

COMMONWEALTH OF MASSACHUSETTS

FRANKLIN, SS.

TOWN OF GILL

SPECIAL TOWN MEETING: JUNE 5, 2017

To any of the Constables of the Town of Gill in the County of Franklin,

Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of said town, qualified to vote in elections and in town affairs, to meet at the Gill Town Hall in said Town on Monday, the 5th day of June, in the year Two Thousand and Seventeen (06/05/2017) at 7:00 PM then and there to act on the following articles:

Article 1: To see if the Town will vote to authorize the Selectboard to accept, for no consideration, a gift of land from the Franklin Land Trust, Inc. to the inhabitants of the Town of Gill consisting of 4.735 acres, more or less, on the northeast side of Hoe Shop Road, to be added to the Gill Town Forest for conservation purposes, or take any action relative thereto. The property is shown as Lots 1 and 2 on a Plan recorded at the Franklin County Registry of Deeds (Plan Book 128, Page 21) and will be subject to a Conservation Restriction held by the Massachusetts Department of Conservation and Recreation or the Franklin Land Trust, Inc.

Motion: It is moved the Town vote to authorize the Selectboard to accept, for no consideration, a gift of land from the Franklin Land Trust, Inc. to the inhabitants of the Town of Gill consisting of 4.735 acres, more or less, on the northeast side of Hoe Shop Road, to be added to the Gill Town Forest for conservation purposes. The property is shown as Lots 1 and 2 on a Plan recorded at the Franklin County Registry of Deeds (Plan Book 128, Page 21) and will be subject to a Conservation Restriction held by the Massachusetts Department of Conservation and Recreation or the Franklin Land Trust, Inc.

The parcels being offered are two undeveloped house lots created in 2008/09 as part of a "limited development" approach to protecting and conserving land owned by the A.R. Sandri Estate. In 2009 the Franklin Land Trust donated 162 acres of protected land to the Town. This land, located along Hoe Shop, Bascom, and Dole Roads, became the Gill Town Forest. The last page of this handout contains a survey that shows the current Town Forest and the two parcels being offered.

These two parcels are no longer required by the Franklin Land Trust, and are being offered to the Town to add to the Town Forest. Gill's Conservation Commission, which is responsible for the Town Forest, supports the Town accepting the gift of additional land for the Forest. The Finance Committee recommends this article by a vote of 5 in favor, 0 opposed, 0 abstentions, and 1 absent.

Article 2: To see if the Town will vote to raise and appropriate by taxation, transfer from available funds, or otherwise provide a sum or sums of money for the preservation of several of the Town's irreplaceable early record books, or take any other action relative thereto.

Motion: It is moved the Town vote to transfer \$8,210.00 (Eight Thousand Two Hundred Ten and 00/100 Dollars) from unappropriated funds (Free Cash) to be used for the preservation of several of the Town's irreplaceable early record books.

The Town's four most deteriorated record books will be preserved using the funds provided by this article. A preservationist who examined the books noted traces of mold, failing bindings, and browning of the pages (caused by the acidity of the paper) which makes some of the writing very hard to read.

The books to be restored are among the Town's oldest records: Miscellaneous Records Book 3 (Town Lines, Roads, Fences, School Records, Marriages, Dogs, etc.); Town Records, Book 2, 1829-1849; Town Records Vol. 3, 1849-1874; and Town Records Vol. 4, 1874-1924. As funds become available, a future phase of this project will preserve newer and less deteriorated records.

In general, the preservation process will include removing the pages from the binding, "surface dry clean" all paper, repairing any tears and reinforcing tattered sheets, deacidification, and

encapsulating each page in Archival Grade polyester envelopes kept in a public records binder. In addition, each page will be digitally scanned (into a PDF file or similar image format).

The Finance Committee recommends this article by a vote of 4 in favor, 1 opposed, 0 abstentions, and 1 absent.

Article 3: To see if the Town will vote to raise and appropriate by taxation, transfer from available funds, or otherwise provide a sum or sums of money to allow the Franklin County Solid Waste Management District to offset the cost for Gill residents to participate in Household Hazardous Waste collection events, or take any other action relative thereto.

Motion: It is moved the Town vote to raise and appropriate by taxation \$500.00 (Five Hundred and 00/100 Dollars) to allow the Franklin County Solid Waste Management District to offset the cost for Gill residents to participate in Household Hazardous Waste collection events.

The last time Gill provided funds toward Household Hazardous Waste collection was in Fiscal Year 2008 when \$850 was budgeted. Gill is one of only three towns of the 22 towns in the Franklin County Solid Waste Management District that do not provide some level of support to its residents for removing household hazardous wastes from the community. The Finance Committee recommends this article by a vote of 5 in favor, 0 opposed, 0 abstentions, and 1 absent.

Article 4: To see if the Town will vote to hear and act upon a report presented by the Capital Improvement Planning Committee, or take any action relative thereto.

Motion: It is moved the Town vote to hear and act upon a report presented by the Capital Improvement Planning Committee.

The CIPC's report to the Town is in the handout for today's meeting (orange paper). Articles 5, 6, 7, and 8 were requested and recommended by the CIPC.

