

Annual Town Meeting – FY2026  
Town of Rowe  
Commonwealth of Massachusetts



**Franklin, SS.**

To either constable of the Town of Rowe in the County of Franklin,

**Greeting:**

In the name of the Commonwealth of Massachusetts, you are directed to notify and warn the inhabitants of the Town of Rowe, qualified to vote in the elections and town affairs, to meet at the **ROWE ELEMENTARY SCHOOL** in said **ROWE**, on **MONDAY**, the **TWELFTH** day of **MAY 2025** at **7:00 P.M.** in the evening, then and there to act on the following articles:

**ARTICLE 1:** To act on reports of the Town Officers and Committees.

**ARTICLE 2:** To see if the Town will vote to authorize, pursuant to G.L. c. 44, § 53E½ and the Town of Rowe General Bylaws, the following sums for **REVOLVING FUNDS**, or take any action in relation thereto:

Revolving Fund	Entity Authorized to Spend from Fund	Fees, Charges, or Receipts Credited to Fund	Program or Activity Expenses Payable from Fund	Restrictions or Conditions on Expenses Payable from Fund	Fiscal Years
Emergency Dispensing Site	Board of Health	Receipts Related to the Emergency Dispensing Site Operations	Dispensing medicines or medical supplies during an emergency	Limit of \$1,000.00	Fiscal Year 2026
Recycling Program	Board of Health	Receipts Related to the Recycling Program	Operation of solid waste and recycling programs, membership in and services of the Franklin County Solid Waste Management District, and the purchase of recycled content or environmentally preferable products	Limit of \$5,000.00	Fiscal Year 2026
Vaccine Services	Board of Health	Receipts from Insurance Billing	Vaccine Services	Limit of \$6,000.00	Fiscal Year 2026
School Programs	School Committee	Fees for School Programs	Offset Department Costs of School Programs	Limit of \$10,000.00	Fiscal Year 2026
Old Home Day	Old Home Day Committee	Receipts Generated by Old Home Day Activities and Programs	Expenses of Old Home Day	Limit of \$2,000.00	Fiscal Year 2026
Refuse Garden	Board of Health	Receipts Related to the Refuse Garden Operations	Operation of the town Refuse Garden	Limit of \$5,000.00	Fiscal Year 2026 and Subsequent Years
Planning Board Legal/Consulting	Planning Board	Receipts Related to Fees for Special Permits and Other Work of the Planning Board	Legal consultation and representation	Limit of \$50,000.00	Fiscal Year 2026 and Subsequent Years
Park Programs	Park Commission	Receipts Related to Park Programs	Operation of programs run by the Peiham Lake Park	Limit of \$2,000.00	Fiscal Year 2026 and Subsequent Years

*Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 3:** To see if the Town will vote to **AUTHORIZE** the **BOARD OF SELECTMEN** to apply for, accept, and expend federal and state grants as may be available, or take any action in relation thereto.

**ARTICLE 4:** To see if the Town will vote to **AUTHORIZE** the **TREASURER** to enter into compensating balance agreements during the 2026 Fiscal Year, pursuant to G.L. c. 44, § 53F, or take any action in relation thereto.

**ARTICLE 5:** To see if the Town will vote to **RAISE AND APPROPRIATE** the following sums and to set the stipends/salary compensation for all elected officials of the town as provided by G.L. c. 41, § 108 as amended, to be made effective from July 1, 2025, or take any action in relation thereto.

**Elected Boards & Committees:**

Board of Assessors (3).....	\$5,354.00
Board of Health (3).....	\$4,938.00
Board of Selectmen (3) .....	\$5,928.00
School Committee (3) .....	\$4,564.00
<u>Planning Board (5).....</u>	<u>\$5,200.00</u>
Subtotal Election Boards & Committees .....	\$25,984.00

**Elected Town Officers**

Constable .....	\$549.00
Moderator.....	\$439.00
<u>Town Clerk.....</u>	<u>\$13,835.00</u>
Subtotal Elected Town Officers .....	\$14,823.00

