

COMMONWEALTH OF MASSACHUSETTS
TOWN OF HOLBROOK RECEIVED
WARRANT FOR THE SPECIAL TOWN MEETINGS OFFICE

NORFOLK, SS.

2012 DEC 28 A 8:21

GREETING

To any Constable of the Town of Holbrook, in said County:

TOWN OF HOLBROOK
MASSACHUSETTS

You are hereby directed and required to notify and warn the inhabitants of the Town of Holbrook, qualified to vote in town affairs, to meet in Holbrook Junior-Senior High School, 245 South Franklin Street, Holbrook, on:

Wednesday, January 16, 2013

at 7:15 p.m. in the evening, then and there to act on the following articles:

RECEIVED
JAN 02 2013
Board of Selectmen

ARTICLE 1: Fund Collective Bargaining Agreement – Public Safety Dispatchers

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum of money to provide pay raises, pay adjustments, new positions or other benefits to meet the cost of the collective bargaining agreement negotiated between the Town of Holbrook and the American Federation of State, County and Municipal Employees, AFL-CIO, State Council 93, Massachusetts Public Employees Local 1395 – Public Safety Dispatchers, and that the Town Accountant be instructed to allocate the funds provided under this article to the proper line items in all department budgets where it may be required for the payment of the aforesaid, or take any other action thereon.

Submitted by the Board of Selectmen

ARTICLE 2: Fund Collective Bargaining Agreement – Library

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum of money to provide pay raises, pay adjustments, new positions or other benefits to meet the cost of the collective bargaining agreement negotiated between the Town of Holbrook and the Holbrook Town Library Association, Local 4928, MLSA, MFT, AFL-CIO, and that the Town Accountant be instructed to allocate the funds provided under this article to the proper line items in all department budgets where it may be required for the payment of the aforesaid, or take any other action thereon.

Submitted by the Board of Library Trustees

ARTICLE 3: Unpaid Bill – Prior Fiscal Year – Solid Waste Services

To see if the Town will vote to raise and appropriate, transfer from available funds or otherwise provide the sum of Three Thousand Three Hundred Sixty-Nine Dollars and Sixty-Six Cents (\$3,369.66) in order to pay Allied Waste Services for services rendered during fiscal year 2012, or take any other action thereon.

Submitted by the Public Works Supervisor

ARTICLE 4: Unpaid Bill – Prior Fiscal Year – Information Technology

To see if the Town will vote to raise and appropriate, transfer from available funds or otherwise provide the sum of Four Hundred Five Dollars (\$405.00) in order to pay MX Consulting for services rendered during fiscal year 2012, or take any other action thereon.

Submitted by the Public Works Supervisor

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ARTICLE 5: Unpaid Bill – Prior Fiscal Year – Legal Services

To see if the Town will vote to raise and appropriate, transfer from available funds or otherwise provide the sum of Four Hundred Fifty Dollars (\$450.00) in order to pay Murphy, Hesse, Toomey & Lehane, LLP for services rendered during fiscal year 2012, or take any other action thereon.

Submitted by the Board of Selectmen

ARTICLE 6: Supplemental Appropriation – Fire Department General Expense

To see if the Town will vote to raise and appropriate, transfer from available funds or otherwise provide a sum of money, Twenty-Six Thousand, Eight Hundred Ninety-Six Dollars (\$26,896.00) to be added to the existing amount already appropriated at the Annual Town Meeting, for the fiscal year ending June 30, 2013 under Fire Department, 01-220-5421-000 General Expense Account, or take action thereon.

Submitted by the Fire Chief

ARTICLE 7: Supplemental Appropriation – Insurance

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a certain sum of money to be added to the amount already appropriated for the Fiscal Year ending on June 30, 2013 under Other Insurance 01-945-5174-019, or take any other action thereon.

Submitted by the Board of Selectmen

ARTICLE 8: Supplemental Appropriation – Public Safety Insurance

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide the sum of Ten Thousand Dollars (\$10,000.00) to be added to the amount already appropriated for the Fiscal Year ending on June 30, 2013 under Other Insurance 01-945-5174-001 Public Safety Insurance, or take any other action thereon.

Submitted by the Board of Selectmen

ARTICLE 9: Supplemental Appropriation – School Budget

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide the sum of Thirty-Six Thousand One Hundred Twelve Dollars and zero cents (\$36,112.00) to be added to the amount already appropriated for the Fiscal Year ending on June 30, 2013 under School Department 01-301-5000-A13 FY13 Budget, or take any other action thereon.