Article 5: To see if the Town will vote to transfer a sum or sums of money from the Fiscal Year 2017 Snow & Ice Removal Expense Account, and further raise and appropriate by taxation, transfer from available funds, or otherwise provide a sum or sums of money to upgrade the electrical service, panels and subpanels at the Gill Elementary School, or take any action relative thereto.

Motion: It is moved the Town vote to transfer \$20,000.00 (Twenty Thousand and 00/100 Dollars) from the Fiscal Year 2017 Snow & Ice Removal Expense Account, and further transfer \$20,000.00 (Twenty Thousand and 00/100 Dollars) from unappropriated funds (Free Cash) to be used to upgrade the electrical service, panels and subpanels at the Gill Elementary School.

The main electrical service panels and shutoff switches date back to the original 1955 building, and parts are no longer available. (See photographs on the back page of this handout.) Some of the secondary panels have been upgraded. This request is to install a new 400 amp service with an exterior meter, and replace outdated service panels in the basement with a new 400 amp panel and new 100 amp panel. If funds allow, depending on Eversource costs, bid results, and any unanticipated expenses, the 125 amp panel in the kitchen will be replaced with a new 225 amp panel. The Finance Committee recommends this article by a vote of 5 in favor, 0 opposed, 0 abstentions, and 1 absent.

Article 6: To see if the Town will vote to transfer a sum or sums of money from the Fiscal Year 2017 Town Building Repairs & Maintenance Account, and further raise and appropriate by taxation, transfer from available funds, or otherwise provide a sum or sums of money to add to the account to make health code compliance repairs and upgrades to the kitchen at the Gill Elementary School, including resurfacing the kitchen floor, or take any action relative thereto.

Motion: It is moved the Town vote to transfer \$10,000.00 (Ten Thousand and 00/100 Dollars) from the Fiscal Year 2017 Town Building Repairs & Maintenance Account to add to the account to make health code compliance repairs and upgrades to the kitchen at the Gill Elementary School, including resurfacing the kitchen floor.

Resurfacing the Gill Elementary School's kitchen floor with a troweled epoxy is the last remaining action item to address health code compliance issues first identified in 2014. The project is estimated at \$13,000 and the existing account has a remaining balance of \$3,455. Due to a

reduction in maintenance staff, the Gill-Montague Regional School District cannot perform this work in-house. The Finance Committee recommends this article by a vote of 5 in favor, 0 opposed, 0 abstentions, and 1 absent.

Article 7: To see if the Town will vote to raise and appropriate by taxation, transfer from available funds, or otherwise provide a sum or sums of money to add to the account for repairs and a treatment system for the Gill Elementary School well and water system, plus related expenses, or take any action relative thereto.

Motion: It is moved the Town vote to transfer \$59,000.00 (Fifty Nine Thousand and 00/100 Dollars) from unappropriated funds (Free Cash), and further transfer \$21,000.00 (Twenty One Thousand and 00/100 Dollars) from the General Stabilization Fund, for a total of \$80,000.00 to add to the account for repairs and a treatment system for the Gill Elementary School well and water system, plus related expenses.

The Town is under a mandate from the Mass. Department of Environmental Protection to install this summer a water treatment system (pre-filtration and water softener to remove manganese and iron) and UV treatment (as a precaution against future coliform bacteria). The system will backwash and discharge behind the school into a buried 500-gallon settling tank and leaching trench. Most of the exterior work performed by the Highway Department.

The amount in this article is based upon a strong estimate from the engineer who helped to design the system, and will be added to the \$2,650 remaining (of an initial \$2,850) from funds established last year. The Finance Committee recommends this article by a vote of 5 in favor, 0 opposed, 0 abstentions, and 1 absent.

Article 8: To see if the Town will vote to raise and appropriate by taxation, transfer from available funds, or otherwise provide a sum or sums of money to replace the wheelchair ramp at the Riverside Municipal Building, or take any action relative thereto.

Motion: It is moved the Town vote to transfer \$10,000.00 (Ten Thousand and 00/100 Dollars) from unappropriated funds (Free Cash) to be used to replace the wheelchair ramp at the Riverside Municipal Building.

The current ramp was built in 1987 with a \$10,000 budget. It has been patched, painted and repaired numerous times over the years, but is very nearly at the end of its useful life. (See photographs on the back page of this handout.) The new ramp will be built by Ed Ambo, a Highway Department employee who also has a General Contractor's License, with assistance from a part-time helper. The requested funds will provide the pressure-treated lumber, composite decking, and various other materials for the job. The labor costs will be paid from the Highway Department's budget. The Finance Committee recommends this article by a vote of 5 in favor, 0 opposed, 0 abstentions, and 1 absent.

And you are directed to serve this Warrant by posting up attested copies thereof at the Town Hall, Main Road; Post Office, Mt. Hermon; Gill Store & Tavern, Main Road; and Riverside Municipal Building, Route 2, in said Town fourteen days at least before the time of holding said meeting.

Hereof fail not, and make due return of this Warrant, with your doings thereon, to the Town Clerk, at the time and place of meeting, as foresaid.

