

**SPECIAL TOWN MEETING
October 1, 2018**

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS

To Ms. Kim Batista, Town Clerk of the Town of Ludlow in said County:

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of said Town qualified to vote on Town affairs to meet at the **Ludlow High School Auditorium**, 500 Chapin Street, Ludlow, Massachusetts on **Monday, October 1, 2018** at 7:30 p.m., if the Auditorium of the LUDLOW HIGH SCHOOL, shall not, in the opinion of the Moderator, be adequate to contain such Inhabitants who shall meet, then to meet also in and such other locations in the LUDLOW HIGH SCHOOL as the Moderator deems appropriate, at such time and place then and there for the purpose of acting on the following articles in the warrant.

ARTICLE 1: To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money for **UNPAID BILLS AND/OR OVEREXPENDED ACCOUNTS OF PREVIOUS YEARS**; pass any vote or take any action relative thereto. Submitted by the Board of Selectmen.

9/10th Vote Required.

ARTICLE 2: I move that the town vote to provide specific authority to the Police Department to enter into a Lease to Own Taser Contract on behalf of the Town, the execution of which shall extend five years from the date thereof as regulated by Town of Ludlow Bylaws, Chapter II, Regulating the Conduct of Town Business, SECTION 15, which authorizes the extension of contracts beyond three years when “specific” authority to do so has been given by vote of the town.”; pass any vote or take any action relative thereto. Submitted by the Board of Selectmen.

ARTICLE 3: To see if the Town will vote to raise and/or appropriate a sum of money to be used to offset the unexpected deficit to the debt service for Fiscal Year 2019 for the borrowing for the Chapin Street Elementary School and Senior Center projects; Pass any vote or take any action relative thereto. Submitted by the Town Treasurer.

2/3rd Vote Required.

ARTICLE 4: To see if the Town will vote to transfer from Sewer Enterprise Account Earnings and/or borrow by the issuance of bonds or notes such sums of money as may be necessary for the Sewer Division Capital Improvements during the fiscal year beginning July 1, 2018; pass any vote or take any action relative thereto. Submitted by the Board of Public Works.

2/3 Vote Required in the Case of Borrowing.

ARTICLE 5: To see if the Town will vote to transfer from the Ambulance Subscription Fund a sum of money not to exceed Forty Thousand Dollars (\$40,000) the purpose of which is to purchase a Deputy Fire Chief's vehicle; pass any vote or take any action relative thereto. Submitted by the Board of Selectmen.

ARTICLE 6: To see if the Town will vote to amend the Zoning Bylaws of the Town of Ludlow by removing **SECTION XI: Temporary Moratorium on the Sale and Distribution of Recreational Marijuana:**

by deleting:

XI. Temporary Moratorium on the Sale and Distribution of Recreational Marijuana

11.0 Temporary Moratorium on the Sale and Distribution of Recreational Marijuana

11.0.1 Purpose

By vote at the State election on November 8, 2016, the voters of the Commonwealth approved a law regulating the cultivation, distribution, possession and use of marijuana for recreational purposes. The law provides that it is effective on December 15, 2016 and the State Cannabis Control Commission is required to issue regulations regarding implementation by September 15, 2017.

Currently under the Zoning Bylaw, Recreational Marijuana Establishments and Marijuana Retailers are not a permitted use in the Town and any regulations promulgated by the State Cannabis Control Commission are expected to provide guidance to the Town in regulating Recreational Marijuana Establishments and Marijuana Retailers.

The regulation of Recreational Marijuana Establishments and Marijuana Retailers raise novel and complex legal, planning, and public safety issues and the Town needs time to study and consider the regulation of Recreational Marijuana Establishments and Marijuana Retailers and address such novel and complex issues, as well as to address the potential impact of the State regulations on local zoning and to undertake a planning process to consider amending the Zoning Bylaw regarding regulation of Recreational Marijuana Establishments and Marijuana Retailers and other uses related to the regulation of recreational

marijuana. The Town intends to adopt a temporary moratorium on the use of land and structures in the Town for Recreational Marijuana Establishments and Marijuana Retailers so as to allow the Town sufficient time to engage in a planning process to address the effects of such structures and uses in the Town and to adopt provisions of the Zoning Bylaw in a manner consistent with sound land use planning goals and objectives.

