ANNUAL TOWN MEETING
MONDAY, JUNE 1, 2026

Moderator: George Miller | Town Clerk: Heather Almy
Attendance: 469

Called to order: 7:30 PM
Moderator started the meeting with the Pledge of Allegiance
Moderator, George Miller made a motion and it was seconded to read the warrant as printed in its entirety, so moved

Article 1 Selectman McCrohan made a motion and it was seconded to hear the report of the Finance Committee.

Explanation: The report of the Finance Committee serves to begin each Town Meeting as required by the Town of Berkley's bylaws. It helps inform citizens as to the meaning of the budget articles to follow. This motion requires a simple majority vote.

Vote Required: Simple Majority
Board of Selectmen Recommendation:
No discussion, Approved

Report was read by Christopher Sullivan, Chairman of Finance Committee

Finance Committee

REPORT OF THE BERKLEY FINANCE COMMITTEE

Fiscal Year 2027

The Berkley Finance Committee respectfully submits the following report regarding the proposed Fiscal Year 2027 operating budget.

The FY2027 budget was developed during a period of significant financial pressure facing both Berkley and municipalities across Massachusetts. Rising fixed costs, regional assessments, inflationary pressures, debt obligations, and limited revenue growth continue to place increasing strain on the Town's long-term financial stability.

The proposed FY2027 budget includes approximately $29.1 million in projected revenue and $27.7 million in operating expenditures, compared to approximately $26.8 million in revenue and $25.5 million in expenditures in FY2026. A substantial portion of this increase is attributable to Berkley Community School construction debt exclusion funding, which significantly impacts both sides of the budget.

Despite this, the Town continues to face structural financial pressures that extend beyond the current fiscal year.

Several major budget drivers continue to outpace recurring revenue growth, including:

● Pension obligations, which increased approximately 6%

● Regional school assessments, which increased between 3% and 18%

● Continued debt service obligations

● Inflationary operational costs

● Capital and infrastructure needs

While health insurance costs came in lower than initially projected, overall costs still increased Town-wide and continue to represent a significant long-term budget pressure.

The Committee also recognizes that current multi-year financial forecasts project continued budget challenges through at least FY2031, with future budget models indicating the likelihood of continued departmental reductions absent meaningful changes to the Town's long-term financial structure.

Berkley remains heavily reliant on residential taxation, while limited commercial and industrial growth continues to restrict long-term revenue flexibility. The Committee believes the Town must continue exploring sustainable approaches to economic development, operational efficiency, long-range planning, and responsible capital investment in order to improve long-term fiscal stability.

The Committee believes continued focus should be placed on:

● Long-range financial forecasting

● Responsible reserve and stabilization management

● Strategic capital planning

● Sustainable economic development and revenue growth

● Transparent public communication regarding municipal finances

Additional financial details, trend information, and fiscal indicators are included within the FY2027 Financial Dashboard accompanying this report.

The Berkley Finance Committee recommends adoption of the proposed FY2027 operating budget as presented by the Board of Selectmen.

In addition the Finance Committee supports

● Article 4, which would allow the Town to begin planning and saving toward the future replacement of a fire tanker rather than waiting for an emergency replacement or future debt exclusion.

● Article 15, which seeks to create opportunities for appropriate economic development and future revenue growth within the Town.

● Articles 19 and 20, which authorize the investigation of certain Town-owned properties.

These articles reflect a broader effort to improve long-term planning, strengthen financial sustainability, and explore responsible approaches to future revenue generation.

Respectfully submitted,

Berkley Finance Committee

Article 2 The Moderator announced there was a motion to table Article 2, it was seconded the Town moved to table Article 2.

Explanation: The Capital Improvement Planning Committee lacks quorum and the report required by the Town of Berkley's bylaws doesn't need to be produced.

Vote Required: Simple Majority
No discussion, Motion carried unanimously

Article 3 Selectman McCrohan made a motion and it was seconded that the Town appropriate from Free Cash the following amounts:

1. Snow and Ice Account $ 181,758
2. Personnel Reserve $ 50,000
3. Well system improvements $110,000
4. Police Cruiser $ 85,000
5. Criminal Justice Information Systems hardware upgrades $ 45,000
6. Highway Dump Truck $ 100,000
7. BMS Bell and PA system $ 120,731
8. Past due bills: $ 1,275
9. Planning Board Revolving Fund: $ 650

Explanation: The Snow and Ice Account appropriation of $181,758 provides funding for winter storm response operations, including snow plowing, sanding, salting, overtime, contracted services, and other weather-related public safety and roadway maintenance expenses incurred during the fiscal year.

The Personnel Reserve appropriation of $50,000 is intended to provide flexibility for personnel-related obligations that may arise during the fiscal year, including collective bargaining impacts and as a financial backstop for unemployment-related expenses.

The Capital Improvement Program appropriation of $460,731 funds several critical infrastructure and equipment needs across municipal and school operations, including the installation of a second well to provide redundancy for the municipal campus water system, replacement of a Police Department cruiser, CJIS system upgrades for the Police Department, purchase of a medium-sized dump truck for the Highway Department, and replacement of the failed bell and intercom system at Berkley Middle School.

The appropriation also corrects the accounting treatment of a deposit associated with a Planning Board special permit application for signage, as well as paying a previous year's bill.

***Vote Required:* Four-fifths majority**
Board of Selectmen Recommendation: RECOMMENDED

Discussion: Selectman McCrohan rescinded the motion and made a new motion with all items and removed the 4/5th majority for past due bills. Resident Voter: Barbara Tomawski asked if someone could explain the situation. Selectman Vincent explained the Free Cash and how it used in operating expenses. This is money from last fiscal year that was not used, can be used for Capital expenses. No further discussion, removal of 4/5th majority approved. Selectman McCrohan made a motion to take $1,275 from free cash to pay past due bills. Selectman Vincent stated it is important to know if we don't pay our past due bills, what will happen. The past due bills are for the sound at Town Meeting. Resident Voter: Marcilla Couitt asked how much money is being used from Free Cash. Selectman Vincent stated the total to pay all bills, certified free cash is $950,081.00. No further discussion, Motion carried unanimously for the past due bills. Approved

ARTICLE 4 Selectman Vincent made a motion and it was seconded to appropriate up to $900,000, for the purpose of purchasing a fire apparatus and any incidental and related costs, and to meet this appropriation, to authorize the Treasurer, with the approval of the Board of Selectmen, to borrow said sum under

MGL c. 44, § 7, or any other enabling authority, and to issue bonds or notes therefor, or take any other action relative thereto.