Submitted by the Superintendent of Schools

ARTICLE 10: Special Act Charter – Town of Holbrook

To see if the Town will vote to accept a “Special Act Charter for the Town of Holbrook” and for the Town to forward forthwith to the State Legislature for approval, at which time the “Special Act Charter for the Town of Holbrook” shall be placed on a town-wide ballot for approval by the electorate, or take any other action thereon.

Submitted by the Town Government Study Committee

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ARTICLE 11: Authorize Stabilization Fund for Blue Hills Regional Technical School District

To see if the Town will vote to authorize the Blue Hills Regional Technical School District to establish a Stabilization Fund according to Chapter 71, Sections 16G1/2 of the Massachusetts General Laws, or take any other action thereon.

Submitted by the Blue Hills Regional District School Committee

ARTICLE 12: General By-Law Amendment – Demolition Delay Review By-Law

To see if the Town will vote to amend the Town of Holbrook General By-Laws by adding to Section 5 Regulations – Miscellaneous a new Section 5-18 as follows:

Demolition Delay Review By-law:
The Preservation of Historically Significant Buildings

A. Intent and Purpose:

This by-law is enacted for the purpose of preserving and protecting significant buildings within the Town of Holbrook which constitute or reflect distinctive features of the architectural, cultural, economic, political, or social history of the town, and to limit the detrimental effect of demolition or on the character of the town. Through this by-law, owners of preferably preserved buildings are encouraged to seek out alternative options that will preserve, rehabilitate, or restore such buildings, and residents of the town are alerted to impending demolitions of significant buildings. By preserving and protecting significant buildings, streetscapes, and neighborhoods, this by-law promotes the public welfare by making the town a more attractive and desirable place in which to live and work. To achieve these purposes, the Historical Commission is authorized to advise the Building Inspector with respect to certain demolition permit applications.

B. Definitions:

Applicant – Any person or entity who files an application for a demolition permit. If the applicant is not the owner of the premises upon which the building is situated, the owner must indicate on or with the application his/her consent to the filing.

Application – The application for the demolition of the building.

Building – Any combination of materials forming a shelter for persons, animals, or property.

Building Inspector – The person occupying the office of the Building Inspector or otherwise authorized to issue demolition permits.

Commission – The Holbrook Historical Commission or its designee.

Demolition – Any act of pulling down, destroying, removing, dismantling, or razing a building or commencing the work of total or substantial destruction with the intent of completing the same.

Demolition Permit – The building permit issued by the Building Inspector for a demolition of a building, excluding a building permit issued solely for the demolition of the interior of a building.

Preferably Preserved – Any significant building which the Commission determines, following a public hearing, that it is in the public interest to be preserved rather than demolished.

Significant Building – Any building within the town which is in whole or in part one hundred (100) years or more old and which has been determined by the Commission or its designee to be significant based on any of the following criteria:

- The building is listed on, or is within an area listed on, the National Register of Historic Places; or
- The building has been found eligible for the National Register of Historic Places; or

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The building is importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the Town or the Commonwealth; or

The building is historically or architecturally important (in terms of style, method of building construction, or association with a recognized architect or builder) either by itself or in the context of a group of buildings.

C. Procedure:

No demolition permit for a building which in whole or in part is one hundred (100) or more years old shall be issued without following the provisions of this by-law. If a building is of unknown age, it shall be assumed that the building is over one hundred (100) years old for the purposes of this by-law. Age can usually be determined by style, foundation material, trim, etc.

An applicant proposing to demolish a building subject to this by-law shall file with the Building Inspector an application on a form provided by the Building Inspector containing the following information:

The address of the building to be demolished or significantly altered.

The owner's name, address and telephone number.

A copy of the owner's deed.

A description of the building.

The reason for requesting the demolition permit.

A brief description of the proposed reuse, reconstruction, structural change, or replacement.

A photograph or photograph(s) of the building.

The estimated age of the building.

The Building Inspector shall, within seven (7) days, forward a copy of the completed application to the Commission. The Commission shall, within fourteen (14) days after receipt of the completed application, make a determination on whether the building is significant. The Commission shall notify the applicant and the owner (if different than the applicant) of the time and place of its meeting to determine whether a building is significant.

Upon determination that the building is not significant, the Commission shall so notify the building inspector and/or applicant in writing. The Building Inspector may then issue the demolition permit.