11.0.2 Definitions

Manufacture: to compound, blend, extract, infuse or otherwise make or prepare a marijuana product.

Marijuana accessories: equipment, products, devices or materials of any kind that are intended or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, ingesting, inhaling or otherwise introducing marijuana into the human body.

Marijuana cultivator: an entity licensed to cultivate, process and package marijuana, to deliver marijuana to marijuana establishments and to transfer marijuana to other marijuana establishments, but not to consumers.

Marijuana establishment: a marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana-related business.

Marijuana product manufacturer: an entity licensed to obtain, manufacture, process and package marijuana and marijuana products, to deliver marijuana and marijuana products to marijuana establishments and to transfer marijuana and marijuana products to other marijuana establishments, but not to consumers.

Marijuana products: products that have been manufactured and contain marijuana or an extract from marijuana, including concentrated forms of marijuana and products composed of marijuana and other ingredients that are intended for use or consumption, including edible products, beverages, topical products, ointments, oils and tinctures.

Marijuana testing facility: an entity licensed to test marijuana and marijuana products, including certification for potency and the presence of contaminants.

Marijuana retailer: an entity licensed to purchase and deliver marijuana and marijuana products from marijuana establishments and to deliver, sell or otherwise transfer marijuana and marijuana products to marijuana establishments and to consumers

11.0.3 Temporary Moratorium

For the reasons set forth above and notwithstanding any other provision of the Zoning Bylaw to the contrary, the Town hereby adopts a temporary

moratorium on the use of land or structures for Recreational Marijuana Establishments and Marijuana Retailers. The moratorium shall be in effect through June 30, 2018. During the moratorium period, the Town shall undertake a planning process to address the potential impacts of recreational marijuana in the Town, consider the State Cannabis Control Commission regulations regarding Recreational Marijuana Establishments and Marijuana Retailers and related uses, determine whether the town shall restrict any, or all, licenses for Recreational Marijuana Establishments and Marijuana Retailers, determine whether the town will prohibit on-site consumption at Recreational Marijuana Establishments and Marijuana Retailers and shall consider adopting new provisions of the Zoning Bylaw to address the impact and operation of Recreational Marijuana Establishments and Marijuana Retailers and related uses. The planning process shall include a study of the appropriateness of a town-wide ballot measure prohibiting marijuana establishments in the Town of Ludlow, if such ballot measure is contemplated or permitted by applicable Massachusetts law and/or regulation.

11.0.4. Severability

The provisions of this by-law are severable. If any provision, paragraph, sentence, or clause of this By-law or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this bylaw.”

Pass any vote or take any action relative thereto. Submitted by the Planning Board.

Report of the Planning Board Required.
2/3rds Vote Required.

ARTICLE 7: To see if the Town will vote to amend the Zoning Bylaws of the Town of Ludlow, **SECTION III: GENERAL USE REGULATIONS. 3.0 GENERAL REGULATIONS. 3.0.5 Private Swimming Pools by deleting from a. “, but in no case shall the pool be located nearer than ten (10) feet to any side or rear lot line. A pool must be located at least ten (10’) from any and all structures. Exception: Pool Decks.”**

Current section:

- a. The location of a pool and its appurtenant structures on a lot shall conform to the minimum front, sides, and rear yard requirements of the respective zoning district, but in no case shall the pool be located nearer than ten (10) feet to any side or rear lot line. A pool must be located at least ten (10’) from any and all structures. Exception: Pool Decks. (amended 10/6/03)

New section to read:

- a. **The location of a pool and its appurtenant structures on a lot shall conform to the minimum front, sides, and rear yard requirements of the respective zoning district.**

Pass any vote or take any action relative thereto. Submitted by the Planning Board.