Given under our hand this 19th day of May in the year Two Thousand Seventeen.

Selectboard of Gill

_____, Chair

_____, Board member

_____, Board member

A true copy Attest:

_____, Town Clerk

Date: _____

Pursuant to the within Warrant, I have notified and warned the inhabitants of the Town of Gill by posting up attested copies of the same at Town Hall, Main Rd.; Post Office, Mt. Hermon; Gill Store & Tavern, Main Rd.; and Riverside Municipal Building, Route 2, fourteen days before the date hereof, as within directed.

Constable of Gill

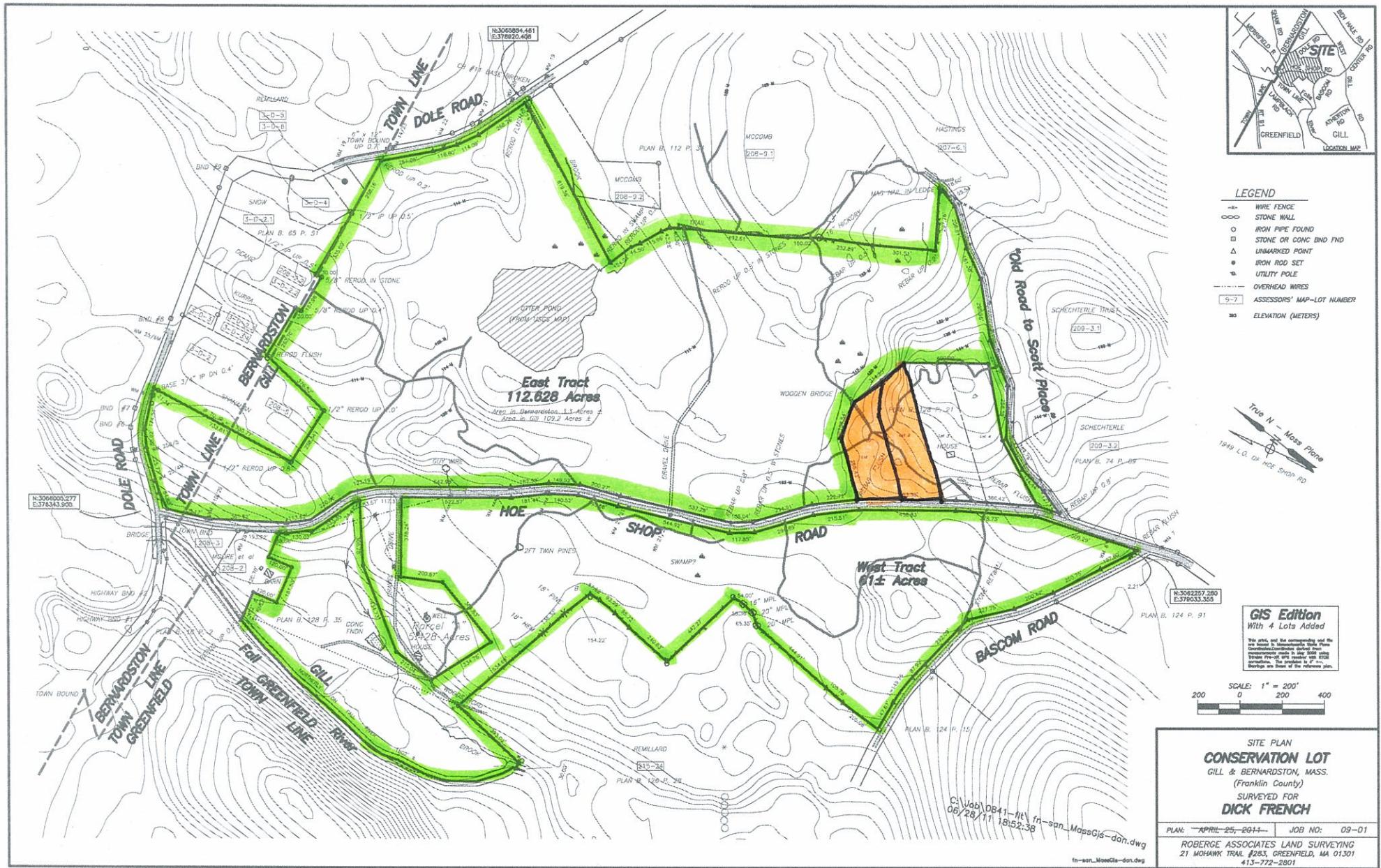
Date: _____

Individuals who may need auxiliary aids for effective communication for this meeting should call the Gill Town Hall at (413) 863-9347 or MA Relay System at (800) 439-2370.

= Gill Town Forest

= Parcels being offered to Town

Special Town Meeting
June 5, 2017
Article 1



Special Town Meeting – June 5, 2017 – Article 5 and Article 8 photographs



Gill Elementary School – main electrical panel



Gill Elementary School – basement wall full of older and newer electrical panels and disconnects. (Main panel is partially visible at the far left of the photo.)

Photograph of wheelchair ramp at Riverside Building to be inserted above.