

TOWN OF GILL

M A S S A C H U S E T T S



www.gillmass.org

SELECTBOARD MEETING MINUTES

October 2, 2017

Called to Order: The meeting was called to order at 5:30 PM.

Members Present: Randy Crochier, Greg Snedeker, John Ward Members Absent: none

Others Present: Ray Purington, Administrative Assistant; Janet Masucci, George Brace, Gene Beaubien, Ken Sears, Steve Connell, Jason Edson, Greg Parody, Mark Graham, Tom Frawley

Fire Department - IamResponding: Fire Chief Gene Beaubien and four members of the Board of Fire Engineers met with the Selectboard to request approval to sign up for the IamResponding responder reply system. They attempted to show a demonstration video, but were unsuccessful due to internet connectivity issues. It was explained the product is a smartphone- and web-based app, used by fire departments and other emergency response agencies to know who is responding to a call, where they are responding, and when they will be responding. Several area departments are currently using the system, including Erving, Greenfield, and Sunderland.

The app can also provide instant updates to all fire department personnel when a piece of equipment is removed from or brought back into service. The app can be used to keep track of firefighters' availability, and whether someone is out of town. A key advantage to using the system is it lets responders who are already at the Fire Station know who else is responding to the call, which can allow equipment to leave the station sooner.

After a 2-month free trial, the cost of the system is \$800 per year, and that amount was included in the FY18 budget for the Fire Department. Usage is unlimited for the number of Gill responders and for the number of dispatch calls. Greg made a motion, seconded by John, to approve signing up for the IamResponding service, and to authorize Ray to sign any service agreements or related documents. The vote was unanimous in the affirmative.

Acting Police Chief Chris Redmond joined the meeting at 5:41 PM.

Baby Safe Haven Signs: The Fire Department received two aluminum Baby Safe Haven signs from the A.M.T. Children of Hope Foundation. Per Massachusetts law, a person can leave a newborn infant up to 7 days old with an employee at any hospital, fire station or police station. These signs were developed for fire departments that are not staffed 24/7, in order to help prevent an infant from being left outside an unstaffed fire station. The signs provide bilingual instructions directing the person to call a toll-free phone number to receive further instructions on how to safely relinquish the infant.

It was noted the area around the Fire Station has very poor cell phone service. Before mounting the signs, the Selectboard asked Ray to check with Town Counsel about the lack of phone service and whether this could pose a liability for the Town. It was also suggested that 4 additional signs be requested, so there can be a sign at each entrance to the Public Safety Complex.

Beaubien, Sears, Connell, Edson, and Parody left the meeting at 5:45 PM.

Review of Minutes: Greg made a motion, seconded by John, to approve the minutes of 9/18/17, 9/19/17, and 9/25/17. The vote was unanimous in the affirmative.

Updates: For the ongoing projects (Sewer I&I Study, Gill Elementary Well, Mariamante/Community Solar, Annual Reports, and French King Bridge Cameras), Ray reported no updates. Police matters have consumed an immense amount of time in recent weeks.

Highway Department Updates: Ray reported on several updates from Highway Superintendent Mick LaClaire. The ramp at the Riverside Building is complete, and new gravel has been applied to the parking area. The base coat of

paving is down on River Road, with a top coat still to be applied next year. Loam has been applied to the road edges, and guardrails still need to be installed by an outside vendor.

Phil Gilfeather-Girton joined the meeting at 5:47 PM.

Police Department Matters: John made a motion, seconded by Greg, to ratify the Selectboard's vote of 9/18/17 in which Chris Redmond was named Acting Police Chief. The vote was unanimous in the affirmative. In a discussion of compensation for the Acting Police Chief, Ray identified a section of Gill's Personnel Policy that spells out how an employee is to be paid for working outside of his normal position: "When an employee is temporarily assigned to a position in a class with a higher pay range for forty (40) or more consecutive work hours, he or she shall be granted a pay increase equal to the rate for the next classification level at the same step for the duration of the temporary assignment." For Redmond, this means an increase from \$30.37/hour (top step of level 7 for Sergeant) to \$32.46 (top step of level 8 for Police Chief). John made a motion, seconded by Greg, to make the higher rate retroactive to 9/18/17. The vote was unanimous in the affirmative.

Shared Police Chief: Randy reported on a phone call from a Selectman from another town who inquired if Gill was interested in exploring a shared police chief. By consensus, the Selectboard agreed there is no interest in sharing a police chief right now, but it would be good to begin talking about it now with an eye toward years in the future. Randy was given the okay to continue discussions with the other town. The Selectboard also reviewed a letter from Greenfield Mayor Bill Martin offering "Greenfield's professional services of law enforcement in the areas of training, community and response, patrol and communication." A letter will be sent thanking the Mayor for the offer.

Gill 225th: Randy reported a group met last week to brainstorm ideas for events to be part of a 225th anniversary celebration. A Facebook page for the 225th has been established by Steve Damon. The next meeting will be October 25th.

Steve Schechterle joined the meeting at 5:53 PM.