Upon determination by the Commission that the building is significant, the Commission shall so notify the Building Inspector, applicant and owner (if different than the applicant) in writing. No demolition permit may be issued at that time. If the Commission does not notify the Building Inspector within twenty-one (21) days of receipt of the application, the Building Inspector may proceed to issue the demolition permit.

If the Commission finds that the building is significant, it shall hold a public hearing within thirty days (30) of the written notification to the Building Inspector that the building is significant. Public notice of the time, place, and purpose of the hearing shall be posted in a conspicuous place in the Town Hall for a period of not less than seven (7) days prior to the date of said hearing, and the applicant, the owner (if different than the applicant), and the Building Inspector shall be notified in writing of the meeting time and place.

The Commission shall decide at the public hearing or within fourteen (14) days after the public hearing concludes whether the building should be preferably preserved. If agreed to in writing by the applicant, the determination of the Commission may be postponed.

The conclusions and recommendations regarding whether the building shall receive preferably preserved status shall be sent to the applicant, the owner (if different than the applicant), and the Building Inspector. If the Commission does not so notify the Building Inspector, the applicant, and the owner (if different than the applicant), within fourteen (14) days after the public hearing concludes, the Building Inspector may proceed to issue the demolition permit.

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The Commission may notify the Massachusetts Historical Commission and any other interested parties in an effort to obtain assistance in preservation funding or in finding an adaptive use of the building that will result in its preservation. The Commission may invite the applicant and the owner (if different than the applicant) to participate in an investigation of alternatives to demolition.

D. Administration:

The Commission may adopt such rules and regulations as are necessary to administrate the terms of this by-law.

E. Emergency Demolition:

If, after an inspection, the Building Inspector finds that a building subject to this by-law is found to pose an immediate threat to public health or safety due to its deteriorated condition and there is no reasonable alternative to the immediate demolition of the building or structure, then the Building Inspector may issue an emergency demolition permit to the owner of the building or structure. The Building Inspector shall then prepare a report explaining the condition of the building and the basis for his decision, which shall be forwarded to the Commission.

F. Enforcement:

The Commission and/or the Building Inspector are each specifically authorized to institute any and all actions and proceedings, in law or equity, as they may deem necessary and appropriate to obtain and enforce compliance with the requirements of this bylaw or to prevent a threatened violation thereof. Any owner of a building demolished without first obtaining a demolition permit in accordance with the provisions of this bylaw shall be subject to a maximum fine of up to three hundred (\$300.00) dollars per day. Each day the violation exists shall constitute a separate offense until the faithful restoration of the building is completed to the satisfaction of the Commission.

G. Severability:

In case any section, paragraph, or part of this by-law be for any reason declared invalid or unconstitutional by any court, every other section, paragraph, or part shall continue in full force and effect.

Or take any other action thereon.

Submitted by the Holbrook Historical Commission

ARTICLE 13: General By-Law Amendment – Registration and Maintenance of Abandoned or Foreclosed Buildings, Structures, and Properties

To see if the Town will vote to amend the Town of Holbrook General By-Laws by adding to Section 5 Regulations – Miscellaneous, a new Section 5-19 as follows:

Registration and Maintenance of Abandoned or Foreclosed Buildings, Structures, and Properties

(A) Purpose: Enforcement Authority

The purpose of this by-law is to help protect the health, safety and welfare of the citizens by preventing properties from becoming abandoned, protecting property values and neighborhood integrity, protecting the town's resources, avoiding the creation and maintenance of nuisances and ensuring the safe and sanitary maintenance of buildings. Vacant or abandoned buildings are at an increased risk for fire, unlawful entry and other public health and safety hazards. This by-law will help secure the Town's public welfare by requiring all property owners, including lenders, trustees, and service companies of foreclosed property, to properly maintain vacant or abandoned properties.

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The Inspector of Buildings / Building Inspector of the town has enforcement authority as to this by-law.

