaret A. Sullivan, dated April 3, 1989 and recorded in Worcester District Registry of Deeds, Plan Book 621, Plan 113, bounded and described as follows:

BEGINNING at a point at the northeast corner of tract herein described on the westerly sideline of Sullivan Boulevard, at the southeast corner of Lot #10; THENCE: south 02 degrees 41' 48" west along the westerly sideline of said Sullivan Boulevard a distance of twelve and twenty-eight hundredths (12.28) feet to a point; THENCE: running southerly along the westerly sideline of said Sullivan Boulevard on a curve to the right having a radius of 375.00 feet and a length of 143.99 feet to a point; THENCE: north 76 degrees 49' 25" west along Lot #12 a distance of two hundred fifty-one and ninety hundredths (251.90) feet to a point; THENCE: north 02 degrees 41' 48" east along land now or lately of one Germain, a distance of one hundred fifty-seven and no hundredths (157.00) feet to a point; THENCE: south 76 degrees 59' 11" east along said Lot 10 a distance of two hundred and seventy nine and fifty-two hundredths (279.52) feet to a point; The above described tract contains an area of 41,958 square feet.

For our title reference see that deed of Steve Campbell and Nancy Campbell to Nancy A. Campbell, Individually, dated August 19, 1996, and recorded with the Oxford, Worcester (S) County Registry of Deeds on at Book 18192, Page 128.

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

Terms of sale: A deposit of five thousand dollars (\$5,000) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Demerle Hoeger LLP, 10 City Square, 4th Floor, Boston, MA 02129 within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control. Other terms, if any, to be announced at the sale.

U.S. Bank Trust National Association,
as Trustee of the Chalet Series IV Trust,
Present holder of said mortgage,
By its Attorneys,
Demerle Hoeger LLP
10 City Square, 4th Floor
Boston, MA 02129
(617) 337-4444

August 27, 2021
September 3, 2021
September 10, 2021

M

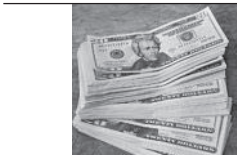
Legal Notice of Public Hearing (Webster)

General Auto

WANTED AUTOS



AABLE AUTO BUYERS Mass Auto Recycling paying 500.00 or more, for right one most any car, truck, M/C of value. Junk, Wrecked, Repairable, Parts, or GOOD USED. Paying thousands for some. Call LARRY 508 769 3962



AABLE AUTO BUYERS Mass Auto Recycling paying 500.00 or more, for right one most any car, truck, M/C of value. Junk, Wrecked, Repairable, Parts, or GOOD USED. Paying thousands for some. Call LARRY 508 769 3962

Autos By Make

BUICK

Buick 2008 Lucerne CX .3.8 V6. Platinum silver metallic exterior light gray custom cloth interior. clean Carfax. non-smoker. rust free body. ELDERLY OWNED only 75,417 miles. excellent condition throughout. \$6450. Call Michael. 508-365-8057

Recreational Vehicles

BOATS

Lund 2019 CV Boat and trailer for sale 16' Lund fishing boat 20HP Mercury electric start. No title buyer needs to pay excise tax to register. \$7000 cash can deliver call 5087135494

Recruitment

GENERAL

Excellent Benefits

(IPL)

12-hour Machine Operators - Leominster, MA
12-hour Machine Operator positions starting at \$18.00 per hour. No experience necessary. Must be 18+. Apply in-person at 40 Francis St, Leominster, MA 01453.

Start Now

PremaTech
Advanced Ceramic Coatings

HIRING! IMMEDIATE OPENINGS!
Prematech Advanced Ceramics, located in Worcester, MA is hiring **Mechanists** of all skill-level and **Quality Inspectors** for second and third shifts. Prematech offers **competitive wages**, **comprehensive benefits**, **ON THE JOB TRAINING**, **shift differential for off-shifts** AND a **hiring incentive**

Rockwell Automation
Job Fair
September 8
139 Barnum Rd. Devens, MA

Town of Boylston
Seasonal Snow Plow Operators needed for 2021-22 season.
CDL Class B, 24/7 availability, and min. of 3 yrs. experience.
See details posted on the Employment page at www.boyiston-ma.gov.
Send cover letter and resume to boylistonhr@boyiston-ma.gov EOE/AA.

