ANNUAL REPORT

of the

TOWN OFFICERS

of

For the Year Ending
December 31, 2007
TOWN OF WEST BROOKFIELD

WORCESTER COUNTY

COMMONWEALTH OF MASSACHUSETTS

ESTABLISHED: 1660 – Quaboag Plantation
INCORPORATED: March 3, 1848
LAND AREA: 20.67 Square Miles
POPULATION: 3,478

LOCATION: Central Massachusetts bordered on the North-by-North Brookfield, Northwest by New Braintree, West by Ware, Southwest by Warren and Southeast by Brookfield.

TOPOGRAPHICAL FEATURES: Generally hilly terrain with elevation ranging from 598 feet above sea level to 1,206 feet above sea level. A relatively wide valley crosses the southern portion of the Town where the Quaboag
River flows. Wickaboag Pond is the only major body of water.

**ELEVATION AT TOWN HALL:** 633 ft above sea level

**SCHOOL SYSTEM:**
Quaboag Regional School (Warren – West Brookfield)

**CONGRESSIONAL DISTRICT:** 1st Massachusetts
   John W. Olver, Congressman, Fitchburg
   1-978-342-8722

**UNITED STATES SENATOR:**
   Edward M. Kennedy, Senator
   1-617-565-3170
   John F. Kerry, Senator
   1-617-565-8519

**STATE SENATORIAL DISTRICT:** Franklin, Hampden, Hampshire, Worcester Counties
   Stephen M. Brewer, Senator
   1-617-722-1540

**STATE REPRESENTATIVE DISTRICT:** 5th Worcester
   Anne M. Gobi, Representative
   1-617-722-2000

**TYPE OF LOCAL GOVERNMENT:**
   Town Meeting
   Board of Selectmen – Three (3) Members
ADA COORDINATOR

The Architectural Barriers Act of 1968 (42 USC, 4151 et seq.) requires certain federally assisted buildings to be constructed so as to be accessible to physically handicapped persons. The Americans with Disabilities Act of 1990 (42 USC, 12101 et seq.) prohibits discrimination against the disabled individuals in private and public employment, public accommodations, public transportation, government services, and telecommunications.

The Town received, from The Center for Living & Working, Inc, Worcester, MA, a Self-Evaluation of the accessibility of the Town’s programs, activities, and services in accordance with the Americans with Disabilities Act, and also a Transition Plan which identifies deficiencies and potential resolutions. The Town continues to utilize its Transition Plan to assist in its efforts to comply with ADA.

Respectfully submitted,
Johanna Barry, ADA Coordinator
The Advisory Committee members are appointed by the Selectmen for three year overlapping terms. We are charged with reviewing and making recommendations on all articles that appear in any warrant presented to the voters of West Brookfield. In calendar year 2007, we met fifteen times, at an average of nearly two hours per meeting, to fulfill our responsibilities. Agendas for all of our meetings are now posted on TVWB and on the WB web page.

During 2007, committee members Bill King and Richard Pluta elected to step down. We will miss them in our deliberations, but are fortunate to welcome Roy Roberts and Phil Landine, who bring a diversity of knowledge of our town and a variety of business experiences to our discussions.

As we look at the fiscal year 2009 financial request to support West Brookfield operational services, there are some clouds on the horizon. The national and state economies are expected to recede, but general inflation is expected to remain in the two to three percent range. However, higher energy, utility, and health care costs, and the constant need for maintaining our plant,
equipment, and roads as well as the need to solve our police and fire space needs, all put pressure on our limited resources. Our new governor has stated his intent to increase the state’s financial aid to support local services. However, it appears that West Brookfield’s share of the pie will be less than expected at least for fiscal year 2009.

To meet the challenge of slower growth in town revenues, we asked all departments, boards and commissions to submit total fiscal year 2009 budgets, excluding capital and debt expense, at a rate of increase no higher than 5% of the fiscal year 2008 budget. At the time of the writing of this report, total salary, operating, and recurring expense for town department submissions fell within that increase limit. However, our projected revenues are nearly level to last year and our share of the Quaboag School district foundation budget increased by 8%, requiring the Advisory Committee to propose reductions in the requested expense and salary budgets of town departments. Next year does not look any better. Given that we are constrained by the two and one-half percent limit on the tax levy and that the level of state aid cannot be assured, we are going to have to tighten our belts more and look at increases in total budgets in the zero to three percent range.

During this last year, we again reviewed the capital spending requirements for the next several years and were provided with the following estimates:

- Police Department Facilities $2,000,000
- Fire Department Expansion $700,000
- Fire Department Furnace Replacement $5,000
- WB Elementary School Roof and other $700,000
Quaboag Middle/High School Under review
Highway Road Maintenance $ 2,000,000
Town Hall Boiler Unknown
Vehicle Replacements $ 930,000
Water Department Pipe and Filters $ 160,000

Voters will be asked to fund some of these expenditures at the 2008 town meetings and some will be postponed to future years. We are also looking into grants and other resources to fund some of these items. Our continuing updated vehicle purchase analysis for the next five years shared with voters at the town meetings has proven to be a useful tool. After discussions with department managers, we have deferred for two years a decision to purchase a new fire truck, and considered less expensive options for replacing police and fire vehicles.

With all of our financial needs and limited resources, we are going to have to carefully manage our budget priorities over the next several years.

Respectfully submitted,
Albert Collings, Chair Beverly Potvin/Kenniston
Jeffery Belanger Roy Roberts
Peter Day Tom Schnare
Phil Landine

ANIMAL CONTROL OFFICER/DOG OFFICER
This year has passed with little incident. There have been very few stray dogs picked up and only two unclaimed animals all year.

People seem to be doing a pretty good job keeping their dogs controlled, and the effort is appreciated. Respectfully submitted, Leah Shattuck, Animal Control/Dog Officer

**ANIMAL INSPECTOR**

In 2007, the Town of West Brookfield passed the Right to Farm by-law, making West Brookfield a farm friendly community.

I want to thank the residents of West Brookfield for supporting their farmers.

**ANIMAL COUNT FOR 2007**

- Horses: 107
- Ponies: 5
- Mini Horses: 57
- Donkeys: 7
- Beef: 84
- Dairy Cows: 95
- Dairy Young stock: 47
- Llamas: 2
- Goats: 31
- Sheep: 64
- Swine: Hogs: 8
- Feeders: 27
Respectfully submitted,
Barry J. Nadon, Sr.

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$1,339,012.38

Code: D = Detail Pay; D+ = Detail plus Salary

Town of West Brookfield Annual Report 2007
ASPARAGUS & FLOWER HERITAGE FESTIVAL

This year’s Festival scheduled for Saturday, May 19th, was held on Sunday, May 20th, due to rain.

Co-sponsors for the event were the Quaboag Historical Society and the West Brookfield Historical Commission. Once again the event attracted over sixty vendors, non-profit organizations, and exhibitors. Food vendors offered a variety of asparagus dishes, while growers offered asparagus roots and fresh asparagus. The “Legend of Asparagus Cookbook”, prepared by Ray and Caron Plante, was a great success, as was the Kids’ Parade and the Frog Jumping Contest organized by Rob and Ruth Lyon. Music was provided by George Reeve and his son, with assistance from Jeff Robbins. We were delighted to get Samantha Gillogly to fiddle for us again this year.

We extend our thanks to the Cultural Council and the Highway Department for their assistance. We send special thanks to Rudy Arn who portrayed Diederick Leertouwer.

Our 2007 Committee Members were: Roger Allen, Amy Dugas, Will Earley, George Hibbard, Elaine Hibbard,
Our town has 2,500 parcels:

1,370 Residential Improved Parcels  
807 Vacant Parcels  
181 Commercial/Industrial/Mixed Use Parcels  
142 Personal Property

The value of all taxable property for Fiscal Year 2008 was $417,964,551 and our new growth for Fiscal Year 2008 was $6,147,748. The Fiscal Year tax rate is $9.69 per thousand. We are still calculating two debt exclusions in our tax rate.

The Assessors conducted a complete Revaluation of all property in the Town for Fiscal Year 2008, with the assistance of a real estate consulting firm. In the past, the Revaluation has resulted in large increases in the assessed value of properties because the adjustments were made every three years. However, the state Department of Revenue now requires interim year adjustments, which have resulted in much smaller fluctuations in assessed values.

In addition, the Assessors have implemented the state law passed by the legislature (Chapter 59, Section 2D)
which allows towns to issue supplemental real estate tax bills to property owners who make improvements to their property equal to more than fifty percent (50%) of the property’s prior value. These bills are triggered by the issuance of occupancy permits and prorated according to the date on the occupancy permit.

The Assessors continue to work very closely with the Building Inspector, as the Town requires building permits on almost all improvements made to your property. These building permits aid in correctly valuing a property’s worth. Upon notification by the Building Inspector of permits issued, the Assessors will visit the property to verify and photograph it. Prior to our inspection, the property owners will receive a questionnaire from our office for them to complete. This will assure us that our records are correct. **We ask that anyone who receives one of these questionnaires take the time to complete it and return it to us.** When these forms are not returned to our office, we cannot make the necessary changes to ensure that the information we have on file is accurate.

**ADDRESS CORRECTIONS**

The bulk of information used in the Assessors’ Office is indexed by address. **It is essential that you inform our office of any changes in your address as soon as the change occurs.** It certainly will help us to serve you more efficiently and prevent the necessity of duplicate mailings at an added cost to the taxpayers.

In addition, if a property owner has a Post Office box number, **it is imperative that we have this for our**
records. The Post Office in West Brookfield will not deliver mail without the correct Post Office box number. If you are not sure that we have your box number on file, please contact this office for verification.

**MOTOR VEHICLE EXCISE TAX BILLS**
Many people come to our office with questions regarding their Motor Vehicle Excise Tax Bills. The Registry of Motor Vehicles sends computerized data to all towns and the bills are then printed and mailed from the Tax Collector’s Office. The information you receive on your bill is based on data the Registry of Motor Vehicles has in their files for any calendar year beginning January 1st. Please pay particular attention to the “Garaging Location” on your insurance form. *If you have any changes in this location or any other information, you must notify the Registry of Motor Vehicles* so that your license, registration and Motor Vehicle Excise Tax Bills are correct. This also ensures that you receive a bill at your correct address.

In addition, if you have sold or traded a motor vehicle during the year, you may apply for an abatement of your excise bill by completing an application and providing our office with proof of the sale, as well as a copy of the Plate Return Receipt, or new registration (if you transferred your license plates).

Our door is always open and we welcome any comments or questions. We are proud to provide a very personalized service to you and enjoy the opportunity to meet with many of you throughout the year.

Respectfully submitted,
During the past year, the Board of Health has generated approximately $11,732.00 through various required permit fees. The fees are as follows:

- Septic Permit $200.00
- Perc Test $150.00
- Septic Installers $50.00
- Septic Haulers $50.00
- Trash Haulers $50.00
- Retail Food $50.00
- Food Service $50.00
- Food Catering $50.00
- Milk Store $10.00
- Body Art $180.00
- Tanning $15.00
- Massage $60.00

The following services were provided by Harrington Home Care:

Immunizations:

- Flu Vaccine 153
- Pneumonia Vaccine 23 15

The Board of Health issued:

1. Twenty-four Perc Permits
2. Eleven Septic Permits
3. Thirty-six Food Permits
4. Sixteen Milk Permits
5. Four Tanning Permits
6. Eight Massage Therapy Permits
7. Fourteen Septic Installer Permits
8. Three Motel/Campground Permits
9. One Mobile Home Park Permit
10. Two Pool Permits
11. Six Septage Hauling Permits
12. Five Trash Hauling Permits

The Board of Health is enlisting volunteers for the Worcester Regional Medical Reserve Corps. The Worcester MRC was recently established for medical professionals to volunteer in the event of an emergency, locally and regionally. Volunteers will be trained and prepared to staff Emergency Dispensing Sites (EDS) and respond to any type of public health disaster. To become a Worcester Regional MRC Volunteer:

1. Visit us at www.worcesterregionalmrc.org
2. Complete the Form
3. Submit the form online
Or, Call Worcester Department of Health & Human Services at (508) 779-8470.

The Central Massachusetts Regional Planning Commission and the Town of West Brookfield offer a low interest loan program for the repair of septic systems. Contact the Administrative Assistant for further information.

The following regulation has been approved by the Department of Environmental Protection and adopted by the West Brookfield Board of Health.

REGULATIONS FOR OUTDOOR WOOD BOILERS

PURPOSE AND AUTHORITY:
Whereas outdoor wood boilers have been found to emit significant high quantities of particulate matter and noxious fumes, and;

Whereas poor and unapproved operating practice exacerbate the effects of the smoke, and;

Whereas complaints related to adverse affects related to health, comfort of life and general nuisance have been recorded in the Town of West Brookfield and throughout the State of Massachusetts;

The Board of Health of the Town of West Brookfield, MA, under the authority of Massachusetts General Law Chapter 111, Sections 31, 31C & 122 and 310 CMR 11.02 hereby adopts these regulations in order to protect the public health, and comfort and convenience from uncontrolled emissions of smoke and noxious fumes.

These Regulations shall take effect upon approval by the Department of Environmental Protection and publication in accordance with G.L. c. 111, section 31C.

**DEFINITIONS:**

CLEAN SEASONED WOOD: means wood that is not treated, coated, or had any adhesives or chemicals applied to it and air dried so that it contains 15 to 20 percent moisture content (wet basis).

EMISSION: means any discharge or release of an air contaminant to the ambient air space.
EMISSION POINT: means any place including but not limited to a stack or vent, at or from which any air contaminant is emitted to the ambient air space.

INCINERATOR: means an appliance used to burn trash, rubbish and other wastes.

OUTDOOR WOOD BOILER: means a free standing wood fired boiler, surrounded by a water jacket with smoke vent that is used to heat water that is carried by pipe to provide heat to a building or other destination. Outdoor wood boiler does not include fire pits, chimneys, wood fired barbeques, or equipment for melting, reclaiming, or refining of metals or maple syrup.

ODOR: means that property of gaseous, liquid, or solid materials that elicits a physiologic response by the human sense of smell.

APPLICABILITY:

Prior to installation of new outdoor wood boilers within the legal limits of the Town of West Brookfield, owners of the property where the boiler is to be installed need to obtain a permit from the West Brookfield Board of Health.

Owners of existing outdoor wood fired boilers need to obtain a permit from the West Brookfield Board of Health within one year of the effective date of these regulations. The issuance of a permit shall not be construed as a guarantee that the system will not be subject to all
applicable laws and regulations governing the health and welfare of others.

**PERMIT REQUIREMENTS:**

The applicant must submit in legible print:

1. Completed application form.
2. A $75.00 initial inspection fee.
3. All manufacturer’s information regarding your outdoor wood boiler.
4. Four (4) copies of a plan, diagram, or plot plan showing:
   a. Boundaries of parcel with dimensions
   b. Names of all adjacent landowners
   c. Outline of buildings with dimensions
   d. Peak height of all structures on the property
   e. Location of all public and private ways
   f. North point
   g. All residential buildings on abutting properties within 500 feet of the outdoor boiler

**SET-UP:**

The following restrictions are hereby placed on new installations and existing outdoor wood boilers:
1. An outdoor wood boiler shall be located a minimum of 300 feet from any abutting residence.

2. An outdoor wood boiler shall be located no less than 50 feet from any property line.

3. A clear radius of 20 feet must be maintained between any outdoor wood boiler and any trees or vegetation of height greater than the height of the top of the fuel feed door.

4. Tops of chimneys or points of emission from outdoor wood boilers must be in no case less than 16 feet above the ground immediately surrounding the outdoor wood boiler, and adhere to any other manufacturer’s requirements.

**OPERATIONS:**

1. Only clean seasoned wood shall be used to fuel the outdoor wood boilers.

2. Outdoor wood boilers shall be operated from October 1st through May 1st only.

**PROHIBITIONS:**

It shall be illegal in the Town of West Brookfield for any person to:

1. Cause, suffer, allow, or permit the installation of an outdoor wood boiler in the Town of West Brookfield without a Permit from the Board of Health.
2. Cause, suffer, allow, or permit the installation or use of any material, article, machine equipment, or contrivance, which conceals an emission without reducing the total weight of emissions where such emission would constitute a violation of any applicable regulation.

3. Cause, suffer, allow, or permit the operation of an existing outdoor wood boiler in any manner contrary to manufacturer’s operating procedures.

4. Cause, suffer, allow, or permit the operation of an existing outdoor wood boiler in any manner that causes a public nuisance or a public health risk.

5. Cause, suffer, allow, or permit the burning of treated woods, trash, garbage, biological waste, or any waste, or otherwise use an outdoor wood boiler as an incinerator.

6. Install an outdoor wood boiler within the legal limits of the Town of West Brookfield without a permit issued by the Board of Health.

**ENFORCEMENT:**

If an inspection or examination reveals that the outdoor boiler is operated in a manner that is not compliant with these Regulations, the Board of Health is authorized to issue notices of violation, cease and desist orders, and other administrative enforcement orders to compel compliance with these Regulations.
The Board of Health is authorized to take enforcement action for violations of these Regulations which action may include, but is not limited to, criminal prosecution, civil action in superior court, housing court, or any court of competent jurisdiction, seeking the injunctive relief, money damages, or both. Further, the Board of Health may levy a fine for violation of these regulations as follows:

First Violation: $50.00  
Second Violation: Up to $300.00

Each day’s failure to comply with an order shall constitute a separate violation.

**VARIANCES:**

If the outdoor wood fired boiler cannot meet the regulations, the owner must:

1. Petition the Board of Health within one year of the effective date of these regulations to hold a variance hearing.

2. The applicant must submit in legible print:
   A. Completed variance application form.
   B. All manufacturer’s information regarding your outdoor wood boiler.
   C. Four (4) copies of a plan, diagram or plot plan showing:
      a. Boundaries of parcel with dimensions
      b. Names of all adjacent landowners
c. Outline of buildings with dimensions  
d. Peak height of all structures on the property  
e. Location of all public and private ways  
f. North point  
g. All residential buildings on abutting properties within 500 feet of the outdoor boiler.

3. The reason for the variance must be explained on the application, and marked clearly on the plan, diagram, or plot plan.

4. There is a $175.00 Fee for the variance. This fee covers the cost of posting and mailing requirements.

**SEVERABILITY:**

If any provision contained in these regulations is deemed invalid for any reason, it shall be severed and shall not affect the validity of the remaining provisions.

The Board of Health meets on the 2nd and 4th Tuesdays of each month at 7:00 PM in the West Brookfield Town Hall, Room LL4. The public is invited to attend.

The Board of Health telephone number is (508) 867-1421 Ext. 310.

Office hours are as follows:

<table>
<thead>
<tr>
<th>Day</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monday</td>
<td>12:00 PM - 2:00 PM</td>
</tr>
<tr>
<td>Tuesday through Thursday</td>
<td>9:00 AM - 11:00 AM</td>
</tr>
<tr>
<td>Tuesday evening</td>
<td>6:00 PM - 8:00 PM</td>
</tr>
</tbody>
</table>
Title V Agent                John Thomasian
Health Agent                 Joanne Petterson-Bernier
Floor Drain Inspector        Walter Ambach
Administrative Assistant     Sarah J. Allen
Clerk                        Virginia Allen

Respectfully submitted,
Melvin Dorman, Chairman
Jason Paquette
John Frizzell

BOARD OF REGISTRARS

Information for the year ending December 31, 2007 is as follows:

Total Population            3478

Voter Registration
American Independent         3
Democrat                     578
Green Party USA              1
Green Party RAINBOW          3
Inter. 3rd Party             3
Libertarian                  6
Republican                   373
Un-Enrolled                  1443
Working Families             3

Voter Total                  2413

Respectfully submitted,
The start of every calendar year finds the Board of Selectmen well into the budget planning process for the coming fiscal year as well as working on the creation of a warrant for the Annual Town Meeting, which is held on the first Tuesday each May.

The Board attended an Eagle Scout Court of Honor Ceremony for Christopher Bassett and Steven Shepardson on February 25th.

On February 27th Chief O’Donnell informed the Board of the results of a recent Liquor Compliance Operation undertaken by the police department. The Board called in the following establishments who failed the recent liquor compliance check by selling alcohol to minors: Failing under a retail license were Colonial Heights Spirits, Inc. and Main Street Liquors. Failing under a pouring license were P&S Pizza, Wok Inn Restaurant, Ye Olde Tavern and Uncle Sam’s Pizza. The Board expressed their concerns with those who failed the compliance check. After some discussion, the Board voted to require all employees serving alcohol to take a TIPS (Training for Intervention Procedures) course. TIPS is an alcohol training program nationally and internationally recognized by insurance agencies and state regulators. TIPS certificates must be submitted to the Board with
Liquor License Renewal Applications annually. The Police Department was instructed to perform several compliance checks yearly in an effort to reach a zero failure rate. It was agreed that those establishments failing compliance operations in the future would be treated on a case by case scenario based on the establishment’s past history.

The Board accepted Dellomo Abatement Service Inc.’s proposal for asbestos removal, as identified by IEG, for a total of $4,400 at 5 Cottage Street (former Remiszewski property). The Board also accepted low bid from Miller Antiques & Architecture, West Brookfield, for $3,900 to demolish 5 Cottage Street.

At the recommendation of the Police Spatial Needs Committee, the Board accepted J. Steward Roberts Associates, Inc. bid for design services.

Ms. Marie Harris, Engineer SEA Consultants, provided a power point presentation, which outlined the proposed changes to the intersections of 67/9/School & Church Streets. The Board received much feedback and decided to host an additional Public Hearing.

Upon a recommendation from the Merriam Gilbert Library Ramp Project Building Committee, the Board accepted Wilson & Wilson as General Contractor for the Merriam Gilbert Public Library Ramp Project for a value of $73,540.00.
The Board accepted Reinhardt’s quote of $9,800 for Phase I and $7,800 for Phase II for Architectural and Engineering Re-Roofing Services for the WBES. After hosting a couple of Public Hearings, the Board approved new Lake Wickaboag Public Beach Rules, Winter Rules, and Boating Rules.

Richard Rossman presented the Board with a letter from the Historical Commission stating their concerns about the fate of the two (2) Gittes properties recently acquired through tax title. The Commission stated that they would like to see both structures rehabilitated rather than demolished, as both structures date back to the early 1800s. The Board took the Commission’s request under advisement.

Chief O’Donnell informed the Board that the Police Department, along with the ABCC, had conducted a follow up alcohol compliance check on 7/19/07. (Country Corner, Main Street Liquors, P&S Pizza, Salem Cross, Spirit Shoppe, Uncle Sam’s, the Wok Inn, and Ye Olde Tavern). The Chief informed the Board that all establishments passed the compliance check. The Board commended all of the establishments.

Upon the recommendation of Reinhardt Associates, the Board awarded the WBES Roof Project to the lowest qualified bidder, PO Roofing LLC, Oxford MA, for a total of $165,200 for the shingled sections of the WBES roof.

After receiving a favorable site inspection report from the Deputy Fire Chief Benson and Haz Mat Coordinator Ambach, the Board allowed the Conservation Commission
permission to accept the donation of 17 Brook Drive from Raymond & Marie Rich.

The Board, jointly with the Advisory Committee, approved the purchase of a Wells Cargo Trailer in the amount of $6,700 for the fire department.

At the request of Ms. Henshaw, former Director of the East Quabbin Land Trust, the Board approved Kenneth H. and Genevieve F. Groeppe’s wish to grant the East Quabbin Land Trust a conservation restriction on approximately 35 acres of land located at 159 North Main Street.

The Selectmen wish to thank all those working for the Town of West Brookfield in any capacity, whether as an unpaid volunteer or as an elected/appointed official or hired employee.

Townspeople are encouraged to attend any meetings of interest and actively participate in the workings of local government.

Respectfully submitted,
John Tivnan
Barry Nadon, Jr.
Tom Long
BURIAL GROUND COMMISSION

Our Commission has the oversight of three separate cemeteries: The Pine Grove Cemetery on Church Street, the Old Indian Cemetery on Cottage Street, and the Methodist Cemetery on Lyons Road. We take pride in the attention given to all three by our caretaker Alan Bigos.

The Commission would like to thank all those who have cared for the lots of their loved ones this past year and to remind everyone that we have Spring (second week in April) and Fall (last week in October) clean ups, at which time all items should be removed.

We have had a few incidences of vandalism to the old headstones, so we ask you to please call the West Brookfield Police Department if you see any suspicious activity. Also, please be advised that out of respect for our deceased, dogs are not allowed at any time in the cemetery, leashed or not.

We had seventeen burials in Pine Grove Cemetery for the year 2007:

From West Brookfield:
Leon Adams
Rhonda Cass
Rebecca Perucci
Virginia Rose
Geoffrey Wells
Melvin Williamson

Out of Town:
James Adley Warren, MA
Tyler Campbell Ware, MA
David Collins Ware, MA
Vincent Falardeau Holyoke, MA
Robert Harrold Worcester, MA
Evelyn Hazen Charlton, MA
John Nolan Spencer, MA
Louise Schollard Enfield, CT
Harold Smock Athol, MA
Rita Waz Ware, MA

Respectfully submitted,
John Bartlett, Chairman
Michael Frew
Marjorie Reim

COMMON COMMITTEE

Another year has gone by and we bade farewell to Thomas F. Cahill this year and want to extend a grateful thank you for his 18 years of dedicated service to the Common Committee and welcome our new member, Robert J. Richard. Robert will assume Tom’s position as Treasurer.
We have done a lot of trimming this year to the many new trees which have been planted over the last few years and have also started a fertilization program to maintain this beautiful common where families can relax and enjoy the programs sponsored by the many organizations and the school in our town.

