



From the Office of the
TOWN CLERK
Memorial Town Complex
122 Connie Mack Dr.
East Brookfield MA 01515

October 20, 2022

NOTICE OF GENERAL and ZONING BY-LAWS ADDITION and/or AMENDMENT

To the Residents of the Town of East Brookfield:

The following additional general and zoning by-laws and/or amendment to existing general and zoning by-laws have been approved by the Commonwealth of Massachusetts Attorney General's Office:

Warrant Article #22, Annual Town Meeting of June 22, 2022 * General AGO Case# 10711 – Approval received 10/13/2022

Under Article #22 the Town has amended the General By-Laws to add to Article XVII Revolving Funds, Section F, by adding to the Revolving Funds Table, a line for Plumbing/Gas Inspector:

Article XVII Revolving Funds

- A. There are hereby established in the Town of East Brookfield pursuant to the provisions of MGL c.44, §53E½, the following Revolving Funds, from which the specified department head, board, committee, or officer may incur liabilities against and spend monies from without appropriation in accordance with the limitations set forth in this by-law.
- B. Fringe benefits of full-time employees whose salaries or wages are paid from the fund shall also be paid from the fund.
- C. No liability shall be incurred in excess of the available balance of the fund.
- D. The total amount spent during a fiscal year shall be subject to the limitations established by Town Meeting or any increase therein as may be authorized in accordance with MGL c.44, §53E½.
- E. Interest earned on monies credited to a revolving fund established by this by-law shall be credited to the General Fund.
- F. Authorized Revolving Funds

Revolving Fund	Dept. to Spend	Fees, Charges, or Other Receipts Credited to Fund	Program or Activity Expense Payable from Fund
Animal Inspector	Animal Inspector	Dog/Kennel Fees	Wages for Animal Inspector
Treasurer	Treasurer	Tax Title Demand Fees	Wages for Treasurer
Town Collector	Town Collector	Demand and CML Fees	Wages for Town Collector
Town Clerk	Town Clerk	Fees	Wages for Town Clerk
Wire Inspector	Wire Inspector	75% of Inspectional Fees	Inspectional Fees
Board of Health	Board of Health	Title 5 Fees	Title 5 Inspectional Expenses
Plumbing/Gas Inspector	Plumbing/Gas Inspector	80% of Inspectional Fees	Inspectional Fees

- G. Expenditures and Reports, except as provided in MGL c.44, §53E½ and this by-law, all applicable state and local laws and regulations that govern the receipt, custody, expenditure and payment of Town funds shall apply to the use of revolving funds established and authorized by this by-law.

Warrant Article #32, Annual Town Meeting of June 22, 2022 * Zoning AGO Case# 10711 – Approval received 10/13/2022

Under Article #32 the Town has amended Article V, Section 3 Districts of the Zoning By-Laws, "Building and Zoning Restriction Plan of the Town of East Brookfield, 1979," pertaining to the Zoning Map, by changing various properties currently zoned Residential to Commercial.

ARTICLE V Section 3. Districts

Establishment of Districts:

For the purpose of this By-law, the Town of East Brookfield is hereby divided into the following types of districts:

1. Residential
2. Agricultural-Residential

3. Commercial
4. Industrial
5. Flood Plain

Location of Districts:

The location of the districts within the Town of East Brookfield is specified in detail on the map of the Town of East Brookfield entitled “Zoning and Building Restriction Plan of the Town of East Brookfield, 1979” and on the reference plan entitled “Figure No. 1 – Proposed Zoning Change Properties,” copies of which, for reference only, accompany these By-laws. These maps are filed with the office of the Town Clerk; which maps, together with all explanatory matter thereon, are hereby incorporated in and made a part of this By-law.

Boundaries of Districts:

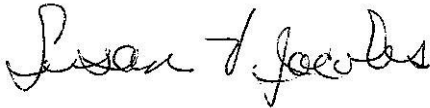
The location of the boundary lines of the districts shown upon the aforesaid map shall be determined as follows:

1. Where a boundary is shown to coincide with a property or lot line and the exact location of said property or lot line is not indicated by means of a figure or otherwise, then the property or lot line shall constitute the district boundary line.
2. Where a boundary is shown upon a street, the line shall be the center line thereof, unless otherwise indicated.
3. Where a boundary is shown outside a street and approximately parallel thereto, it shall be taken as parallel thereto; and where a figure on the map indicates the distance between such line and the street, said distance shall be measured between such line and the exterior line of the street, at right angles thereto.
4. In any case not covered by the other provisions of this paragraph, the location of a district boundary shall be determined by the distance in feet, if given, from other lines or points shown on the map or, if distances are not given, by the scale of the map.
5. Where uncertainty exists as to the exact location of a district boundary line, the location of such line shall be determined by the Building Inspector and, if in dispute, decided by the Board of Appeals.

Lots in Two Districts:

Where a district boundary line divides a lot existing at the time such boundary is established and the major portion of said lot is in a less restricted district, the regulations relating to that district may be considered as extending to such portion of said lot as is not more than thirty (30) feet within the more restricted district.

ATTEST:



Susan V. Jacobs
Town Clerk



Property Tax Parcels

Enlarge Existing
Commercial For
Multiple Parcels

A True Copy Attest
Susan V. Jacobs

Article # 32

Figure No. 1 - Proposed Zoning Change Properties

APPROVED

Attorney General's Office

By *[Signature]*
Date *10.13.2022*
Art *32* Town Meeting Date *10.18.2022*