(B) Definitions

- (1) Residential:
 - a. "Abandoned" as applied to residential buildings means a building or structure which is not being used or occupied as intended and shows visible signs of substantial physical distress, including, but not limited to, boarded-up or broken windows or doors, fire damage, collapsed roofs, exposure to the elements, susceptibility to unauthorized entry, disconnected utilities, the accumulation of trash, junk and/or debris, or that appears to pose a risk to public safety, as determined by the Building Inspector . Abandoned does not include a building that is unoccupied while undergoing renovations for which a valid building permit exists, or while undergoing repairs due to fire or other casualty or that is temporarily vacant due to seasonal absences.
- (2) Nonresidential:
 - a. "Abandoned" as applied to any building other than residential building shall mean any building or structure which is not legally occupied or has been wholly vacant for sixty (60) consecutive days, and shows visible signs of substantial physical distress, including but not limited to, boarded-up or broken windows or doors, fire damage, collapsed roofs, exposure to the elements, susceptibility to unauthorized entry, disconnected utilities, the accumulation of trash, junk, and/or debris, or that appears to pose a risk to public safety, as determined by the Building Inspector . Abandoned does not include a building that is unoccupied while undergoing renovations for which a valid building permit exists, or while undergoing repairs due to fire or other casualty or that is temporarily vacant due to seasonal absences.
- (3) "Town" means the Town of Holbrook.
- (4) "Building Inspector" means the Building Inspector /Inspector of Buildings of the Town of Holbrook or his/her designee.
- (5) "Days" means consecutive calendar days.
- (6) "Foreclosed" means a property, placed as security for a real estate loan, as to which all rights of the mortgagor or his grantee in the property have been terminated as a result of a default of the loan.
- (7) "Local" means within twenty miles of the property in question.
- (8) "Mortgagee" means the creditor, including but not limited to service companies, lenders, in a mortgage agreement, or any successor in interest of the mortgagee's rights, interests or obligations under the mortgage agreement.
- (9) "Property" means any real, property or portion thereof, located in the Town of Holbrook, including but not limited to buildings or structures situated on the property.
- (10) "Property Enhancement Plan" (PEP): A Plan which will detail the owner's action steps that address all violations of this by-law.
- (11) "Owner": a person or entity who, alone or severally with others:

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- i. Has legal or equitable title to Property or has care, charge or control of any building, dwelling unit or parcel of land in any capacity including but not limited to agent, executor, executrix, administrator, administratrix, trustee or guardian of the estate of the holder of legal title; or
 - ii. Has legal right to possess an entire building on Property; or
 - iii. Is a mortgagee in possession of any building on Property; or
 - iv. Is an agent, trustee, receiver or other person appointed by the courts and vested with possession or control of a building on Property; or
 - v. Is an officer or trustee of an association of unit owners of a condominium or cooperative which is or is on Property.
- (12) "Legally Occupied": Occupied in accordance with the provisions of the Massachusetts State Building Code.
- (13) "Structure": A combination of materials for permanent or temporary occupancy of use, such as a building, bridge trestle, tower, framework, retaining wall, tank, tunnel, tent, stadium, reviewing stand, platform, swimming pool, shelter, pier, wharf, bin, fence, sign, gasoline pump, recreational court, or the like.
- (14) "Building": Any structure used or intended for supporting or sheltering any use or occupancy; a structure enclosed within exterior walls or firewalls, built, erected and framed of a combination of any material, whether portable or fixed, having a roof, to form a structure for the shelter of persons, animals or property. For the purpose of this definition, "roof" shall include an awning or similar covering, whether or not permanent in nature and the word "building" shall be construed where the context requires as though followed by the words "or parts thereof".

(C) Registration

- (1) **Abandoned Property:** If a building or structure on Property is determined to be abandoned by the Building Inspector, his office shall issue a written notice to the Owner(s) of the Property informing them of all conditions on the Property which must be corrected in order to remove the determination as abandoned. Upon provision of documentary evidence of correction of the conditions in such notice, the Building Inspector shall inspect the Property and, so long as there is no other outstanding notice of abandonment for the Property, the Building Inspector shall issue a certificate of compliance.

Not more than seven (7) days after the issuing of the notice of abandonment, the Owner(s) shall register the Property with the Building Inspector on forms provided by the Building Department.

Any Property registered under this by-law shall pay a registration fee if the Property is registered for more than ninety (90) days in a calendar year.

On or before October 15th of each calendar year, the Town shall send a billing statement, setting forth the annual registration fee, to the owner of the abandoned building or structure. The annual registration fee shall be set by the Board of Selectmen pursuant to M.G.L. c.40 §22F.

On or before November 15th of each calendar year the Owner of any abandoned building or structure which has been registered under this bylaw for a total of ninety (90) days in any calendar year shall pay to the Town an annual registration fee of one hundred (\$100.00) dollars to provide for cost recovery for inspection services provided by the appropriate Town departments. Willful failure to pay the annual

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registration fee shall be a violation of this by-law, and the full fee shall be deemed as assessment against the Property and shall constitute a "municipal lien" on the Property in accordance with G.L. c40, §58.