GAS STATION ATTENDANT - FULL TIME
M-F 1-9pm position in Northboro with excellent benefits. Consistent schedule and great work/life balance. Must be able to work outside for long periods. 18+ only, drug test & background check required. Apply within, 75 Crescent St., Worcester.

CANNABIS MANUFACTURING TECHNICIAN
Do you want to lead the future of one of the fastest growing industries in the US? Send a resume and cover letter to careers@cmasslabs.com.

Full or part-time Dental Hygienist needed in busy dental office. Someone who is passionate about providing great quality dental care and likes an efficient and fast-paced environment. Some duties include but not are limited to: standard prophylaxis & periodontal treatment, radiographs, treatment planning, and home care instruction. Must have current RDH license, CPR certification and Local Anesthesia license. Please send your resumes to cutesmilesdental@gmail.com or call 508-770-0800

Real Estate For Sale

HOMES FOR SALE

SHREWSBURY, WORCESTER & Towns - Take advantage of the great market! Best time is NOW to find out your properties value! Free Market Analysis. Maria Smith RENE. Call: 508-845-9974

Puzzle answers

SUJIKEN ANSWER

8									
2	1								
9	7	6							
6	5	3	7						
1	9	2	5	4					
7	4	8	1	9	2				
5	2	9	4	8	6	3			
4	6	1	3	5	7	8	9		
3	8	7	9	2	1	6	4	5	

Sudoku

1	4	2	5	7	8	6	3	9
3	5	6	2	9	4	8	7	1
8	7	9	6	3	1	4	2	5
2	6	4	1	8	3	5	9	7
7	1	5	4	6	9	2	8	3
9	3	8	7	5	2	1	6	4
4	2	3	9	1	6	7	5	8
6	8	7	3	4	5	9	1	2
5	9	1	8	2	7	3	4	6

Difficulty Level ★★★★★

HOMES FOR SALE



VACATION HOME Second home on popular Glen Echo Lake full recreation. swim, boat, kayak, fish, water ski jet ski, sail. Neighbor glides his large sailboat across the water! Centrally located easy to highways Rte 20 & MA Pike. Get away & relax on your expansive deck - awesome views sunsets! 199 Sunset Dr, Charlton. \$329,900. Jo-Ann 508-943-7669 Maria 508-873-9254 RE/MAX Adv 1.

Wells Beach New Models just in!!! Also a few gently used homes! Close to Beach! Golf & Attractions! 3 Heated Pools! Clubhouses! Tennis! Trolley! Much More! 207-337-2542 www.Meadowledge.com

WORCESTER WEST SIDE BEAUTIFUL! Extraordinary custom wood/stone contemporary, quality craftsmanship. 4br/3 full & 2 half bath. Spacious rms, OPF, LR boasts floor-ceiling stone flpl., soaring ceilings, gourmet El kit w/ gran. SS appl., + form. DR, 2 sep. bedrm suites w/ wI closets, balcony. Sun drenched atrium, walls of window sliders, pro landscaped sculpture gardens, granite patios, waterfall, koi pond, stone walls, prvt. yard on deadend st. breathtaking home, a true oasis. \$998,777 Maria Smith/RENET 508-845-9974

Real Estate Services

REAL ESTATE SERVICES

SHREWSBURY/WORCESTER/ Surrounding Towns. Let me help you! 40+ yrs experienced professional offers buyer/seller expertise & notary public service. Call Maria Smith/RENET 508-845-9974

Rentals

APARTMENTS

Worcester *** 31 Caroline Street** Plantation Street area...Brand new One bedroom apartment...incl wash/dry, storage, off street parking, heat and h/w...No smoking, No pets. To view apartment 508-756-2147 or cathy@botanybayproperties.com

AUCTIONS

PUBLIC AUCTION
TUESDAY, SEPTEMBER 14TH AT 1:00 PM
MORTGAGEE'S SALE OF REAL ESTATE
• WORCESTER •

6 ROOM / 2 BEDROOM 2-STORY CAPE STYLE HOME
57 Sherbrook Avenue WORCESTER, MA
TO BE SOLD ON THE PREMISES

FEATURES
• 2-Story Cape Style Home • ± 0.17 Acres of Land •
• Total of (6) Rooms w/ (2) Bedrooms & (1) Bath •
• ± 928 S/F of Gross Living Area •
• Steam Heat • Full Basement • Wood Deck •
• Porch • Wood Shingle Siding • Zoned: RL-7 •
• Public Water & Sewer •