Once again Earth Day was celebrated on the Common, as was the Elementary School’s ABC Fair, the Asparagus Festival, the Pet Parade, and the Congregational Church’s 42\textsuperscript{nd} Annual Flea Market, along with a number of wedding ceremonies.

The concerts on the Helen Schackley Bandstand continue to draw music lovers from the surrounding communities. For this we thank the Music Committee for their unending commitment to finding the best and most enjoyable programs. Our Fourth of July bonfire and programs were incredible!

Thanks again to Alan Bigos, our groundskeeper, whom we share with the Burial Ground Commission, and to John Bartlett, for their continued help and cooperation. We participated in White Christmas by decorating the bandstand and the Rice Memorial Fountain with Christmas decorations and the Christmas trees donated to us each year by Mr. Winthrop B. Gay. Also, we extend a special thank you to the White Christmas Committee for their continued work to make White Christmas a spectacular day for everyone to enjoy.

Respectfully submitted,
Marc A. Varnum, Chairperson
CONSERVATION COMMISSION

During the year, the Conservation Commission was involved with numerous permits, site visits, and meetings regarding the enforcement of the Massachusetts Wetland Protection Act. We held public hearings for six (6) Notices of Intents and one (1) Request for Determination. We issued one (1) Certificate of Compliance.

Our web site is http://wbrookfield.com. Please visit us online. All forms, as well as instructions for completing them, are located at this site and can be downloaded for your convenience. If you are interested, the Minutes of our meetings may also be viewed here.

The Conservation Commission wishes to remind all property owners that Massachusetts General Law states that any work proposed within 100 feet of any wetland (rivers, streams, lakes, marshes, bogs or seasonally wet areas) requires a filing of a Request for Determination of Applicability.

An Agricultural Preservation Restriction Program is also in place to assist and encourage the retention of the Commonwealth’s best farmland. The program is a permanent solution for maintaining an agricultural land base for local food production. Any interested landowners should contact the Commission for more information.
The Conservation Commission meets the first Wednesday of the month at 7:00pm in the Lower Level Conservation Office in the Town Hall.
Respectfully submitted,
Gordon DeWolf, Chairman
John Hooven
Richard Provencher
Brian Silva
Diane Oliver-Jenson
Ed Kwasniewski
Jesse Serrano

COUNCIL ON AGING

We would like to thank the Council on Aging for their continued support and dedication to the Senior Center and our senior citizens.

In the year 2007, we have introduced several new programs and expanded our “after hours” activities. Our Saturday breakfasts and cook-outs have been well attended and enjoyed by many. We hosted a successful Fall Festival and took pleasure in hosting a third White Christmas Open House. Our second annual Veterans Appreciation Dinner was a great success and well deserved by our veterans. This was made possible by a pancake breakfast and flea market, a car show, businesses and individuals who donated to this worthy program. We are deeply grateful! We very much
appreciate the continued support from the community, which allows us to hold such great community events.

We value all our 180 dedicated volunteers, who have donated a total of 10,504 hours in FY2007. Tri-Valley Inc. continues to provide the nutrition program including Meals on Wheels and lunch at the Senior Center. In FY 2007, there were 20,493 home delivered meals and 2,289 congregate meals served at the center.

We are very grateful for the donation made by the Friends of the Council, which allowed us to purchase six long tables and a new copier. Additionally, we are thankful to all who have donated items from our wish list in the Silverstreak Newsletter, including paper napkins, paper plates, small kitchen items, tablecloths, large cans of coffee, etc.

We continue to provide information and referral, outreach, reassurance calls, and other individual services that help seniors and their families cope with problems related to aging. The Senior Center continues to offer the Medicar Program (medical transportation) and several clinics including blood pressure, flu clinic, cholesterol screening, veterans’ agent, AARP tax assistance, and other medical screenings.

The mission for the Council on Aging of the West Brookfield Senior Center is to enhance the lives of our senior citizens by providing information, referral services and opportunities for socialization and recreation.

Please feel free to contact us at our e-mail address:
Please remember this is your Senior Center to use and enjoy. Once again, we thank all our volunteers who have spent many hours setting up and cleaning up at all the special programs during the day, nights, and weekends. We are so lucky to have so many volunteers! Each of you makes the West Brookfield Senior Center the BEST!

Respectfully submitted,
Cynthia Norden, Director
James Pierce, COA Chair

**EARTH REMOVAL BOARD**

During 2007, the Board addressed ongoing concerns from residents of Shea and Madden Roads with regard to truck traffic, damage being done to the road surfaces, spillage off trucks, safety while passing, and neighborhood perceptions.

The Board approved Mr. Cliff Fountain’s request for a three (3) acre expansion of his earth excavation operation located on Route 67, to be performed in accordance with plans created by John D. Thomasian, PE dated 8/26/07.

The Board talked briefly about the inactivity at the Kemp property located on Route 9 and their concerns with the steep grades left on site.
The Board granted an extension to Mr. Daniel Maskell; extending his permit until Tuesday, November 20, 2007. The Board mandated “As Builts” be submitted to the Board as a condition of the extension.

Respectfully submitted,
Jason Paquette, Chairman
Dick Aube
Gordon DeWolf
Robert Lipovsky
Tom Long

EMERGENCY MANAGEMENT

This past year has again been a busy one for Emergency Management. In addition to continued preparedness training, this year the office assisted the Central Massachusetts Planning Authority in its Resource Typing project. This project involves listing assets located in the various towns and providing a data base that can be used in an emergency situation.

During this past year, a community notification program has begun to come on line. This system, housed at the Worcester County Sheriff's Department, is a computer based application that allows a town to contact its population by phone in the case of emergency. A short recorded message gives the residents instructions and
updates in a crisis. The system should be fully operational in our area in 2008.

As always, the office of Emergency Management continues to work with the various departments and boards in West Brookfield to insure that we are ready to meet the challenges ahead of us.

Respectfully submitted,
C. Thomas O’Donnell, Jr.
Director of Emergency Management

**FIRE DEPARTMENT**

For the year of 2007, the West Brookfield Fire Department responded to a total of 130 emergency calls including building fires, motor vehicle accidents, wild land fires, hazardous materials clean up, water rescue, fire alarms, and several other miscellaneous incidents.

We continue to perform our ongoing public safety inspections, which consist of the following:

**INSTALLATIONS OF:**
- Oil burners
- Oil tanks
- Propane tanks

**INSPECTIONS OF:**
- Smoke and Carbon Monoxide Detectors
- Commercial Building Sprinkler Systems
- State Mandated Nursing Home
FUEL TANK SAFETY
LIQUOR LICENSES

OTHER SERVICES:
UNDERGROUND TANK REMOVAL
BLASTING PERMITS

There were 157 calls for inspections in 2007.

To schedule a Safety and Compliance Inspection, please contact the Fire Station at 508-867-1408 and leave a message. One of the Fire Officers will return your call.

The annual brush burning season went by with only a few minor fire problems. There were a total of 242 brush permits issued in 2007.

To obtain a brush burning permit you must first come to the Fire Station on a Saturday during burning season between 8 AM and 12 Noon. Burning season runs from January 15th to May 1st. If you need further information, please do not hesitate to call us. Again, the number is 508-867-1408.

Our intensive training program is a never ending task, coordinated by our Training Lieutenant, Scott Anderson. We, as a department, work constantly to keep our skills and education at a high level.

Another important part of our responsibility is Public Fire Education. Firefighter Paul Lupacchino heads the S.A.F.E. (Student Awareness to Fire Education) program at our local schools. This program gives students a first
hand look at fire safety and how the local emergency services protect our town.

Along with public education, the Fire Department holds an Open House the first week of October, in conjunction with National Fire Prevention Week.

Our Departments members are:

- Timothy Batchelor, Chief
- Robert Benson, Deputy Chief
- Duane Cassavant, Assistant Chief
- Dan Santos, Captain
- Wes Cassavant, Lieutenant
- Joe Landry, Firefighter
- Paul Lupacchino, Firefighter
- Jason McNeany, Firefighter
- Larry Pease, Firefighter
- Brian Charron, Firefighter
- Scott Anderson, Training Lieutenant
- Walter Ambach, Haz-Mat Coordinator
- Mark Cassavant, Firefighter
- Dana Searah, Firefighter
- Dave Tebo, Firefighter
- Nick Miner, Firefighter
- Marty Nagle, Firefighter
- Brandon Fullam, New Recruit

Unfortunately, at the end of 2007, we had two members retire from the department: Assistant Chief Duane Cassavant, with 26 years of service; and Firefighter Marc Cassavant, with 18 years of service. We will miss their dedication to the job greatly.
I would like to extend my *appreciation and thanks* to all our firemen. Without your dedication, my job would be much harder.

A special thanks to all the town departments that assist us throughout the year. Thank you to the residents of West Brookfield for the great support we receive all year long.

Respectfully submitted,
Timothy Batchelor, Fire Chief

**GAS & PLUMBING INSPECTOR**

The following is a compilation of Gas & Plumbing Inspections performed during the year 2007.

**Gas**

<table>
<thead>
<tr>
<th>Item</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ranges</td>
<td>6</td>
</tr>
<tr>
<td>Ovens</td>
<td>4</td>
</tr>
<tr>
<td>Grilles</td>
<td>1</td>
</tr>
<tr>
<td>Heating Boilers</td>
<td>1</td>
</tr>
<tr>
<td>Furnaces</td>
<td>8</td>
</tr>
<tr>
<td>Unit Heaters</td>
<td>3</td>
</tr>
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<td>Water Heaters</td>
<td>11</td>
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<tr>
<td>Dryers</td>
<td>1</td>
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<tr>
<td>Gas Generators</td>
<td>1</td>
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<tr>
<td>Vent. Room Heaters</td>
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<tr>
<td>Direct Vent Heaters</td>
<td>5</td>
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<tr>
<td>Tests</td>
<td>2</td>
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<tr>
<td>Underground Lines</td>
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<tr>
<td>Fireplaces</td>
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**Plumbing**

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<td>Water Closets</td>
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<tr>
<td>Floor Drains</td>
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<tr>
<td>Kitchen Sinks</td>
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<tr>
<td>Gas Traps</td>
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Town of West Brookfield  37  Annual Report 2007
<table>
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<th>Item</th>
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<tbody>
<tr>
<td>Lavatories</td>
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<tr>
<td>Bathtub</td>
<td>22</td>
</tr>
<tr>
<td>Shower Stalls</td>
<td>17</td>
</tr>
<tr>
<td>Dishwashers</td>
<td>15</td>
</tr>
<tr>
<td>Laundry Trays</td>
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<tr>
<td>Wash. Machine Conn.</td>
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<tr>
<td>Hot Water Tanks</td>
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<tr>
<td>Tankless</td>
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<tr>
<td>Water Piping</td>
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<td>Backflow Prev.</td>
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<td>Press Vac Breaker</td>
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<tr>
<td>Sill Cocks</td>
<td>3</td>
</tr>
<tr>
<td>Sewer Ejector</td>
<td>1</td>
</tr>
<tr>
<td>T &amp; S Valve</td>
<td>2</td>
</tr>
<tr>
<td>Dog Wash Sink</td>
<td>1</td>
</tr>
<tr>
<td>Drain Pipe Repair</td>
<td>1</td>
</tr>
</tbody>
</table>

Respectfully submitted,

Joseph Ciejkka, Gas and Plumbing Inspector
Carl Marco, Assistant Inspector

**HARBORMASTER REPORT**

Lake activities and treatments remained the same for the year 2007. The lake drawdown and the Red Flag System were also used. Lake patrol was done with the use of a private boat due to the loss of the patrol boat, which was at Quaboag Sporting Goods for repairs when a fire occurred.

A replacement boat, whether new or used, is definitely needed for the upcoming year in order to keep our lake safe from dangerous activities, etc.

Respectfully submitted,
Joe Borlikoski, Harbormaster
HAZARDOUS WASTE COORDINATOR

In 2007, as the Hazardous Waste Coordinator, I responded to eight calls.

4 Calls for the clean up of fluids from automobile accidents.

1 Call for the clean up of fluids from a tractor trailer.

1 Call for Asbestos along the side of Rt. 9 was cleaned up by the state.

2 Property Inspections for Hazardous Material.

Respectfully submitted,
Walter Ambach
The cycle of events during this year was somewhat different: mowing, sweeping, tree removal, stump removal, plowing, sanding, and repairs to town equipment were all accomplished.

With the voters approval of $200,000.00, we embarked upon the highway garage expansion project. Through the diligence of a highly skilled work force and the donations of many we solved a much needed space problem. I hope the residents realize this was an $800,000.00 cost savings by utilizing in house labor and technology.

The generous donations associated with the expansion represent in excess of $25,000.00. The most significant donation came about from Jeff Nickerson of CBIS. His contribution of state of the art products helped us greatly. Richard Chaffee from Chaffee Construction and Gerry Allard from Allard Concrete also made a huge difference in the project. Special thanks go out to them and others. The project came about very timely since there was an absence of Chapter 90 road money. West Brookfield’s economic crunch, as well as other communities’, hopefully will abate in coming years.

The year progressed with the loss of Brian Charron’s employment. Thank you, Brian for your dedication and hard work. Good luck in your new career.
Despite economic shortfalls we still managed to finish Clearview Drive and Hadley Path, as well as a section of Cutler Road.

From all of us at the Highway Department, thank you, West Brookfield, for your support and patience. Our success and achievements are based upon you.

Respectfully submitted,
Jason Benoit, Highway Superintendent
Marc Astrella, Foreman
Duane Cassavant
Ryan Pontbriand
Gregg Waterman
WIGWAM ROAD
“DROP-OFF” CENTER

Hours of operation:

Wednesday: 9:00am to 4:00pm

Saturday: 9:00am to 4:00pm
(Please note these hours are subject to change)

<table>
<thead>
<tr>
<th>TIRES:</th>
<th>$2.00 without rims</th>
<th>$3.00 with rims</th>
</tr>
</thead>
</table>

Commercial or Truck Tires will be priced on site by attendant according to size.

SCRAP METALS: (Including white goods)

Any motor must have fluids drained
Used Motor Oil * Antifreeze * Oil Filters

BATTERIES: Must have caps attached

LEAVES/GRASS CLIPPINGS: (No bags, please)

Brush no larger than
3-inches in diameter and 4-feet in length.

THE DROP-OFF CENTER IS FOR RESIDENTIAL USE ONLY. RULES AND REGULATIONS SUBJECT TO CHANGE AS MARKET FLUCTUATES.
HISTORICAL COMMISSION

The Historical Commission met monthly, January to June and September to December, in the Commission office, Room 201 in the Town Hall.

In 2007, the Commission took over ownership and management of the Commission website, www.westbrookfield.org. The site is continuously updated by member Nancy Parker and averages 400 hits per month.

In March, editing of “The History of West Brookfield 1675 – 1990” was completed and the search for photos began. At year’s end 112 photos were scanned. A graphic artist will begin layout and design early in 2008.


With the 2006 National Historical Register listing of the Old Indian Cemetery and the Center Historic District Expansion completed, the nomination of the Jedediah Foster Home site was undertaken. Member Amy Dugas is the research consultant for this project.

The Commission participated in the year-long Charles Merriam Anniversary Celebration arranged by the Merriam Gilbert Library. Events were promoted on our
website, items were provided for the Time Capsule, and the *Isaiah Thomas Patriot-Printer Program* was funded. Congratulations to the library staff for an outstanding year long historical celebration.

Once again the Commission sponsored the *Isaiah Thomas Patriot-Printer Program* for the 5th grades at the West Brookfield Elementary School, and co-sponsored the *Asparagus, Flower and Heritage Festival* on the Common in May.

Other activities during the year included:

- Working with the Selectmen to implement the **Town Hall Maintenance Plan**.
- Awarding the Boston Post Cane to Stella Paquette, the oldest citizen of our town.
- Continuing work on the **Old Indian Trail**.
- Installing a Revolutionary War flag holder at the entrance of the Old Indian Cemetery and provided a tour for 2nd grade Elementary School students.
- Reviewing and commenting on proposed changes to School Street, which would affect the Center Historic District.
- Participating in planning of the 1st annual **Magical Mystery Historical Bicycle Tour of the Quaboag Plantation** that was held in October.
- Attending a **Historic Preservation Planning Workshop** presented by the Massachusetts Historical Commission.
- Attending a **Heritage Landscape Inventory Program** session presented by the Massachusetts Department of Conservation and Recreation and the Central Mass Regional Planning Association.
Member Bill Leslie will be the local project coordinator for this year long program.

Once again, a generous gift was received from the J. Irving and Jane L. England Charitable Trust. This gift, along with the support of the Town, enabled us to undertake the projects outlined. We express our endless gratitude for this support.

2006 Members and Associate Members

Angela Carville          Bill Leslie
Ed Dow                  Nancy Parker
Amy Dugas              Barbara Rossman
Dave Fitzgerald         Richard Rossman
Joan Fitzgerald         Patricia Turner

Respectfully submitted,
Richard Rossman, Chairman
THE HOUSING AUTHORITY

The West Brookfield Housing Authority meets on the third Monday of each month at the Community Building, located at Olde Village Place at 29 East Main Street. The meetings are held at 10:00AM and are open to the public. The Annual Meeting and Election of Officers are held in May of each year. All meetings are posted with the Town Clerk.

There are four elected members of the Housing Authority and one member is appointed by the Governor. They are as follows: John Murphy, Chairman; Phyllis Warriner, Beverly Anderson, Michael Frew, and Edward Kwasniewski, Governor’s Appointee.

We currently employ three staff members as follows: Christine Evans, Executive Director; Keith Bordeau, Maintenance Manager; and Fiona Andrewes, Office Assistant.

There are currently three housing programs in management at the Olde Village Place location. The Chapter 667 Elderly/Handicapped Housing Program consists of 36 one-bedroom apartments. Our Chapter 705 Family Housing Program consists of ten units of housing. There are 6 three-bedroom units and 4 two-bedroom units. Also located on our site, is a Chapter 689 program, which is administered by The Bridge of Central Mass. All programs were established and funded by the Department of Housing and Community Development and are operated under state guidelines.
Applications for any of our housing programs are available by contacting or visiting our office, which is located at Building 7. Eligibility for all housing programs is based on the net income limits established by the state, and rents are currently based on 30% of net income in Chapter 667 housing and 27% of net income in Chapter 705 housing. Applicants are offered housing from our waiting list, and preference is given to Veteran’s residing in West Brookfield, as well as persons from the town who have lived here for more than nine months, or who are employed in this community. To discuss housing opportunities, please call 508-867-5891 on Monday and Wednesday from 8AM – 3PM, and Friday mornings from 8AM – noon. We consider ourselves to be partners in an effort to meet the growing need for affordable housing units in this community. We welcome inquiries at any time.

We would like to extend our sincere thanks to the West Brookfield Police, Fire, and Rescue departments for their caring dedication to the safety and security of our residents.

Respectfully submitted,
Christine Evans, Executive Director
INSPECTOR OF BUILDINGS

Single Family Dwellings  9
Sheds  4
Additions  10
Roofing  19
Garages  6
Windows/Siding  19
Renovations/Remodeling  22
Stoves: Pellet/Wood  18
Pools: In ground/Above ground  14
Signs  4
Decks  6
Demolition  4
Barns  3
Pavilion/Gazebo  0
Antenna/Cell tower  1
ADA Ramp  1
Multi-family  1

Total  141

Total permit income  $18,435.00
Estimated value on permits  $2,911,357.78

Respectfully submitted,
Jeff Taylor, Inspector of Buildings
We started the 2007 season with the ability to see almost seven feet down into the lake using our sechi disk. However, by mid June, we began to observe deterioration in clarity only to see it reverse in late June. We scheduled our algae treatment for the 30th of July, earlier than the last few years, and, with the addition of cool weather, enjoyed relatively algae free water until September. We are not alone with algae management problems. There are few local, reliable, and accurate algae analysts and not enough research has been done to compare our results to scientific data sources. We may struggle with this lake management issue for several more years.

Each year working with Lycott Environmental, we conduct several weed surveys of the lake. Our initial analysis this year identified a small portion of variable milfoil near the Bradish brook outflow to the lake and pondweed from the sandbar south along the east shore. With the treatment on June 29th, we just about eliminated these problem areas.

In addition to the lake monitoring, we hosted another successful lake clean up, convened an educational annual meeting, published spring and fall newsletters, and supported dam maintenance activities. We have also been working with the Stormwater Authority and consultants from ESS to implement a stormwater action plan. We reviewed the 1981 Board of Selectmen approved
Lake Wickaboag Rules and Regulations, and after holding a public hearing, received approval of the revisions. New signs were made for summer and winter rules and posted at the beach along with copies of the rules that could be taken for individual use.

The second decorated waterfront contest was held on July 4th, and despite the torrential rain, we had nearly thirty excited participants, and three very wet judges (State Senator Steve Brewer, State Representative Ann Gobi and Dr. Christine Girard).

During 2008, we will expand our lake monitoring program, continue publication of our newsletters, and conduct another lake clean up. The third decorated waterfront contest will be held again on July 4th. We hope to award a second matching grant under the “Vegetative Buffer/Stormwater Grant Program” from LWPA funds.

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<th>04 - ’05</th>
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<td>Actual</td>
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<td>Actual</td>
<td>Estimate</td>
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<tr>
<td>Weed Management</td>
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<td>11,000</td>
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<td>Water Testing/Projects</td>
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<td>6,200</td>
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<td>$20,653</td>
<td>$18,900</td>
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<td>$2,000</td>
<td>$600</td>
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</tr>
</tbody>
</table>

While there has been a decline in the weed population, there will be a need to continue the surveys and some
weed treatments. The FY 2009 budget contains funds for two microscopic algae treatments in the event we have an unusual bloom either early or late in the summer season as we did in 2004 and 2005. The cost of copper sulfate for algae treatments has increased substantially as indicated in the above figures.

The town’s share of the jointly funded FY 2005 (with the LWPA) ESS ground water and stream waters report are included in the water testing figures above. The town’s share of the jointly funded (with the LWPA) FY 2007 ESS stormwater action plan has been included in the Stormwater Authority’s 2007 budget. Additional stormwater studies and actual projects may be funded in part from the above FY 2008 and FY 2009 budgets. LWPA remains committed to achieving the best water quality for our lake. We thank all town officials and the town residents for your continued support.

Respectfully submitted,
Albert F. Collings, President
Mary Beth Czaja, Vice-President
LIBRARY

It’s hard to believe that a year has already passed since we launched the year long Charles Merriam 200th Birthday Community Celebration! It was an incredible year filled with special events and a capital fundraising campaign that brought the community together, highlighting the integral role the Library plays in our town. Both the Massachusetts Senate and the House of Representatives recognized the Library’s efforts with citations commending us on this successful endeavor.

Additionally, the Future Fund, established as a result of our capital fundraising campaign, enabled the Library to address building renovation projects. As promised, the roof was re-hung in late fall, and likewise there are plans underway to restore the exterior window frames, which are in desperate need of repair; some are rotted and all contain lead paint. Along with the Future Fund, Library grants and gifts have been earmarked to pay for the majority of this necessary work.

With the integrity of the roof restored, it was time to tackle wall restoration due to past water damage. To accomplish this task, the Library joined with the Selectmen’s Office to take advantage of Sheriff Guy Glodis’ mutually beneficial program that connects non-violent inmates with municipal building refurbishing projects. For the cost of providing supplies and lunch, the plaster walls were repaired on the second floor and main staircase, and vibrant colors were specially chosen to reflect the lovely stained glass windows. In addition, a
picture hanging system was installed in the meeting room for the intended purpose of establishing rotating art exhibits, which prior to the wall renovation, had been enthusiastically enjoyed by the community, throughout last year’s birthday celebration. The entire project was conducted both efficiently and professionally, saving the town thousands of dollars.

The ramp canopy finally became a reality in late fall. After more than a decade of discussion, research, and careful planning, a covering was constructed to be both functional and attractive. General opinion suggests that the style is pleasing, as many from the community have noted the Library’s architectural details are reflected in the canopy, which maintain a cohesive design that suits the building. The Library is grateful to our community for supporting this resolution to the cascading ice and snow that had been a persistent safety concern for the past eleven winters.

Our canopy...
Exterior
Throughout the year, the Library is often approached by individuals inquiring as to whether we accept book donations. With limited space, it’s not often that we can make use of these donations, either for the purpose of accessioning into our collection or the annual book sale. However, the many requests we receive led us to pursue other options. The Library, in conjunction with the West Brookfield Elementary School, partnered with a professional fundraiser and book seller, “Got Books,” to place a receptacle for unwanted books (both print and audio), movies (video and DVD formats), and CDs at the back entrance of the school. The container is available to the greater community 7 days a week, 24 hours a day. Each time the container is emptied the school receives a stipend. This initiative benefits the community, School, and Library by providing an alternative for discarding.
unwanted books, movies, and CDs, along with a cash incentive for the School.