- (2) Upon a Mortgagee becoming an Owner of a Foreclosed Property, said Mortgagee/Owner shall register same within thirty (30) days.
- (3) All Owners of Abandoned and/or Mortgagee owned Foreclosed Property shall register such Property with the Building Inspector on forms provided by the Building Department. If the Owner is a corporation or other entity with a principal place of business outside the Commonwealth of Massachusetts or an individual residing outside the Commonwealth, the Owner shall appoint an in-state agent authorized to accept service of process and other documents under this by-law, such as a property manager or real estate professional.
 - a. Each registration shall state the owner's and, if applicable, agent's name, telephone number, residence or place of business and mailing address located within the Commonwealth of Massachusetts including name, street number, street name, city or town, and zip code; the residence or place of business address shall not be a post office box and shall further include authorization for the Building Inspector, Police Chief, Fire Chief and Board of Health or their designees to periodically inspect the exterior and interior of said property pursuant to Section (E) hereof.
 - b. Each registration shall certify that the property has been inspected by the Owner and must identify whether the property is Abandoned or Mortgagee owned Foreclosed.
 - c. Each registration shall designate and identify a local individual or local property management company responsible for the maintenance and security of the registered Property. Such identification must state the individual or company's name, direct telephone number, and residence or business address and local mailing address; the residence or business address shall not be a post office box.
 - d. If, regardless of any determination as to abandonment, property has been foreclosed, the registration must be received by the Building Inspector within seven days (7) of the foreclosure.
 - e. All property registrations pursuant to this section shall be valid for one calendar year from the date when the registration is received by the Building Inspector.
 - f. An annual application fee of one hundred dollars (\$100.00) shall accompany the registration form. Subsequent registrations and fees shall be due within thirty days (30) after the date of the expiration of the previous registration. Willful failure to pay the annual registration fee shall be a violation of this by-law and the full fee shall be deemed an assessment against the Property and shall constitute a "municipal lien" on the Property in accordance with G.L. c.40, §58. Subsequent registrations shall certify whether the property remains abandoned and/or remains in foreclosure, as the case may be.
 - g. Any owner that has registered a property under this section shall report any change in information contained in the registration within ten (10) days of the change.
 - h. Once a building is no longer vacant or abandoned or is sold in order for the property to be occupied, the owner shall provide proof of sale or written notice and proof of lawful occupancy to the Building Inspector, who shall notify Police, Fire, Water, Sewer and Health Department of the submitted registration of vacant or abandoned / building as well as the re-occupancy of the building.

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(D) Maintenance and Security Requirements

- (1) Properties subject to this by-law must be maintained in accordance with the State Building Code as well as all State and local health, sanitary, and safety codes and regulations. The local owner or local property management company must inspect and maintain the property on at least a monthly basis for as long as the property is abandoned. The name and the 24-hour contact telephone number of the local owner or local property management company responsible for the maintenance must be posted on the front of the property so as to be clearly visible by the Building Inspector or his/her designee from the street.
- (2) In accordance with state law, including but not limited to Massachusetts General Laws Chapter 143 Sections 6-10 and 780 CMR 121.0, property that is abandoned must be safe and must be secured so as not to be accessible to unauthorized persons.
- (3) Compliance with this section does not relieve the owner of any applicable obligations set forth in code regulations, covenant conditions and restrictions, and/or homeowner's association rules and regulations.
- (4) A building owner and/or property manager shall submit to the Building Inspector a Property Enhancement Plan (PEP), which will detail the owner's action steps that address all violations of this by-law. The PEP must be approved by the Building Inspector.

The adoption of a PEP shall not absolve the owner for financial penalties incurred prior to adoption.

(E) Inspections

The Building Inspector, Police Chief, Fire Chief and the Board of Health, or their designees shall have the authority to periodically inspect the exterior and interior of any building subject to this by-law for compliance provided that reasonable efforts are made by the town officials to provide at least twenty-four (24) hours notice to the property owners or their designees, unless said official(s) shall deem that a safety emergency exists that shall require immediate response (M.G.L.c. 148, sec. 4). Findings are to be given to the Building Inspector to determine what actions need to be taken. The Building Inspector shall have the discretionary authority to recommend the immediate disconnection of utilities if a potential hazard is apparent that may be dangerous to life and limb is present.

