

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF BROOKFIELD
ANNUAL TOWN MEETING WARRANT
THURSDAY JUNE 4, 2026

BROOKFIELD ELEMENTARY SCHOOL
37 CENTRAL STREET
BROOKFIELD, MASSACHUSETTS
WORCESTER, SS:

TO EITHER OF THE CONSTABLES OF THE TOWN OF 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 BROOKFIELD ELEMENTARY SCHOOL, 37 CENTRAL STREET, BROOKFIELD MA, TO COMMENCE ON **THE 4th DAY OF JUNE IN THE YEAR 2026 AT 6:30 P.M.** THEN AND THERE TO ACT ON THE FOLLOWING ARTICLES:

ARTICLE 1: To see if the Town will vote to accept the annual report of the Town officials, as printed, or take any action relative thereto.

The Town voted to approve the annual report of the Town officials, as printed. 48 in favor and 30 opposed.

ARTICLE 2: To see if the Town will vote to raise and appropriate, transfer, or borrow such sums of money as may be necessary to defray the expenses of the Town for the ensuing fiscal year, or take any action relative thereto.

The Town voted to raise and appropriate \$11,463,135.06 to defray the expenses of the Town for the ensuing fiscal year. 78 in favor and 9 opposed.

ARTICLE 3: To see if the Town will vote to raise and appropriate, transfer, or borrow a sum of money to pay prior years' bills, or take any action relative thereto.

1. \$8,400.45 KP Law – invoice #153337 dated 5/27/25
 2. \$2.00 Worcester Registry of Deeds – June 2025 invoice dated 6/30/25
 3. \$4.00 Worcester Registry of Deeds – May 2025 invoice dated 5/31/25
 4. \$49.59 Unifirst – invoice #1030524217 dated 6/10/25
 5. \$318.99 Anevry – invoice #1449 dated 6/28/25
 6. \$48.28 Primo Brands – invoice #05F8730140446 dated 6/16/25
 7. \$224.97 Howe Lumber – invoice #173502-2 dated 6/27/25
 8. \$202.93 TPX Communications – invoice #175625665 dated 11/1/23
- \$9,251.21**

(sponsored by the Town Accountant and Police Dept)

Requires 4/5ths vote

The Select Board supports this article

The Advisory Committee supports this article

The Town voted to transfer \$9,251.21 from free cash to pay prior years bills as listed in the warrant. 78 in favor and 11 opposed.

ARTICLE 4: FY26 Article: To see if the Town will vote to transfer a sum of money from the Brookfield Elementary School Roof Stabilization Fund to fund the roof repairs/replacement at the Brookfield Elementary School, or take any action relative thereto. *(Sponsored by the Town Accountant)*

\$865,805.01 – will be full balance in Roof Stabilization Acct

The Select Board supports this article

The Advisory Committee supports this article

The Town voted to transfer \$865,805.01 from the Brookfield Elementary School Roof Stabilization Fund to fund the roof repairs/replacement at the Brookfield Elementary School. 82 in favor 9 opposed.

ARTICLE 5: FY26 Article: To see if the Town will vote to raise and appropriate, transfer, or borrow a sum of money to fund the FY2026 deficit balance in Snow and Ice Wages, or take any action relative thereto.

(sponsored by the Town Accountant)

\$52,628.40

The Select Board supports this article

The Advisory Committee supports this article

The Town voted to transfer \$52,628.40 from free cash to fund the FY2026 deficit balance in Snow and Ice Wages. 78 in favor and 10 opposed.

ARTICLE 6: FY26 Article: To see if the Town will vote to raise and appropriate, transfer, or borrow a sum of money to fund the FY2026 deficit balance in Snow and Ice Expenses, or take any action relative thereto.

(sponsored by the Town Accountant)

\$120,459.68

The Select Board supports this article

The Advisory Committee supports this article

The Town voted to transfer \$120,459.68 from free cash to fund the FY2026 deficit balance in Snow and Ice Expenses. 71 in favor and 19 opposed.

ARTICLE 7: FY26 Article: To see if the Town will vote to raise and appropriate, transfer, or borrow a sum of money to supplement the FY2026 Treasurer Wages budget, 001-145-5110-000, or take any action relative thereto.

(sponsored by the Town Accountant)

Current need \$60,000.00

The Select Board supports this article

The Advisory Committee supports this article

The Town voted to transfer \$60,000 from free cash to supplement the FY2026 Treasurer Wages budget, 001-145-5110-000. 60 in favor 30 opposed.

ARTICLE 8: FY26 Article: To see if the Town will vote to transfer a sum of money from the Ambulance Receipts Reserved Fund to fund the Fiscal Year 2026 Ambulance Wages account or take any relative action thereto.