**TOTAL ELECTED OFFICIALS' SALARIES FROM TAXATION .....**\$40,807.00

*Recommended by the Finance Committee vote 5-0-0*

*Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 6:** To see if the Town will vote to **APPROPRIATE FROM MLP GRANT** the sum of **\$25,000.00** for the purpose of paying down **PRINCIPAL ON THE BROADBAND DEBT** and **APPROPRIATE FOR MLP GRANT** the sum of **\$5,049.00** for the purpose of paying **BROADBAND INTEREST, RAISE AND APPROPRIATE** the sum of **\$370,000.00** for the purpose of paying down **PRINCIPAL ON THE TOWN ROAD PAVING LOAN**, and **RAISE AND APPROPRIATE** the sum of **\$50,949.00** for **INTEREST ON INDEBTEDNESS** for the 2026 Fiscal Year, or take any action in relation thereto.

*Recommended by the Finance Committee vote 5-0-0*

*Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 7:** To see if the Town will vote to **RAISE AND APPROPRIATE** the following sums for **THE CONDUCT OF GENERAL GOVERNMENT**, including the charges and expenses of the various town offices, for the 2026 Fiscal Year, or take any action in relation thereto.

**Administration**

General Administration.....	\$168,021.00
Municipal Audit.....	\$20,000.00
Town Administrator Salary .....	\$72,391.70
Administrative Assistant to the Boards Wages.....	\$39,248.77
Town Hall Custodian Wages .....	\$17,864.40
Custodian Expenses .....	\$4,500.00
Facilities Maintenance Manager Wages.....	\$13,565.10
Facilities Maintenance Manager Operations.....	\$15,000.00
Snow Removal Wages.....	\$1,508.74

Legal.....	\$25,000.00
Treasurer/Tax Collector Salary .....	\$67,721.26
Treasurer/Tax Collector Operations .....	\$20,250.00
Assistant Town Clerk Stipend.....	\$1,920.00
Board of Registrars/Election Teller Wages.....	\$2,370.00
Town Clerk Operations .....	\$1,385.00
Conservation Commission .....	\$1,880.00
Council on Aging .....	\$9,000.00
Goal Post Editor Wages.....	\$7,223.18
Goal Post Operations .....	\$2,500.00
Veteran's Services.....	\$5,312.00
FRCOG Services .....	\$32,777.00
Town Accountant Salary .....	\$31,146.21
Town Accountant Expenses.....	\$4,420.00
<b>Subtotal Administration.....</b>	<b>\$565,001.99</b>

<b>Board of Assessors</b>	
Assessors' Admin Assistant Wages .....	\$13,930.96
Assessors' Reval.....	\$3,500.00
Assessors' Legal.....	\$0.00
<u>Assessors' Operations.....</u>	<u>\$38,000.00</u>
Subtotal Board of Assessors .....	\$55,430.96

<b>Planning Board</b>	
<u>Planning Board Operations.....</u>	<u>\$3,300.00</u>
Subtotal Planning Board .....	\$3,300.00

**TOTAL GENERAL GOVERNMENT FROM TAXATION .....** **\$623,735.00**

*Recommended by the Finance Committee vote 5-0-0  
Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 8:** To see if the Town will vote to **RAISE AND APPROPRIATE** the sum of **\$30,000.00** to be used as a **RESERVE FUND**, pursuant to G.L. c. 40, § 6, for the extraordinary or unforeseen expenditures for the 2026 Fiscal Year or take any action in relation thereto.

*Recommended by the Finance Committee vote 5-0-0  
Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 9:** To see if the Town will vote to **RAISE AND APPROPRIATE** the following sums for the operation and maintenance of **PUBLIC WORKS AND FACILITIES** for the 2026 Fiscal Year, or take any action in relation thereto:

<b>Highway Department</b>	
DPW Salaries and Wages .....	\$341,048.62
DPW Operations .....	\$232,729.00
<u>Winter Roads .....</u>	<u>\$72,100.00</u>
Subtotal Highway Department .....	\$645,877.62

<b>Other Public Works &amp; Facilities</b>	
Street Lighting.....	\$8,000.00
Dam Maintenance/Repair.....	\$1,200.00
Subtotal Other Public Works & Facilities .....	\$9,200.00