Explanation: Currently, Berkley Fire/Rescue operates two vehicles that have reached the end of their useful service lives, and their continued operation, even in a reserve capacity, is becoming increasingly impractical. Maintenance and repair costs are expected to rise substantially, and replacement parts or servicing may become difficult to obtain altogether. Given the extended lead times associated with the manufacturing and delivery of fire apparatus, proactive authorization is necessary to ensure continuity of emergency response services for the Town of Berkley.

Vote Required: Two-Thirds Majority
Board of Selectmen Recommendation: RECOMMENDED

Discussion: Fire Chief Jay Perry spoke about purchasing a new fire truck, been on his capital plan since FY18 been kicked out for a while. It will be paid by free cash, need to purchase the truck now due to cost. Would have been under $500,000.00 if purchased sooner and now it is more money. Asked for a second, further discussion. Resident Voter: Frank Larkin asked if any grants or donations for this truck, FEMA would pay 95% of the cost if the town qualifies. Chief Perry explained the grant Mr. Larkin is talking about is called Assistance to Firefighters Grant Program, very competitive grant. We request that grant every year, only have gotten once every five to six yrs, not able to wait on the grant unfortunately. No further discussion, Motion carried unanimously.

ARTICLE 5 Selectman McCrohan made a motion and it was seconded to pass over Article 5

Explanation: In the event of passage of the override ballot question, Article 5 would have both established an Override Stabilization Fund and appropriated funds raised through taxation to support the future operations of municipal government and the school district. As the ballot question failed at the Annual Town Election, the Berkley Board of Selectmen supports passing over this article at Annual Town Meeting.

Vote Required: Simple Majority
No discussion, Motion carried unanimously

ARTICLE 6 Selectman Vincent made a motion and it was seconded to that the Town fix salaries and compensation of elected officials, appointed officers and employees and that the Town raise and appropriate, and transfer from available funds, certain sums for the payment of said salaries and compensation, for a reserve fund, and for the charges, expenses and outlays of the several Town departments for the twelve (12) month period from July 1, 2026 through June 30, 2027, all as set forth in the budget presented by the Board of Selectmen, and summarized as follows:

from taxation	$ 7,334,515
from certified free cash	$ 140,000
from Ambulance User Fees	$ 535,000
Totaling	**$ 7,869,515**

Explanation: This article will fund all town departments, boards and commissions, for the upcoming fiscal year.

Vote Required: Simple Majority
Board of Selectmen Recommendation: RECOMMENDED

FY 2027 OPERATING BUDGET (BY DEPARTMENT)

DEPARTMENT NAME **RESERVE FUND**

ACCOUNT NAME	FY2026 Appropriation	Year over Year Percentage	Selectmen FY2027
Expense	25,000	0%	**25,000**
Total	25,000	0%	**25,000**

DEPARTMENT NAME **MODERATOR**

ACCOUNT NAME	FY2026 Appropriation	Year over Year Percentage	Selectmen FY2027
Personnel	102	980%	**1,102**
Expense	3,200	63%	**5,200**
Total	3,302	91%	**6,302**

DEPARTMENT NAME **SELECTMEN**

ACCOUNT NAME

Salaries Elected	12,000	-100%	**0**
Salaries	88,589	-2%	**86,500**
Expense	12,350	-21%	**9,700**
Total	112,939	-15%	**96,200**

DEPARTMENT NAME **FINANCE COMMITTEE**

ACCOUNT NAME

Expense	1,330	-53%	**630**
Total	1,330	-53%	**630**

DEPARTMENT NAME **TOWN ACCOUNTANT**

ACCOUNT NAME

Salaries	75,368	8%	**81,368**
Expense	47,600	42%	**67,600**
Capital Outlay	0	0%	**0**
Total	122,968	21%	**148,968**

DEPARTMENT NAME **ASSESSORS**

ACCOUNT NAME

Salaries Elected	12,546	0%	**12,546**
Salaries	76,736	4%	**79,500**
Expense	44,015	-3%	**42,698**
Capital Outlay	0	0	**0**
Total	133,297	1%	**134,744**

DEPARTMENT NAME **TOWN TREASURER/COLLECTOR**

ACCOUNT NAME

Salaries Elected	5,867	-100%	**0**
Salaries	149,553	-4%	**143,010**
Expense	36,700	0%	**36,700**
Capital Outlay	0	0%	**0**
Total	192,120	-6%	**179,710**

DEPARTMENT NAME **TOWN COUNSEL**

ACCOUNT NAME

Expense	65,000	-8%	**60,000**
Total	65,000	-8%	**60,000**

DEPARTMENT NAME **DATA PROCESSING**

ACCOUNT NAME

Salaries	0	0%	**0**
Expense	101,618	7%	**108,870**
Capital Outlay	0	0%	**0**
Total	101,618	7%	**108,870**

DEPARTMENT NAME **TOWN CLERK**

ACCOUNT NAME

Salaries Elected	40,000	13%	**45,000**
Salaries	31,307	5%	**32,985**
Expense	8,000	0%	**8,000**
Capital Outlay	0	0	**0**
Total	79,307	8%	**85,985**

DEPARTMENT NAME **ELECTIONS & REGISTRATIONS**

ACCOUNT NAME

Salaries	11,500	83%	**21,000**
Expense	14,700	0%	**14,700**
Capital Outlay	10,000	-100%	**0**
Total	36,200	-1%	**35,700**

DEPARTMENT NAME **PLANNING BOARD**

ACCOUNT NAME

Salaries	1,200	0%	**1,200**
Expense	0	0%	**0**
Capital Outlay	0	0%	**0**
Total	1,200	0%	**1,200**