SALE PER ORDER OF MORTGAGEE
Attorney Joseph J. Lange
Of the firm of Lyon & Fitzpatrick, LLP
14 Bobala Road, Holyoke, MA
Attorney For Mortgagee
TERMS OF SALE: \$10,000.00 Deposit Cash Or Certified Funds
5% Buyer's Premium Applies
Other Terms To Be Announced At Time Of Sale

MORTGAGEE'S SALE OF REAL ESTATE AT PUBLIC AUCTION
Tuesday, September 7, 2021
2:00 PM-LEOMINSTER
1025 Mechanic Street
sgl fam, 1,196 sf liv area, 0.24 ac lot, 6 rm,
3 bdrm, 1 bth, Worcester(N): Bk 6291, Pg 314
3:00 PM-GARDNER
11 Jay Street
3 fam, 2,346 sf liv area, 0.16 ac lot, 15 rm,
6 bdrm, 3 bth, Worcester(Worc): Bk 35695, Pg 379
Wednesday, September 8, 2021
12:00 PM-HARVARD
206 Littleton Road
sgl fam, 2,256 sf liv area, 1.51 ac lot, 7 rm,
3 bdrm, 2 bth, Worcester(Worc): Bk 41153, Pg 44

Friday, September 10, 2021
11:00 AM-WORCESTER
1133 West Boylston Street
3 fam, 2,928 sf liv area, 0.211 ac lot, 12 rm,
4 bdrm, 3 bth Worcester(Worc): Bk 38011, Pg 93
1:00 PM-OAKHAM
453 South Road
sgl fam, 1,260 sf liv area, 3.78 ac lot, 5 rm,
3 bdrm, 2 bth Worcester(Worc): Bk 38407, Pg 7

TERMS: Cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder. No CASH. No personal checks will be accepted. Cashier/certified checks should be made out to whomever is going to bid at the auction. The balance to be paid within thirty (30) days at the law offices of Korde & Associates, PC, 900 Chelmsford Street, Suite 3102, Lowell, MA 01851, Attorney for the Mortgagee.

Bay State Auction Co., Inc.
NORTH CHELMSFORD (978) 261-1150 www.baystateauction.com
MAJAX: 2624, 2959, 3039, 2573, 116, 2484, 3246, 2919, 3092, 3107
VIM-0000476948-01

Auctioneer makes no representation as to the accuracy of the information contained herein.

Bay State Auction Co., Inc.
NORTH CHELMSFORD (978) 261-1150 www.baystateauction.com
MAJAX: 2624, 2959, 3039, 2573, 116, 2484, 3246, 2919, 3092, 3107
VIM-0000476948-01

KenKen

JUMBLE
Answer:
WIGGLE DRESSY ANNUAL
FORAGE EXPORT INVITE
When they made an offer on the schooner, the —
"SAIL" WAS PENDING

KenKen

5	4	1	3	2	6
3	2	6	3	1	5
1	2	4	5	6	3
3	1	2	6	4	5
6	3	5	4	1	2
4	5	6	2	3	1

©2021 KenKen Puzzles, LLC www.kenken.com

APARTMENTS

Worcester...Center Hill Apts
503-505 Mill St....The Tatnuck area's newest apartment homes. large 1 & 2 BR, W/D in each apt, storage, elevator, heat & h/w incl, nice walking area. No pets. No smoking. 508-756-2147 or cathy@botanybayproperties.com

AUCTIONS

Mortgagee's Sale of Real Estate on Premises
NORTH OXFORD
618 Main Street



AUCTION FRIDAY
SEPTEMBER 10 @ 11:00 AM

Three family, 3-2-2 bedrooms, 6-5-6 rooms, 4,946± SF, 4± acre lot. TERMS: \$5,000 deposit by certified or bank check at the time and place of sale; balance due in thirty days. Auctioneer not responsible for errors or omissions.

www.skypointauctions.com
508-410-8107
SKYPOINT AUCTIONS
PO Box 271, Shrewsbury, MA MA LIC #207

PUBLIC AUCTION

• (2) DATES • (2) LOCATIONS •

★ (2) FUNERAL HOMES ★

• 2 STORY FUNERAL HOME •
366 School Street WEBSTER, MA
To Be Sold On The Premises
TUESDAY, SEPTEMBER 7TH AT 1:00 PM

• 2 STORY MIXED-USE FUNERAL HOME •
175 Old Worcester Rd CHARLTON, MA
To Be Sold On The Premises
WEDNESDAY, SEPTEMBER 15TH AT 1:00 PM

SEND FOR DESCRIPTIVE PICTURED BROCHURE OR VISIT OUR WEBSITE AT WWW.POSNIK.COM
1% BROKER INCENTIVE OFFERED!!!