<b>Cemetery Commission</b>	
Cemetery Operations.....	\$18,500.00

**TOTAL PUBLIC WORKS & FACILITIES FROM TAXATION .....** **\$673,577.62**

*Recommended by the Finance Committee vote 5-0-0*

*Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 10:** To see if the Town will vote to **APPROPRIATE** from **MLP FUNDS** the following sums for **MUNICIPAL LIGHT PLANT STIPENDS** for the 2026 Fiscal Year, or take any action in relation thereto:

<b>Municipal Light Plant Stipends</b>	
Municipal Light Plant – Manager Stipend.....	\$13,000.00
Municipal Light Plant – Deputy Stipend .....	\$3,000.00
<b>TOTAL MUNICIPAL LIGHT PLANT STIPENDS .....</b>	<b>\$16,000.00</b>

*Recommended by the Finance Committee vote 5-0-0  
Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 11:** To see if the Town will vote to **RAISE AND APPROPRIATE** the following sums for **PUBLIC SAFETY** for the 2026 Fiscal Year or take any action in relation thereto:

<b>Police Department</b>	
Police Salaries .....	\$80,710.64
Police Officer Training.....	\$8,000.00
<u>Police Operations.....</u>	<u>\$13,000.00</u>
Subtotal Police Department.....	\$101,710.64
<b>Fire Department</b>	
Fire Department Stipends & Wages .....	\$43,928.17
<u>Fire Department Operations.....</u>	<u>\$62,725.00</u>
Subtotal Fire Department .....	\$106,653.17
<b>Emergency Management</b>	
Emergency Management Stipends.....	\$3,864.00
Emergency Management Operations.....	\$0.00
<u>Generator Maintenance .....</u>	<u>\$3,500.00</u>
Subtotal Emergency Management .....	\$7,364.00
<b>Animal Control and Inspection</b>	
Animal Control Officer Stipends .....	\$1,449.00
Animal Control Relief Officer Stipend.....	\$508.00
Animal Control Operations .....	\$550.00
Animal Inspector Stipend.....	\$532.00
<u>Regional Dog Kennel.....</u>	<u>\$385.00</u>
Subtotal Animal Control.....	\$3,424.00
<b>TOTAL PUBLIC SAFETY FROM TAXATION.....</b>	<b>\$219,151.81</b>

*Recommended by the Finance Committee vote 5-0-0  
Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 12:** To see if the Town will vote to **RAISE AND APPROPRIATE** the following sums for **PUBLIC HEALTH** for the 2026 Fiscal Year or take any action in relation thereto:

<b>Public Health</b>	
Health Department Stipends and Wages .....	\$95,244.08
Board of Health Operations.....	\$77,684.00
<b>TOTAL PUBLIC HEALTH FROM TAXATION .....</b>	<b>\$172,928.53</b>

*Recommended by the Finance Committee vote 5-0-0  
Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 13:** To see if the Town will vote to **RAISE AND APPROPRIATE** the following sums for **PUBLIC SCHOOLS** for the 2026 Fiscal Year or take any action in relation thereto:

<b>Education</b>	
Rowe School PreK-6 Operating Budget .....	\$1,239,583.61
Rowe School Secondary 7-12.....	\$574,685.31
<b>TOTAL PUBLIC SCHOOLS FROM TAXATION.....</b>	<b>\$1,814,268.92</b>

*Recommended by the Finance Committee vote 3-0-0  
Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 14:** To see if the Town will vote to **RAISE AND APPROPRIATE** the following sums for **ROWE TOWN LIBRARY** for the 2026 Fiscal Year or take any action in relation thereto:

<b>Rowe Town Library</b>	
Library Wages .....	\$52,565.15
Library Operations .....	\$28,244.00
<b>TOTAL ROWE TOWN LIBRARY FROM TAXATION .....</b>	<b>\$80,809.15</b>

*Recommended by the Finance Committee vote 5-0-0  
Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 15:** To see if the Town will vote to **RAISE AND APPROPRIATE** the following sums for **MANAGEMENT AND OPERATION OF PELHAM LAKE PARK** for the 2026 Fiscal Year or take any action in relation thereto:

<b>Pelham Lake Park</b>	
Park Wages.....	\$134,091.62
Park Operations .....	\$22,760.00
<b>TOTAL PELHAM LAKE PARK FROM TAXATION.....</b>	<b>\$156,851.62</b>