DEPARTMENT NAME **TOWN BUILDINGS**

ACCOUNT NAME

Salaries	18,305	0%	**18,305**
Expense	30,336	-10%	**27,300**
Capital Outlay	0	0%	**0**
Total	48,641	-6%	**45,605**

DEPARTMENT NAME **PUBLIC SAFETY BUILDING**

ACCOUNT NAME

Expense	79,400	-4%	**75,850**
Capital Outlay	0	0	**0**
Total	79,400	-4%	**75,850**

DEPARTMENT NAME **POLICE DEPT.**

ACCOUNT NAME

Salaries	1,475,492	-1%	**1,463,479**
Expense	131,775	4%	**136,662**
Capital Outlay	0	0%	**0**
Total	1,607,267	0%	**1,600,141**

DEPARTMENT NAME **FIRE DEPARTMENT**

ACCOUNT NAME

Salaries	191,270	0%	**190,500**
Expense	82,760	0%	**82,760**
Capital Outlay	14,000	0%	**8,478**
Total	288,030	-2%	**281,738**

DEPARTMENT NAME **EMERGENCY MEDICAL SERVICES**

ACCOUNT NAME

Salaries	709,600	1%	**717,942**
Expense	92,600	2%	**94,000**
Capital Outlay	39,000	0%	**35,000**
Total	841,200	1%	**846,942**

DEPARTMENT NAME **BUILDING DEPARTMENT**

ACCOUNT NAME

Salaries	52,629	89%	**99,216**
Expense	1,790	2067%	**38,790**
Capital Outlay	1,000	0%	**1,000**
Total	55,419	151%	**139,006**

DEPARTMENT NAME **COMMUNICATIONS DEPT.**

ACCOUNT NAME

Salaries	396,837	-20%	**317,854**
Expense	22,431	-63%	**8,297**
Capital Outlay	0	0%	**0**
Total	419,268	-22%	**326,151**

DEPARTMENT NAME **ANIMAL CONTROL/DOG OFFICER**

ACCOUNT NAME

Salaries	25,242	0%	**25,242**
Expense	2,777	0%	**2,777**
Capital Outlay	0	0%	**0**
Total	28,020	0%	**28,020**

DEPARTMENT NAME **FORESTRY**

ACCOUNT NAME

Salary Elected	4,120	0%	**4,120**
Expense	21,000	0%	**21,000**

Capital Outlay	0	0%	**0**
Total	25,120	0%	**25,120**

DEPARTMENT NAME **HIGHWAY DEPARTMENT**

ACCOUNT NAME

Salaries	695,790	-15%	**592,728**
Expense	376,950	14%	**430,550**
Capital Outlay	4,000	0%	**5,000**
Total	1,076,740	-5%	**1,028,278**

DEPARTMENT NAME **VETERANS GRAVES**

ACCOUNT NAME

Expense	1,750	0%	**1,750**
Total	1,750	0%	**1,750**

DEPARTMENT NAME **STREET LIGHTS**

ACCOUNT NAME

Expense	4,000	0%	**3,500**
Total	4,000	-13%	**3,500**

DEPARTMENT NAME **CEMETERY**

ACCOUNT NAME

Salaries	600	0%	**600**
Expense	3,000	0%	**3,000**
Total	3,600	0%	**3,600**

DEPARTMENT NAME **COUNCIL ON AGING**

ACCOUNT NAME

Salaries	34,034	2%	**34,715**
Expense	10,115	-4%	**9,666**
Capital Outlay	0	0%	**0**
Total	44,149	1%	**44,381**

DEPARTMENT NAME **VETERANS DEPARTMENT**

ACCOUNT NAME

Salaries	8,487	0%	**8,487**
Expense	4,200	0%	**4,200**
Veterans Benefits	40,000	-75%	**10,000**
Total	52,687	-57%	**22,687**

DEPARTMENT NAME **LIBRARY DEPARTMENT**

ACCOUNT NAME

Salaries	140,411	0%	**139,996**
Expense	33,873	-23%	**26,118**
Capital Outlay	0	0%	**0**
Total	174,284	-5%	**166,114**

DEPARTMENT NAME **PENSIONS**

ACCOUNT NAME

BRISTOL COUNTY RETIREMENT	1,015,532	6%	**1,074,666**
MEDICARE	200,000	0%	**200,000**
Total	1,215,532	5%	**1,274,666**

DEPARTMENT NAME **HEALTH INSURANCE**

ACCOUNT NAME

BLUE CROSS/ BLUE SHIELD HEALTH	546,497	-4%	**526,941**
FLEXIBLE BENEFIT PLAN	0	0%	**0**
Total	546,947	-4%	**526,941**

DEPARTMENT NAME **LIABILITY INSURANCE**

ACCOUNT NAME

INS. PR. DIS.-FIRE-POL. ACC. H	69,000	3%	**70,768**
INSURANCE PREMIUMS	91,515	21%	**110,515**
Total	160,515	13%	**181,283**

DEPARTMENT NAME **WORKERS COMPENSATION**

ACCOUNT NAME

FRINGE BENEFIT/CHARGES	21,000	-90%	**2,000**
Total	21,000	-90%	**2,000**

DEPARTMENT NAME **UNEMPLOYMENT COMPENSATION**

ACCOUNT NAME

UNEMPLOYMENT INSURANCE	60,000	233%	**200,000**
Total	60,000	233%	**200,000**

DEPARTMENT NAME **MISCELLANEOUS**

ACCOUNT NAME

TOWN FUEL	100,000	13%	**113,000**
SRPEDD	1,434	0%	**1,434**
Stormwater Reporting	25,000	0%	**25,000**
IN-LINE OF DUTY INJURY FUND	3,000	0%	**3,000**
UNFUNDEN LIABLITY	20,000	0%	**20,000**
Total	149,434	9%	**162,434**

For a total of: **7,869,515**

Article #7

DEPARTMENT NAME **RETIREMENT OF DEBT**

ACCOUNT NAME

Bristol Plymouth High School	18,923	766%	**163,850**
Berkley Community School	0	0 %	**675,000**
Multiple Use of Equipment	250,000	-100%	**0**
TOWN OFFICE BLDG	175,000	3%	**180,000**
SBRSD HIGH SCHOOL	387,878	3%	**400,949**
Total	831,801	71%	**1,419,799**