The Staff was busy with the usual concerns of the Library as well as the additional activities brought about by the celebration events. Both Adult and Children’s services experienced an increase in attendance of programs and daily operations. Of particular note, circulation has significantly increased since the C/WMARS membership upgrade to Mininet status five years earlier: over 11,000 additional items circulated in 2006 in comparison with figures from 2001, the last year we were an Online Affiliate. Conversely, staff levels have not changed since the conversion, and therefore, the Board of Library Trustees is recommending expanding staff hours to accommodate this dramatic increase in circulation.

The Staff should also be commended for their exceptional performance during the Haston Public Library’s renovation. North Brookfield patrons were diverted to our Library for several months, doubling all of our efforts, especially interlibrary loans. Several patrons from North Brookfield remained loyal to our Library even after their town library re-opened, due to the excellent service they received from our Librarians.

The Library received the following awards, grants, and gifts, which were used, in part, to supplement expenses not covered by the town budget.

- State Aid award of $5,843 was received for meeting/exceeding minimum standards of both service and municipal appropriations. Along with this award the Library also received its annual certification.

Town of West Brookfield 55 Annual Report 2007
- Local Cultural Council provided $1,700 for adult and children’s programming.
- The Summer Reading Program was generously funded by donations totaling $1,285 from the following businesses and organizations:
  - Big Y (Spencer), Boston Museum of Science, Country Bank for Savings, Lamoureaux Ford, McDonald’s (Spencer), North Brookfield Savings Bank, Shaw’s Supermarkets, Southbridge Savings Bank, Wal-Mart Supercenter (Ware), and Ware Co-operative Bank.
- Winthrop Gay, Sr. donated 20 handmade wooden wagons and several dozen birdhouses for adult/children’s programming.
- The Historical Commission, purchased passes to Old Sturbridge Village for Library patrons.
- Joan Veinot and Ann Early each contributed $100 toward the purchase of the Merriam portrait.
- An anonymous donor purchased an oil painting by local artist, Dick Chase, for the Library in memory of Virginia Rose.

Our volunteers donated the most generous gift of their time to the Library. The Children’s Library benefited from the helping hands of many individuals: Joey Lynn Berthiaume, Doris Carlson, Bethany Chickering, Johanna and Katia Christakis, Elizabeth, Christin and Rose Farmosa, Gabriela Garlicki, Alexander Gillogly, Jacinda Graham, Emily King, Caitlin Kroyman, Emily McCarthy, Mike Messier, Amelia Roso, Julia Stefano, and Rachel Takorian. Adult Services enjoyed the assistance of Emma Belling. All of these wonderful people lightened the load of this very busy staff, and we recognize that, because of their contributions, the services we provided were delivered more smoothly and efficiently.
The Friends of the Library conducted two major fundraisers this year: The White Christmas Raffle and the Book & Bake Sale. Combined, these events raised $1,200 which paid for museum passes, gardening supplies, and web site updates. The Friends also expanded their organization this year to include a Junior Friends. Organized and presided over by Amanda Judycki, this newly established group consists of teenagers who participate in the two fundraising events and meet four times a year. In addition to the tremendous benefit they provide to the Library, members enjoy the opportunity of social networking with other young adults. If you or someone you know is interested in joining either the Friends or the Junior Friends of the Library, please visit our web site www.wbrookfieldlibrary.org and click on the “Friends” link for more information. The Library sincerely appreciates your involvement.

Volunteerism benefits everyone involved, and enriches a community, making it vibrant and strong.

Charles Merriam’s 200th Birthday Cake, November 21, 2006
As many of you know, Linda Pelletier is the owner of SweetArts, a confectionary business right here in West Brookfield. Her generous donations of delectable cookies have graced our food table for countless Library events. The two birthday cakes she created for the Charles Merriam birthday celebration were extraordinary, not to mention delicious!

Linda Loftus,
Library Page with 3-D Birthday cake at Finale

Always generous,
Linda often donates her wonderful confections unsolicited. In addition, Linda has been delivering books, for several years now, to our patrons who are homebound. Not only does she deliver materials, but she also stays and visits with these patrons (She’s been known to bring her beloved cat, Rocky, to Quaboag on the Common to visit one of our patrons who resides there!). So, for her extraordinary largesse, we thank Linda. Her gifts and assistance are deeply valued, and exemplify what it means to contribute generously to one’s community.

Respectfully submitted,
Lisa Careau, Library Director
LIST OF APPOINTED OFFICIALS

Indicates Chairperson. ( ) Indicates Term of Office

ADVISORY BOARD (7 MEMBERS – 3 YEAR TERMS)

Beverly Potvin (2009)
Al Collings (2009)
G. Thomas Schnare (2008)
Joe Bonvie (2008) Resigned 9/07/06
Jeffrey A. Belanger (2007)
Richard Pluta (2007)
William King (2007) Resigned 6/30/07
Vacant (2007)
John Cregan (2007) Deceased
Peter Day (2007) Deceased

AFFIRMATIVE MARKETING CONSTRUCTION OFFICER (AMCO)

Johanna Barry (2007)

AGRICULTURAL COMMISSION

Brad Quigley * (2008)
Roger Slobody (2008)
Arthur Maskell (2008)
Gordon DeWolf (2008)
Richard Kemp (2008)
Barry Nadon, Sr. (2008) Alternate
Jim Talvy (2008) Alternate Removed 10/10/06

Town of West Brookfield 59 Annual Report 2007
AMERICANS WITH DISABILITIES ACT COORDINATOR
Johanna Barry (2007)

ANIMAL CONTROL OFFICER/DOG OFFICER
Leah Shattuck (2007)

ANIMAL INSPECTOR
Barry J. Nadon, Sr. (04/30/07)

ASPARAGUS & FLOWER HERITAGE FESTIVAL
Roger Allen (2007)
George Hibbard (2007)
Caron Plante (2007)
Richard Rossman (2007)
Amy Dugas (2007)

ASSISTANT TOWN CLERKS
Tammi Kemp (2007)
Geraldine Sauve (2007)
Teresa Barrett (2007)
Christine Long (2007)

ASSISTANT TOWN TREASURER
Teri Ann Roberts (2007)

BOARD OF HEALTH AGENT/ADMINISTRATIVE SECRETARY
BOARD OF REGISTRARS
Anna May Zabek (2009)
Roberta Rhodes (2008)
Robert Spera (2007)

BUILDING INSPECTOR
Jeff Taylor (2007)
John Couture (2007) Alternate

BURIAL GROUND COMMISSIONERS
John Bartlett (2007)
Marjorie Reim (2007)
Michael Frew (2007)

CABLE TELEVISION COMMITTEE, LOCAL ACCESS
Dave E. Cameron (2007)
Larry Boomgarden (2007)
Ted Pas (2007)
Hannah Fogarty (2008)
Barry Gillogly (2008)

CAPITAL PLANNING/IMPROVEMENTS COMMITTEE
Melvin Dorman (2007)
John Tivnan (2007)

CENTRAL MASS. METROPOLITAN PLANNING ORG.

CENTRAL MASS. REGIONAL PLANNING COMMISSION
Tim Morrell (2007)
Mert Kenniston (2008) Alternate

CMRPC REGIONAL PLANNING TASK FORCE
C. Thomas O'Donnell (2007)

CHIEF PROCUREMENT OFFICER
Johanna Barry (2007)

COMPUTER TECHNOLOGY ADVISORY COMMITTEE
John Tivnan (2007)
Gary Simeone (2007)
Cliff Comptois (2007)
Richard Walters (2007)
Robert Spera (2008)

CONSERVATION COMMISSION
Gordon DeWolf (2009)
Diane Oliver-Jenson (2009)
Brian Silva (2008)
Richard Provencher (2008)
John Hooven (2007)
Edward Kwasniewski (2007)
Danielle Johnson (2008) Resigned
Jesse Serrano (2008)

(COA) WB SENIOR CENTER DIRECTOR
Cynthia Norden, Director (2007)
Betty Frew, Asst. Director (2007)

COUNCIL ON AGING
Svea Giffin (2009) Resigned 1/16/07
Oliver Hill (2009)
Beverly Cassavant (2008)
Claire Wirf (2008)
Gloria Hanks (2007)
Allan Reid  (2007)  Resigned 11/15/05
Jim Pierce  (2007)
Connie Pratt  (2009)
Edward Perry  (2007)

**COUNCIL ON AGING CUSTODIAN**
Justyna Ball  (2007)

**COUNCIL ON AGING SMC ELDER BUS**
John J. Murphy  (2007)

**CUSTODIAN OF PROPERTY**
Keith Arsenault  (2007)

**CULTURAL GRANTS COUNCIL**
Ann Earley  (2007)
Svea Giffin  (2007)  Non voting member
Ruth Lyon *  (2007)
Diane Vayda  (2007)
Madge McNair  (2007)
Judy Kelley  (2007)
Cindy Laub  (2007)
Elizabeth Kozik  (2007)  Alternate
Joan Veinot  (2007)
Lisa Careau  (2007)
Leane Pierce  (2007)
Claudia Broschart  (2007)
Despina Fazzuoli  (2008)
Kenneth Miller  (2008)
Fern Maskell  (2008)
Joan Fitzgerald  (2008)
Kate Kane  (2008)
Marion Hunt  (2008)
Richard Ullman (2008)
Barry Gillogly (2008)
Paula Slade (2008)

**Earth Removal Board**
Jason Paquette (2007) Health
Tom Long (2007) Selectmen
Richard Aube (2007) Zoning

**E-911 Coordinator**
Paul Lupacchino (2007)

**Electrical Inspector**
Kevin Dunivan (2007) Alternate
Donald Puduski (2007)

**Emergency Management**

**Executive Secretary**
Johanna Barry (2007)

**Federal Census Liaison 2010**
Robert Spera (2008)

**Fire Chief**
Timothy Batchelor (2007)

**Forest Fire Warden**
Timothy Batchelor (2007)
GAS PIPING & GAS APPLIANCES/PLUMBING INSPECTOR
Joseph Ciejka  (2007)
Carl Marco  (2007)  Alternate

HARBORMASTER
Joseph Borlikoski  (2007)

HAZARDOUS WASTE COORDINATOR
Walter Ambach  (2007)

HIGHWAY SUPERINTENDENT
Jason Benoit

HISTORICAL COMMISSION
Richard Rossman  (2009)
Edwin Dow  (2009)
Nancy Parker  (2008)
Amy Dugas  (2008)
Barbara Rossman  (2007)
David Fitzgerald  (2007)
William Leslie  (2007)

HISTORICAL CONSERVATION AND PRESERVATION
Peggy Walker  (2007)

INSECT & PEST CONTROL INSPECTOR
Jason Benoit  (2007)

LIBRARY DIRECTOR
Lisa Careau  (2007)

MASTER PLAN COMMITTEE
Timothy Morrell  (2007)
David Fitzgerald (2007)
Gordon DeWolf (2007)
Sonia Burke (2007)

MUSIC COMMITTEE
Susan LaBarge (2007)
Christine Coulthard-Schlosstein (2007)
Annette Fortin (2007)
Kevin Dorman (2007)
Kathy Savary (2007)
Leane Pierce (2007)
Dave Pierce (2007)

OPEN SPACE IMPLEMENTATION COMMITTEE
Richard Rossman (2007) Historical
Larry Harris (2007) LWPA

PARKING CLERK
Teresa Barrett (2007)

POLICE DEPARTMENT
CHIEF OF POLICE
C. Thomas O’Donnell

SERGEANT
William Lynch Lifetime* 3 year rollover
Brice Leslie (2008) Resigned 12/07

FULL TIME POLICE OFFICERS
Harold Parker Lifetime* 3 year rollover
PART TIME POLICE OFFICERS
David Pierce  
Thomas D. Giguere  
Marissa Brown  
Brian Ayers  
Eric Mawhinney  
Kara Hartung  
Eric Iwaniec

CONSTABLES
C. Thomas O'Donnell  
Arthur Tatro  
John Healy  
Brice Leslie  
David Pierce  
Harold Parker

POLICE DEPARTMENT CLERK
Tammi Kemp

POLICE SPATIAL NEEDS COMMITTEE
Lindsey Smith  
Walter Ambach  
Lester Paquette *  
Rayne Petruzzi  
William Mansfield  
Bob Benson *  
M.J. Haesche  
Richard Kemp

Town of West Brookfield  Annual Report 2007
QUABOAG HIGH SCHOOL MUNICIPAL REPRESENTATIVE
John Tivnan (2007)

QUABOAG PLANTATION, 350TH ANNIVERSARY (2010)
COMMITTEE
Bill Jankins (2007)
Ruth Lyon (2007)
Richard Rossman (2007)
Rob Lyon (2007)
Brad Hibbard (2007)

QUABOAG VALLEY BUSINESS ASST. CORP REP.
John Tivnan (2007)

RECREATION COMMITTEE
Paris Gogos (2007)
John Vayda (2007)
Teresa Barrett (2007)
John Schlosstein (2007)

REPRESENTATIVE TO CENTRAL DISPATCH

REPRESENTATIVE TO THE ROCK HOUSE
John Tivnan (2007)

RIGHT TO KNOW MUNICIPAL COORDINATOR
Walt Ambach (2007)

SEXUAL HARASSMENT OFFICER
Teri Ann Roberts (2007)

STORMWATER MANAGEMENT COMMITTEE
Jason Benoit (2007)  Highway
Mary Beth Czaja (2007)  Member at Large
John Frizzell (2007)  Health
Johanna Barry (2007)  Selectmen

**TOWN ACCOUNTANT**
Marie Arsenault (2007)

**TOWN COMMON BEAUTIFICATION COMMITTEE**
Amy Dugas (2008)  Historical Member
Marc Varnum (2008)  Common Committee Member
William Earley (2008)  Common Committee Member
Vacant (2008)
Vacant (2008)

**TOWN COUNSEL**
Kopelman & Paige PC (2007)

**TOWN HALL CUSTODIAN**
Keith Bordeaux (2007)

**TREE WARDEN**
Jason Benoit (2007)

**VETERAN’S AGENT**
Edwin LaMontagne (2007)

**WAR MEMORIAL COMMITTEE**
Ron Marchessault (2007)
John Murphy (2007)
Anna May Zabek (2007)
Betty Coulthard (2007)

WHITE CHRISTMAS COMMITTEE
Madaline Arn (2007)
Richard Rossman (2007)
Charlotte Boos (2007)
Barbara Rossman (2007)
Ursula Couture (2007)

ZONING BOARD OF APPEALS
Joan Veinot (2009)
Kevin Dorman (2008)
Richard Aube (2007)
George Hibbard (2009) Associate Member
David Veinot (2008) Resigned 11/30/06
David Broschart (2008) Associate Member

ZONING OFFICER
Gary Simeone (2007)

LIST OF ELECTED OFFICIALS

* Indicates Chairperson. ( ) Indicates Term of Office

MODOERATOR
Michael J. Frew (2007)

TOWN CLERK

BOARD OF SELECTMEN
Tom Long  
John Tivnan  
Barry J. Nadon, Jr.  

TOWN TREASURER  
Keith R. Arsenault  

TAX COLLECTOR  
Teresa M. Barrett  

BOARD OF ASSESSORS  
William F. Mansfield  
Peggy J. Walker  
Kevin G. Dorman  

BOARD OF HEALTH  
John E. Frizzell, Sr.  
Jason L. Paquette  
Melvin F. Dorman  

BOARD OF LIBRARY TRUSTEES  
Mark A. Jordan  
Melanie Merrill  
Richard A. Murphy  
Linda J. Carpenter  
Lisa Remiszewski  
Alexandra McNitt  

BOARD OF WATER COMMISSIONERS  
Robert E. Benson  
Barry J. Nadon, Sr.  
Lester Paquette, Sr.  

Town of West Brookfield  
Annual Report 2007
COMMON COMMITTEE
Thomas F. Cahill (2007)
Marc Varnum * (2008)
Jaclyn Von Bleicken (2009)

HOUSING AUTHORITY (5 YEAR TERMS)
Robert Calchera (2007)
Svea Giffin (2009) Resigned 1/03/07
Phyllis L. Warriner (2010)
Edward Kwasniewski (2010) State Appt 5 yr term
John J. Murphy (2009)

PLANNING BOARD
Robert Lipovsky * (2007)
Timothy Morrell (2008)
Robert J. Brodak (2009)
Joshua R. Allen (2010) Resigned 2/05/07
Merton E. Kenniston (2011)
Vacancy (2010)

QUABOAG REGIONAL SCHOOL COMMITTEE
Diane S. Vayda (2007)
Michael A. Carr (2007)
David E. Filkins (2007)
Mary Jane Rickson (2007)
Lori L. Loughlin (2008)
Clifford Fountain (2008)
Caroline Nofio (2008)
Thomas C. Baker (2008)
John Dolan (2009)
Leane M. Pierce (2009)
Daniel Korzec (2009)
During 2007, forty-seven (47) parking tickets were issued. One hundred eighty dollars ($180.00) was collected and turned over to the Treasurer. This represents an estimate of only 2.5% being collected. Collection options are being evaluated, and as a result twenty-five violators were turned over to the Registry of Motor Vehicles to have their registration flagged. Also, a fee increase was discussed and is being considered.

Many of the violations were attributed to unauthorized Town Beach parking and the Winter Parking Ban. However, there is a decline of Winter Parking Ban Violations.

Please be advised that from November 1st through April 1st there is a parking ban in effect during the hours of 1:00 am to 6:00 am. To obtain a beach parking sticker, please inquire at the Police Department of the Selectmen’s office.

Respectfully submitted,
Teresa Barrett, Parking Clerk
A major effort of the Planning Board during the year was focused on the proposed Open Space Residential Design (OSRD) by-law for West Brookfield. The by-law went through public hearing and was subsequently approved at the annual town meeting. OSRD represents an approach to residential development that promotes open space preservation. It allows a builder to choose between a standard subdivision development under existing subdivision rules and regulations, and an OSRD design. In choosing the OSRD plan, the builder presents a development plan to the board for approval that allocates a percentage of the acreage in the development to open space in perpetuity. In doing this the developer may be given relaxed restrictions on lot sizes and road requirements.

The first OSRD proposal was submitted during the year for a small development on Ragged Hill. The proposal is scheduled for public hearing early in 2008.

A public hearing was held on the new Rules and Regulations Regarding Subdivision of Land in West Brookfield. The new rules and regulations were then approved by the board and are now currently in effect. The previous Rules and Regulations dated back to 1974. The board used a consultant from the Central Mass Regional Planning Commission on this project to insure that the new rules and regulations closely followed
current planning board practices and conformed to state regulations.

The new Rules and Regulations Regarding Subdivision of Land in West Brookfield and the Open Space Residential Design by-law can be found on the town website: http://www.wbrookfield.com

A public hearing was held to discuss zoning by-law changes related to riding stables, greenhouses and farm-stands which would bring our by-law into state compliance. Over twenty people were in attendance for the hearing, and there was unanimous support for the change. The proposed by-law change was approved at the annual town meeting.

Preliminary research and discussion is underway on a wind turbine regulation for West Brookfield. We expect to have a proposed regulation ready for public hearing during 2008.

Early in 2007, Joshua Allen submitted his resignation from the board. Diane Oliver was elected to fill his term at the town election in May.

During the year, the board reviewed a total of nine Approval Not Required (ANR) plans which required board action.

Respectfully submitted,
Timothy Morrell, Chairman
Robert Lipovsky
Robert Brodak
In 2007, the department saw an increase in activity from 3,513 calls for service, in 2006, to 3,828 calls, in 2007. Determining the exact reason for the increase has been difficult. Some categories of crime have risen, such as assaults, while property crimes actually decreased during the year. An increase was also seen in non-criminal activity, which contributed to the overall increase in calls.

During the past year, the department has been working with the school district, the Warren Police and Fire Departments, and the West Brookfield Fire Department to revise the district’s crisis plan. In addition to modernizing the school’s response plan, our own plans have been updated as well. As part of this process, members of this department, along with other area departments, have received training in responding to incidents of violence in a school. This training was provided free of charge by the Massachusetts State Police, and is designed to teach patrol officers the necessary skills to handle calls of this nature.
While patrol remains the core of what we do, we remain committed to a philosophy of community involvement. Successful examples of this are our RAD classes and the two Bingo Nights held at the Senior Center.

As always, we invite you to visit our website at [www.westbrookfieldpd.org](http://www.westbrookfieldpd.org).

The following are examples of calls for service handled by the department in 2007.

<table>
<thead>
<tr>
<th>Call Type</th>
<th>Count</th>
<th>Description</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>911 Hang ups</td>
<td>71</td>
<td>Abandoned MV</td>
<td>3</td>
</tr>
<tr>
<td>Alarms</td>
<td>127</td>
<td>Animal calls</td>
<td>82</td>
</tr>
<tr>
<td>Assist citizen</td>
<td>191</td>
<td>Assault</td>
<td>6</td>
</tr>
<tr>
<td>Assist other agencies</td>
<td>132</td>
<td>Burglary</td>
<td>17</td>
</tr>
<tr>
<td>Building check</td>
<td>28</td>
<td>Carbon monoxide alarm</td>
<td>6</td>
</tr>
<tr>
<td>Complaint: non-specific</td>
<td>107</td>
<td>Disturbance</td>
<td>63</td>
</tr>
<tr>
<td>Disabled vehicle</td>
<td>79</td>
<td>Domestic disturbance</td>
<td>48</td>
</tr>
<tr>
<td>Escort</td>
<td>23</td>
<td>Assist Fire Dept.</td>
<td>83</td>
</tr>
<tr>
<td>General information</td>
<td>5</td>
<td>Gun shots</td>
<td>11</td>
</tr>
<tr>
<td>Hazardous incidents</td>
<td>28</td>
<td>Illegal dumping</td>
<td>5</td>
</tr>
<tr>
<td>Investigation: non-specific</td>
<td>53</td>
<td>Juvenile offenses</td>
<td>2</td>
</tr>
<tr>
<td>Kidnapping</td>
<td>1</td>
<td>Larceny</td>
<td>24</td>
</tr>
<tr>
<td>Medical emergency</td>
<td>360</td>
<td>Missing persons</td>
<td>14</td>
</tr>
<tr>
<td>Motor vehicle accident</td>
<td>127</td>
<td>Complaint: MV operations</td>
<td>75</td>
</tr>
<tr>
<td>MV investigation</td>
<td>297</td>
<td>Motor Vehicle stop</td>
<td>862</td>
</tr>
</tbody>
</table>
Notification 11 Officer initiated: non-specific 257
Property damage: vandalism 20 Annoying calls 6
Lost/Found property 5 Psychiatric emergency 11
Records check 12 Repossession 9
Serve restraining order 11 Safety hazard 58
Stolen vehicle 1 Snow ban 1
Serve summons 32 Suspicious activity 77
Threat 5 Trespass 8
Traffic control 213 Serve warrant 25
Welfare check 74 Unattended death 1
Ice rescue 1 Sex offenses 1

The results of the eight hundred sixty-two (862) motor vehicle stops conducted by the department, in 2007, are as follows:

- 29 criminal complaints
- 243 civil infractions
- 22 arrests
- 231 written warnings
- 331 verbal warnings
- 6 were voided due to procedural mistakes.