*Recommended by the Finance Committee vote 5-0-0  
Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 16:** To see if the Town will vote to **RAISE AND APPROPRIATE** the following sums for **CULTURE AND RECREATION** for the 2026 Fiscal Year or take any action in relation thereto:

<b>Culture and Recreation</b>	
Beautification.....	\$1,500.00
<b>TOTAL CULTURE AND RECREATION FROM TAXATION .....</b>	<b>\$1,500.00</b>

*Recommended by the Finance Committee vote 5-0-0  
Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 17:** To see if the Town will vote to **RAISE AND APPROPRIATE** the following sums for **PENSIONS AND INSURANCE** for the 2026 Fiscal Year or take any action in relation thereto:

<b>Pensions and Insurance</b>	
Franklin County Retirement Assessment.....	\$231,217.00
Unemployment Insurance .....	\$20,000.00
Group Health/Dental/Life Insurance .....	\$800,000.00
Medicare Tax – Town Share.....	\$32,000.00
<b>TOTAL PENSIONS AND INSURANCE FROM TAXATION .....</b>	<b>\$1,083,217.00</b>

*Recommended by the Finance Committee vote 5-0-0*

*Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 18:** To see if the Town will vote to **APPROPRIATE** the sum of **\$257,062.87** for the repair, improvement, and construction of town highways, or any other purpose allowed under Chapter 90 of the General Laws, which amounts shall be reimbursed by the Commonwealth of Massachusetts through funds made available by Chapter 90 of the General Laws, or take any action in relation thereto.

*Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 19:** To see if the Town will vote to **TRANSFER** the sum of **\$40,000.00** from the monies appropriated at the May 09, 2022, Annual Town Meeting Warrant Article #22, **ROAD PAVING LOAN BOND FUNDS** for the purpose of **TRANSFER STATION PAVING**.

*Recommended by the Finance Committee vote 5-0-0  
Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 20:** To see if the Town will vote to **TRANSFER** from **CAPITAL STABILIZATION** the sum of **\$300,000.00** for the purpose of the removal of the underground oil tank and installation of a new above-ground oil tank located at the **Rowe Elementary School**.

*Recommended by the Finance Committee vote 5-0-0  
Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 21:** To see if the Town will vote to **TRANSFER** from **CAPITAL STABILIZATION** the sum of **\$175,000.00** for the purpose of Design Services for the **Library ADA Upgrades**.

*Recommended by the Finance Committee vote 3-0-0  
Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 22:** To see if the Town will vote to **TRANSFER** from **FREE CASH** the sum of **\$40,000.00**, and **TRANSFER** from **ASSESSORS OVERLAY SURPLUS** the sum of **\$110,000.00** to purchase a new Truck, Plow, and Sander for the **Highway Department**.

*Recommended by the Finance Committee vote 5-0-0  
Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 23:** To see if the Town will vote to **TRANSFER** from **FREE CASH** the following sums for **SPECIAL PROJECTS** or take any action in relation thereto:

<b>FIRE DEPT</b>	Air Conditioning .....	\$20,000.00
<b>GEN ADMIN</b>	Record Management Services .....	\$16,000.00
<b>SCHOOL</b>	Interior Improvements .....	\$30,000.00
<b>SCHOOL</b>	Accounting Module .....	\$24,000.00
<b>TOWN HALL</b>	Lighting Upgrade .....	\$15,000.00

**TOTAL SPECIAL PROJECTS FROM FREE CASH .....\$105,000.00**

*Recommended by the Finance Committee vote 3-0-0  
Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 24:** Acquisition of Tunnel Road Property. To see if the Town will vote to authorize the Board of Selectmen to acquire, by purchase, gift, and/or eminent domain, on such terms and conditions as the Board of Selectmen deems in the best interests of the Town, all or portions of the parcels of land located at Tunnel Road, being Map 407, Lot 4 and Map 407, Lot 24 containing 179 acres, more or less, and being the premises described in a deed recorded with the Franklin County Registry of Deeds in Book 8413, Page 1, for conservation and passive recreation purposes under the provisions of G.L. c. 40, §8C, as the same may be amended, to be managed and controlled by the Conservation Commission, said property to be subject to Article 97 of the Articles of Amendment of the Constitution of the Commonwealth; and to raise and