DEPARTMENT NAME **INTEREST**

ACCOUNT NAME

Bristol Plymouth High School		543,148	-21%	**429,881**
Berkley Community School		245,839	630%	**1,795,776**
Multiple Use of Equipment		4,988	-100%	**0**
TOWN OFFICE BUILDING		64,500	-8%	**59,250**
SBRSD HIGH SCHOOL		166,234	-2%	**162,634**
Total		1,024,709	139%	**2,447,541**

For a total of: **3,867,340**

Article #8

DEPARTMENT NAME **SCHOOL DEPARTMENTS 3325**

ACCOUNT NAME

Berkley K-8 School		9,180,000	-3%	**8,924,952**
Salaries Elected		1,200	-100%	**0**
K-8 Out of District Special Education		190,702	28%	**245,000**
K-8 Transportation and Insurances		1,971,505	4%	**2,047,580**
B.P. Regional High School		1,353,780	3%	**1,395,482**
Bristol Aggy. Assessment		176,743	18%	**208,257**
Total		12,873,930	0%	**12,821,271**

Article #9

S/B High School Assessment		3,013,899	4%	**3,123,111**

Discussion Article 6: While the article was being read, Holds were put on with a second: Town Accountant, Assessors, Treasurer/Collector, and Building Dept. Resident Voter: Susan Mattie questioned the 8% increase for the Town Accountant salary, stated the town doesn't have the funds, if the accountant wants to make that money apply to a corp. Selectman McCrohan explained the contract includes increased hours. That office used to have two people and now it is down to one. S. Mattie said the town can't afford that. Selectman McCrohan stated we cannot run a town without an accountant. S. Mattie stated again the town can't afford and 8% increase. Selectman Vincent stated we have a $27,000,000.00 budget; we have one accountant that makes $76,000.00. S. Mattie rather fire teachers and pay this, Moderator: asked if she wants to make a motion to change the increase, she is not in charge. M. Chabot stated we need to have an accountant for an

audit, it's the risk the town takes, need to look at the market. All further discussed. S. Mattie if she wants to go on vacation, if I don't have the money that's the risk you take, we don't have the money, that is the reason. Resident Voter: Ed Hoak said he was the Finance Comm. Chair for 10 yrs, he moved that the accountant's salary be set at the 2025 amount, Moderator asked if there was a second to amend the accountant's salary, have a second is there a discussion. Mr. Hoak further discussed the contract was signed after the override failed, irresponsible to negotiate contracts, not in good faith. Moderator asked was the contract signed after the override failed, Selectman McCrohan stated yes, the contract was signed after the override failed. Resident Voter: Kevin Partridge – against the motion that was just made. Would like the Selectboard to explain about an assistant not in that office, a lot involved in the accountant's office a lot of audits with things that should be getting done and are not getting done. The accountant should have the hours that should be done for the town. Resident Voter: Kara Jennings asked how much money did the assistant accountant get paid. Selectman McCrohan stated there hasn't been anyone in that position for a long time, but we do have the information. Selectman Vincent gave the salaries of that office for 7 years; the salary line was increased by only $2,000.00. Resident Voter: Donna Malloy said it was the first time seeing the budget, unfair to expect people to understand why the changes are happening. She also had a question about the Building Dept. increase, Moderator explained other departments will be discussed later. Selectman Vincent stated to speak on the fact we have no money, there were increases to all departments and she questions why only 3 departments were chosen to be picked out for salary increased, correction 4 departments. Resident Voter: Thomas Smith asked what were the risks of this position. Selectman McCrohan stated if we don't have a town accountant, we would need to contract out services, whole system of checks and balances. She further discussed the importance of the position and the time for the position. He then asked about the assistant position how much is being saved in terms of benefits, Selectman Vincent stated no savings on salary line, but savings on benefit line. Resident Voter: Kathleen Woodruff asked if the town accountant has been doing the job for a year without and assistant, the answer was yes. Town Admin. M. Chabot commented if we go back to FY2025 there was an assistant then it went to vacancy. We currently have 5 hrs. of clerical help in the office. Combined positions less in the current budget than 2 years ago. We need a good audit. Need a good team in that office, spending less than FY25. Moderator asked FY2025 $59,000.00 salary for the accountant and 25,000.00 for the assistant accountant. Moderator asked Mr. Hoak what the salary amount would be for his motion. Mr. Hoak came back up, said his motion is for to fix salaries at the FY2025 level at $75,368.00. Resident Voter: Amanda Gagne asked if there was a float clerk that assists in other departments. Selectman Vincent stated yes, there is a float clerk in the accountant's office for 5 hrs. per week. Town Admin Chabot explained how the float clerk was listed in the budget. Mr. Hoak came back up and said he should have said FY2026 level. Resident Voter: Nancy Dorschied asked the expenses for the town accountant. M. Chabot explained the expenses are for the audit, contracted with the firm

Clifton, need to depend on the firm, very critical, it's the market, it is going up for services. Resident Voter: Kerrie-Ann Auclair asked how long the accountant has been working for the town. Town Admin. M. Chabot stated since Nov 2022. Ms. Auclair said she has worked for the town for a long time, doing a great job, doing it all by herself, give her that raise, she deserves it, she manages the money of the town. Resident Voter: Joe Botelho, they keep on saying raise, but it's another 8hrs of time that she is working. She is working more, takes time to do the work correctly, he has no problem with this at all. Resident Voter: David Baker if she has been the accountant since 2022 isn't she part of the problem that we are in all this debt, get rid of her. Resident Voter: Ken Seney, he moved here since 2009, the town was already in debt then. We want the correct accountant to do the job. It is not her fault; she's trying to get things better. We have the right person for the job. No further discussion we are voting to amend the Town Accountants salary of FY26- amendment defeated. No discussion on Assessors, no changes. No discussion on Treasurer Collector, no changes. Discussion on the Building Department budget, Resident Voter: Donna Malloy said she has been here 25 years, she loves where she lives. She is concerned about the Bldg. Dept budget, would like and explanation of the huge increase. Selectman Vincent explained they are looking for a full-time building inspector, to move from a 10hr per week to a 32hr per week building inspector, by increasing the building and permitting fees to make up for it. Selectman McCrohan stated we need more help with building and permitting. Trying to stop the drawn-out process. This will also help the assessor's office with tax revenue, need it to turn more revenue over to the town. We need to find ways to sustain and sometimes need to spend some money to make some money. Resident Voter: Joe Botelho wants to say need to be in situations like this, like Tabitha said. Government isn't profit driven, have to be in situations like this, may need to add the expense to generate revenue, expectation to monitor the position. Need to give the opportunity to generate the revenue. Selectman Vincent stated we need to start strategic planning. Moderator advised addition error in Article 6 amend motion from taxation to read $7,194, 515.00 from taxation, no further discussion on amendment- approved amendment. No further discussion on Article 6, motion approved unanimously.