(Sponsored by the Emergency Squad)

This is submitted as a placeholder; if necessary, figure will be available for Town Meeting.

The Select Board supports this article

The Advisory Committee

The Town took no action on Article 8

ARTICLE 9: FY26 Article: To see if the Town will vote to transfer a sum of money from the Ambulance Receipts Reserved Fund to fund the Fiscal Year 2026 Ambulance Expense account or take any relative action thereto.

(Sponsored by the Emergency Squad)

This is submitted as a placeholder; if necessary, figure will be available for Town Meeting.

The Select Board supports this article

The Advisory Committee

The Town took no action on Article 9

ARTICLE 10: To see if the Town will vote to transfer a sum of money from the Water Department – Water Surplus Account to the Water Department - Water System Capital Expense Account, or take any action relative thereto. *(Sponsored by the Water Department)*

\$40,000.00

Voted by the Board of Water Commissioners on 1/15/26

The Select Board supports this article

The Advisory Committee supports this article (3, 1 abstain)

The Town voted to transfer \$40,000.00 from the Water Department – Water Surplus Account to the Water Department - Water System Capital Expense Account 82 in favor 9 opposed.

ARTICLE 11: To see if the Town will vote to transfer a sum of money from the Ambulance Receipts Reserved Fund to fund the fiscal 2027 Ambulance Expense Account, or take any action relative thereto. *(Sponsored by the Emergency Squad)*

\$64,000.00

The Select Board supports this article

The Advisory Committee supports this article

The Town voted to transfer \$64,000.00 from the Ambulance Receipts Reserved Fund to fund the fiscal 2027 Ambulance Expense Account 86 in favor and 2 opposed.

ARTICLE 12: To see if the Town will vote to transfer a sum of money from the Ambulance Receipts Reserved Fund to fund the fiscal 2027 Ambulance Wages Account or take any action relative thereto. *(Sponsored by the Emergency Squad)*

\$313,472.26

The Select Board supports this article

The Advisory Committee supports this article

The Town voted to transfer \$313,472.26 from the Ambulance Receipts Reserved Fund to fund the fiscal 2027 Ambulance Wages Account 85 in favor 5 opposed.

ARTICLE 13: To see if the Town will vote to transfer a sum of money from the Ambulance Receipts Reserved Fund to fund the Fiscal Year 2027 EMS Chief salary account, or take any relative action thereto. *(Sponsored by the Emergency Squad)*

\$5,673.24

The Select Board supports this article

The Advisory Committee supports this article

The Town voted to transfer \$14,750.00 from the Ambulance Receipts Reserved Fund to fund the Fiscal Year 2027 EMS Chief salary account 78 in favor and 10 opposed.

ARTICLE 14: To see if the Town will vote to raise and appropriate, transfer, or borrow a sum of money to purchase Protective equipment for the Fire Department, or take any action relative thereto. *(Sponsored by the Fire Department)*

\$25,000.00

The Select Board supports this article

The Advisory Committee supports this article

The Town voted to transfer \$25,000.00 from free cash to purchase Protective equipment for the Fire Department 81 in favor and 9 opposed.

ARTICLE 15: To see if the Town will vote to raise and appropriate, transfer, or borrow a sum of money to fund the Commonwealth of Massachusetts Department of Revenue mandated recertification to be completed by the Assessing Department, or take any action relative thereto. *(Sponsored by the Board of Assessors)*

\$9,900.00

The Select Board supports this article

The Advisory Committee supports this article

The Town voted to transfer \$9,900.00 from free cash to fund the Commonwealth of Massachusetts Department of Revenue mandated recertification to be completed by the Assessing Department 80 in favor and 11 opposed.

ARTICLE 16: To see if the Town will vote to raise and appropriate, transfer, or borrow a sum of money to fund line painting for town roads, or take any action relative thereto. *(Sponsored by the Highway Department)*
\$9,000.00

The Select Board supports this article

The Advisory Committee supports this article

Town voted to transfer \$9000.00 from free cash to fund line painting for town roads 70 in favor 17 opposed.

ARTICLE 17: To see if the Town will vote to raise and appropriate, transfer, or borrow a sum of money to fund the Road Construction and Reconstruction Account, or take any action relative thereto. *(Sponsored by the Highway Dept)*
\$25,000.00

The Select Board supports this article

The Advisory Committee supports this article

The Town voted to transfer \$25,000.00 from free cash to fund the Road Construction and Reconstruction Account. 74 in favor and 15 opposed.

ARTICLE 18: To see if the Town will vote to raise and appropriate, transfer, or borrow a sum of money to purchase personal safety equipment or take any action relative thereto. *(Sponsored by the Highway Dept)*
\$1,200.00

The Select Board supports this article

The Advisory Committee supports this article

The Town voted to transfer \$1,200.00 from free cash to purchase personal safety equipment for the Highway Department. 71 in favor and 16 opposed.