appropriate, transfer from available funds, and/or borrow, a sum of money [or \$305,000] for the purpose of said acquisition and costs incidental and related thereto; to authorize the Board of Selectmen, the Conservation Commission and/or their designees to apply for, accept and expend any funds that may be provided by the Commonwealth or other public or private sources to defray all or a portion of said costs of acquisition, including, but not limited to, grants and/or reimbursement from the Commonwealth of Massachusetts under G.L. c.132A, §11 (the so-called LAND Grants) and/or any other federal, state or other grants or reimbursement programs in any way connected with the scope of this acquisition, and to enter into all agreements and execute on behalf of the Town any and all instruments as may be necessary or convenient to effectuate said acquisition; and further, to authorize the Board of Selectmen to execute any and all documents or instruments to carry out the intent of this article, or take any action in relation thereto.

*Proposed by the Open Space and Recreation Committee*

*Recommended by the Finance Committee 2-1-0  
Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 25:** To see if the Town will vote to **ACCEPT** General Laws Chapter 59, Section 5, Veteran’s Exemption Clause 22J, which authorizes an annual increase in the amount of the exemption granted under General Laws Chapter 59, Section 5, Clause 22, Clause 22A, Clause 22B, Clause 22C, and Clause 22E by the percentage increase in the U.S. Department of Labor Statistics, Consumer Price Index (CPI) for the previous year as determined by the Commissioner of Revenue, to be effective for applicable exemptions granted for the fiscal year beginning on July 01, 2025.

*Recommended by the Board of Assessors  
Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 26:** To see if the Town will vote to **ACCEPT** General Laws Chapter 29, Section 5, Veteran’s Exemption Clause 22J, which authorizes an annual increase in the amount of the exemption granted under General Laws Chapter 59, Section 5, Clause 22, Clause 22A, Clause 22B, and Clause 22E by 100% of the personal exemption amount, subject to the conditions in Clause 22J, to be effective for applicable exemption granted for the fiscal year beginning on July 01, 2025.

*Recommended by the Board of Assessors  
Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 27:** To see if the Town will vote to **REVISE** the Table of Use in Section 2(B) within the Zoning Bylaws with additions shown in bold and deletions shown in ~~strikeout~~ as follows.

**TABLE OF USE SECTION 2(B)**

**B. Table of Use Regulations**

	Zones	
	R-A	I
I. Residential Uses		
a. Detached, Single Family <u>Principal Dwelling</u>	Yes	Yes
b. <b>Single, Accessory Dwelling Unit</b> <del>Two-Family or Semi-Detached Dwelling</del>	<b>Yes</b>	<b>Yes</b>
c. <b>Multiple, Accessory Dwelling Units</b> <del>Multi-Family</del>	<b>No</b>	<b>No</b>
d. <del>Two-Family or Semi-Detached Dwelling<sup>3</sup></del>	SP	SP
e. <b>Multi-Family or Multiple Dwellings</b>	No	No
f. Trailer Park or Mobile Home Park	No	No
II. Municipal Uses	Yes	Yes
III. Religious Uses	Yes	Yes
IV. Educational Uses	Yes	Yes

V. Recreational Uses		
a. Non-Profit	Yes	Yes
b. Profit	SP	SP
VI. Agricultural Uses		
a. Farm Uses	Yes	Yes
b. Display & Sale at Roadside Stand of Natural Products, the Major Portion of which are raised on Farms of the Town of Rowe	Yes	Yes
c. Greenhouses and Nurseries	SP	SP
VII. Commercial Uses		
a. Professional Office conducted by Resident of Premises in Room or Rooms of Dwelling or Accessory Building with no more than two (2) employees	Yes	Yes
b. A Customary "Home Occupation" conducted by a Resident of Premises in Room or Rooms of Dwelling or Accessory Building with no more than two (2) employees	Yes	Yes
c. Scientific Research or Development as described in Chapter 40A, Section 9	SP	SP
d. Restaurants, Inns, Hotels, <u>Short Term Rentals</u> <sup>4</sup> , Motels or Tourist home	SP	SP
e. Print Shop	SP	SP
f. Retail Stores	SP	SP
g. General Contractors	SP	SP
VIII. Industrial Uses		
a. Sawmills	SP	SP
b. Public Utilities		
(i) Generating Plants except for Solar Electric Generating Installations	No	SP
(ii) Accessory Buildings, Structures & Uses	SP	Yes
(iii) Transmission Lines, Substations and Switchyards	SP	Yes
(iv) Solar Electric Generating Installations <sup>1,2</sup> (See Section 23)	SP	SP