Report of the Planning Board Required.
2/3rds Vote Required.

ARTICLE 8: To see if the Town will vote to amend the Zoning Bylaws of the Town of Ludlow, **SECTION V: OVERLAY DISTRICT REGULATIONS. 5.1 BUSINESS IN THE AGRICULTURE: MODERATE DENSITY OVERLAY DISTRICT 5.1.3 Site Design by adding j. The Planning Board may waive up to 25% of the required parking spaces under Section 6.4 PARKING REQUIREMENTS in the Agriculture Moderate Density District.**

New Section to read:

j. The Planning Board may waive up to 25% of the required parking spaces under Section 6.4 PARKING REQUIREMENTS in the Agriculture Moderate Density District.

Pass any vote or take any action relative thereto. Submitted by the Planning Board.

Report of the Planning Board Required.
2/3rds Vote Required.

ARTICLE 9: To see if the Town will vote to amend the Zoning Bylaws of the Town of Ludlow by changing from **Residence A** to **Business A**, a parcel of land owned by Francisco Leita, Trustee, located at 607 Chapin Street (Assessors Map # 16A, Parcel 99) and described as follows:

The land with the buildings thereon is said Ludlow, being known and designated as Lot #3 (three) as shown on a plan of lots recorded in the Hampden County Registry of Deeds, Book of Plans 53, Page 39 and 40, said lot being bounded and described as follows: NORTHEASTERLY by Chapin Street, eighty (80) feet; SOUTHEASTERLY by Lot #2 (two) as shown on said plan, one hundred twenty-five (125) feet; SOUTHWESTERLY By Lot #5 (five) as shown on said plan, eighty (80) feet; and NORTHWESTERLY by Lot #4 (four) as shown on said plan, one hundred twenty-five (125) feet. Subject to pole and line rights granted Western Massachusetts Electric Company et al by instrument dated October 18, 1955, recorded in said Registry, Book 2426, Page 303. Subject to restrictions of record. The signatory to this document hereby waives and releases any and all rights of homestead in the subject premises and further state under the pains and penalty of perjury pursuant to M.G.L. c. 188 §13 that there are no other persons or entities entitled to claim the benefit of an existing homestead in the premises. Being the same premises conveyed to Lester E. Caron and Vivian E. Caron by deed of Joseph Guerici and Dorothy Guerici dated April 16, 1956 and recorded in the Hampden County Registry of Deeds in Book 2461, Page 230. Lester E. Caron died on 3-22-1993. See Death Certificate recorded immediately prior hereto.

Pass any vote or take any action relative thereto. Submitted by the Planning Board.

Report of the Planning Board Required.
2/3rds Vote Required.

ARTICLE 10: To see if the Town will vote to amend the Zoning Bylaws of the Town of Ludlow by changing from **Agriculture** to **Residence A**, a parcel of land owned by Justin Dias and Nancy Goncalves, located at 1322 Center Street (Assessors Map #33, Parcel 45) and described as follows:

The land in Ludlow, Hampden County, Massachusetts, bounded and described as follows: A lot of land situated on the southerly side of Sikes Street, also known as Ludlow Center Road, and also as Belchertown Road in Ludlow, Hampden County, Massachusetts and more particularly bounded and described and follows: Beginning at an iron pipe in the southerly line of Sikes Street and the northeast corner of land now or formerly of one Cuthbert, said pipe being distant easterly nine hundred seventy (970) feet from intersection of said southerly line of Sikes Street and the northerly line of the old Ludlow Center Road, now discontinued, said pipe also being distant easterly about fourteen hundred ten (1410) feet from Moore Street, hence running EASTERLY along said southerly line of Sikes Street one hundred fifty (150) feet to an iron pipe; thence turning a right angle and running SOUTHERLY about one hundred twenty-two (122 feet to appoint in the northerly line of the old discontinued road; thence running WESTERLY along the northerly line of the old discontinued road about one hundred fifty and 8/10 (150.8) feet to a point at land of Cuthbert; thence running NORTHERLY along land of said Cuthbert, about one hundred six and 5/10 (106.5) feet to the point of beginning. The last course meeting the first course at a right angle. Containing about 0.4 of an acre of land. Being a parcel of land located on Center Street known as Zabek land containing approximately 17,460 square feet and being the same parcel described in deed recorded in Hampden County Registry of Deeds Book 2551, page 53. Being the same premises conveyed to Grantor by Town of Ludlow on December 19, 2008 and recorded in Hampden County Registry of Deeds Book 17592 Page 205. See also Deed in Book 2551 Page 53.