ARTICLE 19: To see if the Town will vote to raise and appropriate, transfer, or borrow a sum of money to fund the bridge certification, or take any action relative thereto. *(Sponsored by the Highway Department)*
\$5,500.00

The Select Board supports this article

The Advisory Committee supports this article

The Town voted to transfer \$5,500.00 from free cash to fund the bridge certification 69 in favor and 14 opposed.

ARTICLE 20: To see if the Town will vote to raise and appropriate, transfer, or borrow a sum of money to repair and/or replace Highway equipment/vehicles or take any action relative thereto. *(Sponsored by the Highway Dept)*

Placeholder as discussed at 4/1 BOS Meeting – NO REQUEST SUBMITTED

The Select Board supports this article

The Advisory Committee

The Town voted to transfer \$25,000.00 from free cash to the fleet repair/replace account to address repairs as needed for critical town vehicles with a focus on highway equipment. 56 in favor and 32 opposed.

ARTICLE 21: To see if the Town will vote to raise and appropriate, transfer, or borrow a sum of money to fund Library and Annex maintenance and repairs. To continue the Barn and Wood Room updates needed to make 18 Common Street, Library Annex, ADA compliant for public use of the of Meeting, Program and ADA restroom, or take any action relative thereto. *(Sponsored by the Merrick Public Library Trustees)*
\$38,000.00

The Select Board supports this article

The Advisory Committee supports this article (3-1)

The Town voted to transfer 38,000.00 from free cash to fund Library and Annex maintenance and repairs. To continue the Barn and Wood Room updates needed to make 18 Common Street, Library Annex, ADA compliant for public use of the of Meeting, Program and ADA restroom 78 in favor and 11 opposed.

ARTICLE 22: To see if the Town will vote to raise and appropriate, transfer, or borrow a sum of money to fund a Municipal Buildings Repair Account, or take any action relative thereto.

(Sponsored by the Select Board)

\$10,000.00

The Select Board supports this article

The Advisory Committee supports this article

The Town voted to transfer \$10,000.00 from free cash to fund a Municipal Buildings Repair Account. 77 in favor and 11 opposed.

ARTICLE 23: To see if the Town will vote to raise and appropriate, transfer, or borrow a sum of money to fund the Towns 250th Celebration events coordinated by the Local Cultural Council, or take any action relative thereto. *(Sponsored by the Town Accountant)*

\$25,000.00

The Select Board supports this article

The Advisory Committee

The Town voted to transfer \$25,000.00 from free cash to fund the Towns 250th Celebration events coordinated by the Local Cultural Council 55 in favor and 34 opposed.

ARTICLE 24: To see if the Town will vote to raise and appropriate, transfer, or borrow a sum of money to construct a chair lift to the second floor of the Town Hall, or take any action relative thereto. *(Sponsored by the Select Board)*

\$100,000.00

The Select Board does not support this article (1-2)

The Advisory Committee does not support this article (0-4)

Article 24 was defeated 76 opposed 11 in favor.

ARTICLE 25: To see if the Town will vote to raise and appropriate, transfer, or borrow a sum of money to increase the funds available in the Demo Pine Lane/Roller Rink Article account, voted at the FY2025 Annual Town Meeting, Article 20, or take any action relative thereto. *(Sponsored by the Select Board)*

\$5,000.00

The Select Board supports this article

The Advisory Committee supports this article

Article 25 was defeated 44 opposed and 41 in favor.

ARTICLE 26: To see if the Town will vote to raise and appropriate, transfer, or borrow a sum of money to fund the OPEB Trust Fund, or take any action relative thereto. *(Sponsored by the Town Accountant)*

Placeholder

The Select Board supports this article

The Advisory Committee

The Town voted to transfer \$100,000.00 from free cash to fund the OPEB Trust Fund 43 in favor and 36 opposed.

ARTICLE 27: To see if the Town will vote to raise and appropriate, transfer, or borrow a sum of money to fund the General Stabilization Account, or take any action relative thereto. *(Sponsored by The Select Board)*

Placeholder

The Select Board supports this article

The Advisory Committee

The Town voted to transfer \$156,231.71 from free cash to fund the General Stabilization Account 46 in favor and 33 opposed.

ARTICLE 28: To see if the Town will vote to raise and appropriate, transfer, or borrow a sum of money to make an additional paydown on the principal of outstanding debt, or take any action relative thereto. *(Sponsored by The Select Board)*

Placeholder

The Select Board supports this article

The Advisory Committee

The Town voted to transfer \$140,000 from free cash to make an additional paydown on the principal of outstanding debt. 54 in favor and 24 opposed.