<sup>1</sup> – Solar Electric Generating Installations of 10kW or less which are an accessory use to a residential or non-residential use are allowed "by right" (Yes).

<sup>2</sup> – Solar Electric Generating Installations greater than 10 kW up to 250 kW occupying no more than one acre that meet the requirements of Section 23 and are located in the Solar Overlay District are allowed by-right (Yes) but are subject to Site Plan Review.

<sup>3</sup> – A Semi-Detached Dwelling with a Gross Floor Area allowed by Section 6 is considered an Accessory Dwelling Unit

<sup>4</sup> – As Defined by MGL 64G Section 1 and in use for a period of not more than 31 consecutive calendar days by the occupant.

*Recommended by the Planning Board*

*Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 28:** To see if the Town will vote to **AMEND** section 6 within the Town Zoning Bylaws.

Section 6: Dwelling Units:

No more than one (1) Principal Dwelling unit shall be constructed on any dwelling lot and no existing structure shall be converted for use as a Principal Dwelling unit unless located on a dwelling lot as defined in Section 7 of this Article. Except as provided under Section 2(B) I (b) of this Article, no more than one (1) dwelling unit shall be constructed on any dwelling lot and no existing structure shall be converted for use as a dwelling unit unless a dwelling lot is created in accordance with Section 7 of this Article. A dwelling unit shall be defined as a single unit providing complete, independent living facilities for one or more persons.

Accessory Dwelling Units (ADUs) defined by state regulations (760 CMR 71.02) and allowed as-of-right under Section 2(B)I shall be subject to the following provisions set forth to ensure the safety and well-being of residents, preserve the character of the town, and align with goals set forth in the Open Space and Recreation Plan.



**A. Siting Requirements**

- a. Dimensional setbacks for an ADU are to be consistent with setback requirements of Section 5.
- b. ADU setbacks from waste disposal systems and private wells shall conform with Board of Health regulations.
- c. ADUs shall be subject to Site Plan Review outlined in Section 22. Any elected or appointed committee may be asked to provide input as part of the review process.

**B. Structure Requirements**

- a. ADU Gross Floor Area may exceed 50% of the Principal Dwelling Gross Floor Area upon approval of a special permit by the Planning Board, however, under no circumstances will the Gross Floor Area of an ADU exceed 900sf.

**C. Uses**

- a. Short Term Rental use of ADU(s) is prohibited
- b. ADU(s) shall not be allowed on lots with a condemned Principal Dwelling(s) unless construction of the ADU is in conjunction with an active construction permit for the Principal Dwelling.
- c. Pre-existing, non-conforming structures used for an ADU are subject to requirements of Section 17.

*Recommended by the Planning Board*

*Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 29:** To see if the Town will vote to **ADD** additional uses to be subject to provisions of section 22(B) within the Town Zoning Bylaws.

**(2) Uses Requiring a Special Permit**

**(3) Accessory Dwelling Unit(s)**

*Recommended by the Planning Board*

*Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 30:** To see if the Town will vote to authorize the Board of Selectmen to petition the General Court for special legislation to create the Charlemont-Rowe Fire District as follows; provided however, that the General Court may make clerical or editorial changes of form only to the bill, unless the Board of Selectmen approves amendments to the bill before enactment by the General Court which are within the scope of the general public objectives of the petition, and to authorize the Board of Selectmen to approve such amendments, or take any other action in relation thereto.

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

**Sect. 1.** The inhabitants of the towns of Charlemont and Rowe in the county of Franklin, residents within the boundaries of said towns and qualified to vote in town affairs in their respective towns, may establish a fire department for said territory or district, the officers of which shall have charge of, and be responsible for, all the engines, apparatus and buildings for the extinguishment of fires within said district, in the same manner as the fire departments and the employees or volunteers of said departments are responsible.