SALE PER ORDER OF MORTGAGEE
Attorney Jerry B. Plumb
of the firm of O'Connell & Plumb, P.C.
75 Market Place, Springfield, MA
Attorney For Mortgagee
TERMS OF SALE: \$10,000.00 Initial Deposit Per Property Required At Time Of Auction In Cash Or Certified Funds
Deposit To Be Increased To 10% Of Purchase Price
Within 5 Business Days Of Auction Sales
5% Buyer's Premium Applies, Per Property
Other Terms To Be Announced At Time Of Sale

Aaron Posnik
AUCTIONEERS • APPRAISERS
West Springfield, MA • Philadelphia, PA
413-733-8238 • 610-853-6655
TOLL FREE 1-877-908N1K • (781) 448-1111
MA Lic Lic #181 • PA Lic Lic #AY000281L
Web: www.posnik.com • Email: info@posnik.com

FIRST TIME HOME BUYERS CHECK THIS OUT
MORTGAGEE'S SALE OF REAL ESTATE
STERLING, MA-SINGLE FAMILY
To be sold on the premises known and numbered as
10 MERRILL ROAD
STERLING, MASSACHUSETTS
"WHERE AUCTIONEERS RED FLAG IS DISPLAYED"

FRIDAY, SEPTEMBER 10TH, 2021
Time of Sale: 10:00 A.M.

OFFERING: a 3 bedroom, 2 bath, A framed modern styled single-family home with 1,283 sq. ft. +/- of living area, situated on a 2,020 +/- acre parcel of land, in close proximity to all major roads and businesses.

Terms of sale: Five Thousand (\$0/100\$5,000.00) Dollars to be paid by the purchaser at the time and place of the sale in cash or by certified check, bank treasurer's check or cashier's check or other official Bank Check; the balance of the purchase price to be paid within thirty (30) days of sale, upon the delivery of the foreclosure deed at the Office, Gelinas and Ward, LLP, 106 Merriam Avenue, Leominster, MA 01453.

Other terms to be announced at the sale.

Samantha J. Court, Esquire, Gelinas & Ward, LLP,
106 Merriam Avenue, Leominster, MA 01453
(978) 537-2200
Francis J. Trapasso & Associates
Constables & Auctioneers
84 Park Avenue, Worcester, MA 01609
Mass. License No. 252
(508) 798-0287
www.ftrapasso.com

MISC. PETS
German Shorthaired Pointer Pups AKC Registered, shots, dewormed! Field champion bloodlines! Ready Now! 860-684-2252
AKC Beagle Puppy One female left. She is great with kids and loves to run and play. She will be 25-30 lbs when full-grown. \$1200 860-680-2955

ARTICLES FOR SALE

CASH FOR CARS AABLE AUTO BUYERS / Mass Auto Recycling/Buying cars, trucks, m/c. Junk, Wrecked, Repairable, Good Used. Paying thousands for some. In Worcester for over 40 years. Call Larry 508 769 3962

CASH FOR CARS AABLE AUTO BUYERS / Mass Auto Recycling/Buying cars, trucks, m/c. Junk, Wrecked, Repairable, Good Used. Paying thousands for some. In Worcester for over 40 years. Call Larry 508 769 3962

BUYING • RECORDS/COMICS/MAGAZINES+WANTED > Up Record Albums, Single 45's, Cd's, Real Tapes, Video Games, Comic Books & Graphic Novels, Old Books & Magazines, Artwork, Posters, Toys, Baseball Cards etc, Musical Instruments++ Worcester, MA / Central MA. ++ Dave 774-414-8687 dcartwel@hotmail.com