ARTICLE 29: To see if the Town will vote to raise and appropriate, transfer, or borrow a sum of money to fund three month's health insurance premiums to "buy in" to the Hampshire County Insurance Trust, or take any action relative thereto. *(Sponsored by the Select Board)*

\$119,000.00

The total cost of \$294,000.00 will be spread over two years. This is our final year of reserve fund payments to the Trust.

The Select Board supports this article

The Advisory Committee supports this article

The Town voted to transfer \$119,000.00 from free cash to fund three month's health insurance premiums to "buy in" to the Hampshire County Insurance Trust 57 in favor and 20 opposed.

ARTICLE 30: To see if the Town will vote to amend the Personnel Bylaw, Chapter XV, Section 2, by adding the following positions;

Executive Assistant, Grade 5

Finance Director, Grade 7

Mechanic, Grade 5

or take any other action relative thereto. *(Sponsored by the Town Accountant)*

The Select Board supports this article

The Advisory Committee supports this article

The Town voted to amend the Personnel Bylaw, Chapter XV, Section 2, by adding the following positions;

Executive Assistant, Grade 5

Finance Director, Grade 7

Mechanic, Grade 5

45 in favor and 30 opposed.

ARTICLE 31: To see if the Town will vote to transfer a sum of money from the Cable PEG Access Receipts Reserved Fund to PEG Cable Access Operating Account for the purpose of funding cable related costs, upgrades, expenses, fees, payroll and general oversight of public access cable for Fiscal Year 2027 or take any action relative thereto. *(Sponsored by the Select Board)*

\$50,000.00

While the Operating Account has funds, this transfer will keep a healthy buffer to get on a predictable system for budgeting PEG each year.

The Select Board supports this article

The Advisory Committee supports this article

The Town voted to transfer \$50,000.00 from the Access Receipts Reserved Fund to PEG

Cable Access Operating Account for the purpose of funding cable related costs, upgrades, expenses, fees, payroll and general oversight of public access cable for Fiscal Year 2027 57 in favor and 14 opposed.

ARTICLE 32: To see if the Town will vote to set the FY 2027 spending limits for the following revolving funds authorized pursuant to Chapter V, “Financial Affairs”, Section 8, of the Town’s general bylaws:

Authorized Revolving Funds	Fiscal Year Expenditure Limit
Board of Health Inspector/Professional Engineer Costs	\$20,000.00
Recreation	\$25,000.00
Regional Highway Equipment Cooperative	\$20,000.00
Wire Inspector Fees	\$20,000.00
Planning Board Fund	\$20,000.00
South Pond Beach	\$20,000.00
Zoning Board of Appeals	\$20,000.00

(Sponsored by Town Accountant)

The Select Board supports this article

The Advisory Committee supports this article

The Town voted to set the FY 2027 spending limits for the following revolving funds authorized pursuant to Chapter V, “Financial Affairs”, Section 8, of the Town’s general bylaws as specified in the warrant. 57 in favor and 9 opposed.

ARTICLE 33: To see if the Town will vote, pursuant to the provisions of Chapter 44, Section 53 E ½, to amend the Town’s General bylaw, Chapter V and Section 8, entitled “Financial Affairs”. Establishing various revolving funds, specifying the departmental receipts to be credited to each fund, the departmental purposes or programs for which each fund may be expended, and the entity authorized to expend each fund, by adding the following new revolving fund to subsection f., “Authorized Revolving Funds”:

Revolving Fund Program or Purpose	Representative or Board Authorized to Spend Fund	Department Receipts to be Credited to Fund
Gas / Plumbing Inspector Revolving	Gas / Plumbing Inspector	All fees or fines associated with the Gas / Plumbing Inspector

And further, to set the FY2027 spending limits for the revolving fund as follows:

Authorized Revolving Funds	Fiscal Year Expenditure Limit
Gas / Plumbing Inspector Revolving	\$20,000.00

or take any action relative thereto.

(Sponsored by the Town Accountant)

The Select Board supports this article

The Advisory Committee supports this article

The Town voted pursuant to the provisions of Chapter 44, Section 53 E ½, to amend the Town’s General bylaw, Chapter V and Section 8, entitled “Financial Affairs”. Establishing various revolving funds, specifying the departmental receipts to be credited to each fund, the departmental purposes or programs for which each fund may be expended, and the entity authorized to expend each fund, by adding the following new revolving fund to subsection f., “Authorized Revolving Funds” as specified in the warrant book. 52 in favor and 7 opposed and to set the FY2027 spending limits for the revolving fund as specified in the warrant. 55 in favor and 7 opposed.