Article 7 Selectman McCrohan made a motion and it was seconded that the Town raise and appropriate the outlays of the following Town governmental accounts for Debt Service for the twelve (12) month period from July 1, 2026 through June 30, 2027, all as set forth in the budget presented by the Board of Selectmen, and summarized as follows:

RETIREMENT OF DEBT

Town Office Building $180,000

SBRSD High School $400,949

Bristol Plymouth High School $163,850

Berkley Community School $675,000

TOTAL $1,419,799

INTEREST

Town Office Building $ 59,250

SBRSD High School $ 162,634

Bristol Plymouth High School $ 429,881

Berkley Community School $ 1,795,776

TOTAL $ 2,447,541

from taxation $ 3,867,340

Totaling $ 3,867,340

Explanation: This article will fund the obligation of the Town's borrowing debt, and interest.

Vote Required: Simple Majority
Board of Selectmen Recommendation: RECOMMENDED

Discussion Article 7: There was a hold on Berkley Comm School. Resident Voter: William Church questioned about the new Berkley Comm. school, what will happen if we don't fund that. Town Admin. M. Chabot stated it would be a disaster the town has already gone to bond & the construction is already on going. Mr. Church then asked what would happen if we don't fund it, Mr. Chabot answered we would be in default on the debt. Mr. Church then stated the town has no business spending $89 million on a school when we can't fund our operating budget. Town Admin. M. Chabot stated the town's people voted on it to be built. What would happen if you default on it. Town Admin. M. Chabot there would be an unfinished building in the parking lot. No further discussion, Motion approved unanimously.

ARTICLE 8 Selectman Vincent made a motion and it was seconded that the Town raise and appropriate, and transfer from available funds, the payment of the outlays of the following Town School related costs and expenses for the twelve (12) month period from July 1, 2026 through June 30, 2027, as follows:

School, Departments

Berkley (K-8) School Spending $ $8,924,952

K-8 Out of District Special Education $ $245,000

K-8 Health Insurance $ $1,104,917

K-8 Transportation $ $808,931

K-8 Workers Compensation Insurance $ $51,000

K-8 Liability Insurance $ $82,732

Bristol Plymouth Reg. Voc. H.S. $ $1,395,482

Bristol Aggie. H.S. Assessment $ $208,257

For a total from taxation of: $12,821,271

Totaling $12,821,271

Explanation: This article provides the funding necessary for the Berkley K-8, Bristol Plymouth H.S., and Bristol Aggie H.S. for the upcoming fiscal year.

Vote Required: Simple Majority
Board of Selectmen Recommendation: RECOMMENDED

Discussion Article 8: There was a hold on K-8 Health Insurance. Resident Voter: Walter Hermenau asked about the K-8 Health Insurance, what portion of the health insurance does the K- 8 employees pay. Town Admin. M. Chabot stated 60% on the town and 40% on the employees, the school has the same insurance. Resident Voter: Andrea Pontes asked the money allocated for BP and Bristol Aggie we are now put into a lottery system, no guarantee your kid will get in, has the town looked into how many students that are attending. Selectman Vincent stated yes, we only pay for the kids going to those schools. No further discussion, Motion approved unanimously.

ARTICLE 9 Selectman McCrohan made a motion and it was seconded that the Town approve and transfer from available funds its assessed share of the Somerset/Berkley Regional School District Budget for fiscal year 2027, as follows:

From Somerset/Berkley Regional School District stabilization fund $ 3,123,111

Totaling $ 3,123,111

Explanation: This article will provide funding for the Somerset Berkley Regional High School District for the upcoming fiscal year. For the second consecutive year, this appropriation from the Special Purpose Stabilization Fund will include support for out-of-district special education expenses, helping to ease financial pressure on the Berkley K-8 district's operating budget. The proposed appropriation also represents one of the first instances in which the amount appropriated from the fund will slightly exceed the amount raised through taxation for that purpose.

Vote Required: Simple Majority
Board of Selectmen Recommendation: RECOMMENDED

Discussion Article 9: No further discussion, Motion approved unanimously.

ARTICLE 10 Selectman Vincent made a motion and it was seconded that the Town authorize expenditure limitations for the following revolving funds pursuant to G.L. c. 44, § 53E½, for the fiscal year beginning July 1, 2026, to be expended in accordance with Article 35 of the General Bylaws: wiring inspector, $10,000; gas inspector, $10,000; plumbing inspector, $10,000; Board of Appeals, $5,000; Planning Board, $10,000; Soil Conservation Board, $5,000; Board of Health, $60,000; Police Department, $200,000; and School Department, $60,000.

Explanation: This article provides for the authorization of expenditure limits for the listed department accounts for the upcoming fiscal year.

Vote Required: Simple Majority
Board of Selectmen Recommendation: RECOMMENDED

Discussion: No further discussion, Motion approved unanimously.

ARTICLE 11 Selectman McCrohan made a motion and it was seconded that the Town authorize the Board of Selectmen to accept and enter into contracts for the expenditure of any funds allocated by the Commonwealth and/or federally aided programs for the construction, reconstruction and improvements of Town roads.

Explanation: The article allows for the Board of Selectmen to accept and enter into contracts for any funds received from the Commonwealth and or any federally aided programs for the construction, reconstruction, and improvement of town roads. The town regularly receives Ch 90 funding for roads which the Selectmen need to accept.