(F) Penalties

Violations of any portions of this by-law, including but not limited to failure to initially register with the Building Inspector, failure to properly designate the name of a local individual or local property management company responsible for the maintenance and security of the property, and failure to maintain and/or to secure property in compliance with this by-law, shall be punishable by a fine of one hundred dollars (\$100.00) per violation, with each day the violation continues constituting a separate violation. The Building Inspector or his designee shall enforce all provisions of this by-law and shall institute all necessary administrative or legal action to assure compliance. No enforcement action shall be instituted until at least seven (7) days following an order to remedy such violation, served upon an owner in person, by registered mail, return receipt requested, or by posting said notice at the site.

- (1) The penalties provided herein shall not be construed to restrict the Town from pursuing other legal remedies available to the Town, including, but not limited to, a civil action in a court of competent jurisdiction seeking equitable relief to enforce this by-law.

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- (2) The Building Inspector shall have the authority to waive or reduce any of the penalties at his or her discretion.
- (3) In addition to any other remedies available to the Town, this by-law may be enforced, in the discretion of the Building Inspector, by non-criminal disposition pursuant to Section 21D of Chapter 40 of the Massachusetts General Laws. The non-criminal fine for each such violation shall be one hundred dollars (\$100.00). The enforcing person for purposes of non-criminal disposition shall be the Building Inspector and each day a violation continues shall be considered a separate violation.

(G) Unsafe Buildings:

If the Building Inspector determines any building to be unsafe, the Building Inspector may act immediately in accordance with the Massachusetts State Building Code to protect public safety. Furthermore, noting in this by-law shall abrogate the powers and/or duties of municipal officials to act pursuant to any general statutory authority, including, without limitation, M.G.L. c. 139, §§1 et seq. and M.G.L. c. 143, §§6 et seq.

(H) Appeals

Any persons aggrieved by a decision issued hereunder may appeal said decision to the Zoning Board of Appeals in the Town within thirty (30) days of said decision.

(I) Applicability

If any provisions of this by-law impose greater restrictions or obligations than those imposed by any general law, special law, regulation, rule, ordinance, order or policy, then the provisions of this by-law shall control.

(J) Regulatory Authority

The Building Inspector shall have the authority to develop rules and regulations as he/she deems necessary to implement and enforce this by-law.

(K) Severability

If any provision of this by-law is held to be invalid by a court of competent jurisdiction, then such provisions shall be considered separately and apart from this by-law's remaining provisions, which shall remain in full force and effect.

(L) Reporting

The Building Inspector shall submit an annual report to the Board of Selectmen concerning the registration and maintenance of vacant or abandoned buildings and properties. The reporting may include any activity pursuant to this by-law.

Or take any other action thereon.

Submitted by the Building Inspector

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ARTICLE14: Stabilization Fund

To see if the Town will vote to raise and appropriate, transfer from available funds or otherwise provide a certain sum of money to be added to the Stabilization Fund as established in accordance with the provisions of Massachusetts General Law, Chapter 40, Section 5B, or take any other action thereon.

Submitted by the Board of Selectmen

And you are hereby directed to serve this warrant by posting attested copies thereof at three (3) public places in said Town, at least fourteen (14) days prior to the day of the actual meeting.

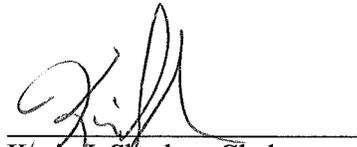
Hereof fail not, and have you there this warrant with your doings thereon.

Given under our hands this 18th day of December in the year 2012.

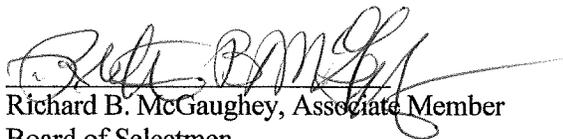


Timothy J. Gordon, Chairman
Board of Selectmen

Brinsley A. Fuller, Vice-Chairman
Board of Selectmen



Kevin J. Sheehan, Clerk
Board of Selectmen



Richard B. McGaughey, Associate Member
Board of Selectmen

Matthew V. Moore, Associate Member
Board of Selectmen

Pursuant to the foregoing warrant, I the undersigned, one of the Constables of the Town of Holbrook, have notified and warned the inhabitants of the Town qualified to vote in Town affairs, to meet at the time and place for the purpose of aforesaid by posting attested copies thereof at three public places in said Town fourteen days at least before the day of said meeting.

1-2-13

Date



Constable