ARTICLE 34: To see if the Town will vote, pursuant to the provisions of Chapter 44, Section 53 E ½, to amend the Town’s General bylaw, Chapter V and Section 8, entitled “Financial Affairs”. Establishing various revolving funds, specifying the departmental receipts to be credited to each fund, the departmental purposes or programs for which each fund may be expended, and the entity authorized to expend each fund, by adding the following new revolving fund to subsection f., “Authorized Revolving Funds”:

Revolving Fund Program or Purpose	Representative or Board Authorized to Spend Fund	Department Receipts to be Credited to Fund
Animal Control Officer Revolving	Animal Control Officer	All fees or fines associated with the Animal Control Officer

And further, to set the FY2027 spending limits for the revolving fund as follows:

Authorized Revolving Funds	Fiscal Year Expenditure Limit
Animal Control Officer Revolving	\$5,000.00

or take any action relative thereto.

(Sponsored by The Select Board)

The Select Board supports this article

The Advisory Committee

The Town voted pursuant to the provisions of Chapter 44, Section 53 E ½, to amend the Town’s General bylaw, Chapter V and Section 8, entitled “Financial Affairs”. Establishing various revolving funds, specifying the departmental receipts to be credited to each fund, the departmental purposes or programs for which each fund may be expended, and the entity authorized to expend each fund, by adding the following new revolving fund to subsection f., “Authorized Revolving Funds” as specified in the warrant. 54 in favor 6 opposed and to set the FY2027 spending limits for the revolving fund as specified in the warrant, 55 in favor and 3 opposed.

ARTICLE 35: To see if the Town will vote to amend the Town’s Zoning Bylaw by inserting the following and renumbering subsequent sections as necessary:

Section 13: Battery Energy Storage Systems

Temporary Moratorium on Permitting of Standalone and Co-located Battery Energy Storage Systems

While the Town recognizes *An Act Promoting a Clean Energy Grid, Advancing Equity and Protecting Ratepayers* (the “2024 Climate Act”), the Massachusetts Department of Energy Resources has only recently promulgated final regulations governing Battery Energy Storage Systems, a land use not presently addressed by this bylaw. Since such regulations must be known and duly considered in order to effectively evaluate and establish local zoning regulations for such a novel and evolving use in regard to public health, safety and welfare, this temporary moratorium is hereby established.

For purposes of this section, a Battery Energy Storage System (BESS) is one or more devices, assembled together, capable of storing energy in order to supply and distribute electrical energy at a future time, including any standalone/principal such use of land, a system co-located with an existing or proposed electrical generation facility or substation, and any accessory system (supporting a non-BESS principal use) having an aggregate energy capacity of 250 kWh or more. Excluded from this definition is any large (100 MWh capacity or more) BESS solely under the jurisdiction of the Commonwealth’s Energy Facilities Siting Board as specified by the Act and its regulations.

In any zoning district, a Battery Energy Storage System is a prohibited use. This moratorium shall remain effective until, and through, November 30, 2026, or such time prior when zoning regulations superseding any provision of this section are duly adopted.

or take any action relative thereto. *(Sponsored by Planning Board)*

By temporarily forestalling submission of applications for special permits for BESS this proposal will allow the Planning Board the time necessary to write comprehensive zoning regulations for these systems that will minimize likelihood of successful appeals of the Town’s rejection of such

applications. Those regulations, as amendments to the Zoning Bylaw, will have to be approved by the Town at a Town Meeting, preferably before November 30, 2026.

Requires 2/3rds vote

The Select Board supports this article

The Town voted to approve Article 35 by a moderator declared 2/3rds majority 49 in favor and 17 opposed to amend the Town's Zoning Bylaw by inserting the following and renumbering subsequent sections as necessary as specified in the warrant.

ARTICLE 36: To see if the Town will vote to amend the Town's Zoning Bylaw by the following additions to Section 2, Definitions,

Accessory Dwelling Unit (ADU) – A self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same Lot as a Principal Dwelling in a single-family residential zoning district, subject to otherwise applicable dimensional and parking requirements.

Gross Floor Area (GFA) – The sum of the areas of all stories of the building of compliant ceiling height pursuant to the Building Code, including basements, lofts, and intermediate floored tiers, measured from the interior faces of exterior walls or from the centerline of walls separating buildings or dwelling units but excluding crawl spaces, garage parking areas, attics, enclosed porches and similar spaces. Where there are multiple Principal Dwellings on the Lot, the GFA of the largest Principal Dwelling shall be used for determining the maximum size of a Protected Use ADU.

Open Space Residential Development (OSRD) – A technique to build residential subdivisions that maximizes the amount of preserved open space and protects local resources while not reducing the number of units built compared to a conventional subdivision.