Vote Required: Simple Majority
Board of Selectmen Recommendation: RECOMMENDED

Discussion: No further discussion, Motion approved unanimously.

ARTICLE 12 Selectman Vincent made a motion and it was seconded that the Town authorize the Board of Assessors to hire one or more of its members to do annual tax maintenance on real and personal property and to set the fee paid to said members at $15.00 per parcel, said funds to be paid from the Annual Tax Maintenance Account.

Explanation: The article will allow the Assessors to appoint one or more of its members to do the annual tax maintenance on real and personal property that needs to be completed during the year.

Vote Required: Simple Majority
Board of Selectmen Recommendation: RECOMMENDED

Discussion: No further discussion, Motion approved unanimously.

ARTICLE 13 Selectman McCrohan made a motion and it was seconded that the Town accept the provisions of Ch. 126 of the Acts of 1988, amending Sec. 4 of Ch. 73 of the Acts of 1986, to allow an additional exemption which shall be for all exemptions and none of which shall exceed 100% of said exemption for which they qualify in Fiscal Year 2027.

Explanation: This article provides for an increase in property tax exemptions for certain qualifying individuals, including surviving spouses, low-income elderly residents, individuals who are blind, and disabled veterans. These additional exemptions must be reauthorized annually and have traditionally appeared on the Annual Town Meeting Warrant.

Vote Required: Simple Majority
Board of Selectmen Recommendation: RECOMMENDED

Discussion: No further discussion, Motion approved unanimously.

ARTICLE 14 Selectman Vincent made a motion and it was seconded that the Town authorize the Board of Health to appoint one or more of its members as agent(s) of the Board of Health as well inspectors and sanitation inspectors and to set the dollar amount for said agents' Inspector fees as follows: $75.00 per perc hole,

$100.00 per well inspection, $150.00 per sanitation inspection, $75.00 per food service inspection, $75.00 per pumper truck inspection, $75.00 for other miscellaneous inspections when a license or certificate is required.

Explanation: This will set the rate of pay for each inspection that the Board of Health Inspectors are required to complete.

Vote Required: Simple Majority
Board of Selectmen Recommendation: RECOMMENDED

Discussion: No further discussion, Motion approved unanimously.

ARTICLE 15 Selectman McCrohan made a motion and it was seconded to amend the "Town of Berkley Zoning Map," as referenced and incorporated in Section 2.2 of the Berkley Zoning By-Law, being Article 21 of the Town's General By-Laws, by rezoning the following land as part of and to be included in the General Business District: 31 Padelford Street (Map 10, Lot 59), in its entirety, and portions of 33 Padelford Street (Map 10, Lot 36-01), 35 Padelford Street (Map 10, Lot 60), and 35R Padelford Street (Map 10, Lot 61), as shown on a plan entitled "Proposed Commercial/General Business Zone – Berkley Assessors Map 10, Lots 36-01, 60, 61; 33, 35, and 35R Padelford Street, Berkley Massachusetts," supplied as a handout.

Explanation: This article differs slightly from previous iterations in that it includes the rezoning of an additional parcel located across from the existing gas station on Padelford Street and reflects a revised configuration of the previously proposed district boundaries. Under the proposed plan, portions of the affected properties closest to the existing residential neighborhood would remain residential in character, while areas nearer to Padelford Street would be rezoned to General Business, as depicted on the surveyed plan supplied as a handout.

Vote Required: Two-Thirds Majority
Board of Selectmen Recommendation: RECOMMENDED
Planning Board Recommendation: RECOMMENDED

Discussion: Moderator George Miller stated has a conflict with this article he will need to recuse himself. Selectman Vincent made a motion to make Kevin Partridge temporary moderator for this article only; it was seconded and approved. Selectman McCrohan read the article and a letter from the Planning Board about their meeting that was held on May 14, 2026 in regards to the article. The Planning Board recommends this article with 4 members present by a 3-1 vote. Resident Voter: Mark Dupuis asked how much land/acreage does this project entail. Town Administrator Matthew Chabot stated about a little over 14 acres, residential about 8 acres. Resident Voter: Paula Dugan asked if this

zoning is different from industrial. Town Administrator Matt Chabot it would be the same as general business district. Atty. Adam Costa explained General Business District and the rights, uses etc., commercial uses would be by right or special permits through the Planning Board. More intent uses are like industrial uses some may be prohibited; others would require special permits from the Planning Board. Resident Voter: George Miller asked why a Planning Board member wasn't there to explain the article. No one is here, it's not a representation by them, should be here to explain. He feels there could be a warehouse, commercial kennels, hotel, and places like that to be approved by the Planning Board. When he was a Selectman and was on the Board during the warehouses he was always there to discuss with everyone. He thinks the Planning Board does not want to face everyone because they know it is not right. The map shows buffer zones; there are no buffer zones. He asked Town Administrator Matthew Chabot about the acreage, he said 14 acres residential & 8 acres commercial. Mr. Miller explained that Padelford Dr. is not mentioned. He further reviewed the map on the slide and further discussed. He feels the town needs a new bylaw to notify the abutters of any new bylaw changes. Any new rezoning should have to give a notice. He said the value of the properties will decrease from this. He asked what would it bring to the town, the Selectman say it will bring money, then asked what type of businesses. Selectman McCrohan stated as of right now no interest of commercial businesses. He asked how much property tax will be brought in from this and further discussed, he then asked how much revenue is brought in now from the new Dunkin and gas stating. Town Administrator Matthew Chabot said he would have to look further into that. Mr. Miller then stated when families are brought in, it will take out the revenue and be a loss. Resident Voter: Robert Cayton asked if there were any commercial interest as of yet on this property. Town Administrator Matthew Chabot stated, currently not yet. Selectman Vincent stated the residents asked the Board of Selectman to put this article on the warrant, they are looking to sell, hoping for it to be commercially zoned or will just sell residential. Mr. Cayton asked can we amend it to get more tax rate of what is there now. Selectman McCrohan stated the tax rate would stay the same regardless of what is there. The commercial properties that are there are already commercial. Resident Voter: Thomas Smith asked about the water. Everyone is on well water now, will there be engineers for water usage, issues & what about water pollution. Berkley has good water now let's keep it that way. Town Administrator Matthew Chabot stated water studies have been done. Mr. Smith stated, need to plan ahead of time with any water issues. Mr. Chabot stated appropriate inspections would be done. It would take quite a lot of time. Mr. Smith said he doubts it would raise a huge amount of money for the town. He has seen it in many other towns looking for property tax, get businesses, developments after development, why believe same will not happen now. Selectman Vincent stated can't make any promises, trying to figure out long time planning. Mr. Smith feels it is too risky to do this at this time. All further discussed. Resident Voter: Paula Dugan stated she feels it's important to attract retail businesses to Berkley, problem loud, pollutant places want to be placed in a nowhere place like Berkley. She feels we