Pass any vote or take any action relative thereto. Submitted by the Planning Board.

Report of the Planning Board Required.
2/3rds Vote Required.

ARTICLE 11: To see if the Town will vote to acquire by purchase or otherwise, the fee simple interest, and to raise and appropriate a sum of money therefor, and accept the following described Maria's Way as a Public Way:

Legal Description Maria's Way

Beginning at a concrete bound located on the Westerly line of Miller Street at the southerly corner of the intersection of Maria's Way and Miller Street;

Thence N 79°25'09" W a distance of 298.10 feet to a concrete bound;

Thence Westerly measured on a curve to the right having a radius of 250.00 feet an arc length of 96.83 feet to a concrete bound;

Thence Westerly measured on a curve to the left having a radius of 200.00 feet an arc length of 73.55 feet to a concrete bound;

Thence N 78°17'50" W a distance of 338.10 feet to a concrete bound;

Thence Southerly measured on a curve to the left having a radius of 25.00 feet an arc length of 26.18 feet to a concrete bound;

Thence Westerly measured on a curve to the right having a radius of 75.00 feet an arc length of 392.70 feet to a concrete bound;

Thence Easterly measured on a curve to the left having a radius of 25.00 feet an arc length of 26.18 feet to a concrete bound;

Thence S 78°17'50" E a distance of 338.10 feet to a concrete bound;

Thence Easterly measured on a curve to the right having a radius of 250.00 feet an arc length of 91.93 feet to a concrete bound;

Thence Easterly measured on a curve to the left having a radius of 200.00 feet an arc length of 77.46 feet to a concrete bound;

Thence S 79°25'09" E a distance of 264.64 feet to a concrete bound;

Thence Easterly measured on a curve to the left having a radius of 25.00 feet an arc length of 42.03 feet to a concrete bound;

Thence S 04°15'50" W a distance of 78.23 feet to a concrete bound located at the point of beginning.

The above described land is shown on a Plan entitled; MARIA'S WAY; DEFINITIVE SUBDIVISION PLAN; OWNED BY M AND G INVESTORS, LLC. Recorded in the Hampden County Registry of Deeds in Plan Book 337 Page 19.

Pass any vote or take any action relative thereto. Submitted by the Board of Selectmen.
2/3rds Vote Required.

ARTICLE 12: To see if the Town will vote to acquire by purchase or otherwise, the fee simple interest, and to raise and appropriate a sum of money therefor, and accept the following described Sunset Ridge as a Public Way:

Legal Description Sunset Ridge

Beginning at a concrete bound set on the northerly sideline of Cislak Drive and on the westerly sideline of Sunset Ridge;

Thence running along a curve to the left, the radius being 25.00 feet for a length of 26.18 feet to a concrete bound set;

Thence running N16-43-05W for a distance of 32.58 feet to a concrete bound set;

Thence running along a curve to the right, the radius being 175.00 feet for a length of 314.53 feet to a concrete bound set;

Thence running N86-15-34E for a distance of 643.19 feet to a concrete bound set;

Thence running along a curve to the left, the radius being 225.00 feet for a length of 123.24 feet to a concrete bound set;

Thence running N54-52-37E for a distance of 73.33 feet to a concrete bound set;