Principal Dwelling – A structure, regardless of whether it, or the Lot it is situated on, conforms to Zoning, including use requirements and dimensional requirements, such as setbacks, bulk, and height, that contains at least one Dwelling Unit and is, or will be, located on the same Lot as a Protected Use ADU.

Protected Use ADU – An attached or detached ADU that is located, or is proposed to be located, on a Lot in a Single-family Residential Zoning District and is protected by M.G.L. c. 40A, § 3, provided that only one ADU on a lot may qualify as a Protected Use ADU. An ADU that is nonconforming to Zoning shall still qualify as a Protected Use ADU if it otherwise meets this definition.

Short-term Rental – Short-term rental, as defined in M.G.L. c. 64G, § 1.

Single-family Residential Dwelling – A structure on a Lot, containing not more than one Dwelling Unit; also referred to as a single-family dwelling (see Dwelling, Single-family).

Single-family Residential Zoning District – Any Zoning District where Single-family Residential Dwellings are a permitted or an allowable use, including any Zoning District where Single-family Residential Dwellings are allowed as-of-right or by Special Permit.

And, by striking the title and text of Section 5.B.2, Supplemental Apartment, and replacing it with the following,

2. Accessory Dwelling Unit

Purpose: The purpose of this Section 5.2 is to allow for Accessory Dwelling Units (ADUs), as defined under M.G.L. c. 40A, §1A, to be built as-of-right in Single-Family Residential Zoning Districts in accordance with Section 3 of the Zoning Act (M.G.L. c. 40A), as amended by Section 8 of Chapter 150 of the Acts of 2024, and the regulations under 760 CMR 71.00: Protected Use Accessory Dwelling Units. This zoning provides for by-right ADUs to accomplish the following purposes:

(1) Increase housing production to address local and regional housing needs across all income levels and at all stages of life.

- (2) Develop small-scale infill housing that fits in context of zoning districts that allow single-family housing while providing gentle/hidden density.
- (3) Provide a more moderately priced housing option to serve smaller households, households with lower incomes, seniors, and people with disabilities.
- (4) Enable property owners to age in place, downsize, or earn supplemental income from investing in their properties.

A Protected Use accessory dwelling unit (ADU) accessory to the use of a Principal dwelling is allowed in any Single-family Residential Zoning District; a second ADU may be allowed by Special Permit from the Planning Board. All ADUs shall be subject to the following provisions:

- 3.
 - a. The gross floor area in the ADU, whether within, attached to, or detached from the principal dwelling, shall not exceed the smaller of 900 square feet or one-half the gross floor area of the principal dwelling.
 - b. Approval of the Board of Health regarding the adequacy of the sewage disposal system for the ADU shall have been obtained.
 - c. Construction of ADUs that are attached to or detached from the principal dwelling shall observe the rules for setbacks and building height found in Section 7.C, Dimensional Regulation Table.
 - d. An ADU must maintain a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling, sufficient to meet the requirements of the state building code for safe egress.
 - e. Short-term Rental use of an ADU is subject to authorization by a Special Permit from the Planning Board.
 - f. On a Lot where the Principal dwelling is allowed by Special Permit, a Special Permit shall not be required for the creation of a Protected Use ADU on the same lot.
 - g. Creation of one or more ADUs on a single lot shall not constitute creation of a Multi-family Development as defined in Section 2 of this Bylaw and shall not be subject to the requirements for Multi-family Developments in Section 8.D.
 - h. ADUs on lots in an Open Space Residential Development (OSRD) shall not count as dwelling units for the purpose of calculating any Density Bonus as described in Section 8.E.2.c of this Bylaw, nor shall their creation affect the determination of dimensional requirements for area and setbacks on those lots, as described in Sections 8.E.2.b and e.

And, in Section 4.B, Prohibited Uses, by inserting “Use Regulation Table, 2. Residential; Section 5.B.2, Accessory Dwelling Unit;” into the text of subsection 1.a, after the words “in accordance with the provisions of”

And, in the Use Regulation Table, 2. Residential, by inserting the following and renumbering subsequent subcategories as necessary:

	RR	V	BA	BB	FP	PGA	
d. Accessory Dwelling Unit (ADU)							
i. Protected Use ADU		Y	Y	Y	Y	N	
ii. Second ADU		SP	SP	SP	SP	N	PB

or take any action relative thereto. *(Sponsored by Planning Board)*

The proposed Zoning Bylaw amendments are intended to bring the Town’s Zoning Bylaw into conformity with the provisions of recently enacted changes to MGL Chapter 40A that provide for the by-right construction of an Accessory Dwelling Unit (ADU), accessory to a Principal Dwelling, on a lot in any zoning district where a single-family residential dwelling may be constructed either by-right or via a Special Permit. The amendments also provide for construction of a second ADU on a lot by grant of a Special Permit from the Planning Board. Failure to amend the Zoning Bylaw would have the potential to create confusion as to where, in what number, under whose authority, and to what standards ADUs may be created in Brookfield, not in the least because there is currently no reference to ADUs as such in the Zoning Bylaw.