During 2007, one hundred twenty-two (122) people were charged with crimes and seven (7) were taken into protective custody. The following is a summary of the charges filed.
<table>
<thead>
<tr>
<th>Crime</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assault &amp; Battery</td>
<td>5</td>
</tr>
<tr>
<td>Assault &amp; Battery on a Police Officer</td>
<td>2</td>
</tr>
<tr>
<td>Assault &amp; Battery with dangerous weapon</td>
<td>5</td>
</tr>
<tr>
<td>Burglary</td>
<td>5</td>
</tr>
<tr>
<td>Larceny</td>
<td>13</td>
</tr>
<tr>
<td>OUI</td>
<td>7</td>
</tr>
<tr>
<td>Warrant arrest</td>
<td>17</td>
</tr>
<tr>
<td>Conspiracy</td>
<td>2</td>
</tr>
<tr>
<td>Assault</td>
<td>4</td>
</tr>
<tr>
<td>Possession of Class D substance</td>
<td>11</td>
</tr>
<tr>
<td>Suspended/Revoked license</td>
<td>11</td>
</tr>
<tr>
<td>Reckless operation of a vehicle</td>
<td>3</td>
</tr>
<tr>
<td>Trespass</td>
<td>1</td>
</tr>
<tr>
<td>Accessory after the fact</td>
<td>5</td>
</tr>
<tr>
<td>Operating to endanger</td>
<td>2</td>
</tr>
<tr>
<td>Leaving the scene of an accident</td>
<td>4</td>
</tr>
<tr>
<td>Breaking &amp; Entering into a Motor Vehicle</td>
<td>2</td>
</tr>
<tr>
<td>False RMV document</td>
<td>1</td>
</tr>
<tr>
<td>Stolen vehicle</td>
<td>2</td>
</tr>
<tr>
<td>Uninsured vehicle</td>
<td>5</td>
</tr>
<tr>
<td>Resisting arrest</td>
<td>2</td>
</tr>
<tr>
<td>Using MV without authority</td>
<td>1</td>
</tr>
<tr>
<td>Abuse Prevention Order violation</td>
<td>2</td>
</tr>
<tr>
<td>Unlicensed operation</td>
<td>5</td>
</tr>
<tr>
<td>Possession of a Class B substance</td>
<td>5</td>
</tr>
<tr>
<td>Disorderly conduct</td>
<td>11</td>
</tr>
<tr>
<td>Keeping a disorderly house</td>
<td>2</td>
</tr>
<tr>
<td>Defrauding an Innkeeper</td>
<td>1</td>
</tr>
<tr>
<td>Possession of alcohol in public</td>
<td>2</td>
</tr>
<tr>
<td>Possession of liquor under 21</td>
<td>10</td>
</tr>
<tr>
<td>Open container violation</td>
<td>3</td>
</tr>
<tr>
<td>Possession of fireworks</td>
<td>1</td>
</tr>
<tr>
<td>Littering from MV</td>
<td>1</td>
</tr>
<tr>
<td>Possession of firearms without FID</td>
<td>2</td>
</tr>
<tr>
<td>Possession of drug paraphernalia</td>
<td>1</td>
</tr>
<tr>
<td>Junior Operator’s License violation</td>
<td>1</td>
</tr>
<tr>
<td>False name to a Police Officer</td>
<td>1</td>
</tr>
<tr>
<td>MV Storage By-Law</td>
<td>1</td>
</tr>
<tr>
<td>Uttering a false check</td>
<td>1</td>
</tr>
<tr>
<td>Receiving stolen property</td>
<td>1</td>
</tr>
</tbody>
</table>

Town of West Brookfield 79 Annual Report 2007
Failure to stop for Police 3 Operating with revoked registration 6
Contributing to the delinquency of a minor 1 Procuring alcohol for a minor 2
Larceny of a drug 1 Failure to register as a Sex Offender 1
Rape 1 Rape of a child with force 1
Indecent Assault & Battery – victim under 14 1 Indecent Assault & Battery – victim over 14 1

Respectfully submitted,
C. Thomas O’Donnell, Jr., Chief of Police

PROCUREMENT OFFICER

The Uniform Procurement Act MGL Chapter 30B and Massachusetts Statutes for Construction Contracts summarize the procurement procedures necessary for the purchase of supplies and services; for the disposal of surplus property; for advertising and awarding contracts for construction projects including but not limited to work on bridges, roads, construction materials, streets, parks, sewers, water mains, landfills and other improvements.

The Town of West Brookfield continues to strive toward total compliance with all areas of these statutes.

Respectfully submitted,
Johanna Barry, Procurement Officer
During 2007, the Quaboag Valley Community Development Corporation (CDC) and its affiliate agency, the Quaboag Valley Business Assistance Corporation (BAC) continued to focus on community economic development issues, particularly through assistance to small businesses. The board of directors of the BAC includes an appointed representative from each of the fifteen participant towns.

A bank line of credit that the BAC has with area banks was increased during the year due to increased commitments from participating banks and the addition of a new bank. Bank of America, Country Bank for Savings, FamilyFirst Bank, Monson Savings Bank, North Brookfield Savings Bank, and Spencer Savings Bank were joined by Southbridge Savings Bank as participants on the line. The BAC uses the line to make loans to businesses; $97,000 in loans was disbursed during the year.

The CDC continued to provide a variety of business and employee skills training. Throughout the year 75 individuals from around the Quaboag Valley took 99
computer courses either in Palmer at the Quaboag Hills Chamber of Commerce or at the CDC offices at 23 West Main Street in Ware.

Two NxLeveL™ Business Planning courses were held by the CDC during the year, each lasting for 12 weeks. Twenty-five (25) area entrepreneurs took these classes that were held in Ware and Belchertown.

As a result of a state grant to the CDC to assist businesses with fewer than 20 employees, the CDC launched and individualized business technical assistance or “TA” in 2007. The CDC interacted with 106 area businesses providing 473 hours of individual assistance in the form of accounting, bookkeeping, marketing, coaching, legal, web development, and general business planning.

The CDC and BAC were busy during the year overseeing renovations to a commercial property in Ware that was purchased jointly in 2006. By the end of 2007, renovations were complete and their tenant, the Ware Adult Learning Center, had moved in.

Residents are encouraged to contact the CDC with business financing, training or technical assistance needs by calling 413-967-3001 or visiting the website: www.qvcdc.com.

Respectfully submitted,
Susan Rutherford, Executive Director
RESCUE SQUAD

The West Brookfield Rescue Squad responded to over three hundred fifty 911 calls for service in 2007, our 55th year of services to West Brookfield. This is a 20% increase from 2006. The majority of these calls were for medical emergencies, but this number also reflects motor vehicle accidents, assisting the Fire Department at fire scenes, lift assists, and patient refusals.

We currently have eleven active EMTs on the Rescue Squad. The West Brookfield Rescue Squad continues to be an “on-call-volunteer” emergency response squad, responding to pager tones requesting help. Our goal is to provide the Town of West Brookfield with 24 hour a day, 7 days a week emergency services, but at times we continue to rely on our neighboring towns for mutual aid. We extend many thanks to North Brookfield, Brookfield, Warren and Ware EMS squads for their continued support.

West Brookfield Rescue Squad welcomed one new EMT to the squad in 2007. We continue to welcome new members and encourage anyone interested in joining to contact Paul Lupacchino, President, at 508-867-3742 or contact any other Rescue Squad member for information. West Brookfield Rescue Squad recently sponsored a 1st Responder Class, which was free for West Brookfield residents. There were a total of thirteen (13) attendees, who completed the 1st Responder class, ten (10) of whom are town residents. The West Brookfield Rescue Squad is tentatively planning an EMT class to be held this summer.
or early fall. West Brookfield Rescue Squad will reimburse new members for the cost of the EMT class after the successful completion of a probationary period.

In gaining members for the squad, our goal would be to provide a 24 hour a day, 7 days a week staffed schedules assuring a West Brookfield Rescue Squad Emergency Medical Technician will be responding to every 911 medical emergency.

In keeping with tradition, the West Brookfield Rescue Squad continues to be committed to helping and giving back to our community. During 2007, First Aid kits were distributed, free of charge, to the Library, Senior Center, Churches, School, and Town Hall. West Brookfield Rescue Squad covered the equipment expenses to maintain and support the defibrillator at the Senior Center and Elementary School. The West Brookfield Rescue Squad continues to provide free CPR and 1st Responder training to the Fire Department, School Employees, and Senior Center, as needed. At our Annual Open House/Subscription Drive, we offered free Blood Pressure screening and informational health packets to all who stopped by.

The cost of operating the Rescue Squad continues to rise. Costs include operating and maintaining the ambulance, insurance, supplies and equipment, payroll, state fees and continuing education for all members. In 2008, we will begin the process of looking into replacing the 1999 ambulance at an estimated cost of $180,000.00. We utilize the monies collected from insurance company reimbursements, the Annual Subscription Drive,
Memorial donations, and contributions given generously to financially support the Rescue Squad. Our services continue to be offered to the Town of West Brookfield for “ZERO” tax dollars.

Please remember West Brookfield Rescue Squad is a state licensed “Emergency Transport” ambulance. We are unable to provide transport to the hospital for non-emergency evaluations, treatments, or appointments under our state license.

**Please call 911, the EMERGENCY ONLY NUMBER, when a LIFE THREATENING OR MEDICAL EMERGENCY ARISES.**

In closing, we thank the residents of West Brookfield, all those who continue to support our efforts, from the bottom of our hearts. We *greatly appreciate* your continued financial support through the subscription drive, your generous donations and memorial contributions, and the many notes of kind words received throughout the year. And, as always, we would like to thank our families, the Police, Fire, Highway Departments, and Central Dispatch for their help and support when needed.

Respectfully submitted,
Board of Directors, West Brookfield Rescue Squad
RIGHT TO KNOW COORDINATOR

In 2007, there were no requests made under the Right-To-Know laws.

Respectfully submitted,
Walter Ambach

STORMWATER AUTHORITY

For the Stormwater Authority (SA), 2007 was a busy and productive year. We began the year focusing on administrative issues, developing user-friendly forms, and streamlining the application/permitting process. All necessary forms, including a checklist and resource guide for Stormwater Management, can be downloaded from our town’s website (wbrookfield.com). SA hired John Thomasian as our engineering consultant to review plans submitted for Stormwater Management Permits as well as plans drafted to correct existing stormwater issues. SA also worked with the Planning Board to create the Open Space and Residential Design (OSRD) by-law. We are pleased that the OSRD by-law was approved by voters at the Annual Town Meeting last May.

SA granted its first Stormwater Management Permit to Quaboag Nursing Home for their parking lot expansion. The process went smoothly as the engineering firm hired by Quaboag was familiar with stormwater management
techniques as well as the State’s Stormwater Management Policy.

The ESS Group Inc. (formerly Environmental Science Services, Inc.) study, which received split funding from SA and Lake Wickaboag Preservation Association (LWPA), identified 10 existing sites where stormwater runoff is an issue and ultimately contributes to the phosphorous loading of Lake Wickaboag. The results of this report lead SA in two directions. SA decided to tackle the number one site, Wickaboag Valley Road, at the north end of the lake, on the town level. We chose to apply for a federally funded 319 Grant to address the remaining 9 sites. SA is currently working with ESS to design the Best Management Practice (BMP) for the Wickaboag Valley Road site. The funding for the site plans has come from the Lake Wickaboag budget.

We applied for the 319 Grant with the help of ESS, who wrote the grant for us at no charge. We extend our thanks to ESS for all their hard work. Unfortunately, our grant application was not approved. With direction from DEP, we will apply again in 2008.

From an accounting standpoint, SA has been prudent with its budget. Split funding projects and finding alternate funding sources for other projects has allowed us to retain some of our budget. We plan to use these funds for upcoming projects to address existing sites.

Respectfully submitted,
Members of the Stormwater Authority
# Town of West Brookfield Annual Report 2007

## Tax Collector

Totals represent posting activity year to date January 1, 2007 through December 31, 2007

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Real Estate Tax</td>
<td>$1,854,310.30</td>
<td>$2,080,185.69</td>
<td>$25,379.23</td>
<td>$7,005.22</td>
<td>$1,355.89</td>
<td>$2,145.75</td>
<td>$483.00</td>
<td>$3,971,525.15</td>
</tr>
<tr>
<td>Interest on Real Estate</td>
<td>$1,263.64</td>
<td>$3,411.16</td>
<td>$3,677.35</td>
<td>$1,882.90</td>
<td>$260.71</td>
<td>$2,515.35</td>
<td>$311.77</td>
<td>$19,827.38</td>
</tr>
<tr>
<td>Supplemental Tax</td>
<td>$0.00</td>
<td>$1,263.45</td>
<td>$6,693.58</td>
<td>$0.00</td>
<td>$9.00</td>
<td>$9.00</td>
<td>$9.00</td>
<td>$7,290.03</td>
</tr>
<tr>
<td>Interest on Supplemental</td>
<td>$0.00</td>
<td>$10.00</td>
<td>$924.24</td>
<td>$0.00</td>
<td>$8.00</td>
<td>$8.00</td>
<td>$8.00</td>
<td>$624.24</td>
</tr>
<tr>
<td>Motor Vehicle/Trailer Excise</td>
<td>$0.00</td>
<td>$407,568.12</td>
<td>$29,723.71</td>
<td>$2,345.65</td>
<td>$1,543.65</td>
<td>$100.18</td>
<td>$463.00</td>
<td>$441,527.62</td>
</tr>
<tr>
<td>Interest on MV/Trailer Excise</td>
<td>$0.00</td>
<td>$1,363.56</td>
<td>$1,119.71</td>
<td>$605.74</td>
<td>$547.79</td>
<td>$50.04</td>
<td>$18.33</td>
<td>$3,086.08</td>
</tr>
<tr>
<td>Personal Property Tax</td>
<td>$25,362.86</td>
<td>$22,220.89</td>
<td>$16.71</td>
<td>$7.25</td>
<td>$0.00</td>
<td>$9.76</td>
<td>$47.59</td>
<td>$47,692.06</td>
</tr>
<tr>
<td>Interest on Personal Property</td>
<td>$10.07</td>
<td>$13.15</td>
<td>$4.71</td>
<td>$1.54</td>
<td>$0.00</td>
<td>$14.12</td>
<td>$38.86</td>
<td>$82.45</td>
</tr>
</tbody>
</table>

**Total Receipts:**

$1,886,886.96  | $2,521,146.02 | $66,572.74 | $12,608.31 | $4,367.95 | $4,812.18 | $955.85   | $4,491,311.61 |

Respectfully submitted,
Teresa Barrett, Collector of Taxes
TECHNOLOGY COMMITTEE

The Technology Committee continues in its effort to serve all departments in Town Hall with their technology needs, requests, and support. The Dell server, which is now two years old, is performing well, and any minor issues encountered have been maintained in a timely fashion. The backups are performed nightly, and our technical support (The Computer Guys, TCG) have validated, at various times throughout the year, that they are, indeed, performing correctly. This continues to be monitored constantly to insure the system is running properly. Should a problem occur, TCG has dial-in capabilities so they can offer immediate aide if a critical problem is encountered.

We continue to purchase new equipment for departments as needed, but this year our purchases have been limited to minor small needs to keep existing equipment going and obvious purchases of cartridges for printers on an as needed basis. We still keep some of the older equipment in storage just in case we may need some for spare parts, should the need arise; or to be refurbished, if possible, and utilized by departments currently having no computer; or to give a department an extra computer, if they would like one. It is always good practice to keep some on hand should we have a need to quickly replace one in case of a problem.
We purchased only one new computer this year. It has been installed in the Police Department.

In addition to the above, we also contracted with Avenet to host our new town web site


We pay them an annual support fee to maintain any major changes that we may require to the site. Internal personnel can complete any minor changes and updates.

We will continue to provide the support needed by all of the departments with their technology requirements.

Respectfully submitted,
Gary M. Simeone, Chairman
Members:
John Tivnan
Cliff Comtois
Richard Walters
Robert Spera
TOWN CLERKS REPORT
2007

Annual Town Meeting
Warrant

and the

Advisory Committee Report

ELECTION – Tuesday, May 1st
8:00 a.m. to 8:00 p.m.
West Brookfield Senior Center

ANNUAL TOWN MEETING – Tuesday, May 8th
7:00 p.m.
West Brookfield Elementary School
The Advisory Committee members are appointed by the Selectmen for three year overlapping terms and we are charged with reviewing and making recommendations on all articles that appear in any warrant presented to the voters of West Brookfield. In calendar year 2006, we met 21 times at an average of nearly two hours per meeting to fulfill our responsibilities.

During 2006, committee member Will Early elected to step down, we lost Jack Cregan to an untimely death, and Joseph Bonvie resigned due to a job transfer. We will miss them in our deliberations, but are fortunate to welcome Tom Schnare, Peter Day, and Jeffrey Belanger who bring a diversity of business experiences to our discussions.

As we looked at the fiscal year 2008 financial requests to support West Brookfield operational services, there are some positive notes. The national and state economies are expected to continue to improve and general inflation is expected to remain in the two to three percent range. Our new governor has stated his intent to increase the state’s financial aid to support local services. However, higher energy, utility and health care costs, and the constant need for maintaining our plant and equipment, as well as, the need to solve our police and fire space needs all put pressure on our limited resources.
We analyzed our recent history of revenues and expenditures and calculated that over the last five years, our revenues had a compound annual growth rate of 6.9% while our operating and recurring expenses, including education, had grown at an 8.7% rate. Since this difference in growth rates cannot be sustained, we asked all departments, boards and commissions to submit total fiscal year 2008 budgets, excluding capital and debt expense, at a rate of increase no higher than 6% of the fiscal year 2007 budget. At the time of writing this report, salary and operating expense submissions were only 5.6% higher than fiscal year 2007, and the total operating and recurring expenses rate of increase approximated 6%. Given that we are constrained by the two and one-half percent limit on the tax levy and that state aid cannot be assured, we are going to have to tighten our belts more in future years and look at increases in total budgets in the five percent or less range.

During this last year, we reviewed the capital spending requirements for the next several years and were provided with the following estimates:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Police Department Facilities</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>Fire Department expansion</td>
<td>$ 700,000</td>
</tr>
<tr>
<td>Library: Roof &amp; Exterior repairs</td>
<td>$ 86,000</td>
</tr>
<tr>
<td>WB Elementary School</td>
<td>$ 560,000</td>
</tr>
<tr>
<td>Town Hall boiler</td>
<td>Unknown</td>
</tr>
<tr>
<td>Vehicle replacements</td>
<td>$1,023,000</td>
</tr>
</tbody>
</table>

Voters will be asked to fund some of these expenditures at the 2007 town meetings and some will be postponed to future years.
We also developed an analysis of our vehicle purchases for the next five years and prepared a separate report for use by the voters of our town.

With all of our financial needs and limited resources, we are going to have to manage carefully our budget priorities over the next several years.

Respectfully submitted,
Albert Collings, Chair
Jeffery Belanger
Peter Day
William King
Richard Pluta
Beverly Potvin Kenniston
Tom Schnare
To Either of the Constables of the Town of West Brookfield in the County of Worcester, 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 in elections and in Town affairs, to meet at the WEST BROOKFIELD SENIOR CENTER on 73 Central Street in said WEST BROOKFIELD ON TUESDAY, the FIRST day of MAY 2007 next at 8:00 AM until 8:00 PM, then and there to elect by ballot the following Town Officers in article #1, and at the WEST BROOKFIELD ELEMENTARY SCHOOL in said WEST BROOKFIELD on TUESDAY the EIGHTH day of MAY 2007 next at 7:00 PM, then and there to act on the following articles:

**Article 1**
To bring in their votes for: one (1) Moderator for 3 years, one (1) Town Clerk for 3 years, one (1) Selectman for 3 years, one (1) Town Treasurer for 3 years, one (1) Tax Collector for 3 years, one (1) Assessor for 3 years, one (1) Board of Health Member for 3 years, two (2) Library Trustees for 3 years, one (1) Water Commissioner for 3 years, one (1) Common Committee Member for 3 years, one (1) Planning Board Member for 5 years, one (1) Planning Board Member for 3 years, one (1) Housing Authority Member for 5 years, one (1) Housing Authority Member for 2 years, two (2) Quaboag Regional School Committee Members for 3 years, or take any other action relative thereto.
(Sponsored by Town Clerk)

**Article 2**
To hear and act upon the Annual Reports of the Town Officers and Committees, or take any other action relative thereto.
(Sponsored by the Town Clerk)
Advisory Committee recommends approval.

**Article 3**
To see if the Town will vote to determine the compensation to be paid to the following elected Town Officers:

Worcester, SS.

[Additional text of the document has been omitted for brevity.]
<table>
<thead>
<tr>
<th>Position</th>
<th>FY'07</th>
<th>FY'08</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moderator</td>
<td>$132.00</td>
<td>$136.00</td>
</tr>
<tr>
<td>Selectmen, each member</td>
<td>$1,800.00</td>
<td>$1,800.00</td>
</tr>
<tr>
<td>Selectmen, Chairman</td>
<td>$2,000.00</td>
<td>$2,000.00</td>
</tr>
<tr>
<td>Town Treasurer</td>
<td>$25,075.00</td>
<td>$25,827.00</td>
</tr>
<tr>
<td>Tax Collector</td>
<td>$28,229.00</td>
<td>$29,075.87</td>
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<tr>
<td>Assessors, two members</td>
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<td>$1,200.00</td>
</tr>
<tr>
<td>Assessors, Clerk</td>
<td>$42,555.62</td>
<td>$44,572.86</td>
</tr>
<tr>
<td>Board of Health, two members</td>
<td>$800.00</td>
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</tr>
<tr>
<td>Board of Health, Chairman</td>
<td>$1,000.00</td>
<td>$1,000.00</td>
</tr>
<tr>
<td>Town Clerk</td>
<td>$23,401.00</td>
<td>$24,103.03</td>
</tr>
<tr>
<td>Water Commissioners</td>
<td>$350.00 each</td>
<td>$350.00 each</td>
</tr>
</tbody>
</table>

or take any other action relative thereto.

(Sponsored by the Advisory Board)

**Advisory Committee recommends approval.**

**Article 4**

To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury, such sums of money as listed in the Advisory Committee Report and as amended as may be necessary to defray the expenses of the Town for the Fiscal Year 2007-2008, and to vote that any State reimbursements which result in available funds to the Quaboag Regional School District, in excess of the approved budget, shall be used to reduce the Town's assessment, or take any other action relative thereto.

(Sponsored by the Advisory Committee)

**Advisory Committee recommends approval.**

**Article 5**

To see if the Town will vote to transfer from Overlay Surplus the sum of $50,000.00 to the Reserve Fund to provide for extraordinary or unforeseen expenditures under the provisions of Chapter 40, Section 6 of the General Laws known as the Reserve Fund, or take any other action relative thereto.

(Sponsored by the Advisory Committee)

**Advisory Committee recommends approval.**

**Article 6**

To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury the sum of $96,107.00 to pay principal and interest payments owed on bonds for the West Brookfield Elementary School, or take any other action relative thereto.

(Sponsored by the Town Treasurer)
Advisory Committee recommends approval.

Article 7
To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury the sum of $341,136.95 to pay West Brookfield’s share of the principal and interest payments owed on bonds for the Quaboag Regional Middle/High School, or take any other action relative thereto.
(Sponsored by the Town Treasurer)

Advisory Committee recommends approval.

Article 8
To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury the sum of $5,000.00 for tax title expenses, or take any other action relative thereto.
(Sponsored by the Town Treasurer)

Advisory Committee recommends approval.

Article 9
To see if the Town will vote pursuant to M.G.L. c44, s53E1/2 to authorize the use of a revolving fund to pay Police Officer Detail Expenses, which fund shall be credited with receipts from various Details fees, such expenditures not to exceed $25,000.00 in fiscal year 2007/2008, or take any other action relative thereto.
(Sponsored by the Police Department)

Advisory Committee recommends approval.

Article 10
To see if the Town will vote to authorize Sheila Cournoyer, ex-building inspector’s spouse, to continue on the Town’s health insurance plan during fiscal year 2008, under the single plan, with Ms. Cournoyer being responsible for payment of 25% of the premium, and to transfer from available funds in the Treasury the sum of $5,000.00 for this purpose, or take any other action relative thereto.
(Sponsored by the Board of Selectmen)

Advisory Committee recommends approval.

Article 11
To see if the Town will vote to accept the following amounts in Trust, the income of same to be used to pay expenses for the Perpetual Care of the lots in the Pine Grove Cemetery herein below named:

<table>
<thead>
<tr>
<th>Name</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Everett Allen</td>
<td>$1,100.00</td>
</tr>
<tr>
<td>Marie King</td>
<td>$1,100.00</td>
</tr>
</tbody>
</table>

Town of West Brookfield 97 Annual Report 2007
or take any other action relative thereto.
(Sponsored by the Burial Grounds Commission)

Advisory Committee recommends approval.

Article 12
To see if the Town will vote pursuant to M.G.L. Chapter 44 Section 53E ½ to authorize the use of a revolving fund to pay cemetery related expenses which fund shall be credited with receipts from various Burial Grounds Commission fees, such expenditures not to exceed $16,000.00 in fiscal year 2008, or take any other action relative thereto.
(Sponsored by the Burial Grounds Commission)
Advisory Committee recommends approval.

Article 13
To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury the sum of $122,000.00 to repair the WBES roof, or take any other action relative thereto.
(Sponsored by the Selectmen)
Advisory Committee recommends approval.

Article 14
To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury the sum of $6,000.00 to complete a Revaluation, or take any other action relative thereto.
(Sponsored by the Board of Assessors)
Advisory Committee recommends approval.

Article 15
To see if the Town will vote to authorize the Water Commissioners to employ their Licensed Water Commissioners at Grade 1 Step 1 ($9.70 per hour) immediately, and as of July 1, 2007, for standby duty and emergency work in the absence of the Superintendent in Fiscal Year 2008, or take any other action relative thereto.
(Sponsored by the Water Department)
Advisory Committee recommends approval.
Article 16
To see if the Town will vote to transfer the sum of $4,694.94 from the East Main Street Account to the Water Maintenance & Expense Account, or take any other action relative thereto.
(Sponsored by the Water Department)
Advisory Committee recommends approval.

Article 17
To see if the Town will vote pursuant to G.L. c. 44 § 53E-1/2 to authorize the Stormwater Management Committee use of a revolving fund, which fund shall be credited with receipts from various Stormwater Management fees, such expenditures not to exceed $25,000.00 in fiscal year 2007/2008, or take any other action relative thereto.
(Sponsored by the Stormwater Management Committee)
Advisory Committee recommends approval.

Article 18
To see if the Town will vote to abolish the Town Fleet Maintenance Account and to return the balance in said Account to the General Funds, or take any other action relative thereto.
(Petition Article Lindsey Smith, 84 East Main Street)
Advisory Committee does not recommend approval.