Wanted to Buy Wanted - CASH PAID - ANTIQUES, OLD RELIGIOUS MEDALS & ROSARIES, OLD WATCHES & CLOCKS, OLD BOTTLES, JARS, CROCKS & JUGS, OLD MARBLES, LOCAL SOUVENIRS & ADVERTISING, OLD COIN BANKS, OLD SIGNS, 1920's & OLDER PAPER ITEMS, LETTERS, STAMPS & ENVELOPES, OLD PHOTOS, COSTUME, SILVER & GOLD JEWELRY, OLD KNIVES, TOKENS & COINS, OLD SILVERPLATE & STERLING, OLD TOYS, CARS & TRUCKS, OLD SIGNS & MILITARY ITEMS, OLD LEATHER BOUND BOOKS, OLD SMOKING PIPES & CIGARETTE LIGHTERS, OLD PAINTINGS, OLD FOUNTAIN PENS. I BUY MANY KINDS OF OLDER ITEMS, ONE PIECE OR AN ENTIRE ESTATE. PLEASE CALL MY CELL PHONE ANYTIME. 413-237-3751

King Philip Coin Buying Coins, Notes, Sterling & Gold Always buying Coins and Collectibles - Call for an Appointment - 508-859-0707 - 324 Grove St. Worcester Coin Dealer- We also make house calls - FREE Appraisals-

Building/Contractors/ Home Repair

Home Repairs & Remodeling
Worcester Remodeling
We Work For You & With You

Wanted to Buy Wanted - CASH PAID - ANTIQUES, OLD RELIGIOUS MEDALS & ROSARIES, OLD WATCHES & CLOCKS, OLD BOTTLES, JARS, CROCKS & JUGS, OLD MARBLES, LOCAL SOUVENIRS & ADVERTISING, OLD COIN BANKS, OLD SIGNS, 1920's & OLDER PAPER ITEMS, LETTERS, STAMPS & ENVELOPES, OLD PHOTOS, COSTUME, SILVER & GOLD JEWELRY, OLD KNIVES, TOKENS & COINS, OLD SILVERPLATE & STERLING, OLD TOYS, CARS & TRUCKS, OLD SIGNS & MILITARY ITEMS, OLD LEATHER BOUND BOOKS, OLD SMOKING PIPES & CIGARETTE LIGHTERS, OLD PAINTINGS, OLD FOUNTAIN PENS. I BUY MANY KINDS OF OLDER ITEMS, ONE PIECE OR AN ENTIRE ESTATE. PLEASE CALL MY CELL PHONE ANYTIME. 413-237-3751

Wanted to Buy Wanted - CASH PAID - ANTIQUES, OLD RELIGIOUS MEDALS & ROSARIES, OLD WATCHES & CLOCKS, OLD BOTTLES, JARS, CROCKS & JUGS, OLD MARBLES, LOCAL SOUVENIRS & ADVERTISING, OLD COIN BANKS, OLD SIGNS, 1920's & OLDER PAPER ITEMS, LETTERS, STAMPS & ENVELOPES, OLD PHOTOS, COSTUME, SILVER & GOLD JEWELRY, OLD KNIVES, TOKENS & COINS, OLD SILVERPLATE & STERLING, OLD TOYS, CARS & TRUCKS, OLD SIGNS & MILITARY ITEMS, OLD LEATHER BOUND BOOKS, OLD SMOKING PIPES & CIGARETTE LIGHTERS, OLD PAINTINGS, OLD FOUNTAIN PENS. I BUY MANY KINDS OF OLDER ITEMS, ONE PIECE OR AN ENTIRE ESTATE. PLEASE CALL MY CELL PHONE ANYTIME. 413-237-3751

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HOMES FOR RENT



Worcester Nice 1 Brm studio W appliances. \$625. Heat & hot water incl. Off St. parking. 8 Oberlin St. Worcester off Main St.

Worcester Single House for RENT 3 BR, 1 1/2 BA, 1450 sq ft, Central Air, Gas Heat, Good location. Corrine St. \$1800/ Month. Available Now!!! Please Call 508-826-3126.

Office Space for Rent
SHREWSBURY: PROFESSIONAL Office space in prime rte 9 Lakeway Business District area. Handicapped accessible w/ elevator. \$675/mo incl heat/lease. Maria Smith /RENET 508-845-9974

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N

Certified Voting Record (Dudley)

TOWN OF DUDLEY
MASSACHUSETTS
OFFICE OF THE TOWN CLERK

71 West Main Street, Suite 207 • Dudley, MA 01571
(508) 949-8004 Town Clerk's Phone • (508) 949-7115 Fax

Lori A. Smith

Town Clerk

townclerk1@dudleyma.gov



Jacqueline M. Phelps

Assistant Town Clerk

townclerk2@dudleyma.gov

SPECIAL TOWN MEETING
October 25, 2021

ARTICLE 13: (Board of Selectmen) – Webster-Dudley French River District – Urban Center Housing TIF-Plan, Zone and Agreement – To see if the Town will vote to:


- a) approve a proposed Urban Center Housing Tax Increment Financing Plan (UCH-TIF Plan) known as the Webster-Dudley French River District UCH-TIF Plan;
- b) approve a proposed Urban Center Housing Tax Increment Housing Zone (UCH-TIF Zone) known as the Webster-Dudley French River District UCH-TIF Zone;
- c) approve a proposed Urban Center Housing Tax Increment Financing Agreement (UCH-TIF Agreement) by and between the Town of Dudley and Stevens Mill, LLC all in accordance with Chapter 40, section 60 of the general laws and regulations of the Massachusetts Department of Housing and Community Development (DHCD; 760 CMR 58) for the development of real property known as Stevens Mill consisting of “Parcel I” with buildings thereon, known as and located at 8 Mill Street, Dudley, containing approximately 5.942 acres of land; “Parcel II”, a small triangular parcel of land containing approximately 3,110 square feet of land, and “Parcel III”, a parcel of land containing approximately 1.01 acres, all of which are located in the proposed UCH-TIF zone;
- d) authorize the Board of Selectmen to submit certified applications to the Commonwealth of Massachusetts Department of Housing and Community Development for approval.
- e) authorize the Board of Selectmen to execute the UCH-TIF agreements and any other related documents and to take such other actions as may be necessary or appropriate to implement the UCH-TIF agreements or to obtain approval of the certified applications.
- f) or take any action thereto.

ARTICLE 13: Amendment to Article 13 was Approved by Majority vote Webster-Dudley French River District – Urban Center Housing TIF-Plan, Zone and Agreement – To see if the Town will vote to:

- a) approve a proposed Urban Center Housing Tax Increment Financing Plan (UCH-TIF Plan) known as the Webster-Dudley French River District UCH-TIF Plan;
- b) approve a proposed Urban Center Housing Tax Increment Housing Zone (UCH-TIF Zone) known as the Webster-Dudley French River District UCH-TIF Zone;
- c) approve a proposed Urban Center Housing Tax Increment Financing Agreement (UCH-TIF Agreement) by and between the Town of Dudley and Stevens Mill Owner, LLC all in accordance with Chapter 40, section 60 of the general laws and regulations of the Massachusetts Department of Housing and Community Development (DHCD; 760 CMR 58) for the development of real property known as Stevens Mill consisting of “Parcel I” with buildings thereon, known as and located at 8 Mill Street, Dudley, containing approximately 5.942 acres of land; “Parcel II”, a small triangular parcel of land containing approximately 3,110 square feet of land, and “Parcel III”, a parcel of land containing approximately 1.01 acres, all of which are located in the proposed UCH-TIF zone;
- d) authorize the Board of Selectmen to submit certified applications to the Commonwealth of Massachusetts Department of Housing and Community Development for approval.
- e) authorize the Board of Selectmen to execute the above UCH-TIF agreement and any other related documents and to take such other actions as may be necessary or appropriate to implement the UCH-TIF agreement or to obtain approval of the certified applications.
- f) require that any affordable residential unit in a UCH-TIF zone to include a local preference for existing Town of Dudley residents to the extent permitted by state law or regulation.

Action Taken: October 25, 2021

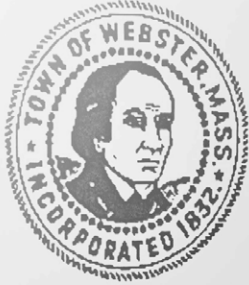
A True Copy.

Attest: 
Lori A. Smith, Dudley Town Clerk

Seal



Certified Voting Record (Webster)



TOWN OF WEBSTER

Office of the Town Clerk
350 Main Street
Webster, MA 01570
Phone: 508-949-3800 x 4003
Fax: 508-943-0033
bcraver@webster-ma.gov

This is to certify that the following article was acted on at the Annual Town Meeting held on October 18 2021. The meeting started at 7:10 p.m. and there was a quorum of 83 present..