Thence running along a curve to the right, the radius being 575.00 feet for a length of 301.07 feet to a concrete bound set;

Thence running N84-52-37E for a distance of 608.93 feet to a concrete bound set;

Thence running along a curve to the left, the radius being 725.00 feet for a length of 85.44 feet to a concrete bound set;

Thence running along a curve to the left, the radius being 25.00 feet for a length of 27.69 feet to a concrete bound set;

Thence running along a curve to the right the radius being 75.00 feet for a length of 392.56 feet to a concrete bound set;

Thence running along a curve to the left, the radius being 25.00 feet for a length of 24.81 feet to a concrete bound set;

Thence running along a curve to the right, the radius being 775.00 feet for a length of 103.06 feet to a concrete bound set;

Thence running S84-52-37W for a distance of 608.93 feet to a concrete bound set;

Thence running along a curve to the left, the radius being 525.00 feet for a length of 274.89 feet to a concrete bound set;

Thence running S54-52-37W for a distance of 73.33 feet to a concrete bound set;

Thence running along a curve to the right, the radius being 275.00 feet for a length of 150.63 feet to a concrete bound set;

Thence running S86-15-34W for a distance of 643.19 feet to a concrete bound set;

Thence running along a curve to the left, the radius being 125.00 feet for a length of 224.66 feet to a concrete bound set;

Thence running S16-43-05E for a distance of 32.58 feet to a concrete bound set;

Thence running along a curve to the left, the radius being 25.00 feet for a length of 26.18 feet to a concrete bound set;

Thence running along a curve to the right, the radius being 75.00 for a length of 14.47 feet to an iron pipe found on the northerly sideline of Cislak Drive, said pin also being located on the southerly sideline of Sunset Ridge, the last twenty-one courses running along the westerly, northerly, easterly and southerly sideline of Sunset Ridge,

Thence running S83-10-07W along the northerly side of Cislak Drive for a distance of 77.63 feet to a point;

Thence running along the northerly sideline of Cislak Drive and along a curve to the left, the radius being 75.00 feet for a length of 11.41 feet to the concrete bound set at the point of beginning.

Pass any vote or take any action relative thereto. Submitted by the Board of Selectmen.
2/3rds Vote Required.

ARTICLE 13: To see if the Town will vote to acquire by purchase or otherwise, the fee simple interest, and to raise and appropriate a sum of money therefor, and accept the following described Turning Leaf Road as a Public Way:

Schedule A

Beginning at a concrete bound at the southeasterly terminus of Parker Lane, said concrete bound being shown on a plan entitled "Definitive Plan, Hundred Acre Wood – Phase II, Ludlow, Mass., owned by Whitetail WREKS, LLC", said plan being recorded in Hampden County Registry of Deeds Book of Plans 374, Page 128, said concrete bound marking the division between Phase I and Phase II of the Hundred Acre Wood Subdivision, and running thence;

N 03 00' 35" E a distance of fifty (50.00) feet to a concrete bound, thence;

Southeasterly by a curve to the right having a radius of one hundred seventy five (175.00) feet, a length of one hundred ninety one and 49/100 (191.49) feet to a concrete bound, thence;

S 24 17' 45" E a distance of one hundred fifty nine and 77/100 (159.77) feet to a concrete bound, thence;

Southeasterly by a curve to the left having a radius of one hundred twenty five (125.00) feet, a length of eighty seven and 16/100 (87.16) feet to a concrete bound, thence;
S 64 14' 44" E a distance of two hundred twenty and 78/100 (220.78) feet to an iron pin, thence;
S 25 45' 16" W a distance of fifty (50.00) feet to an iron pin, thence;
N 64 14' 44" W a distance of two hundred twenty and 78/100 (220.78) feet to a point, thence;
Northwesterly by a curve to the right having a radius of one hundred seventy five (175.00) feet, a length of one hundred twenty two and 02/100 (122.02) feet to a concrete bound, thence;
N 24 17' 45" W a distance of one hundred fifty nine and 77/100 (159.77) feet to a concrete bound, thence;
Northwesterly by a curve to the left having a radius of one hundred twenty five (125.00) feet, a length of one hundred thirty six and 78/100 (136.78) feet to the concrete bound at the point of beginning.
Containing 32,464 sq. ft. or 0.745 acres

Pass any vote or take any action relative thereto. Submitted by the Board of Selectmen
2/3rds Vote Required.