Article 19
To see if the Town will vote to change the Merriam Gilbert Public Library Board of Trustees membership from six (6) members, as voted on April 1, 1889, to seven (7) members, or take any other action relative thereto.
(Sponsored by the Library Board of Trustees)
Advisory Committee recommends approval.

Article 20
To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury the sum of $32,274.23 to be used for a Technology Upgrade within the Quaboag Regional School District, or take any other action relative thereto.
(Sponsored by the Quaboag Regional School Committee)
Advisory Committee recommends approval.

Article 21
To see if the Town will vote to adopt the following General Bylaw:

MODEL RIGHT TO FARM BY-LAW

Section 1 Legislative Purpose and Intent
The purpose and intent of this bylaw is to state with emphasis the Right to Farm accorded to all citizens of the Commonwealth under Article 97, of the Constitution, and all state statutes and regulations there under including but not limited to Massachusetts General Laws Chapter 40A, Section 3, Paragraph 1; Chapter 90, Section 9, Chapter 111, Section 125A and Chapter 128 Section 1A. We the citizens of West Brookfield restate and republish these rights pursuant to the Town’s authority conferred by Article 89 of the Articles of Amendment of the Massachusetts Constitution, (“Home Rule Amendment”).

This General Bylaw encourages the pursuit of agriculture, promotes agriculture-based economic opportunities, and protects farmlands within the Town of West Brookfield by allowing agricultural uses and related activities to function with minimal conflict with abutters and Town agencies. This bylaw shall apply to all jurisdictional areas within the Town.

Section 2 Definitions
The word “farm” shall include any parcel or contiguous parcels of land, or water bodies used for the primary purpose of commercial agriculture, or accessory thereto.

The words “farming” or “agriculture” or their derivatives shall include, but not be limited to the following:

- farming in all its branches and the cultivation and tillage of the soil;
- dairying;
- production, cultivation, growing, and harvesting of any agricultural, aquacultural, floricultural, viticultural, or horticultural commodities;
- growing and harvesting of forest products upon forest land, and any other forestry or lumbering operations;
- raising of livestock including horses;
- keeping of horses as a commercial enterprise; and
- keeping and raising of poultry, swine, cattle, rarities (such as emus, ostriches and rheas) and camelids (such as llamas and camels), and other domesticated animals for food or other agricultural purposes, including bees and fur-bearing animals.

“Farming” shall encompass activities including, but not limited to, the following:

- operation and transportation of slow-moving farm equipment over roads within the Town;
- control of pests, including, but not limited to, insects, weeds, predators and disease organism of plants and animals;
- application of manure, fertilizers and pesticides;
- conducting agriculture-related educational and farm-based recreational activities, including agri-tourism, provided that the activities are related to marketing the agricultural output or services of the farm;
- processing and packaging of the agricultural output of the farm and the operation of a farmer’s market or farm stand including signage thereto;
- maintenance, repair, or storage of seasonal equipment, or apparatus owned or leased by the farm owner or manager used expressly for the purpose of propagation, processing, management, or sale of the agricultural products; and
- on-farm relation of earth and the clearing of ground for farming operations.

Section 3 Right To Farm Declaration
The Right to Farm is hereby recognized to exist within the Town of West Brookfield. The above-described agricultural activities may occur on holidays, weekdays, and weekends by night or day and shall include the attendant incidental noise, odors, dust, and fumes associated with normally accepted agricultural practices. It is hereby determined that whatever impact may be caused to others through the normal practice of agriculture is more than offset by the benefits of farming to the neighborhood, community, and society in general. The benefits and protections of this bylaw are intended to apply exclusively to those commercial agricultural and farming operations and activities conducted in accordance with generally accepted agricultural practices. Moreover, nothing in this Right To Farm Bylaw shall be deemed as acquiring any interest in land, or as imposing any land use regulation, which is properly the subject of state statute, regulation, or local zoning law.

Section 4 Disclosure Notification
Not later than 21 days after the purchase and sale contract is entered into, or prior to the sale or exchange of real property if no purchase and sale agreement exists, for the purchase or exchange of real property, or prior to the acquisition of a leasehold interest or other possessory interest in real property, located in the Town of West Brookfield, the landowner shall present the buyer or occupant with a disclosure notification which states the following:

“It is the policy of this community to conserve, protect and encourage the maintenance and improvement of agricultural land for the production of food, and other agricultural products, and also for its natural and ecological value. This disclosure notification is to inform buyers or occupants that the property they are about to acquire or occupy lies within a town where farming activities occur. Such farming activities may include, but are not
limited to, activities that cause noise, dust and odors. Buyers or occupants are also informed that the location of property with the Town may be impacted by commercial agricultural operations including the ability to access water services for such property under certain circumstances."

A copy of this disclosure notification shall be given on a form prepared by the Town and shall be signed by the landowner prior to the sale, purchase, exchange or occupancy of such real property. A copy of the disclosure notification must be filed with the Board of Selectmen or its designee prior to the sale, purchase, exchange or occupancy of such real property. In addition to the above, a copy of the signed disclosure notification is to be included with requests for municipal lien certificates & the notice “West Brookfield has a Right to Farm Bylaw” will be posted on the Annual Census Form.

Section 5 Resolution of Disputes
Any person who seeks to complain about the operation of a farm may, notwithstanding pursuing any other available remedy, file a grievance with the Select Board, the Zoning Enforcement Officer, or the Board of Health, depending on the nature of the grievance. The filing of the grievance does not suspend the time within which to pursue any other available remedies that the aggrieved may have. The Zoning Enforcement Officer or Select Board may forward a copy of the grievance to the Agricultural Committee or its agent, which shall review and facilitate the resolution of the grievance, and report its recommendations to the referring Town authority within an agreed upon time frame.

The Board of Health, except in cases of imminent danger or public health risk, may forward a copy of the grievance to the Agricultural Commission or its agent, which shall review and facilitate the resolution of the grievance, and report its recommendations to the Board of Health within an agreed upon time frame.

Section 6 Severability Clause
If any part of this bylaw is for any reason held to be unconstitutional or invalid, such decision shall not affect the remainder of this bylaw. The Town of West Brookfield hereby declares the provisions of this bylaw to be severable.

Or take any other action relative thereto.

(Sponsored by the Agricultural Commission)

**Advisory Committee recommendation to be made at town meeting.**
Article 22
To see if the Town will vote to amend West Brookfield’s Zoning Bylaws to come into conformity with the States Laws regarding agriculture as set forth in the MGL’s Chapter 40a Section 3 (exemptions from zoning regulations) and Chapter 128 Section 1A, by moving the uses of commercial greenhouses and riding stables (items 6 & 7) from the list of commercial uses (sections 3.23) to the list of Agricultural Uses (Section 3.21) in the bylaws schedule of use regulations (Section 3.2). Further amend the bylaws schedule of use regulations to allow commercial greenhouses by Special Permit for parcels under five acres in size, and by right for parcels of five or more acres in size. Further amend the bylaws schedule of use regulations to allow riding stables by right for parcels of five or more acres in size and by Special Permit for parcels under five acres in size, or take any other action relative thereto. (Sponsored by the Agricultural Commission/Planning Board)

Advisory Committee recommendation to be made at town meeting.

Article 23
To see if the Town will vote to adopt the following Zoning Bylaw:

**WEST BROOKFIELD OPEN SPACE RESIDENTIAL DEVELOPMENT BYLAW**

1. Purpose and intent.

A. The Primary Purposes for this bylaw are the following:

   (1) To allow for greater flexibility and creativity in the design of residential developments;

   (2) To encourage the permanent preservation of open space, forestry land, wildlife habitat, other natural resources including aquifers, water bodies and wetlands, and historical and archaeological resources;

   (3) To encourage a less sprawling and more efficient form of development that consumes less open land and conforms to existing topography and natural features;

   (4) To minimize the total amount of disturbance on the site;

   (5) To further the goals and policies of the Town of West Brookfield Local Comprehensive Plan and Open Space and Recreation Plan;

   (6) To facilitate the construction and maintenance of housing, streets, utilities, and public services in a more economical and efficient manner.

B. The Secondary Purposes for this bylaw are the following:

   (1) To preserve and enhance the community character;
(2) To protect and enhance the value of real property;
(3) To provide for a diversified housing stock;

2. Definitions

Basic Maximum Number – The number of units that would be allowed on a site using the standard Zoning Bylaw Provisions and/or Subdivision Rules and Regulations as determined by a Yield Plan.

Structural Stormwater Management Techniques – These techniques generally require heavy infrastructure and often result in significant alteration of the site hydrology, including, but not limited to, catch basins, subsurface piping, stormwater inlets, and subsurface leaching facilities.

Major Residential Development - Any new development that will create more than three (3) residential lots.

Non-Structural Stormwater Management Techniques – Stormwater management techniques that use natural pre-treatment of stormwater in conjunction with on-site groundwater recharge to mimic pre-development drainage to the greatest practicable extent.

Passive Recreation: As defined by MGL Chapter 61B these uses include hiking, camping, nature study and observation, boating, golfing, non-commercial youth soccer, horseback riding, hunting, fishing, skiing, swimming, picnicking, private non-commercial flying, including hang gliding, archery and target shooting. Such recreational use shall not include horse racing, dog racing, or any sport normally undertaken in a stadium, gymnasium or similar structure.

3. Applicability

A. Any Major Residential Development must be permitted by issuance of a Special Permit from the Planning Board for either Conventional Development or OSRD in accordance with this bylaw. Applicants for a Major Residential Development shall submit both a conventional plan and an OSRD plan in accordance with the applicable provisions of this Bylaw.

B. Developments of 3 lots or smaller may also apply for an ORSD Special Permit subject to the following criteria:

   (1) Contiguous Parcels. To be eligible for consideration as an OSRD, the tract shall consist of a parcel or set of contiguous parcels. The Planning Board may determine that two or more parcels separated by a road or other man-made feature are “contiguous” for the purpose of this section, if they will serve as a singular resource and effectively satisfy the Purpose and Intent of this bylaw as listed in Section 1.
(2) Land Division. To be eligible for consideration as an OSRD, the tract may be a subdivision or a division of land pursuant to G.L. c. 41, § 81P provided, however, an OSRD may also be permitted when the property is held in condominium, cooperative ownership or other form where the property is not subdivided.

4. Pre-application.

A. Conference. The applicant shall arrange a pre-application review at a regular business meeting of the Planning Board. If one is requested, the Planning Board shall invite the Conservation Commission, Board of Health, Historical Commission, and Stormwater Authority. The purpose of a pre-application review is to minimize the applicant’s costs of engineering and other technical experts, and to commence discussions with the Planning Board at the earliest possible stage in the development. At the pre-application review, the applicant may outline the proposed development including both conventional and OSRD models, seek preliminary feedback from the Planning Board and/or its technical experts, and set a timetable for submittal of a formal application. The Planning Board may engage technical experts at the applicant’s expense to review the informal plans of the applicant and to facilitate submittal of a formal application for a Conventional or OSRD Special Permit.

B. Submittals. In order to facilitate review of the Special Permit at the pre-application stage, applicants shall submit the following information:

(1) Site Context Map. This map shall illustrate the parcel in connection to its surrounding neighborhood. Based upon existing data sources and field inspections, it shall show various kinds of major natural resource areas or features that cross parcel lines or that are located on adjoining lands. This map enables the Planning Board to understand the site in relation to what is occurring on adjacent properties.

(2) Existing Conditions/Site Analysis Map. This map familiarizes officials with existing conditions on the property. Based upon existing data sources and field inspections, this base map shall locate and describe noteworthy resources that could be protected through sensitive subdivision layouts. These resources shall include wetlands, riverfront areas, floodplains and steep slopes, but may also include mature woodlands, hedgerows, farmland, unique or special wildlife habitats, historic or cultural features (such as old structures or stone walls), unusual geologic formations and scenic views into and out from the property. Where appropriate, photographs of these resources should accompany the map. By overlaying this plan onto a
development plan, the parties involved can clearly see where conservation priorities and desired development overlap/conflict.

(3) Other Information. In addition, applicants are invited to submit the information set forth in 5.A. in a form acceptable to the Planning Board.

C. Site Visit. Applicants shall arrange a site visit by the Planning Board and/or its agents in order to facilitate pre-application review of the Special Permit. The Planning Board shall invite the Conservation Commission, Board of Health, Historical Commission, and Stormwater Authority.

D. Design Criteria. The design process and criteria set forth below in Sections 6 and 7 should be discussed by the parties at the pre-application conference and site visit.


The Planning Board, acting as the Special Permit Granting Authority (SPGA), may authorize a Conventional Development Special Permit or an OSRD Special Permit pursuant to the procedures outlined below.

A. Application. An application for the Special Permit shall be submitted on the form(s) provided by the Planning Board. Applicants for OSRD shall also file with the Planning Board five (5) copies of the Concept Plan. The Concept Plan shall include a Conventional Yield Plan and an OSRD Sketch Plan, described below, prepared by a multi-disciplinary team including a registered land surveyor, a registered professional engineer and a registered landscape architect. The applicant shall also submit both the Site Context Map and Existing Conditions/Site Analysis Map prepared according to Section 4.B. above. Additional information reasonably necessary to make the determinations and assessments cited herein shall be provided, including existing site contour maps and existing current soil maps.

(1) Yield Plan. The Basic Maximum Number of allowable units shall be derived from a Yield Plan. The Yield Plan shall show a conventional development conforming to the applicable Zoning Bylaw provisions and Subdivision Rules and Regulations to show the maximum number of lots (or dwelling units) that could be placed upon the site under a conventional approach. The proponent shall have the burden of proof with regard to the Basic Maximum Number of lots resulting from the design and
engineering specifications shown on the Yield Plan. The Yield Plan shall contain, at a minimum, the following information:

(a) Parcel boundaries, north point, date, legend, title “Yield Plan,” and scale.

(b) The name and address of the record owner or owners, the applicant, and the design engineer and/or land surveyor that prepared the plan.

(c) The names, approximate location, and widths of adjacent streets.

(d) Existing topography at 2-foot contour intervals.

(e) Map of soils using NRCS soils mapping.

(f) All on-site local, state, and federal regulatory resource boundaries and buffer zones shall be clearly identified, and all wetland flag locations shall be numbered and placed upon the Yield Plan.

(g) Lot lines with approximate areas and frontage dimensions, or unit placements and proposed common areas.

(h) Location and extent of parking, landscaping, stormwater management, water supply and wastewater management service areas that would be required to accommodate the use.

(i) If available, the location and results of any test pit investigations for soil profiles, percolation rates and determination of seasonal high ground water levels.

(2) Sketch Plan. The Sketch Plan shall address the general features of the land, and give approximate configurations of the proposed lots, of unit placements if treated as a condominium, of open space, and roadways. The Sketch Plan shall incorporate the Four-Step Design Process, according to Section 6 below, and the Design Standards, according to Section 7 below, when determining a proposed design for the development. In addition to those requirements for a Yield Plan listed in Section 4.A(1), a Sketch Plan shall contain the following information:

(a) The proposed topography of the land shown at a contour interval no greater than two feet. Elevations shall be referred to mean sea level.

(b) The location of existing landscape features, including forests, farm fields, meadows, wetlands, riverfront areas, water bodies, archaeological and historic structures or points of interest, rock outcrops, boulder fields, stone walls, cliffs, high points, major...
land views, forest glades, major tree groupings, noteworthy tree specimens, and habitats of endangered or threatened wildlife, as identified as primary and secondary resources according to Section 6.A. Proposals for all site features to be preserved, demolished, or altered shall be noted on the Sketch Plan.

(c) The existing and proposed lines of streets, ways, common driveways, easements and any parcel of land intended to be dedicated for public use or to be reserved by deed covenant for use of all property owners in the subdivision, or unit development, or parcels of land or lots to be used for any purpose other than private residential shall be so designated within the subdivision in a general manner.

(d) Proposed roadway grades.

(e) Official soil percolation tests for the purpose of siting wastewater treatment options shall be required as determined by the Planning Board. However, a narrative explanation shall be prepared by a Massachusetts Certified Professional Engineer detailing the proposed wastewater systems that will be utilized by the development and its likely impacts on-site and to any abutting parcels of land. For example, the narrative will specify whether individual on-site or off-site systems, shared systems, alternative to Title V systems, or any combination of these or other methods will be utilized.

(f) A narrative explanation prepared by a Massachusetts Certified Professional Engineer proposing systems for stormwater drainage and likely impacts onsite and to any abutting parcels of land. For example, the narrative will specify whether Structural or Non-structural Stormwater Management Techniques will be used and the number of any detention/retention basins or infiltrating catch basins; it is not intended to include specific pipe sizes. Any information needed to justify this proposal should be included in the narrative. The approximate location of any stormwater management detention/retention basins shall be shown on the plan and accompanied by a conceptual landscaping plan.

(g) A narrative explanation prepared by a Massachusetts Certified Professional Engineer, detailing the proposed drinking water supply system.

(h) A narrative explanation of the proposed quality, quantity, use and ownership of the open space. Open space parcels shall be clearly shown on the plan.
(i) All proposed landscaped and buffer areas shall be noted on the plan and generally explained in a narrative.

(j) A list of all legal documents necessary for implementation of the proposed development, including any Conservation Restrictions, land transfers, and Master Deeds or condominium documents, with an accompanying narrative explaining their general purpose.

(k) A narrative indicating all requested waivers, reductions, and/or modifications as permitted within the requirements of this bylaw.

B. Procedures. Whenever an application for a Conventional/OSRD Special Permit is filed with the Planning Board, the applicant shall also file, within five (5) working days of the filing of the completed application, copies of the application, accompanying development plan, and other documentation, to the Board of Health, Conservation Commission, Zoning Officer, Historical Commission, Building Inspector, Highway Department, Police Chief, Fire Chief, and Stormwater Authority, for their consideration, review, and report. The applicant shall furnish the copies necessary to fulfill this requirement. Reports from other boards and officials shall be submitted to the Planning Board within thirty-five (35) days of receipt of the reviewing party of all of the required materials. Failure of the reviewing parties to make recommendations after having received copies of all such required materials shall be deemed a lack of opposition thereto. In the event that the public hearing by the Planning Board is held prior to the expiration of the review period, the Planning Board shall continue the public hearing to permit the formal submission of reports and recommendations within that review period. The Decision and Findings of the Planning Board shall contain, in writing, an explanation for any departures from the recommendations of any reviewing party.

C. Site Visit. Whether or not conducted during the pre-application stage, the Planning Board shall conduct a site visit during the public hearing. At the site visit, the Planning Board and/or its agents shall be accompanied by the applicant and/or its agents.

D. Other Information. The submittals and permits of this section shall be in addition to any other requirements of the Subdivision Control Law or any other provisions of this Zoning Bylaw. To the extent permitted by law, the Planning Board shall coordinate the public hearing required for any application for a Special Permit for Conventional or
OSRD Special Permit with the public hearing required for approval of a definitive subdivision plan.

6. Design process.

At the time of the application for the Special Permit, in conformance with Section 5.A., applicants are required to demonstrate to the Planning Board that the following Design Process was performed by a multidisciplinary team of which one member must be a certified Landscape Architect and considered in determining the layout of proposed streets, house lots, unit placement if treated as a condominium, including designation of all common areas and open space.

A. Identifying Conservation Areas. Identify land to be preserved as Primary Conservation Areas (such as wetlands, riverfront areas, and floodplains regulated by state or federal law) and Secondary Conservation Areas (including unprotected elements of the natural landscape such as steep slopes, mature woodlands, prime farmland, meadows, wildlife habitats and cultural features such as historic and archaeological sites and scenic views) shall be identified and delineated. The Potentially Developable Area shall consist of land outside identified Primary and Secondary Conservation Areas.

B. Locating House Sites. Locate the approximate sites of individual houses within the Potentially Developable Area and include the delineation of private yards and shared amenities, so as to reflect an integrated community.

C. Aligning the Streets and Trails. Align streets in order to access the house lots or units. Additionally, new trails should be laid out to create internal and external connections to existing and/or potential future streets, sidewalks, and trails.

D. Lot Lines. Draw in the lot lines using assumed lot lines if the ownership is in condominium, cooperative or other similar form of common ownership.

7. Design Standards.

The following Generic and Site Specific Design Standards shall apply to all Sketch Plans for OSRD’s and shall govern the development and design process:

A. Generic Design Standards.
(1) The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal. Any grade changes shall be in keeping with the general appearance of the neighboring developed areas. The orientation of individual building sites shall be such as to maintain maximum natural topography and cover. Topography, tree cover, surface water buffers, and natural drainage ways shall be treated as fixed determinants of road and lot configuration rather than as malleable elements that can be changed to follow a preferred development scheme.

(2) Streets shall be designed and located in such a manner as to maintain and preserve natural topography, significant landmarks, and trees; to minimize cut and fill; and to preserve and enhance views and vistas on or off the subject parcel.

(3) Mixed-use development shall be related harmoniously to the terrain and the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings.

(4) All open space (landscaped and usable) shall be designed to add to the visual amenities of the area by maximizing its visibility for persons passing the site or overlooking it from nearby properties.

(5) The removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.

B. Site Specific Design Standards.

(1) Mix of Housing Types. The OSRD may consist of any combination of single-family and two-family structures in Rural Residential and Neighborhood Residential Districts. Multifamily structures of not more than four (4) units may also be permitted by the Planning Board in the General District if they serve the purpose and intent of the OSRD Bylaw stated in Section 1.

(2) Parking. Each dwelling unit for single or two-family homes shall be served by two (2) off-street parking spaces. Parking spaces in front of garages may count in this computation. For dwelling units with fewer than two bedrooms AND in structures containing four or more units, the applicant shall provide two (2) parking spaces per unit. Calculations for parking spaces in these developments shall be rounded up to the nearest integer where necessary. The Planning board may choose to modify these requirements during the review process in response to conditions specific to an individual proposal.

(3) Drainage. The Planning Board shall encourage the use of Non-structural Stormwater Management Techniques and other Low Impact
Development techniques that reduce impervious surface and enable infiltration where appropriate.

(4) Screening and Landscaping. All structural surface stormwater management facilities shall be accompanied by a conceptual landscape plan.

(5) On-site Pedestrian and Bicycle Circulation. Walkways, trails and bicycle paths shall be provided to link residences with recreation facilities (including parkland and open space) and adjacent land uses where appropriate.

(6) Disturbed Areas. Every effort shall be made to minimize the area of disturbed areas on the tract. A disturbed area is any land not left in its natural vegetated state.

8. Open space requirements.

A. Open Space Requirement. A minimum of fifty percent (50%) of the site shall be open space. The percentage of this open space that can be wetland shall not exceed the percentage of wetland for the entire site under existing conditions as shown on the Sketch Plan.

B. Description of Restriction on Open Space. Any proposed open space, unless conveyed to the Town or its Conservation Commission, shall be subject to a permanent Conservation or Agricultural Preservation Restriction in accordance with G.L. c. 184 § 31, approved by the Planning Board and Board of Selectmen/Town Council and enforceable by the Town, conforming to the standards of the Massachusetts Executive Office of Environmental Affairs, Division of Conservation Services, or Department of Agricultural Resources. Such land shall be perpetually kept in an open state, shall be preserved exclusively for the purposes set forth herein, and shall be maintained in a manner which will ensure its suitability for its intended purposes. Any proposed open space that does not qualify for inclusion in a Conservation Restriction or Agricultural Preservation Restriction or that is rejected from inclusion in these programs by the Commonwealth of Massachusetts shall be subject to a Restrictive Covenant, which shall be approved by the Planning Board and Board of Selectmen/Town Counsel and enforceable by the Town.

(1) The open space shall be contiguous. Open Space will still be considered contiguous if it is separated by a roadway or an accessory amenity. The Planning Board may waive this requirement for all or part of the required open space where it is determined that allowing noncontiguous open space will promote the goals of this bylaw and/or protect identified primary and secondary conservation areas.
(2) The open space shall be used for wildlife habitat and conservation and the following additional purposes: historic preservation, outdoor education, passive recreation uses at the discretion of the planning board, aquifer protection, agriculture, horticulture, forestry, a combination of these uses, and shall be served by suitable access for such purposes. The Planning Board may permit a small portion of the open space to be paved or built upon for structures accessory to the dedicated use or uses of such open space (i.e., pedestrian walks and bike paths) so long as it supports the primary and secondary purposes of the OSRD and is consistent with state and local level environmental protections.

(3) Wastewater and stormwater management systems serving the OSRD may be located within the open space. Surface systems, such as retention and detention ponds, shall not qualify towards the minimum open space required.

C. Ownership of the Open Space. The open space shall, at the Planning Board’s election, be conveyed to:

(1) The Town or its Conservation Commission;

(2) A nonprofit organization, the principal purpose of which is the conservation of open space and any of the purposes for such open space set forth above;

(3) A corporation, homeowners association or trust owned jointly or in common by the owners of lots or units within the OSRD. If such corporation or trust is utilized, ownership thereof shall pass with conveyance of the lots in perpetuity. Maintenance of such open space and facilities shall be permanently guaranteed by such corporation or trust which shall provide for mandatory assessments for maintenance expenses to each lot and unit. Each individual deed, and the deed or trust or articles of incorporation, shall include provisions designed to effect these provisions. Documents creating such homeowners association, trust or corporation shall be submitted to the Planning Board for approval, and shall thereafter be recorded.