Requires 2/3rds vote

The Select Board supports this article

The Town voted to approve Article 36 by a moderator declared 2/3rds majority 49 in favor and 10 opposed to amend the Towns Zoning By-Law as specified in the warrant.

ARTICLE 37: CITIZENS PETITION

To see if the Town will vote to raise and appropriate, transfer or borrow annually, the sum of money for longevity pay for Full-Time employees with benefits with qualifying years of service. Stipends will be paid at the end of the fiscal year.

Chapter XV Section 3. Employee Categories (A) Full Time: An employee whose regular and continuous work schedule consists of (20) hours per week.

Citizens Petition Submitted

The Town voted to defeat Article 37, 40 opposed and 22 in favor.

ARTICLE 38: CITIZENS PETITION

To see if the Town will vote to amend the Town of Brookfield Employee Handbook, page42- Longevity, by adding the following language.

To encourage employee retention a longevity stipend will be paid annually to all full-time employees (except elected officials) with qualifying years of service. Stipends will be paid at the end of the town’s fiscal year as follows: to

Employment of	Amount
5-7 years	\$600.00
8-11 years	750.00
12-14 years	\$1,0000.00
15-19 years	\$1,250.00
20 years and above	\$1,500.00

To encourage employee retention a longevity stipend will be paid annually to all full-time employees with qualifying years of service. Stipends will be paid at the end of the town’s fiscal year as follows: to

Employment of	Amount
5-7 years	\$600.00
8-11 years	750.00
12-14 years	\$1,0000.00
15-19 years	\$1,250.00
20 years and above	\$1,500.00

Citizens Petition Submitted

No vote was taken on Article 38.

ARTICLE 39: CITIZENS PETITION

To see if the Town will vote pursuant to M.G.L. Chapter 4, Section 4, to exempt Town administrative buildings or offices, grounds or parking areas thereof from being classified as a “prohibited area” for the possession of firearms as outlined in G.L. c.269, section 10(k)(2)(i). Or take any other action relative thereto or thereon.

Citizens Petition Submitted

Article 39 was defeated 34 opposed and 31 in favor.

ARTICLE 40: CITIZENS PETITION

To see if the Town will vote to discontinue a town way shown as a portion of Quaboag Street, Brookfield, MA, as more particularly described below, and to authorize the Select Board to proceed with the discontinuance in accordance with applicable law, including but not limited to G.L. c. 82 and G.L. c. 41, & 81J, or to take any other action relative thereto.

Citizens Petition Submitted

No Action was taken on Article 40.

ARTICLE 41: CITIZENS PETITION

To see if the Town will vote to adopt the following bylaw:

No fewer than ten (10) days prior to any public hearing or adoption or amendment of a regulation that would impose new requirements, restrictions, fines, or enforcement consequences on existing license holders, the Town shall provide written notice by certified mail to all affected license holders.

Such notice shall include a summary of the proposed regulation and the date, time and location of the public hearing.

Citizens Petition Submitted

The Town voted to adopt and amend Article 41 with 39 in favor and 19 opposed

No more than ten (10) days after any public hearing or adoption or amendment of a regulation that would impose new requirements, restrictions, fines, or enforcement consequences on existing license holders, the Town shall provide written notice by certified mail to all affected license holders. Such notice shall include a summary of the regulation and the date on which it was adopted or amended.

ARTICLE 42: CITIZENS PETITION

To see if the Town will vote to adopt the following bylaw:

No Town board, committee, or commission shall schedule a public meeting at the same time as a duly noticed public hearing of another Town body, except in cases of emergency or where required by law.

The Planning Board, Conservation Commission, Advisory Board, and Board of Health shall record all public meetings and post such recordings to a Town-controlled platform or channel within five (5) business days.

The Select Board, Planning Board, Conservation Commission, Advisory Board, and Board of Health shall post all meeting materials at least forty-eight (48) hours in advance of their meeting.

No public body conducting a meeting shall preemptively mute, silence, or otherwise restrict a remote participant, including a participant attending remotely due to a disability, solely because that participant is attending remotely. Remote participants shall be afforded the same ability to hear and communicate as persons attending in person, including before the meeting is called to order and during any public comment period. Any rules governing participation or public comment shall be applied uniformly to all participants.

Citizens Petition Submitted

Article 42 was defeated 30 opposed and 20 in favor.