ARTICLE 14: To see if the Town will vote to acquire by purchase or otherwise, the fee simple interest, and to raise and appropriate a sum of money therefor, and accept the following described Harvest Drive as a Public Way:

Schedule A

Beginning at a concrete bound in the easterly line of Autumn Ridge Road, said concrete bound being shown on a plan entitled "Definitive Plan, Hundred Acre Wood – Phase II, Ludlow, Mass., owned by Whitetail WREKS, LLC", said plan being recorded in Hampden County Registry of Deeds Book of Plans 374, Page 128, said concrete bound marking the northwesterly terminus of Harvest Drive and running thence;
Southeasterly by a curve to the left having a radius of twenty-five (25.00) feet, a length of thirty-eight and 83/100 (38.83) feet to a concrete bound, thence;
S 86 59' 25" E, a distance of one thousand twenty-eight and 68/100 (1028.68) feet to a concrete bound, thence;
Southeasterly by a curve to the right having a radius of one hundred seventy-five (175.00) feet, a length of sixty-nine and 47/100 (69.47) feet to a rebar set in concrete, thence;
S 64 14' 44" E a distance of two hundred six and 87/100 (206.87) feet to a concrete bound, thence;
Northeasterly by a curve to the left having a radius of twenty-five (25.00) feet, a length of thirty-nine and 27/100 (39.27) feet to a concrete bound in the northwesterly line of Autumn Ridge Road, thence;
S 25 45' 16" W a distance of one hundred (100.00) feet to a concrete bound, thence;
Northwesterly by a curve to the left having a radius of twenty-five (25.00) feet, a length of thirty-nine and 27/100 (39.27) feet to a concrete bound, thence;
N 64 14' 44" W a distance of two hundred six and 87/100 (206.87) feet to a concrete bound, thence;
Northwesterly by a curve to the left having a radius of one hundred twenty-five (125.00) feet, a length of forty-nine and 62/100 (49.62) feet to a concrete bound, thence;
N 86 59' 25" W a distance of one thousand twenty-six and 92/100 (1026.92) feet to a concrete bound, thence;

Southwesterly by a curve to the left having a radius of twenty-five (25.00) feet, a length of thirty-nine and 71/100 (39.71) feet to a concrete bound, thence;
N 02 00' 08" E a distance of one hundred and 02/100 (100.02) feet to the concrete bound at the
Point of beginning.

Containing 67,748 sq. ft. or 1.555 acres

Pass any vote or take any action relative thereto. Submitted by the Board of Selectmen
2/3rds Vote Required.

ARTICLE 15: To see if the Town will vote to acquire by purchase or otherwise, the fee simple interest, and to raise and appropriate a sum of money therefor, and accept the following described Autumn Ridge Road as a Public Way:

Schedule A

Beginning at a concrete bound in the westerly line of Autumn Ridge Road, said concrete bound being shown on a plan entitled "Definitive Plan, Hundred Acre Wood – Phase II, Ludlow, Mass., owned by Whitetail WREKS, LLC", said plan being recorded in Hampden County Registry of Deeds Book of Plans 374, Page 128, said concrete bound marking the division between Phase I and Phase II of the Hundred Acre Wood Subdivision, and running thence;

S 76 04' 55" E, a distance of fifty-one and 10/100 (51.10) feet to a concrete bound, thence;

S 02 00' 08" W a distance of seven hundred eighty-five and 95/100 (785.95) feet to a concrete bound, thence;