(4) A private owner for agricultural, horticultural or forestry.

D. Maintenance of Open Space. In any case where open space is not conveyed to the Town, the Town shall be granted an easement over such land sufficient to ensure its perpetual maintenance as conservation or recreation land. Such easement shall provide that in the event the trust or other owner fails to maintain the open space in
reasonable condition, the Town may, after notice to the lot owners and public hearing, enter upon such land to maintain it in order to prevent or abate a nuisance. The cost of such maintenance by the Town shall be assessed against the properties within the development and/or to the owner of the open space. The Town may file a lien against the lot or lots to ensure payment of such maintenance.

9. Reduction of Dimensional Requirements.

Applicant may propose to modify lot size, unit placement, shape, and other dimensional requirements for lots within an OSRD, subject to the following limitations:

A. **Frontage.** Lots having reduced area or frontage shall not have frontage on a street other than a street created by the OSRD; provided, however, that the Planning Board may waive this requirement where it is determined that such reduced lot(s) will further the goals of this bylaw. The minimum frontage may be reduced from the frontage otherwise required in the zoning district; provided, however, that no lot shall have less than 50 feet of frontage.

B. **Setbacks.** Each lot shall have at least fifty percent (50%) of the required setbacks for the District unless a reduction is otherwise authorized by the Planning Board. Where structures containing three to four dwelling units are being proposed, the side lot lines between units may be 0 feet, however the distance between structures shall be a minimum of 20 feet.

C. **Lot Size.** Lots may be reduced in area. The minimum lot size in the Rural Residential District shall be 40,000 square feet. The minimum lot size in the Neighborhood Residential District shall be 20,000 square feet. The minimum lot size in the General District shall be 12,000 square feet.

10. Decision of the Planning Board.

A. **Criteria for Approval.** The Planning Board will review all data and hold a public hearing in accordance with M.G.L.c.40A, section 9. Prior to the close of the public hearing, the Planning Board shall recommend the development plan (either the Yield Plan showing Conventional Development or the Sketch Plan showing OSRD), that it considers the most beneficial to the Town. The public hearing will be continued for seven days, and during this time the Applicant shall then elect which plan he wishes to pursue and communicate this choice in writing to the Board. The Board may approve such Plan with or without conditions.
The Board shall disapprove both plans only if it finds that either the Conventional Development (Yield Plan) of OSRD Development (Sketch Plan) is not a good faith design, or that the Plan that the Applicant elects to pursue does not conform to the requirements of the Bylaw. The Board may grant a Special Permit for an OSRD if it determines that the proposed OSRD has less detrimental impact on the tract than a conventional subdivision of the property and finding that the following eight (8) factors are present:

1. That the OSRD achieves greater flexibility and creativity in the design of residential or unit developments than a conventional plan;
2. That the OSRD promotes permanent preservation of open space, agricultural land, forestry land, other natural resources including water bodies and wetlands, and historical and archaeological resources;
3. That the OSRD promotes a less sprawling and more efficient form of development that consumes less open land and conforms to existing topography and natural features better than a conventional subdivision;
4. That the OSRD reduces the total amount of disturbance on the site;
5. That the OSRD furthers the goals and policies of existing community planning documents including, but not limited to, the Town’s Local Comprehensive Plan, Open Space and Recreation Plan, Planned Production Strategy for Affordable Housing and EO418 Community Development Plan;
6. That the OSRD facilitates the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner;
7. That the Concept Plan and its supporting narrative documentation complies with all sections of this zoning bylaw.
8. That the proposed design does not create undo risk to public health, safety and welfare.

B. Relationship between Concept Plan and Definitive Subdivision Plan. Any Special permit for a Major Residential Development or any Special Permit for OSRD that is granted a Special Permit and shows a subdivision must be followed by the submittal of a Definitive Subdivision plan in accordance with the Subdivision Rules and Regulations of the Town. The Planning Board will review all data and hold a public hearing in accordance with M.G.L.c.40A, section 9. An
OSRD Special Permit shall be reconsidered if there is substantial variation between the Definitive Subdivision Plan and the Concept Plan. A substantial variation shall be any of the following:

1. An increase in the number of building lots and/or units;
2. A significant decrease in the open space acreage;
3. A significant change in the lot layout or unit placement;
4. A significant change in the general development pattern which adversely affects natural landscape features and open space preservation;
5. Significant changes to the stormwater management facilities; and/or
6. Significant changes in the wastewater management systems.

12. Severability.
If any provision of this bylaw is held invalid by a court of competent jurisdiction, the remainder of the bylaw shall not be affected thereby. The invalidity of any section or sections or parts of any section or sections of this bylaw shall not affect the validity of the remainder of the town’s zoning bylaw.

Or take any other action relative thereto.

(Sponsored by the Stormwater Management Committee/Planning Board)
Advisory Committee recommendation to be made at town meeting.

And you are directed to serve this Warrant by posting up attested copies at the BULLETIN BOARD in the front entrance way of the TOWN HALL, in said Town, FOURTEEN (14) days at least before the time of holding said meeting.

HEREOF FAIL NOT, and make due return of this Warrant, with your doing thereon, to the Town Clerk, the time and place of meetings, as aforesaid.

Given under our hands this 21st day of March in the year of our Lord two thousand seven.

Tom Long

John Tivnan

A TRUE COPY, ATTEST:

Barry Nadon, Jr.
Selectmen of West Brookfield
C. Thomas O'Donnell
Constable

Worcester, SS West Brookfield March 28, 2007 PM

Pursuant to the within Warrant, I have notified and warned the inhabitants of the TOWN OF WEST BROOKFIELD by posting an attested copy of the same on the Bulletin Board in the front entrance of the WEST BROOKFIELD TOWN HALL fourteen (14) days at least before the time of holding said meeting.

Constable of WEST BROOKFIELD

ANNUAL TOWN ELECTION
MAY 1, 2007

The Polls opened at 8:00 AM. Poll workers-Elsie Casey (Warden), Pasqualina Lyons (Clerk), Louise Whitehouse, Laurie Sokol, Bernadette O'Donnell, Carol Hare, Nancy Seeton, Eleanore Paquette, Charlotte Borlikoski, Gail Ryan, Barry J. Nadon, Sr., Michael Ozbayrak, Madeline Tivnan, Alexandra McNitt, Tami Kemp, Sema Guntor, Paris Gogos, Barbara Smith and Nancy Olson.

<table>
<thead>
<tr>
<th>SELECTMEN</th>
<th>3 YEARS</th>
<th>VOTE FOR ONE</th>
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<tbody>
<tr>
<td>TOM LONG</td>
<td></td>
<td>349</td>
</tr>
<tr>
<td>WRITE INS</td>
<td></td>
<td>9</td>
</tr>
<tr>
<td>BLANKS</td>
<td></td>
<td>88</td>
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<td>TOTAL</td>
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<tr>
<td>WRITE INS</td>
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<td>0</td>
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<tr>
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<td>65</td>
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</tr>
<tr>
<td>Town Clerk</td>
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<tr>
<td>Treasurer</td>
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<td>1</td>
</tr>
<tr>
<td>Tax Collector</td>
<td>3 yrs</td>
<td>1</td>
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<tr>
<td>Board of Assessors</td>
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<td>1</td>
</tr>
<tr>
<td>Board of Health</td>
<td>3 yrs</td>
<td>1</td>
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<tr>
<td>Water Commissioner</td>
<td>3 yrs</td>
<td>1</td>
</tr>
<tr>
<td>Library Trustee</td>
<td>3 yrs</td>
<td>2</td>
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Town of West Brookfield

118  

Annual Report 2007
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<tr>
<th>Committee</th>
<th>Term</th>
<th>Vote For One</th>
<th>Candidate</th>
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<td>332</td>
<td>1</td>
<td>446</td>
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<td>Planning Board</td>
<td>5 Years</td>
<td>Vote for One</td>
<td>Joyce Diane Oliver</td>
<td>327</td>
<td>3</td>
<td>446</td>
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<tr>
<td>Planning Board</td>
<td>3 Years</td>
<td>Vote for One</td>
<td>Beverly J. Anderson</td>
<td>352</td>
<td>2</td>
<td>446</td>
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<td>Housing Authority</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Mary Jane Rickson</td>
<td>138</td>
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<tr>
<td></td>
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<td></td>
<td>Dolores A. M. Morin</td>
<td>195</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>David A. O'Neill</td>
<td>174</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Quaboag Regional District School Committee**  
School Committee Election is at Large  

3 Years  
You may vote for any four candidates  
The two candidates with the highest vote totals in each town will be elected  

<table>
<thead>
<tr>
<th>Member</th>
<th>Votes</th>
</tr>
</thead>
<tbody>
<tr>
<td>David Filkins</td>
<td>165</td>
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<tr>
<td>Mary Jane Rickson</td>
<td>138</td>
</tr>
<tr>
<td>Dolores A. M. Morin</td>
<td>195</td>
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<tr>
<td>David A. O'Neill</td>
<td>174</td>
</tr>
</tbody>
</table>

Town of West Brookfield  
119  
Annual Report 2007
MEMBERS FROM THE TOWN OF WEST BROOKFIELD

KATHLEEN D. CEMBURA 200
LOUISE M. FECTEAU 194
LAURIE A. HEBERT 207
PHILIP J. LANDINE 137
DAVID SWEKLA 171
WRITE INS 0
BLANKS 203
TOTAL 1,784

The Polls closed at 8:00 PM.

ANNUAL TOWN MEETING
MAY 8, 2007

At a regular meeting of the inhabitants of the Town of West Brookfield qualified to vote in town affairs held in the West Brookfield Elementary School at 7:05 PM on Tuesday, May 8, 2007 with a quorum present at all times the following business was transacted: Tellers-Christine Long, Laurie Sokol, Robert Spera, Betty Frew and Roberta Rhodes.

Voted to allow the following non-voters to speak:
Kathleen Connolly-Town Counsel, Johanna Barry-Executive Secretary, Tim Batchelor-Fire Chief, Jason Benoit-Highway Superintendent, Carol Jacobs-Highway Superintendent QRSD, Joseph Scanlon-QRSD Business Manager, Ed Himlan-MA Watershed Coalition.

Voted to allow the following non-voters to sit with the Board of Selectmen:
Kathleen Connolly- Town Counsel, Johanna Barry-Executive Secretary

Article 1.
THE ANNUAL TOWN ELECTION.

Article 2.
Voted unanimously to hear and act upon the Annual Reports of the Town Officers and Committees.
Article 3.
Voted unanimously to determine the compensation to be paid to the following elected Town Officers:

<table>
<thead>
<tr>
<th>Position</th>
<th>Compensation</th>
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<tbody>
<tr>
<td>Moderator</td>
<td>$150.00</td>
</tr>
<tr>
<td>Selectmen, each member</td>
<td>$1,800.00</td>
</tr>
<tr>
<td>Selectmen, Chairman</td>
<td>$2,000.00</td>
</tr>
<tr>
<td>Town Treasurer</td>
<td>$25,827.00</td>
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<tr>
<td>Tax Collector</td>
<td>$29,075.87</td>
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<tr>
<td>Assessors, two members</td>
<td>$1,200.00</td>
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<tr>
<td>Assessors, Clerk</td>
<td>$44,572.86</td>
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<tr>
<td>Board of Health, two members</td>
<td>$800.00</td>
</tr>
<tr>
<td>Board of Health, Chairman</td>
<td>$1,000.00</td>
</tr>
<tr>
<td>Town Clerk</td>
<td>$24,103.03</td>
</tr>
<tr>
<td>Water Commissioners</td>
<td>$350.00 each</td>
</tr>
</tbody>
</table>

Article 4
Voted unanimously to raise and appropriate the sum of $5,298,873.73 and transfer from Free Cash the sum of $25,525.20 and transfer from the School Fiscal Year '07 Assessment the sum of $49,379.00, such sums of money as listed in the Advisory Committee Report and as amended as may be necessary to defray the expenses of the Town for the Fiscal Year 2007-2008, and to vote that any State reimbursements which result in available funds to the Quaboag Regional School District, in excess of the approved budget, shall be used to reduce the Town's assessment.

Article 5
Voted unanimously to transfer from Overlay Surplus the sum of $50,000.00 to the Reserve Fund to provide for extraordinary or unforeseen expenditures under the provisions of Chapter 40, Section 6 of the General Laws known as the Reserve Fund.

Article 6
Voted unanimously to raise and appropriate the sum of $96,107.00 to pay principal and interest payments owed on bonds for the West Brookfield Elementary School.

Article 7
Voted unanimously to raise and appropriate the sum of $361,299.95 to pay West Brookfield’s share of the principal and interest payments owed on bonds for the Quaboag Regional Middle/High School.
Article 8
Voted unanimously to transfer from Free Cash the sum of $5,000.00 to be placed in the “Tax Title Expense Account”.

Article 9
Voted unanimously pursuant to M.G.L. c44, s53E1/2 to authorize the use of a revolving fund to pay Police Officer Detail Expenses, which fund shall be credited with receipts from various Details fees, such expenditures not to exceed $25,000.00 in fiscal year 2008.

Article 10
Voted majority approval to authorize Sheila Cournoyer, ex-building inspector’s spouse, to continue on the Town’s health insurance plan during fiscal year 2008, under the single plan, with Ms. Cournoyer being responsible for payment of 25% of the premium, and to transfer from Free Cash the sum of $5,000.00 for this purpose.

Article 11
Voted unanimously to accept the following amounts in Trust, the income of same to be used to pay expenses for the Perpetual Care of the lots in the Pine Grove Cemetery herein below named:

<table>
<thead>
<tr>
<th>Name</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Allen Everett</td>
<td>$1,100.00</td>
</tr>
<tr>
<td>Marie King</td>
<td>$1,100.00</td>
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<tr>
<td>Jody Whitney</td>
<td>$1,100.00</td>
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<tr>
<td>Robert Kingsland</td>
<td>$ 550.00</td>
</tr>
<tr>
<td>Robert White</td>
<td>$1,100.00</td>
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<tr>
<td>Richard Chase</td>
<td>$1,100.00</td>
</tr>
<tr>
<td>Judith King</td>
<td>$1,100.00</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$7,150.00</strong></td>
</tr>
</tbody>
</table>

Article 12
Voted unanimously pursuant to M.G.L. Chapter 44 Section 53E ½ to authorize the use of a revolving fund to pay cemetery related expenses which fund shall be credited with receipts from various Burial Grounds Commission fees, such expenditures not to exceed $16,000.00 in fiscal year 2008.

**Article 13 requires a 2/3 vote to pass. A motion was made and second to dispense with the required secret ballot for Article 13. The vote: unanimous approval.**

Article 13
Voted unanimously to transfer from the Stabilization Account the sum of $122,000.00 to be used to repair the WBES roof.
Article 14
Voted unanimously to transfer from Free Cash the sum of $6,000.00 to be used to complete a Revaluation.

Article 15
Voted unanimously to authorize the Water Commissioners to employ their Licensed Water Commissioners at Grade 1 Step 1 ($9.70 per hour) immediately, and as of July 1, 2007, for standby duty and emergency work in the absence of the Superintendent in Fiscal Year 2008.

Article 16
Voted unanimously to transfer the sum of $4,694.94 from the East Main Street Account to the Water Maintenance & Expense Account.

Article 17
Voted unanimously pursuant to G.L. c. 44 § 53E-1/2 to authorize the Stormwater Management Committee use of a revolving fund, which fund shall be credited with receipts from various Stormwater Management fees, such expenditures not to exceed $25,000.00 in fiscal year 2008.

Article 18
Motion was defeated.

Article 19
Voted unanimously to change the Merriam Gilbert Public Library Board of Trustees membership from six (6) members, as voted on April 1, 1889, to seven (7) elected members; with the new member to be elected for a three (3) year term.

Article 20
Voted majority approval to raise and appropriate the sum of $32,274.23 to be used for a Technology Upgrade within the Quaboag Regional School District.

A motion was made and second to move to the question. The vote: Majority approval.

Article 21
Voted majority approval to adopt a Model Right to Farm By-law as a General Bylaw, CHAPTER XII Miscellaneous SECTION 12, as written in the Warrant.
MODEL RIGHT TO FARM BY-LAW

Section 1 Legislative Purpose and Intent
The purpose and intent of this bylaw is to state with emphasis the Right to Farm accorded to all citizens of the Commonwealth under Article 97, of the Constitution, and all state statutes and regulations there under including but not limited to Massachusetts General Laws Chapter 40A, Section 3, Paragraph 1; Chapter 90, Section 9, Chapter 111, Section 125A and Chapter 128 Section 1A. We the citizens of West Brookfield restate and republish these rights pursuant to the Town’s authority conferred by Article 89 of the Articles of Amendment of the Massachusetts Constitution, (“Home Rule Amendment”).

This General Bylaw encourages the pursuit of agriculture, promotes agriculture-based economic opportunities, and protects farmlands within the Town of West Brookfield by allowing agricultural uses and related activities to function with minimal conflict with abutters and Town agencies. This bylaw shall apply to all jurisdictional areas within the Town.

Section 2 Definitions
The word “farm” shall include any parcel or contiguous parcels of land, or water bodies used for the primary purpose of commercial agriculture, or accessory thereto.

The words “farming” or “agriculture” or their derivatives shall include, but not be limited to the following:

- farming in all its branches and the cultivation and tillage of the soil;
- dairying;
- production, cultivation, growing, and harvesting of any agricultural, aqua cultural, floricultural, viticultural, or horticultural commodities;
- growing and harvesting of forest products upon forest land, and any other forestry or lumbering operations;
- raising of livestock including horses;
- keeping of horses as a commercial enterprise; and
- keeping and raising of poultry, swine, cattle, rarities (such as emus, ostriches and rheas) and camelids (such as llamas and camels), and other domesticated animals for food or other agricultural purposes, including bees and fur-bearing animals.

“Farming” shall encompass activities including, but not limited to, the following:

- operation and transportation of slow-moving farm equipment over roads within the Town;
control of pests, including, but not limited to, insects, weeds, predators and disease organism of plants and animals;
- application of manure, fertilizers and pesticides;
- conducting agriculture-related educational and farm-based recreational activities, including agri-tourism, provided that the activities are related to marketing the agricultural output or services of the farm;
- processing and packaging of the agricultural output of the farm and the operation of a farmer’s market or farm stand including signage thereto;
- maintenance, repair, or storage of seasonal equipment, or apparatus owned or leased by the farm owner or manager used expressly for the purpose of propagation, processing, management, or sale of the agricultural products; and
- on-farm relation of earth and the clearing of ground for farming operations.

Section 3 Right To Farm Declaration
The Right to Farm is hereby recognized to exist within the Town of West Brookfield. The above-described agricultural activities may occur on holidays, weekdays, and weekends by night or day and may include the attendant incidental noise, odors, dust, and fumes associated with normally accepted agricultural practices. It is hereby determined that whatever impact may be caused to others through the normal practice of agriculture is more than offset by the benefits of farming to the neighborhood, community, and society in general. The benefits and protections of this bylaw are intended to apply exclusively to those commercial agricultural and farming operations and activities conducted in accordance with generally accepted agricultural practices. Moreover, nothing in this Right To Farm Bylaw shall be deemed as acquiring any interest in land, or as imposing any land use regulation, which is properly the subject of state statute, regulation, or local zoning law. This bylaw does not supersede local, state or federal laws or regulations.

Section 4 Disclosure Notification
Not later than 21 days after the purchase and sale contract is entered into, or prior to the sale or exchange of real property if no purchase and sale agreement exists, for the purchase or exchange of real property, or prior to the acquisition of a leasehold interest or other possessory interest in real property, located in the Town of West Brookfield, the landowner shall present the buyer or occupant with a disclosure notification which states the following:
“It is the policy of this community to conserve, protect and encourage the maintenance and improvement of agricultural land for the production of food, and other agricultural products, and also for its natural and ecological value. This disclosure notification is to inform buyers or occupants that the property they are about to acquire or occupy lies within a town where farming activities occur. Such farming activities may include, but are not limited to, activities that cause noise, dust and odors. Buyers or occupants are also informed that the location of property with the Town may be impacted by commercial agricultural operations including the ability to access water services for such property under certain circumstances.”

A copy of this disclosure notification shall be given on a form prepared by the Town and shall be signed by the landowner prior to the sale, purchase, exchange or occupancy of such real property. A copy of the disclosure notification must be filed with the Board of Selectmen or its designee prior to the sale, purchase, exchange or occupancy of such real property. In addition to the above, a copy of the signed disclosure notification is to be included with requests for municipal lien certificates and the notice “West Brookfield has a Right to Farm Bylaw” will be posted on the Annual Census Form.

Section 5 Resolution of Disputes
Any person who seeks to complain about the operation of a farm may, notwithstanding pursuing any other available remedy, file a grievance with the Select Board, the Zoning Enforcement Officer, or the Board of Health, depending on the nature of the grievance. The filing of the grievance does not suspend the time within which to pursue any other available remedies that the aggrieved may have. The Zoning Enforcement Officer or Select Board may forward a copy of the grievance to the Agricultural Committee or its agent, which shall review and facilitate the resolution of the grievance, and report its recommendations to the referring Town authority within an agreed upon time frame.

The Board of Health, except in cases of imminent danger or public health risk, may forward a copy of the grievance to the Agricultural Commission or its agent, which shall review and facilitate the resolution of the grievance, and report its recommendations to the Board of Health within an agreed upon time frame.

Section 6 Severability Clause
If any part of this bylaw is for any reason held to be unconstitutional or invalid, such decision shall not affect the remainder of this bylaw. The Town of West Brookfield hereby declares the provisions of this bylaw to be severable.)
A 2/3 vote is required to pass Article 22. A motion was made and second to dispense with the required secret ballot. The vote: unanimous approval.

An oral report from the Planning Board Chairman was given.

Article 22
Voted unanimously to amend West Brookfield's Zoning Bylaws by deleting Commercial Greenhouses and Riding Stables from the Schedule of Commercial Uses, as set forth in Sections 3.23(6) and (7) of the Zoning Bylaws, respectively, and inserting Commercial Greenhouses and Riding Stables as new sections 3.21(4) and 3.21(5) of the Zoning Bylaws, respectively, in the Schedule of Agricultural Uses. Further amend the Zoning Bylaw's Schedule of Agricultural Uses to allow Commercial Greenhouses and Riding Stables in Rural Residential, Neighborhood Residential and General Districts by Special Permit for parcels under five acres in size, and by right for parcels of five or more acres in size. Further amend the Zoning Bylaw's Schedule of Agricultural Uses to allow Sales Room or Stand Whose Primary Business is the Sale or Display of Agricultural or Horticultural Products in Rural Residential and Neighborhood Residential Districts by Special Permit for parcels under five acres in size, and by right for parcels of five or more acres in size, and for parcels of any size by right in the General District.

A 2/3 vote is required to pass Article 23. A motion was made and second to dispense with the required secret ballot. The vote: majority approval.

An oral report from the Planning Board Chairman was given.

Article 23
Voted unanimously to adopt an Open Space Residential Development Bylaw, as a new Zoning Bylaw being Section 4.5 as written in the Annual Town Meeting Warrant.

WEST BROOKFIELD OPEN SPACE RESIDENTIAL DEVELOPMENT BYLAW

1. Purpose and intent.
   C. The Primary Purposes for this bylaw are the following:
      (1) To allow for greater flexibility and creativity in the design of residential developments;
      (2) To encourage the permanent preservation of open space, agricultural land, forestry land, wildlife habitat, other natural
resources including aquifers, water bodies and wetlands, and historical and archaeological resources;

(3) To encourage a less sprawling and more efficient form of development that consumes less open land and conforms to existing topography and natural features;

(4) To minimize the total amount of disturbance on the site;

(5) To further the goals and policies of the Town of West Brookfield Local Comprehensive Plan and Open Space and Recreation Plan;

(6) To facilitate the construction and maintenance of housing, streets, utilities, and public services in a more economical and efficient manner.

D. The Secondary Purposes for this bylaw are the following:

(1) To preserve and enhance the community character;

(2) To protect and enhance the value of real property;

(3) To provide for a diversified housing stock;

2. Definitions

Basic Maximum Number – The number of units that would be allowed on a site using the standard Zoning Bylaw Provisions and/or Subdivision Rules and Regulations as determined by a Yield Plan.

Structural Stormwater Management Techniques – These techniques generally require heavy infrastructure and often result in significant alteration of the site hydrology, including, but not limited to, catch basins, subsurface piping, stormwater inlets, and subsurface leaching facilities.

Major Residential Development - Any new development that will create more than three (3) residential lots.

Non-Structural Stormwater Management Techniques – Stormwater management techniques that use natural pre-treatment of stormwater in conjunction with on-site groundwater recharge to mimic pre-development drainage to the greatest practicable extent.