ARTICLE 43: CITIZENS PETITION

To see if the Town will vote to form an independent Citizens' Review Committee on Town Governance, consisting of 7 registered voters of the Town, appointed by the Town Moderator, to: (a) review recent resignations, turnover, and workplace environment issues in town departments; (b) assess adherence to professionalism, anti-harassment policies, and Open Meeting Law practices by the Select Board, Town Administrator, and staff; and review the appointment, evaluation, and reporting relationship between the Select Board and Town Administrator to ensure appropriate independence and accountability; (c) recommend bylaw or policy changes to improve communication, accountability, and community trust (including any adjustments to the Town Administrator position);

Committee members shall disclose any current or recent (within the past 2 years) service on town boards, committees, or as staff/administrator, and shall recuse themselves from reviewing or voting on matters directly involving boards/committees they serve (or have recently served) on. The committee shall report its findings and recommendations to a future Town Meeting with 12 months; or take any other action relative thereto.

Citizens Petition Submitted

No action was taken on Article 43.

ARTICLE 44: CITIZENS PETITION

To see if the Town will vote to amend the Town bylaw requiring Town-owned vehicles to display identifying lettering or markings as follows;

Notwithstanding any general or special bylaw to the contrary, the Police Department may operate up to two (2) unmarked vehicles for law enforcement purposes, including but not limited to traffic enforcement and criminal investigations, as the Department deems appropriate in the performance of its duties.

All other Town-owned vehicles shall remain subject to the requirement to display identifying lettering or markings.

Citizens Petition Submitted

The Town voted to adopt and amend Article 44: To amend the Town bylaw requiring Town-owned vehicles to display identifying lettering or markings by adopting the following exception:

Notwithstanding any Town bylaw requiring Town-owned vehicles to display identifying lettering or markings, the Police Department may maintain and operate no more than two (2) unmarked Town -owned vehicles as it deems appropriate. All other Town-owned vehicles shall remain subject to the requirement to display identifying lettering or markings. 31 were in favor and 15 opposed.

ARTICLE 45: CITIZENS PETITION

To see if the Town will vote to establish a Commission on Disability:

Said Commission shall serve in an advisory capacity to Town boards, committees, and departments on matters relating to accessibility, inclusion and compliance with state and federal disability laws.

The Commission shall be responsible for:

- Reviewing policies, practices and procedures affecting individuals with disabilities;
- Advising the Town on compliance with the Americans with Disabilities Act (ADA) and other applicable laws;
- Serving as a resource to residents and Town officials on accessibility issues; and
- Promoting equal access to Town services, programs, and public meetings.

The Commission shall consist of members appointed by the Town Moderator, who shall also determine the number of members and terms of appointment. (This article is consistent with prior recommendations made to the Town in its 2018 ADA evaluation and transition planning process.)

Citizens Petition Submitted

The Town voted to amend and adopt Article 45 to Adopt MGL, Chapter 40, Section 8J and to establish a Commission on Disability:

The Commission shall be responsible for:

- Reviewing policies, practices and procedures affecting individuals with disabilities;
- Advising the Town on compliance with the Americans with Disabilities Act (ADA) and other applicable laws;
- Serving as a resource to residents and Town officials on accessibility issues; and
- Promoting equal access to Town services, programs, and public meetings.

The Commission shall consist of members appointed by the Selectboard, who shall also determine the number of members and terms of appointment. The vote was 26 in favor and 16 opposed.

ARTICLE 46: CITIZENS PETITION

To see if the Town of Brookfield will vote to authorize the Animal Control Officer to research, identify, and apply for available state, federal, and private grant funding opportunities for the planning, design, and construction of a municipal animal control kennel facility; and to act thereon.

Citizens Petition Submitted

No action was taken on Article 46.

The meeting adjourned at 11:05 pm

101 registered voters attended

And you are directed to serve this warrant, by posting up attested copies thereof at the Town Hall and Post Office in said Town, seven days at least before the time of the holding of said meeting.

Hereof, fail not, and make due return of this warrant, with your doings thereon, to the Town Clerk, at the time and place of the meeting, as aforesaid. Given under our hands this 27th day of May in the year Two Thousand and Twenty Six.

Respectfully Submitted,

BROOKFIELD SELECT BOARD

Sarah E. Campbell-Chair

Richard A. Chaffee-Vice Chair

Beth Lisa Coughlin-Clerk

A True Copy, Attest:

Constable of Brookfield

Worcester, SS:
Brookfield, Massachusetts

Pursuant to the within warrant, I have notified and warned the inhabitants of the Town of Brookfield by posting attested copies of same at the U.S. Post Office. and at the Brookfield Town Hall on May 27, 2026, seven days before the date of the meeting, as within directed.

Constable of Brookfield

A TRUE COPY ATTEST:

MICHAEL P. SEERY, TOWN CLERK