Southeasterly by a curve to the left having a radius of one hundred twenty-five (125.00) feet, a length of one hundred ninety-four and 15/100 (194.15) feet to a concrete bound, thence; S 86 59' 25" E, a distance of nine hundred fifty-eight and 04/100 (958.04) feet to a concrete bound, thence;

Northeasterly by a curve to the left having a radius of one hundred twenty-five (125.00) feet, a length of one hundred forty-six and 73/100 (146.73) feet to a concrete bound, thence;

N 25 45' 16" E a distance of five hundred ninety-eight and 03/100 (598.03) feet to a concrete bound, thence;

Northwesterly by a curve to the left having a radius of twenty-five (25.00) feet, a length of thirty-three and 70/100 (33.70) feet to a concrete bound in the southwesterly line of Turning Leaf Road, thence;

Southeasterly by a curve to the left having a radius of one hundred seventy-five (175.00) feet, a length of thirty-nine and 02/100 (39.02) feet to a point, thence;

S 64 14' 44" E a distance of fifty-five and 78/100 (55.78) feet to a concrete bound, thence;

Southwesterly by a curve to the left having a radius of twenty-five (25.00) feet, a length of thirty-nine and 27/100 (39.27) feet to a concrete bound, thence;

S 25 45' 16" W a distance of five hundred ninety-three and 08/100 (593.08) feet to a concrete bound, thence;

Southwesterly by a curve to the right having a radius of one hundred seventy-five (175.00) feet, a length of two hundred five and 42/100 (205.42) feet to a concrete bound, thence;

N 86 59' 25" W a distance of nine hundred fifty-eight and 04/100 (958.04) feet to a concrete bound, thence;

Northwesterly by a curve to the right having a radius of one hundred seventy-five (175.00) feet, a length of two hundred seventy-one and 81/100 (271.81) feet to a concrete bound, thence;

N 02 00' 08" E a distance of seven hundred ninety-six and 50/100 (796.50) feet to the concrete bound at the point of beginning.

Containing 139,046 sq. ft. or 3.192 acres.

Pass any vote or take any action relative thereto. Submitted by the Board of Selectmen
2/3rds Vote Required.

ARTICLE 16: To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to be used to purchase the 4.35 acre property located at the Corner of State Street and First Avenue and described below, to be used to house the new Senior Center;

Parcel F

A certain parcel of land bounded and described as follows:

Beginning at an iron pipe on the southerly sideline of State Street at the northeasterly corner of land now or formerly of Rehabilitation Institute of Western Massachusetts, LLC, and running thence;

S85°-59'-58"E along the southerly sideline of State Street, 642.97 feet to a concrete bound, thence;

Southeasterly, on a curve to the right, having a radius of 25.00 feet, along the westerly sideline of First Avenue, 40.12 feet, thence;

S06°-57'-02"W along last named land, 258.95 feet to a point, thence;

N85°-59'-58"W along land now or formerly of Westmass Area Development Corporation, 663.58 feet to a point, thence;

N04°-53'-37"E along land now or formerly of Rehabilitation Institute of Western Massachusetts, LLC, 284.69 feet to the point of beginning

Containing an area of 4.350 acres, more or less.

Pass any vote or take any action relative thereto. Submitted by the Board of Selectmen.
2/3rds Vote Required.

ARTICLE 17: To see if the Town will vote to transfer a sum of money from the Stabilization Fund to be used by the Board of Assessors in determining the Fiscal Year 2019 tax levy; pass any vote or take any action relative thereto. Submitted by the Board of Selectmen.

2/3rd Vote Required.

A true copy,

ATTEST:

MANUEL D. SILVA

CHAIRMAN

DEREK D. DEBARGE

CARMINA D. FERNANDES

BRIAN M. MANNIX

WILLIAM E. ROONEY

**BOARD OF SELECTMEN
LUDLOW, MASSACHUSETTS**

September 4, 2018

I hereby certify that I have posted the above warrant in seven (7) places in the Town of Ludlow.

2018

Town Clerk