Passive Recreation: As defined by MGL Chapter 61B these uses include hiking, camping, nature study and observation, boating, golfing, non-commercial youth soccer, horseback riding, hunting, fishing, skiing, swimming, picnicking, private non-commercial flying, including hang gliding, archery and target shooting. Such recreational use shall not include horse racing, dog racing, or any sport normally undertaken in a stadium, gymnasium or similar structure.
3. Applicability

C. Any Major Residential Development must be permitted by issuance of a Special Permit from the Planning Board for either Conventional Development or OSRD in accordance with this bylaw. Applicants for a Major Residential Development shall submit both a conventional plan and an OSRD plan in accordance with the applicable provisions of this Bylaw.

D. Developments of 3 lots or smaller may also apply for an ORSD Special Permit subject to the following criteria:

   (1) Contiguous Parcels. To be eligible for consideration as an OSRD, the tract shall consist of a parcel or set of contiguous parcels. The Planning Board may determine that two or more parcels separated by a road or other man-made feature are “contiguous” for the purpose of this section, if they will serve as a singular resource and effectively satisfy the Purpose and Intent of this bylaw as listed in Section 1.

   (2) Land Division. To be eligible for consideration as an OSRD, the tract may be a subdivision or a division of land pursuant to G.L. c. 41, § 81P provided, however, an OSRD may also be permitted when the property is held in condominium, cooperative ownership or other form where the property is not subdivided.

4. Pre-application.

E. Conference. The applicant shall arrange a pre-application review at a regular business meeting of the Planning Board. If one is requested, the Planning Board shall invite the Conservation Commission, Board of Health, Historical Commission, and Stormwater Authority. The purpose of a pre-application review is to minimize the applicant’s costs of engineering and other technical experts, and to commence discussions with the Planning Board at the earliest possible stage in the development. At the pre-application review, the applicant may outline the proposed development including both conventional and OSRD models, seek preliminary feedback from the Planning Board and/or its technical experts, and set a timetable for submittal of a formal application. The Planning Board may engage technical experts at the applicant’s expense to review the informal plans of the applicant and to facilitate submittal of a formal application for a Conventional or OSRD Special Permit.

F. Submittals. In order to facilitate review of the Special Permit at the pre-application stage, applicants shall submit the following information:
(1) Site Context Map. This map shall illustrate the parcel in connection to its surrounding neighborhood. Based upon existing data sources and field inspections, it shall show various kinds of major natural resource areas or features that cross parcel lines or that are located on adjoining lands. This map enables the Planning Board to understand the site in relation to what is occurring on adjacent properties.

(2) Existing Conditions/Site Analysis Map. This map familiarizes officials with existing conditions on the property. Based upon existing data sources and field inspections, this base map shall locate and describe noteworthy resources that could be protected through sensitive subdivision layouts. These resources shall include wetlands, riverfront areas, floodplains and steep slopes, but may also include mature woodlands, hedgerows, farmland, unique or special wildlife habitats, historic or cultural features (such as old structures or stone walls), unusual geologic formations and scenic views into and out from the property. Where appropriate, photographs of these resources should accompany the map. By overlaying this plan onto a development plan, the parties involved can clearly see where conservation priorities and desired development overlap/conflict.

(3) Other Information. In addition, applicants are invited to submit the information set forth in 5.A. in a form acceptable to the Planning Board.

G. Site Visit. Applicants may arrange a site visit by the Planning Board and/or its agents in order to facilitate pre-application review of the Special Permit. The Planning Board may invite the Conservation Commission, Board of Health, Historical Commission, and Stormwater Authority.

H. Design Criteria. The design process and criteria set forth below in Sections 6 and 7 should be discussed by the parties at the pre-application conference and site visit.


The Planning Board, acting as the Special Permit Granting Authority (SPGA), may authorize a Conventional Development Special Permit or an OSRD Special Permit pursuant to the procedures outlined below.

E. Application. An application for the Special Permit shall be submitted on the form(s) provided by the Planning Board. Applicants for OSRD shall also file with the Planning Board five (5) copies of the Concept Plan. The Concept Plan shall include a Conventional Yield Plan and an
OSRD Sketch Plan, described below, prepared by a multi-disciplinary team including a registered land surveyor, a registered professional engineer and a registered landscape architect. The applicant shall also submit both the Site Context Map and Existing Conditions/Site Analysis Map prepared according to Section 4.B. above. Additional information reasonably necessary to make the determinations and assessments cited herein shall be provided, including existing site contour maps and existing current soil maps.

(1) Yield Plan. The Basic Maximum Number of allowable units shall be derived from a Yield Plan. The Yield Plan shall show a conventional development conforming to the applicable Zoning Bylaw provisions and Subdivision Rules and Regulations to show the maximum number of lots (or dwelling units) that could be placed upon the site under a conventional approach. The proponent shall have the burden of proof with regard to the Basic Maximum Number of lots resulting from the design and engineering specifications shown on the Yield Plan. The Yield Plan shall contain, at a minimum, the following information:

(a) Parcel boundaries, north point, date, legend, title “Yield Plan,” and scale.

(b) The name and address of the record owner or owners, the applicant, and the design engineer and/or land surveyor that prepared the plan.

(c) The names, approximate location, and widths of adjacent streets.

(d) Existing topography at 2-foot contour intervals.

(e) Map of soils using NRCS soils mapping.

(f) All on-site local, state, and federal regulatory resource boundaries and buffer zones shall be clearly identified, and all wetland flag locations shall be numbered and placed upon the Yield Plan.

(g) Lot lines with approximate areas and frontage dimensions, or unit placements and proposed common areas.

(h) Location and extent of parking, landscaping, stormwater management, water supply and wastewater management service areas that would be required to accommodate the use.

(i) If available, the location and results of any test pit investigations for soil profiles, percolation rates and determination of seasonal high ground water levels.
(2) Sketch Plan. The Sketch Plan shall address the general features of the land, and give approximate configurations of the proposed lots, of unit placements if treated as a condominium, of open space, and roadways. The Sketch Plan shall incorporate the Four-Step Design Process, according to Section 6 below, and the Design Standards, according to Section 7 below, when determining a proposed design for the development. In addition to those requirements for a Yield Plan listed in Section 4.A(1), a Sketch Plan shall contain the following information:

(a) The proposed topography of the land shown at a contour interval no greater than two feet. Elevations shall be referred to mean sea level.

(b) The location of existing landscape features, including forests, farm fields, meadows, wetlands, riverfront areas, water bodies, archaeological and historic structures or points of interest, rock outcrops, boulder fields, stone walls, cliffs, high points, major land views, forest glades, major tree groupings, noteworthy tree specimens, and habitats of endangered or threatened wildlife, as identified as primary and secondary resources according to Section 6.A. Proposals for all site features to be preserved, demolished, or altered shall be noted on the Sketch Plan.

(c) The existing and proposed lines of streets, ways, common driveways, easements and any parcel of land intended to be dedicated for public use or to be reserved by deed covenant for use of all property owners in the subdivision, or unit development, or parcels of land or lots to be used for any purpose other than private residential shall be so designated within the subdivision in a general manner.

(d) Proposed roadway grades.

(e) Official soil percolation tests for the purpose of siting wastewater treatment options shall be required as determined by the Planning Board. However, a narrative explanation shall be prepared by a Massachusetts Certified Professional Engineer detailing the proposed wastewater systems that will be utilized by the development and its likely impacts on-site and to any abutting parcels of land. For example, the narrative will specify whether individual on-site or off-site systems, shared systems, alternative to Title V systems, or any combination of these or other methods will be utilized.

(f) A narrative explanation prepared by a Massachusetts Certified Professional Engineer proposing systems for
stormwater drainage and likely impacts onsite and to any abutting parcels of land. For example, the narrative will specify whether Structural or Non-structural Stormwater Management Techniques will be used and the number of any detention/retention basins or infiltrating catch basins; it is not intended to include specific pipe sizes. Any information needed to justify this proposal should be included in the narrative. The approximate location of any stormwater management detention/retention basins shall be shown on the plan and accompanied by a conceptual landscaping plan.

(g) A narrative explanation prepared by a Massachusetts Certified Professional Engineer, detailing the proposed drinking water supply system.

(h) A narrative explanation of the proposed quality, quantity, use and ownership of the open space. Open space parcels shall be clearly shown on the plan.

(i) All proposed landscaped and buffer areas shall be noted on the plan and generally explained in a narrative.

(j) A list of all legal documents necessary for implementation of the proposed development, including any Conservation Restrictions, land transfers, and Master Deeds or condominium documents, with an accompanying narrative explaining their general purpose.

(k) A narrative indicating all requested waivers, reductions, and/or modifications as permitted within the requirements of this bylaw.

F. Procedures. Whenever an application for a Conventional/ OSRD Special Permit is filed with the Planning Board, the applicant shall also file, within five (5) working days of the filing of the completed application, copies of the application, accompanying development plan, and other documentation, to the Board of Health, Conservation Commission, Zoning Officer, Historical Commission, Building Inspector, Highway Department, Police Chief, Fire Chief, and Stormwater Authority, for their consideration, review, and report. The applicant shall furnish the copies necessary to fulfill this requirement. Reports from other boards and officials shall be submitted to the Planning Board within thirty-five (35) days of receipt of the reviewing party of all of the required materials. Failure of the reviewing parties to make recommendations after having received copies of all such required materials shall be deemed a lack of opposition thereto. In the event that the public hearing by the Planning Board is held prior to
the expiration of the review period, the Planning Board shall continue the public hearing to permit the formal submission of reports and recommendations within that review period. The Decision and Findings of the Planning Board shall contain, in writing, an explanation for any departures from the recommendations of any reviewing party.

G. Site Visit. Whether or not conducted during the pre-application stage, the Planning Board shall conduct a site visit during the public hearing. At the site visit, the Planning Board and/or its agents shall be accompanied by the applicant and/or its agents.

H. Other Information. The submittals and permits of this section shall be in addition to any other requirements of the Subdivision Control Law or any other provisions of this Zoning Bylaw. To the extent permitted by law, the Planning Board shall coordinate the public hearing required for any application for a Special Permit for Conventional or OSRD Special Permit with the public hearing required for approval of a definitive subdivision plan.

6. Design process.

At the time of the application for the Special Permit, in conformance with Section 5.A., applicants are required to demonstrate to the Planning Board that the following Design Process was performed by a multidisciplinary team of which one member must be a certified Landscape Architect and considered in determining the layout of proposed streets, house lots, unit placement if treated as a condominium, including designation of all common areas and open space.

E. Identifying Conservation Areas. Identify land to be preserved as Primary Conservation Areas (such as wetlands, riverfront areas, and floodplains regulated by state or federal law) and Secondary Conservation Areas (including unprotected elements of the natural landscape such as steep slopes, mature woodlands, prime farmland, meadows, wildlife habitats and cultural features such as historic and archaeological sites and scenic views) shall be identified and delineated. The Potentially Developable Area shall consist of land outside identified Primary and Secondary Conservation Areas.

F. Locating House Sites. Locate the approximate sites of individual houses within the Potentially Developable Area and include the delineation of private yards and shared amenities, so as to reflect an integrated community.
G. Aligning the Streets and Trails. Align streets in order to access the house lots or units. Additionally, new trails should be laid out to create internal and external connections to existing and/or potential future streets, sidewalks, and trails.

H. Lot Lines. Draw in the lot lines using assumed lot lines if the ownership is in condominium, cooperative or other similar form of common ownership.

7. Design Standards.
The following Generic and Site Specific Design Standards shall apply to all Sketch Plans for OSRD's and shall govern the development and design process:

C. Generic Design Standards.
(6) The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal. Any grade changes shall be in keeping with the general appearance of the neighboring developed areas. The orientation of individual building sites shall be such as to maintain maximum natural topography and cover. Topography, tree cover, surface water buffers, and natural drainage ways shall be treated as fixed determinants of road and lot configuration rather than as malleable elements that can be changed to follow a preferred development scheme.

(7) Streets shall be designed and located in such a manner as to maintain and preserve natural topography, significant landmarks, and trees; to minimize cut and fill; and to preserve and enhance views and vistas on or off the subject parcel.

(8) Mixed-use development shall be related harmoniously to the terrain and the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings.

(9) All open space (landscaped and usable) shall be designed to add to the visual amenities of the area by maximizing its visibility for persons passing the site or overlooking it from nearby properties.

(10) The removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.

D. Site Specific Design Standards.
(7) Mix of Housing Types. The OSRD may consist of any combination of single-family and two-family structures in Rural Residential and
Neighborhood Residential Districts. Multifamily structures of not more than four (4) units may also be permitted by the Planning Board in the General District if they serve the purpose and intent of the OSRD Bylaw stated in Section 1.

(8) Parking. Each dwelling unit for single or two-family homes shall be served by two (2) off-street parking spaces. Parking spaces in front of garages may count in this computation. For dwelling units with fewer than two bedrooms AND in structures containing four or more units, the applicant shall provide two (2) parking spaces per unit. Calculations for parking spaces in these developments shall be rounded up to the nearest integer where necessary. The Planning board may choose to modify these requirements during the review process in response to conditions specific to an individual proposal.

(9) Drainage. The Planning Board shall encourage the use of Non-structural Stormwater Management Techniques and other Low Impact Development techniques that reduce impervious surface and enable infiltration where appropriate.

(10) Screening and Landscaping. All structural surface stormwater management facilities shall be accompanied by a conceptual landscape plan.

(11) On-site Pedestrian and Bicycle Circulation. Walkways, trails and bicycle paths shall be provided to link residences with recreation facilities (including parkland and open space) and adjacent land uses where appropriate.

(12) Disturbed Areas. Every effort shall be made to minimize the area of disturbed areas on the tract. A disturbed area is any land not left in its natural vegetated state.

8. Open space requirements.

E. Open Space Requirement. A minimum of fifty percent (50%) of the site shall be open space. The percentage of this open space that can be wetland shall not exceed the percentage of wetland for the entire site under existing conditions as shown on the Sketch Plan.

F. Description of Restriction on Open Space. Any proposed open space, unless conveyed to the Town or its Conservation Commission, shall be subject to a permanent Conservation or Agricultural Preservation Restriction in accordance with G.L. c. 184 § 31, approved by the Planning Board and Board of Selectmen/Town Council and enforceable by the Town, conforming to the standards of the Massachusetts Executive Office of Environmental Affairs, Division of Conservation Services, or Department of Agricultural Resources. Such land shall be perpetually kept in an open state, shall be preserved exclusively for the
purposes set forth herein, and shall be maintained in a manner which will ensure its suitability for its intended purposes. Any proposed open space that does not qualify for inclusion in a Conservation Restriction or Agricultural Preservation Restriction or that is rejected from inclusion in these programs by the Commonwealth of Massachusetts shall be subject to a Restrictive Covenant, which shall be approved by the Planning Board and Board of Selectmen/Town Counsel and enforceable by the Town.

(1) The open space shall be contiguous. Open Space will still be considered contiguous if it is separated by a roadway or an accessory amenity. The Planning Board may waive this requirement for all or part of the required open space where it is determined that allowing noncontiguous open space will promote the goals of this bylaw and/or protect identified primary and secondary conservation areas.

(2) The open space shall be used for wildlife habitat and conservation and the following additional purposes: historic preservation, outdoor education, passive recreation uses at the discretion of the planning board, aquifer protection, agriculture, horticulture, forestry, a combination of these uses, and shall be served by suitable access for such purposes. The Planning Board may permit a small portion of the open space to be paved or built upon for structures accessory to the dedicated use or uses of such open space (i.e., pedestrian walks and bike paths) so long as it supports the primary and secondary purposes of the OSRD and is consistent with state and local level environmental protections.

(3) Wastewater and stormwater management systems serving the OSRD may be located within the open space. Surface systems, such as retention and detention ponds, shall not qualify towards the minimum open space required.

G. Ownership of the Open Space. The open space shall, at the Planning Board’s election, be conveyed to:

(1) The Town or its Conservation Commission;

(2) A nonprofit organization, the principal purpose of which is the conservation of open space and any of the purposes for such open space set forth above;

(3) A corporation, homeowners association or trust owned jointly or in common by the owners of lots or units within the OSRD. If such corporation or trust is utilized, ownership thereof shall
pass with conveyance of the lots in perpetuity. Maintenance of such open space and facilities shall be permanently guaranteed by such corporation or trust which shall provide for mandatory assessments for maintenance expenses to each lot and unit. Each individual deed, and the deed or trust or articles of incorporation, shall include provisions designed to effect these provisions. Documents creating such homeowners association, trust or corporation shall be submitted to the Planning Board for approval, and shall thereafter be recorded.

(4) A private owner for agricultural, horticultural or forestry.

H. Maintenance of Open Space. In any case where open space is not conveyed to the Town, the Town shall be granted an easement over such land sufficient to ensure its perpetual maintenance as conservation or recreation land. Such easement shall provide that in the event the trust or other owner fails to maintain the open space in reasonable condition, the Town may, after notice to the lot owners and public hearing, enter upon such land to maintain it in order to prevent or abate a nuisance. The cost of such maintenance by the Town shall be assessed against the properties within the development and/or to the owner of the open space. The Town may file a lien against the lot or lots to ensure payment of such maintenance.

9. Reduction of Dimensional Requirements.

Applicant may propose to modify lot size, unit placement, shape, and other dimensional requirements for lots within an OSRD, subject to the following limitations:

A. Frontage. Lots having reduced area or frontage shall not have frontage on a street other than a street created by the OSRD; provided, however, that the Planning Board may waive this requirement where it is determined that such reduced lot(s) will further the goals of this bylaw. The minimum frontage may be reduced from the frontage otherwise required in the zoning district; provided, however, that no lot shall have less than 50 feet of frontage.

B. Setbacks. Each lot shall have at least fifty percent (50%) of the required setbacks for the District unless a reduction is otherwise authorized by the Planning Board. Where structures containing three to four dwelling units are being proposed, the side lot lines between units may be 0 feet, however the distance between structures shall be a minimum of 20 feet.
C. **Lot Size.** Lots may be reduced in area. The minimum lot size in the Rural Residential District shall be 40,000 square feet. The minimum lot size in the Neighborhood Residential District shall be 20,000 square feet. The minimum lot size in the General District shall be 12,000 square feet.

10. **Decision of the Planning Board.**

C. **Criteria for Approval.** The Planning Board will review all data and hold a public hearing in accordance with M.G.L.c.40A, section 9. Prior to the close of the public hearing, the Planning Board shall recommend the development plan (either the Yield Plan showing Conventional Development or the Sketch Plan showing OSRD), that it considers the most beneficial to the Town. The public hearing will be continued for seven days, and during this time the Applicant shall then elect which plan he wishes to pursue and communicate this choice in writing to the Board. The Board may approve such Plan with or without conditions. The Board shall disapprove both plans only if it finds that either the Conventional Development (Yield Plan) of OSRD Development (Sketch Plan) is not a good faith design, or that the Plan that the Applicant elects to pursue does not conform to the requirements of the Bylaw. The Board may grant a Special Permit for an OSRD if it determines that the proposed OSRD has less detrimental impact on the tract than a conventional subdivision of the property and finding that the following eight (8) factors are present:

1. That the OSRD achieves greater flexibility and creativity in the design of residential or unit developments than a conventional plan;
2. That the OSRD promotes permanent preservation of open space, agricultural land, forestry land, other natural resources including water bodies and wetlands, and historical and archaeological resources;
3. That the OSRD promotes a less sprawling and more efficient form of development that consumes less open land and conforms to existing topography and natural features better than a conventional subdivision;
4. That the OSRD reduces the total amount of disturbance on the site;
5. That the OSRD furthers the goals and policies of existing community planning documents including, but not limited to, the Town’s Local Comprehensive Plan, Open Space and Recreation Plan, Planned Production Strategy for Affordable Housing and EO418 Community Development Plan;
(6) That the OSRD facilitates the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner;

(7) That the Concept Plan and its supporting narrative documentation complies with all sections of this zoning bylaw.

(8) That the proposed design does not create undo risk to public health, safety and welfare.

D. Relationship between Concept Plan and Definitive Subdivision Plan. Any Special permit for a Major Residential Development or any Special Permit for OSRD that is granted a Special Permit and shows a subdivision must be followed by the submittal of a Definitive Subdivision plan in accordance with the Subdivision Rules and Regulations of the Town. The Planning Board will review all data and hold a public hearing in accordance with M.G.L.c.40A, section 9. An OSRD Special Permit shall be reconsidered if there is substantial variation between the Definitive Subdivision Plan and the Concept Plan. A substantial variation shall be any of the following:

(1) An increase in the number of building lots and/or units;
(2) A significant decrease in the open space acreage;
(3) A significant change in the lot layout or unit placement;
(4) A significant change in the general development pattern which adversely affects natural landscape features and open space preservation;
(5) Significant changes to the stormwater management facilities; and/or
(6) Significant changes in the wastewater management systems.

12. Severability. If any provision of this bylaw is held invalid by a court of competent jurisdiction, the remainder of the bylaw shall not be affected thereby. The invalidity of any section or sections or parts of any section or sections of this bylaw shall not affect the validity of the remainder of the town’s zoning bylaw.)

A motion was made and second to adjourn the Annual Town Meeting at 9:15 PM. The vote: unanimous approval.

One hundred and nine voters attended the town meeting.
To Either of the Constables of the Town of West Brookfield in the County of Worcester, 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 in elections and in Town affairs, to meet at the WEST BROOKFIELD ELEMENTARY SCHOOL, 89 NORTH MAIN STREET in said WEST BROOKFIELD on TUESDAY the SIXTEENTH day of OCTOBER 2007, at 7:30PM then and there to act on the following articles:

Article 1
To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury the sum of $20,000.00 to pay for Consultants/Grant Writers for use by various Boards/Committees as determined appropriate by the Board of Selectmen, or take any other action relative thereto.
(Sponsor by the Selectmen)

Article 2
To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury the sum of $5,500.00 to purchase a new photocopier for the Town Hall, or take any other action relative thereto.
(Sponsored by the Selectmen)

Article 3
To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury the sum of $179,651.00 to be used in accordance with the provisions of M.G.L. Chapter 90, such sums of money to be reimbursed by the Commonwealth, or take any other action relative thereto.
(Sponsored by the Highway Department)

Article 4
To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury the sum of $300,000.00 to be deposited into the “Fleet Account”, or take any other action relative thereto.
(Sponsored by the Selectmen)
Article 5
To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury the sum of $50,000.00 to be deposited into the “Town Building Maintenance Account”, or take any other action relative thereto.
(Sponsored by the Selectmen)

Article 6
To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury the sum of $80,000.00 to repair the WBES roof, or take any other action relative thereto.
(Sponsored by the Selectmen)

Article 7
To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury the sum of $30,000.00 to be placed in the “Repairs To Private Ways Account” to pay for repairs to private ways within West Brookfield pursuant to M.G.L. Chapter 40 Section 6N, the repairs to include road materials and related labor expenses only, and further, that all repairs made to private ways will be completed in strict adherence to all applicable state laws and West Brookfield bylaws, or take any other action relative thereto.
(Sponsored by Selectmen)

Article 8
To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury the sum of $13,000.00 to be used on a project to install an engineered filtering system in an effort to remove potential sources of phosphorus contamination to Lake Wickaboag, specifically on a section of Wickaboag Valley Road, or take any other action relative thereto.
(Sponsored by the Stormwater Authority)

Article 9
To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury the sum of $4,800.00 to purchase eight (8) Bullet Resistant Vests, or take any other action relative thereto.
(Sponsored by the Police Department)

Article 10
To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury the sum of $150,000.00 to be used for remedial drainage on John Gilbert, Lyons and Ragged Hill Roads and to pave High Street, or take any other action relative thereto.
(Sponsored by the Selectmen)
Article 11
To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury the sum of $2,580.00 to be placed into the “Local Access Salary Account”, or take any other action relative thereto.
(Sponsored by Local Access)

Article 12
To see if the Town will vote to transfer the following parcels of land held as tax possessions to the care and custody of the West Brookfield Conservation Commission:

<table>
<thead>
<tr>
<th>Parcel Address</th>
<th>Map</th>
<th>Parcel</th>
</tr>
</thead>
<tbody>
<tr>
<td>449 West Main Street</td>
<td>52</td>
<td>14</td>
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<tr>
<td>495 West Main Street</td>
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<td>503 West Main Street</td>
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<td>507 West Main Street</td>
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<tr>
<td>511 West Main Street</td>
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<td>513 West Main Street</td>
<td>52</td>
<td>6</td>
</tr>
<tr>
<td>517 West Main Street</td>
<td>52</td>
<td>5</td>
</tr>
<tr>
<td>519 West Main Street</td>
<td>52</td>
<td>4</td>
</tr>
<tr>
<td>523 West Main Street</td>
<td>52</td>
<td>3</td>
</tr>
<tr>
<td>525 West Main Street</td>
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<td>2</td>
</tr>
<tr>
<td>527 West Main Street</td>
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<td>1</td>
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<tr>
<td>529 West Main Street</td>
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<td>5</td>
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<tr>
<td>531 West Main Street</td>
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<td>4</td>
</tr>
<tr>
<td>535 West Main Street</td>
<td>54</td>
<td>3</td>
</tr>
<tr>
<td>537 West Main Street</td>
<td>54</td>
<td>2</td>
</tr>
<tr>
<td>20 Welcome Road</td>
<td>54</td>
<td>11</td>
</tr>
<tr>
<td>137 Shoreline Drive</td>
<td>52</td>
<td>87</td>
</tr>
<tr>
<td>39 Juniper Street</td>
<td>53</td>
<td>76</td>
</tr>
<tr>
<td>43 Juniper Street</td>
<td>53</td>
<td>75</td>
</tr>
<tr>
<td>53 Juniper Street</td>
<td>53</td>
<td>72</td>
</tr>
<tr>
<td>58 Juniper Street</td>
<td>53</td>
<td>63</td>
</tr>
<tr>
<td>32 White Birch Drive</td>
<td>53</td>
<td>88</td>
</tr>
<tr>
<td>36 White Birch Drive</td>
<td>53</td>
<td>89</td>
</tr>
<tr>
<td>46 White Birch Drive</td>
<td>53</td>
<td>91</td>
</tr>
</tbody>
</table>

Or to take any other action relative thereto.
(Sponsored by the Conservation Commission)

Article 13
To see if the Town will vote to amend Chapter V Financial Affairs Section 5 of the General Bylaws to read “A printed copy of the Advisory Committee Report will be made available (delete: mailed or otherwise distributed) to
every household at least *(delete five (5) fourteen (14))* days before the Annual Town Meeting," or take any other action relative thereto.  
(Sponsored by the Advisory Committee)

**Article 14**  
To see if the Town will vote to amend Chapter I General Provisions Section 6 of the General Bylaws by adding the following language to the end of the existing section:

- Lake Wickaboag Public Beach Swimming Rules $300.00  
- Lake Wickaboag Winter Rules $300.00  
- Lake Wickaboag Boating Rules $300.00  

Or take any other action relative thereto.  
(Sponsored by the Selectmen)

**Article 15**  
To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury the sum of $5,000.00 to be used for activities in West Brookfield for the 350th Anniversary of the Quaboag Plantation in 2010, or take any other action relative thereto.  
(Sponsored by the Board of Selectmen)

**Article 16**  
To see if the Town will vote to transfer the sum of $6,000.00 from the Water Surplus Account to the Water Expense Account to pay Tata & Howard for engineering services rendered, or take any other action relative thereto.  
(Sponsored by the Water Department)

**Article 17**  
To see if the Town will vote to amend the Town’s General Bylaws Chapter II, SECTION 1 changing 7:30 o’clock to 7:00 o’clock, or take any other action relative thereto.  
(Sponsored by the Selectmen)

AND you are directed to serve this Warrant by posting up attested copies at the BULLETIN BOARD in the front entrance way of the TOWN HALL, in said Town, FOURTEEN (14) days at least before the time of holding said meeting.