**Section 2.** The first meeting of said district after the effective date of this act shall be called by a joint notice from the select boards of Charlemont and Rowe, stating the date, time and place for said district meeting. At the first meeting, the voters of said district shall elect by ballot a moderator, assessors, treasurer, collector, and a fire chief. At said meeting, the voters shall further elect by ballot a prudential committee to consist of three persons hold office, one until the expiration of three years, one until the expiration of two years and one until the expiration of one year from the next succeeding annual meeting, to constitute a board of water

commissioners, and at each annual meeting thereafter one such commissioner shall be elected by ballot for the term of three years. All the authority granted to said district by this act and not otherwise specifically provided for shall be vested in said prudential committee, who shall be subject however to such instructions, rules and regulations as said district may impose by its vote. A majority of said commissioners shall constitute a quorum for the transaction of business. Any vacancy occurring in said board from any cause may be filled for the remainder of the unexpired term by said district at any legal meeting called for the purpose. Officers of the district shall be sworn into office by the moderator or a justice of the peace.

Sect. 3. Said district shall raise by taxation annually a sum sufficient to pay the current annual expenses of operating the firefighting operations, equipment, buildings and personnel of the district, as well as the interest accruing on any bonds, notes or certificates of debt issued by said district, together with such payments on the principal as may be required under the provisions of this act. The assessors chosen as aforesaid shall assess and apportion all and singular such sums of money voted to be raised by said district for the maintenance of said fire department, and in making such assessments shall observe and conform to the requirements of law obligatory upon assessors of towns; and they shall have all the power authority conferred upon town assessors. The list of taxes made by the assessors as aforesaid shall be committed to the collector of said district, for collecting the same; and the said collector shall observe all the rules and regulations, and have all the authority conferred by law upon collectors of taxes for towns, and said collector shall pay over all moneys so collected to the treasurer, who shall hold the same subject to the order of the prudential committee. The district shall have the same legal authority for collection of taxes as that held by municipalities, including but not limited to takings pursuant to chapter 60 of the General Laws or other statutory provision.

Sect. 4. For the purpose of paying the necessary expenses and liabilities incurred under this act, the district may, in addition to any other authority to borrow under the General Laws, borrow from time to time such sums as may be necessary, and may issue bonds or notes therefor. Each authorized issue shall constitute a separate loan, and such loans shall be payable in not more than 30 years from their dates. Indebtedness incurred under this act shall be subject to the provisions of chapter forty-four of the Massachusetts General Laws pertaining to such districts.

Sect. 5. The district may, by a vote of qualified voter residents of the district at any duly called district meeting, vote to increase the service area of the district into specific areas of any abutting town. Such areas shall be delineated by a sufficient metes and bounds or other description to establish the boundary of the district. Inhabitants of any such new areas of the district, registered to vote in their town of residence, shall be subject to all benefits and responsibilities of this act, including but not limited to liabilities for district taxation and indebtedness as set forth in this act.

Sect. 6. All the provisions of this act and all the provisions of any and every act passed subsequent to the said general act, and relating to the same subject, not inconsistent with the foregoing provisions, shall be binding upon the inhabitants of said district; and the chief engineer and the assistant engineers shall possess the same power and authority as are therein delegated, and they, together with all of the other members of said fire department, shall be entitled to the same privileges and immunities.

Sect. 7. The district shall be subject to all General Laws applicable to districts, unless said statutes are inconsistent with the provisions of this act.

Sect. 8. The inhabitants of said district, so long as they shall maintain a sufficient fire department therein for the reasonable protection of the inhabitants and property within said limits from fire, shall be exempt from taxation in the respective towns to which they belong, for the maintenance and support of other fire departments in said towns.

Sect. 9. This act shall take effect upon its passage.

*Finance Committee will make a recommendation at Town Meeting  
Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 31:** To see if the Town will vote to amend the Town of Rowe General By-Laws by adopting the following new by-laws or take any action in relation thereto.