ARTICLE 6. CREATION OF A WEBSTER-DUDLEY FRENCH RIVER DISTRICT URBAN CENTER HOUSING TIF-PLAN AND ZONE

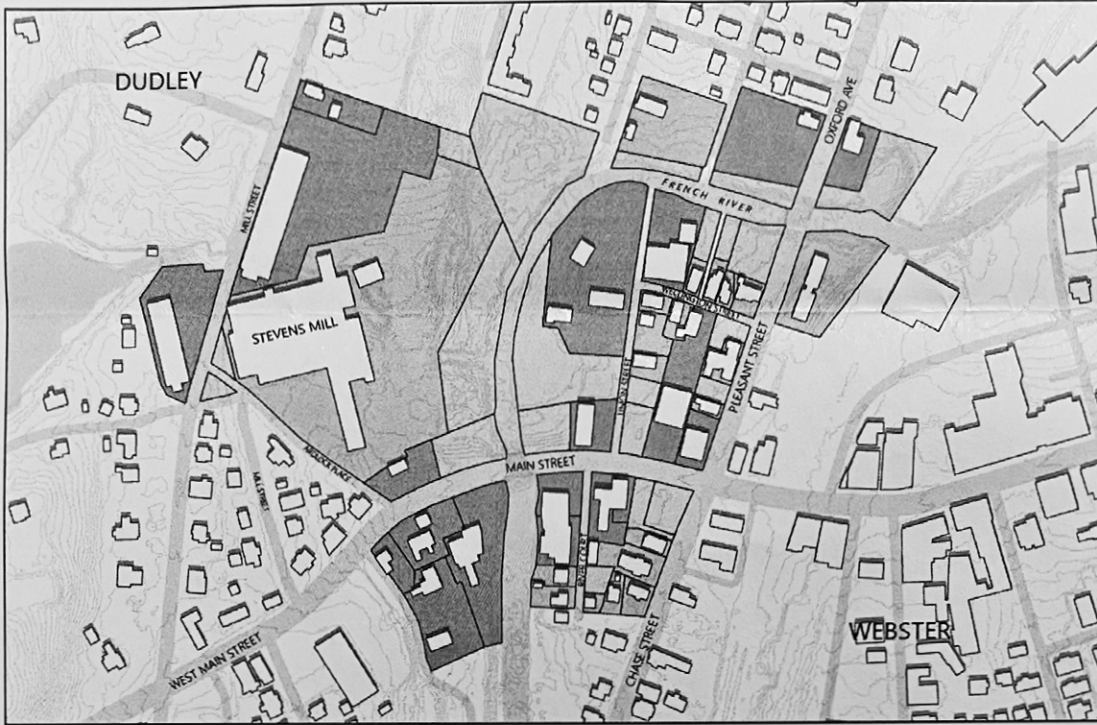
To see if the Town will vote to:

- a) approve a proposed Urban Center Housing Tax Increment Financing Plan (UCH-TIF Plan) known as the Webster-Dudley French River District UCH-TIF Plan;
- b) approve a proposed Urban Center Housing Tax Increment Housing Zone (UCH-TIF Zone) known as the Webster-Dudley French River District UCH-TIF Zone;
- c) authorize the Board of Selectmen to submit Certified Project Applications to the Commonwealth of Massachusetts Department of Housing and Community Development for approval;
- d) authorize the Board of Selectmen to execute the UCH-TIF agreements and any other related documents and to take such other actions as may be necessary or appropriate to implement the UCH-TIF agreements or to obtain approval of the Certified Project Applications;
- e) or take any action thereon. Copies of the proposed UCH-TIF Zone and UCH-TIF Plan are available for inspection at the office of the Town Administrator and on the Town's website at: www.webster-ma.gov.

Sponsored by the Board of Selectmen

Decision: A motion was made to amend the article to read that the Town a) approve a proposed Urban Center Housing Tax Increment Financing Plan (UCH-TIF Plan) known as the Webster-Dudley French River District UCH-TIF Plan; b) approve a proposed Urban Center Housing Tax Increment Housing Zone (UCH-TIF Zone) known as the Webster-Dudley French River District UCH-TIF Zone; c) authorize the Board of Selectmen to submit Certified Project Applications to the Commonwealth of Massachusetts Department of Housing and Community Development for approval; and d) authorize the Board of Selectmen to execute the UCH-TIF agreements and any other related documents and to take such other actions as may be necessary or appropriate to implement the UCH-TIF agreements or to obtain approval of the Certified

Project Applications. The article as amended received 61 YES votes and 9 NO votes. The article as amended was approved.



Webster-Dudley French River UCH-TIF District
Appendix D: UCH-TIF District Land Use Map



Residential
Commercial
Vacant

A TRUE COPY ATTEST:

Robert T. Carver

TOWN CLERK