need to attract better type of businesses. Resident Voter: Walter Hermenau discussed 40B developments in town. If a kennel goes there or warehouse need reassurance of resident's properties. He feels we need a residential buffer, we have quite a lot of businesses on the other side of town, need a plan that could amend with at least a 100ft. buffer to the commercial business line. We don't want stuff right up against back yards. Resident Voter: Jennifer Carey-Martin said this is right in her back yard. The owner is leaving; we are still living here with whatever businesses in our back yard. That area is already congested, don't know what could go there. Planning Board is not even here tonight to explain anything. No guarantee, no protection of what will be in our back yards, hope everyone votes against it. The owner came to the town like it was going to be a good thing, he's leaving the town. Resident Voter: George Miller said there is one Planning Board member present and he is the only one here, that one member is against it, so that tells you something. Resident Voter: Jeffrey Martin stated looking at the map, he doesn't want to live behind an Arby's/McDonalds or a grow facility, truck stop, no one wants that in their neighborhood. There will be more expenses, more fire and police calls. Not that much potential in this town, will lose industry quickly. It is too close to residential neighborhoods. Asking everyone to vote against this. Patricia Sargeant homeowner on Berkley St. she feels there is a lot of misinformation going on in the room. She discussed the map explaining the parcel she owns. The map doesn't show how much is residential and how little there is commercial. Moderator Kevin Partridge stated the map that was handed out does show both the commercial and residential areas, further discussed. Ms. Sargeant did state they are just looking for offices, friendly businesses, scare tactics are being used. Mr. Miller stated Ms. Sargeant is not a registered voter, all agreed she does own property. Resident Voter: Jospeh Correia said he agrees, this is way too close to the houses, purchased the land in 1995 didn't expect Parson's walk but this is right behind my house. He feels it's wrong and is disappointed in the town for allowing this. Keep the town small we won't need more police or fire. He said Padelford St. is a highway right now, accidents every day in front of Dunkin Donuts. The Rose family house is not commercial. This is crazy idea, it is all wetlands, very bad idea. Resident Voter: Joseph Botelho finds Mr. Miller a little bit hypocritical. He lives in that area, when he was a selectman there was another area that got sued, he was for it because it wasn't next to him. You can't just sit and say you don't know anything about this; you have to get yourself involved. You cannot just stop progress. It is a business area, what is the solution if you don't build your town, we are in the same place, what are you going to change. Just can't say it's not all going to work out. Resident Voter: Jennifer Carey-Martin said let's not hold a vendetta against George, this is a separate issue from before. The lady before if she is not on the Planning Board how can she speak for them. We have no say of what goes in to that area, the Planning Board does and they are not even here to say it. Resident Voter: Mark Horsfall stated Mr. Miller is the closest abutter to this zoning and he is also our most hypocritical newbie in town and the Planning Board member who he gave kudos to tonight also has a massive domestic abuse record. Mr. Miller stated Mr. Botelho was

talking about private citizens that had a motorcross track not a business. Moderator Partridge asked to stick with the subject. Resident Voter: Peter Abdallah just wants to move the question. Vote on moving the question with a second, motion carries to a vote. Vote on the article, Motion is defeated.

ARTICLE 16 Selectman Vincent made a motion and it was seconded to accept the provisions of MGL c. 200A, § 9A, to allow the Town to utilize an alternative procedure for the disposition of abandoned or unclaimed funds, as specified in said statute.

Explanation: Acceptance of this statute will allow the Treasurer/Collector's Office to recover certain abandoned or unclaimed funds owed back to the Town, including old or uncashed checks, through a simplified legal process established under state law.

Vote Required: Simple Majority
Board of Selectmen Recommendation: RECOMMENDED

Discussion: No further discussion, Motion approved unanimously.

ARTICLE 17 Selectman McCrohan made a motion and it was seconded to increase the gross receipts that seniors may have in the prior calendar year to be eligible to defer property taxes under MGL c. 59, § 5, Clause 41A, from $20,000 to 100% of the amount established annually by the Commissioner of Revenue as the income limit for single seniors who are not heads of household to qualify for the 'circuit breaker' state income tax credit, so-called, for the preceding tax year annually, and to reduce the interest rate for repayment from 8% to 6%, said adjustments to be effective for deferrals granted for taxes assessed for fiscal years beginning on or after July 1, 2026.

Explanation: Passage of this article would expand eligibility for the Town's existing senior property tax deferral program by increasing the allowable income threshold and reducing the interest rate charged on deferred taxes from 8% to 6%. Based on current state guidelines, the income limit for eligible single seniors would increase to approximately $75,000 annually. The purpose of the article is to provide additional financial flexibility and emergency relief for seniors seeking to remain in their homes as living costs continue to rise.

Vote Required: Simple Majority
Board of Selectmen Recommendation: RECOMMENDED

Discussion: No further discussion, Motion approved unanimously

ARTICLE 18 Selectman Vincent made a motion and it was seconded to amend the Berkley Zoning By-Law, being Article 21 of the Town's General Bylaw, as described in Article 18 of the 2026 Annual Town Meeting warrant.

USE	R	GB	SB
D: COMMERCIAL USES			
…			
11. Bed & Breakfast	N	Y	Y

And substituting the following therefor:

USE	R	GB	SB
D. COMMERCIAL USES			
…			
11. Bed & Breakfast	PB	PB	PB

Explanation: The proposed amendment to the Zoning Bylaw corrects an inconsistency within the existing Bylaw language. While one section of the Bylaw references a Special Permit from the Planning Board as a requirement for Bed and Breakfast establishments, the Table of Use Regulations currently suggests that these establishments are outright prohibited in the Residential district and allowable by-right, meaning without a special permit, in the General and Special Business districts. Passage of this article would correct the inconsistency in the Bylaw and formally require a Special Permit from the Planning Board for the operation of a Bed and Breakfast establishment.