1. **“Rowe Historical Commission By-Law – Establishment of/Amendment to Historical Commission”**, which establishes a Historical Commission under the authority of Massachusetts General Laws Chapter 40C and Chapter 40, Section 8D, with powers and duties including conducting historic resource surveys, advising property owners and town boards on preservation, and administering historical district responsibilities;
2. **“Rowe Historical Commission By-Law – The Preservation of Historically Significant Buildings”**, which establishes a demolition delay by-law for buildings 50 years or older determined to be historically significant by the Historical Commission, and provides procedures, penalties, and enforcement provisions for demolition permit review;

Copies of the new proposed by-laws are on file at the Town Clerks office and can be reviewed during regular business hours.

*Recommended by the Historic Commission  
Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 32:** To see if the Town will vote to adopt and enact the amendments to the Franklin Regional Council of Governments (FRCOG) Charter, said amendment(s) having been proposed by a two-thirds majority of the weighted vote of the full membership of the FRCOG Council and a majority vote of the FRCOG Executive Committee, with said amendment(s) taking full effect immediately upon adoption by two-thirds of the member towns unless a later effective date is otherwise specified; or take any action in relation thereto.

*Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 33:** To see if the Town would vote to **RAISE AND APPROPRIATE** or **TRANSFER FROM AVAILABLE FUNDS** a sum of **MONEY** to the **OPEB STABILIZATION FUND**; or take action in relation thereto.

*Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 34:** To see if the Town will vote to amend the Town of Rowe General By-Laws by adopting the following new by-law or take action in relation thereto:

ADDRESS ASSIGNMENT

1. Pursuant to G.L. c. 40, § 21(10), the Board of Selectmen for the Town of Rowe shall promulgate regulations establishing addressing standards and governing the numbering of properties. All properties, buildings and structures are required to have a valid address.
2. The regulations promulgated by the Board of Selectmen shall designate a Town official(s) as the sole authority to assign and modify addresses for all taxable and non-taxable properties.
3. The Town of Rowe will maintain an up-to-date Master Address Table using the addresses assigned by the Board of Selectmen’s designated Town official(s) and parcel identification numbers for all taxable and non-taxable properties. No one may publicly use or list an address for a property, building, or structure located within the Town of Rowe, for any purpose, unless that address is included in the Master Address Table.

*Requested by the Emergency Management Director*

*Recommended by the Board of Selectmen vote 3-0-0*

**ARTICLE 35:** To see if the Town will vote to authorize the payment of a 2023 Fiscal Year Workman's Compensation invoice from **FREE CASH** in the amount of **\$255.11** or take action in relation thereto.

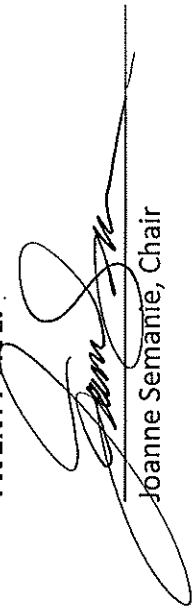
*Recommended by the Finance Committee vote 3-0-0*  
*Recommended by the Board of Selectmen vote 3-0-0*

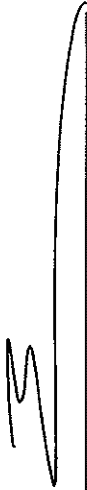
**ARTICLE 36:** To transact any other business that may lawfully come before the meeting.


And you are directed to serve this warrant by posting up attested copies thereof at the **ROWE TOWN HALL** and **ROWE TRANSFER STATION** in said Town, fourteen days at least before the time of holding said meeting.

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

Given under our hands this **TWENTY-THIRD DAY of April** in the year **TWO THOUSAND AND TWENTY-FIVE**.

  
Joanne Semanie, Chair

  
Edward Silva, Vice-Chair

  
William Baker, Selectman

A true copy, attest: \_\_\_\_\_  
Christopher Hyytinen, Police Chief

Franklin, SS.

Pursuant to the within warrant, I have notified and warned the inhabitants of the Town of Rowe by posting up attested copies of the same at the **ROWE TOWN HALL** and the **ROWE TRANSFER STATION**, fourteen days before the date hereof, as within directed.

 \_\_\_\_\_  
Christopher Hyytinen, Police Chief

4/23/2025 \_\_\_\_\_  
Date