HEREOF FAIL NOT, and make due return of this Warrant, with your doing thereon, to the Town Clerk, the time and place of meetings, as aforesaid.
Given under our hands this 28th day of September in the year of our Lord two thousand seven.

______________________________________

______________________________________ A TRUE COPY. ATTEST:

Selectmen of West Brookfield

______________________________________

Constable

Worcester, SS September _____, 2007 AM PM

Pursuant to the within Warrant, I have notified and warned the inhabitants of the TOWN OF WEST BROOKFIELD by posting an attested copy of the same on the Bulletin Board in the front entrance of the WEST BROOKFIELD TOWN HALL fourteen (14) days at least before the time of holding said meeting.

Constable of WEST BROOKFIELD

SPECIAL TOWN MEETING
OCTOBER 16, 2007

At a special meeting of the inhabitants of the Town of West Brookfield qualified to vote in town affairs held in the West Brookfield Elementary School at 7:30 PM on Tuesday, October 16, 2007 with a quorum present at all times the following business was transacted:

Poll Workers-Lori Sokol, Robert Spera, Betty Frew, Roberta Rhodes and Christine Long.

Voted unanimously to allow the following non-voters to sit with the Board of Selectmen:

Kathleen Connolly, Town Counsel
Johanna Barry, Executive Secretary

Voted unanimously to allow the following non-voters to speak:
Article 1
Voted majority approval to raise and appropriate the sum of $20,000.00 to pay for Consultants/Grant Writers for use by various Boards/Committees, as determined appropriate by the Board of Selectmen.

Article 2
Voted unanimously to raise and appropriate the sum of $5,500.00 to purchase a new photocopier for the Town Hall.

Article 3
Voted majority approval to transfer from Free Cash the sum of $179,651.00 to be used in accordance with the provisions of M.G.L. Chapter 90, such sums of money to be reimbursed by the Commonwealth.

Article 4
Voted majority approval to transfer from Free Cash the sum of $300,000.00 to be deposited into the “Fleet Account”.

Article 5
Voted majority approval to transfer from Free Cash the sum of $50,000.00 to be deposited into the “Town Building Maintenance Account”.

Article 6
Voted majority approval to transfer from Free Cash the sum of $80,000.00 to repair the WBES roof.

Article 7
Voted majority approval to transfer from Free Cash the sum of $30,000.00 to be placed in the “Repairs To Private Ways Account” to pay for repairs to private ways within West Brookfield pursuant to M.G.L. Chapter 40 Section 6N, the repairs to include road materials and related labor expenses only, and further, that all repairs made to private ways will be completed in strict adherence to all applicable state laws and West Brookfield bylaws.

Article 8
Voted unanimously to pass over this article.
Article 9
Voted unanimously to raise and appropriate the sum of $4,800.00 to purchase eight (8) Bullet Resistant Vests.

Article 10
I move the Town vote to raise and appropriate the sum of $7,000.00, transfer from Free Cash the sum of $73,000.00, transfer from the Common Beautification Account the sum of $10,000.00 and transfer from the New Sidewalk Account the sum of $60,000.00 to be used for remedial drainage on John Gilbert, Lyons and Ragged Hill Roads and to pave High Street.

A motion was made to amend Article 10 as follows:
I move the Town vote to raise and appropriate the sum of $7,000.00, to transfer from Free Cash the sum of $73,000.00, transfer from the Common Beautification Account the sum of $10,000.00 and transfer from the New Sidewalk Account the sum of $60,000.00 to be placed in the Town Road Maintenance Account.

The motion was second. The vote: unanimous approval.

Article 11
Voted unanimously to raise and appropriate the sum of $2,580.00 to be placed into the “Local Access Salary Account”.

A 2/3 vote is required to pass Article 12. A motion was made and second to dispense with the required secret ballot. The vote: unanimous approval.

Article 12
Voted unanimously to transfer the following parcels of land held as tax possessions to the care and custody of the West Brookfield Conservation Commission:

<table>
<thead>
<tr>
<th>Parcel Address</th>
<th>Parcel Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>495 West Main Street</td>
<td>map 52 parcel 10</td>
</tr>
<tr>
<td>503 West Main Street</td>
<td>map 52 parcel 9</td>
</tr>
<tr>
<td>507 West Main Street</td>
<td>map 52 parcel 8</td>
</tr>
<tr>
<td>511 West Main Street</td>
<td>map 52 parcel 7</td>
</tr>
<tr>
<td>513 West Main Street</td>
<td>map 52 parcel 6</td>
</tr>
<tr>
<td>517 West Main Street</td>
<td>map 52 parcel 5</td>
</tr>
<tr>
<td>519 West Main Street</td>
<td>map 52 parcel 4</td>
</tr>
<tr>
<td>523 West Main Street</td>
<td>map 52 parcel 3</td>
</tr>
<tr>
<td>525 West Main Street</td>
<td>map 52 parcel 2</td>
</tr>
<tr>
<td>527 West Main Street</td>
<td>map 52 parcel 1</td>
</tr>
<tr>
<td>529 West Main Street</td>
<td>map 54 parcel 5</td>
</tr>
<tr>
<td>531 West Main Street</td>
<td>map 54 parcel 4</td>
</tr>
<tr>
<td>535 West Main Street</td>
<td>map 54 parcel 3</td>
</tr>
</tbody>
</table>
Article 13
Motion was defeated.

Article 14
Voted unanimously to amend Chapter I General Provisions Section 6 of the General Bylaws by adding the following language to the end of the existing section:

Lake Wickaboag Public Beach Swimming Rules $300.00
Lake Wickaboag Winter Rules $300.00
Lake Wickaboag Boating Rules $300.00

Article 15
Voted unanimously to raise and appropriate the sum of $5,000.00 to be used for activities in West Brookfield for the 350th Anniversary of the Quaboag Plantation in 2010.

Article 16
Vote unanimously to transfer the sum of $6,000.00 from the Water Surplus Account to the Water Expense Account to pay Tata & Howard for engineering services rendered.

Article 17
Voted majority approval to amend the Town’s General Bylaws Chapter II, SECTION 1 changing 7:30 o’clock to 7:00 o’clock.

A motion was made and second to adjourn the Special Town Meeting at 9:15 PM.

Respectfully submitted,
Sarah J. Allen, Town Clerk
TREASURER

CALENDAR YEAR END BALANCES
Balance of Cash/Investments-December 31, 2006 $ 1,838,982.23
Receipts – January 1 to December 31 $ 6,417,305.71
Interest Earned on Investments $ 97,057.83
Transfers from Trust Fund $ 31,968.71
Payments per Warrants $ (6,387,760.35)
$ 1,997,554.13

CASH
North Brookfield Savings Bank (Check Register) $ 375,350.80

INVESTMENTS
Country Bank for Savings $ 198,953.78
Savers Co-Operative Bank $ 265,261.31
Century Bank & Trust $ 48,051.19
Mass Municipal Depository Trust $ 1,109,936.84
Total Cash/Investments, December 31, 2007 $ 1,997,553.92

STABILIZATION FUND
Balance – December 31, 2006 $ 1,809,692.95
Interest Earned $ 97,925.14
Transfers $ 13.45
Appropriations $ 0.00
Balance – December 31, 2007 $ 1,907,631.54

CONSERVATION FUNDS
Balance – December 31, 2006 $ 5,358.94
Interest Earned $ 289.98
Balance – December 31, 2007 $ 5,648.92

CURB CUT ESCROW
Balance – December 31, 2006 $ 51,708.94
Interest Earned $ 2,798.02
Deposits $3,000.00
Reimbursements $(5,000.00)
Balance – December 31, 2007 $52,506.62

REHAB AND SEPTIC ACCOUNT
Balance – December 31, 2006 $187,757.17
Interest Earned $10,186.48
Participant Payments $7,588.88
Withdrawals $150.88
Balance – December 31, 2007 $205,382.53

SELF INSURANCE TRUST FUND
Balance – December 31, 2006 $41,712.28
Interest Earned $2,257.10
Balance – December 31, 2007 $43,969.38

TRUST FUND BALANCES
Quaboag Park $78,972.17
Pine Grove Cemetery $274,629.00
Merriam Gilbert Library $183,319.51
Fairfax Fund (Ayres Monument) $3,489.46
Margaret Preisach Magnante Fund $26,115.31
Priscilla E. Side Fund $7,935.33
Common Committee Trust $12,233.04
Historical Commission Trust $61,229.87
Recreation Committee $8,618.31
Brady Fund $72.33
Lucy Stone Birthplace Account $741.80
Town Hall Interior Fund – W. Reynis $36,032.48
Senior Center Fund – W. Reynis $0.00

TRUST FUND INVESTMENT INCOME
Quaboag Park $4,189.37
Pine Grove Cemetery $12,057.17
Merriam Gilbert Library $7,722.30
Fairfax Fund (Ayres Monument) $179.12
Margaret Preisach Magnante Fund $1,296.45
Priscilla E. Side Fund $407.35
During 2007, investment income continued to increase. The Treasurer’s Office earned over $242,000 on all accounts – general fund, stabilization fund, and trust funds. The $97,057.83 general fund interest is available to fund the current budget. The other investment income is available for future appropriation.

The Town of West Brookfield participates in the Medicare Part D subsidy program. In 2007, we received $1,603 in subsidies for the six participating retirees. We have applications approved for the following several years and expect to continue to receive subsidies as a result of providing healthcare to West Brookfield retirees. The process to file has been quite arduous. Hopefully in the
long run the effort pays off and helps to defray the costs associated with providing quality healthcare.

We continue to resolve many of the tax titles outstanding by payment or foreclosure. We will continue to work with delinquents who genuinely attempt to resolve their debt with the Town.

The Treasurer’s Office continues to assist the Board of Health administer the septic loan program. One new loan was issued during 2007. Several Rehab loans were retired.

During 2007, the Town replaced the website at www.wbrookfield.com. If you were curious what a municipal Treasurer does, a description of duties and qualifications are posted. In the future we expect to post lists of tailings (un-cashed checks deemed to be abandoned) as well as interesting information.

Our department has run smoothly over the past several years. We would like to thank the other departments who have worked co-operatively to provide the best possible service to the West Brookfield community.

Respectfully submitted,
Keith R. Arsenault, Town Treasurer
# Combined Balance Sheet

**June 30, 2007**

<table>
<thead>
<tr>
<th>ASSETS:</th>
<th>General Fund</th>
<th>State Aid To Other Special</th>
<th>Water Fund</th>
<th>Trust &amp; Agency</th>
<th>Memorandum</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>01</td>
<td>13</td>
<td>14</td>
<td>28</td>
<td>Only</td>
</tr>
<tr>
<td>Cash &amp; Investments</td>
<td>$2,527,521.25</td>
<td>$2,602,468.55</td>
<td>$5,129,009.80</td>
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<td>Receivable:</td>
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<tr>
<td>Real Estate Taxes</td>
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<td>$152,635.67</td>
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<tr>
<td>Personal Property Taxes</td>
<td>$21,607.16</td>
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<td>$21,607.16</td>
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</tr>
<tr>
<td>Less Allowance for Abatements &amp; Exemptions</td>
<td>($22,552.09)</td>
<td></td>
<td></td>
<td>($22,552.09)</td>
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</tr>
<tr>
<td>Motor Vehicle Excise</td>
<td>$100,873.32</td>
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</tr>
<tr>
<td>Supplemental Tax 2005</td>
<td>$7,011.40</td>
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<tr>
<td>Tax Liens Receivable</td>
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<td>Tax Assessments Receivable</td>
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<tr>
<td>Land of Low Value</td>
<td>$14,155.34</td>
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<tr>
<td>Water Rates Receivable</td>
<td>$65,660.37</td>
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<td>$65,660.37</td>
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<tr>
<td>Special Revenue Receivable</td>
<td></td>
<td></td>
<td></td>
<td>$15,793.15</td>
<td>$15,793.15</td>
</tr>
<tr>
<td>Due from Commonwealth</td>
<td>$188,638.96</td>
<td>$103,287.27</td>
<td>$59,955.77</td>
<td>$25,605.13</td>
<td>$56,336.46</td>
</tr>
<tr>
<td>Due from General Fund</td>
<td>$188,638.96</td>
<td>$103,287.27</td>
<td>$59,955.77</td>
<td>$25,605.13</td>
<td>$56,336.46</td>
</tr>
<tr>
<td>Amounts Provided For</td>
<td>$200,705.00</td>
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<td>$200,705.00</td>
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<tr>
<td><strong>TOTAL ASSETS</strong></td>
<td>$2,819,217.61</td>
<td>$272,077.96</td>
<td>$103,397.97</td>
<td>$288,501.14</td>
<td>$2,644,273.18</td>
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</tbody>
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<table>
<thead>
<tr>
<th>LIABILITIES:</th>
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<td>Due to Special Revenue</td>
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<td>Due to Agency Fund</td>
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<tr>
<td>Other Liabilities</td>
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<td>Tradings</td>
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<td>Taxes Collected in Advance 2008</td>
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<tr>
<td>Notes Payable</td>
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<td>$200,705.00</td>
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<tr>
<td>Deferred Revenue:</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Property Real &amp; Personal</td>
<td>($132,036.01)</td>
<td></td>
<td></td>
<td>($132,036.01)</td>
<td></td>
</tr>
<tr>
<td>Motor Vehicle Excise</td>
<td>$100,873.30</td>
<td></td>
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<td>$100,873.30</td>
<td></td>
</tr>
<tr>
<td>Supplemental Tax</td>
<td>$7,911.49</td>
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<td>$7,911.49</td>
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</tr>
<tr>
<td>Tax Liens</td>
<td>$200,852.10</td>
<td></td>
<td></td>
<td>$200,852.10</td>
<td></td>
</tr>
<tr>
<td>Tax Assessments &amp; Land of Low Value</td>
<td>$86,090.81</td>
<td></td>
<td></td>
<td>$86,090.81</td>
<td></td>
</tr>
<tr>
<td>Water Rates</td>
<td></td>
<td></td>
<td></td>
<td>$65,640.37</td>
<td>$65,640.37</td>
</tr>
<tr>
<td>Special Revenue:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commonwealth</td>
<td>$188,638.96</td>
<td></td>
<td></td>
<td>$188,638.96</td>
<td></td>
</tr>
<tr>
<td><strong>Fund Balances:</strong></td>
<td></td>
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</tr>
<tr>
<td>Reserved for Encumbr.</td>
<td>$765,005.14</td>
<td>$188,638.96</td>
<td>$103,397.27</td>
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<td>$1,088,881.40</td>
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<td>Reserved for Reserve</td>
<td>$124,504.25</td>
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<td>$2,620,022.98</td>
<td>$2,755,525.18</td>
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<tr>
<td>Undesignated</td>
<td>$1,092,766.50</td>
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<td></td>
<td>$23,555.77</td>
<td>$1,116,321.27</td>
</tr>
<tr>
<td><strong>TOTAL LIABILITIES &amp; FUND BALANCE</strong></td>
<td>$2,819,217.61</td>
<td>$272,077.96</td>
<td>$103,397.97</td>
<td>$288,501.14</td>
<td>$2,644,273.18</td>
</tr>
</tbody>
</table>
VETERANS’ SERVICE OFFICER
Massachusetts Chapter 115 is a program that provides benefits to Veterans in need during the transition from active duty to civilian status.

This office also assists those who are filing a claim with the Veterans' Administration.

Office hours are from 1 – 3 PM on the first and third Wednesdays at the West Brookfield Senior Center. If those hours are not convenient for you, please call 508-867-0353 to make an appointment.

Flags are placed on Veterans' graves the week before Memorial Day and are removed after Veterans’ Day. We thank the wonderful group of Quaboag High School students who help us to accomplish this.

Respectfully submitted,
Edwin H. LaMontagne
Veteran’s Service Officer

WATER DEPARTMENT
The Water Commissioners are pleased to submit the following annual report for the year 2007.

The iron in our raw water is increasing year after year, which has us cleaning our main well more frequently. It has also decreased our filter runs, which means our filters backwash more often. We are in the process of changing our media in all four filters this spring, and may be done by the time this report is read. We are using our employees to do this work, resulting in substantial savings.

We have occasionally had some discolored water throughout the system and we would like to thank you for your patience during those times.

We continue to replace old service lines and repair when needed. The Rules and Regulations for drinking water are constantly changing, requiring reports and testing to be done on a more frequent basis. We continue to attend training sessions in order to keep in compliance.

Barry Nadon, Sr. recently received his license from the Board of Certification. We now have four licensed employees.

Our water tank was inspected in October of 2007, and 1-inch of sediment was vacuumed off the bottom of the tank. This has to be done every 3 years. We thank our customers and all who have helped us in 2007. I personally would like to thank everyone for their support during our investigation on unlicensed employees.
on Sundays and holidays. Your support was greatly appreciated.

Ronald Marchessault, Superintendent
Wesley Cassavant, Water Operator
Jean Wrobel, Clerk/Collector

Respectfully submitted,
Robert E. Benson, Chairman
Lester Paquette
Barry Nadon, Sr.

WHITE CHRISTMAS IN WEST BROOKFIELD

2 December 2007 marked the date of another successful White Christmas in West Brookfield.

The three town Churches held open houses with entertainment and refreshments. Quaboag on the Common and Ye Olde Tavern held their annual craft shows. Area businesses held open houses in and around the Common, providing visitors with free refreshments and raffles.

The scene on the Common included chestnuts roasting on an open fire, Colonial re-enactors fifing Christmas music, Frosty the Snowman, and Father Christmas. As if perfectly orchestrated, snow began to fall when the Town Christmas Tree was lit.
The festivities of the day ended with the concert held in the Great Hall at the Town Hall. The Citizenship Award was presented posthumously to Mary Magnante on behalf of her husband, Peter.

All committee members are volunteers and worked tirelessly to achieve this success. Thank you to all!

Respectfully submitted,
Madeline R. Arn, Chairperson

WIRING INSPECTOR

The following is a compilation of the permits received and the inspections done by the Wiring Inspector for 2007.

10 New homes
3 Additions
12 Renovations
15 Service upgrades
7 Garages, sheds, barns
2 Temporary services
8 Pools and hot tubs
7 Low voltage (burglar, fire alarm)
1 Cell tower
1 Photovoltaic system
1 Furnace, AC Unit
1 Waste treatment facility
10 Miscellaneous

Respectfully submitted,
Donald Puduski, Wiring Inspector

ZONING BOARD OF APPEALS

The Zoning Board of Appeals has seen a great deal of activity for 2007. The Board granted 23 Special Permits and denied 1 Special Permit. Two hearings were continued from December 2007 into 2008. The Board is still in litigation with one applicant.

In 2007, the Board was represented as follows: Dave Broschart, Chairman; Kevin Dorman, Member; Dick Aube, Member; George Hibbard and Joan Veinot, Alternate Members.

The Board advises any applicants to purchase a Zoning By -Law Booklet before completing the application and submitting it to the ZBA. Applications can be obtained from the Town Clerk’s Office. There is a required
signature from the Tax Collector stating that all taxes are up to date, and a letter from the Zoning Enforcement Officer stating that a Building Permit has been denied before an application can be accepted for a hearing; as well as other required documents and plans. Applications are presented to the Board at the monthly meeting. If all paperwork is in order, a hearing can be scheduled.

The Board meets the first Tuesday of each month at 7:30 PM in the Lower Level conference rooms.

Respectfully submitted,
Dave Broschart, Chairman
Kevin Dorman, Member
Dick Aube, Member
George Hibbard, Alternate Member
Joan Veinot, Alternate Member

ZONING ENFORCEMENT OFFICER
Regular office hours were maintained to assist the Building Inspector to expedite permit-required projects in assuring compliance to the Town of West Brookfield Zoning By-laws. During the 2007 year, this office has taken and responded to 211 calls.

Twenty-nine (29) projects were documented and referred to the Zoning board of Appeals (ZBA) for special permit or variance.

Three property owners were fined for starting a project without a proper permit, and one property owner for a different zoning violation, after having previously been warned by letter of the violation and consequences if procedures were not properly followed.

A couple of projects needed to be brought to Town Counsel for input and a decision based on issues which arose during projects and/or complaints. One project is still outstanding, as there had not been a decision made by Town Counsel and the courts at this time.

There were many instances that required letters to be sent to property owners identifying zoning infractions and requesting that they comply with the zoning bylaws for the Town of West Brookfield. In most cases, these infractions were corrected immediately. I try to refrain from using legal counsel, unless absolutely necessary. However, in some cases, further communication and follow up was needed.

Cooperation and compliance with zoning by-laws, decisions of the Zoning Enforcement Officer, ZBA,
Planning Board, and respect for neighbors is appreciated and helps to reduce the cost to the Town of West Brookfield when issues can be settled without the need for Town Counsel.

Copies of the Town of West Brookfield Zoning By-laws are available from the Town Clerk. You may also go to the town web site (wbbrookfield.com) to view or print them.

Respectfully submitted,
Gary M. Simeone, Zoning Enforcement Officer
<table>
<thead>
<tr>
<th><strong>INDEX</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA COORDINATOR</td>
</tr>
<tr>
<td>ADVISORY COMMITTEE</td>
</tr>
<tr>
<td>ANIMAL CONTROL OFFICER/DOG OFFICER</td>
</tr>
<tr>
<td>ANIMAL INSPECTOR</td>
</tr>
<tr>
<td>ANNUAL SALARY</td>
</tr>
<tr>
<td>ASPARAGUS &amp; FLOWER HERITAGE FESTIVAL</td>
</tr>
<tr>
<td>BOARD OF ASSESSORS</td>
</tr>
<tr>
<td>BOARD OF HEALTH</td>
</tr>
<tr>
<td>BOARD OF REGISTRARS</td>
</tr>
<tr>
<td>BOARD OF SELECTMEN</td>
</tr>
<tr>
<td>BURIAL GROUND COMMISSION</td>
</tr>
<tr>
<td>COMMON COMMITTEE</td>
</tr>
<tr>
<td>CONSERVATION COMMITTEE</td>
</tr>
<tr>
<td>COUNCIL ON AGING</td>
</tr>
<tr>
<td>EARTH REMOVAL BOARD</td>
</tr>
<tr>
<td>EMERGENCY MANAGEMENT</td>
</tr>
<tr>
<td>FIRE DEPARTMENT</td>
</tr>
<tr>
<td>GAS &amp; PLUMBING INSPECTOR</td>
</tr>
<tr>
<td>HARBORMASTER REPORT</td>
</tr>
<tr>
<td>HAZARDOUS WASTE COORDINATOR</td>
</tr>
<tr>
<td>HIGHWAY DEPARTMENT</td>
</tr>
</tbody>
</table>