Vote Required: Two-Thirds Majority
Board of Selectmen Recommendation: RECOMMENDED
Planning Board Recommendation: RECOMMENDED

Discussion: Resident Voter: Cheryl Pacheco said she is concerned the Planning Board having the right to decide on a bed and breakfast. She would like to make a motion to not allow the Planning Board to have the right to allow a bed and breakfast, wants to change it to a No in a Residential area. Resident Voter: Robin Marshall feels the same, she agrees

with the motion. Atty. Adam Costa brought to the Moderator's attention and explained the article; the article was to correct the inconsistency in the bylaw. A proposal would allow by special permits of the planning board. If the amendment would pass inconsistency would still exist in the bylaw, still need a special permit. Voted for the motion to amend article 18, Amendment passed. Resident Voter: Dean Larabee made a motion to table the article. Voted to table the article, motion passed to table.

ARTICLE 19 Selectman McCrohan made a motion and it was seconded to authorize the Board of Selectmen, pursuant to Massachusetts General Laws Chapter 30B Section 16 and any other applicable authority, to sell, convey, or otherwise dispose of certain parcels of Town-owned surplus property located at 34 Green Street (Map 12, Lot 63) and 44RR Green Street (Map 12, Lot 62) on such terms and conditions as the Board deems to be in the best interest of the Town, including but not limited to sale by public auction, sealed bid, or negotiated disposition; and further to authorize the Board to execute any and all documents necessary to effectuate such sale or disposition.

Explanation: The Board of Selectmen is exploring the potential sale of several parcels of Town-owned land, totaling approximately 17 acres combined, which have been identified as a priority for review. Sale of the properties would provide a one-time source of revenue to the Town, with any future disposition anticipated to occur through a public process such as auction or sealed bid. The parcel located at 34 Green Street is the former site of the Animal Control Officer "cat trailer" prior to its demolition. The parcel identified as 44RR Green Street was previously subject to a 1996 tax taking. Approval of this article would authorize the Board of Selectmen to pursue the future sale or disposition of the properties, though no specific timeline for action is required or established by the vote. The authorization would remain in effect for future consideration and action by the Board as circumstances warrant.

Vote Required: Simple Majority
Board of Selectmen Recommendation: RECOMMENDED

Discussion: Resident Voter: asked if there were currently any offers on the listed properties. Selectman McCrohan said there are no offers or bids at this time it is just town property, just initiating the process right now. Resident Voter: Kathleen Woodruff asked what is negotiated disposition mean. Atty Adam Costa explained standard language it is the circumstances due to the value of the property, further explained. No further discussion, motion approved unanimously.

ARTICLE 20 Selectman Vincent made a motion and it was seconded I move to authorize the Board of Selectmen, pursuant to Massachusetts General Laws Chapter 30B Section 16 and any other applicable authority, to sell, convey, or otherwise dispose of certain parcels of Town-owned surplus property, including but not limited to those located at: 11R Algerine Street (Map 18, Lot 10), 35R Algerine Street (Map 18, Lot 30); 28R Anthony Street (Map 17, Lot 55); 64 Bay View Avenue (Map 13, Lot 13); 15 Burt Street (Map 2, Lot 45); 60 Elm Street (Map 4, Lot 32); 118R South Main Street (Map 13, Lot 31); 30 Thomas Road (Map 13, Lot 7-10); 32 Thomas Road (Map 13, Lot 9-1); and 9 Tide Meadows Drive (Map 1, Lot 23-17); on such terms and conditions as the Board deems to be in the best interest of the Town, including but not limited to sale by public auction, sealed bid, or negotiated disposition; and further to authorize the Board to execute any and all documents necessary to effectuate such sale or disposition.

Explanation: This article represents a broader group of Town-owned parcels identified by the Board of Selectmen as potentially actionable for future disposition, though at a lower priority than previously discussed properties. The listed parcels collectively represent some of the most marketable or potentially usable surplus properties currently held by the Town. Approval of the article would authorize the Board to continue evaluating and potentially pursue future sale or disposition of the properties; however, significant legal, title, access, wetlands, valuation, and other due diligence research would still be required before any individual parcel could realistically be offered for sale.

Vote Required: Simple Majority
Board of Selectmen Recommendation: RECOMMENDED

Discussion: Resident Voter: Alfred Sylvia asked where was 118R South Main Street. Selectman McCrohan stated it was behind Hill and Hollow Farm before the Berkley/ Assonet land. Selectman McCrohan explained these are all properties that don't have owners, taxes don't get paid on them, no owners. The town is under advisement of the Department of Revenue to take them as a town. Resident Voter: Frank Larkin not sure about the properties but 9 Tide Meadows Dr, has been maintained by 7 Tide Meadows Dr. so that would belong to them. Resident Voter: Patricia Sittig she is one of the officers of the open space plan, would wonder if this could be part of the open space land. Selectman Vincent stated just looking to see what could be open space, what could be part of conservation land. Ms. Sittig asked if residents would have a say in this, yes, they would. Resident Voter: Thomas Smith asked if these are buildable lots, will houses be built. Selectman Vincent looking into starting the process of what can be done with this property. Mr. Smith asked can the town just sell it. Atty. Adam Costa explained further if the property is already owned by the town the Board of Selectman have the authority with authority to transfer it to another department, would be a different vote than what is here tonight. Mr. Larkin wanted to clarify the lot he was speaking about, supposed to be for recreational for people that live there. David Patrick from the Conservation Commission wanted to answer the question, the property can be taken over for Conservation Commission land. Resident Voter: Peter Abdallah make a motion to move

the question, please. Motion made to move the question was seconded and approved. No further discussion, article approved unanimously.

A motion was made to adjourn and it was seconded.
Time adjourned 10:01PM

A True Copy Attest

Heather J. Almy
Town Clerk