MEMA/FEMA Grant for Plan Update: The Selectboard reviewed a letter to MEMA stating the Town's interest in being considered for funding to update its Local Multi-hazard Mitigation Plan. The update is expected to cost approximately \$12,500, of which 25% must be provided by a local match of staff & volunteer time and/or other funds. Ray noted staff & volunteer time should be able to provide the match amount, but the Town would also seek DLTA funds for the project from the FRCOG in 2018. John made a motion, seconded by Greg, to authorize Randy to sign the letter of intent for the grant. The vote was unanimous in the affirmative.

Resignation: Ray reported Nancy Griswold has resigned as an Assessor for the Town, after serving in that position for 10 years. The Selectboard directed a letter be sent to Griswold thanking her for her service to the Town. The two remaining Assessors have asked the Selectboard to search for and appoint a new Assessor as soon as possible, as the workload of the Board demands a full complement of Assessors.

Public Hearing on Liquor License Application by Summit Stores for 23 French King Highway: Shortly after 6:00 PM the Selectboard convened a public hearing on an application by Summit Stores LLC for an annual, off-premises wine and malt beverage convenience store liquor license at 23 French King Highway. Tom Frawley, President of Summit Stores (which will operate the new convenience store) and President of Summit Distributing (which owns the land and buildings), and Mark Graham, Store Manager, explained their application and answered questions. Plans of the new facility, which is currently under construction, were distributed.

Ray noted the state's quota system allows Gill two licenses for all alcohol package stores and five licenses for package stores selling just beer and wine. Only one license – The Spirit Shoppe – is currently issued, and is for all alcohol.

Graham, as the store manager and manager of record for the liquor license, will be on site 2-3 days per week. Frawley stated the coolers containing alcohol will be kept locked except during licensed sale hours. He explained any wine to be sold will be in the coolers with the beers (and other malt beverages). It was noted the ZBA's Special Permit for the convenience store allows it to be open 7 days a week from 5 AM to 11 PM.

Frawley requested alcohol sales be allowed Monday thru Saturday from 8 AM to 11 PM and Sundays from 10 AM to 11 PM and as otherwise provided by state law. Frawley stated it is Summit's policy to not begin alcohol sales until 15 minutes after the approved start time, and to end sales 30 minutes before the approved stop time, and this policy would be followed at the Gill location.

Abutter Steve Schechterle, owner of The Spirit Shoppe which is located next door to Summit's gas station and convenience store, raised no questions or concerns about the liquor license application. No other abutters attended the hearing and no one spoke in opposition to the liquor license application. The Selectboard briefly discussed the Route 2/Main Road intersection and the flow of pedestrian traffic. It is hoped pedestrians will use the crossing signal request at the intersection, and drivers will be watchful for and respectful of pedestrians in the crosswalk.

Greg made a motion, seconded by John, to approve Summit Stores' application for an annual, off-premises Wine & Malt Beverages Convenience Store liquor license at 23 French King Highway with the licensed hours of sale to be Monday – Saturday 8AM-11PM, Sunday 10AM-11PM, and as otherwise provided by state law. The vote was unanimous in the affirmative. The approved application was signed and will be mailed to the ABCC for their review and action.

USPS Mailbox Relocation: Ray reported the Turners Falls Postmaster has inquired about relocating the USPS Collection Box from the Gill Mobil to the Town Hall, as the construction contractor has stated the box is no longer desired by the property owners. When asked, Frawley and Graham indicated they were willing to keep the collection box at the site if a safe location can be found. Frawley and Graham left the meeting at 6:20 PM.

School Bus Stop Relocation: Conor Driscoll, Principal of Gill Elementary School, joined the meeting to discuss one current and one potential safety concern. As the current concern, he requested permission to relocate an elementary school bus stop from the driveway of the Spirit Shoppe (6 Main Road) to the Meadow Street driveway of the Town's Riverside Building off Route 2. He explained there is a lot of traffic at the Spirit Shoppe during the afternoon drop off, which makes it difficult for the bus driver to see and keep track of all of the students. He has spoken with Eloise Michaels at the Four Winds School, a tenant of the Riverside Building, and there would be no schedule conflicts to use that location for the bus stop.

Acting Police Chief Chris Redmond and Spirit Shoppe owner Steve Schechterle both expressed strong support for changing the location of the bus stop. Schechterle noted that 3:30 PM is his store's busiest time of the day. Driscoll estimated between 3 and 10 parents would be in vehicles at the bus stop on any given day. If approved, he hopes to have the new location start effective October 10th. It was asked to have Town Counsel weigh in on the use of Town property for the bus stop. ("No issues, as long as there is constant and adequate adult supervision.")

John made a motion, seconded by Greg, to approve the new location of the bus stop contingent upon no objections from Town Counsel. The vote was unanimous in the affirmative.

Posting School Grounds: Driscoll also requested permission to post the Gill Elementary School grounds and accompanying Nature Area as No Hunting Zones. Both areas are currently not posted. Acting Chief Redmond noted that by law, weapons are not allowed on school grounds. It was thought that posting the Nature Area could be helpful, as it is wooded enough that hunters may not realize how close they are to a school. However, it was pointed out the Conservation Commission has responsibility for the Nature Area, so Driscoll was referred to the ConCom for a decision on posting that land. Greg made a motion, seconded by John, to authorize the Principal to post the school grounds against hunting. The vote was unanimous in the affirmative. Driscoll left the meeting.

Conservation Commission Letter to MassDEP re FirstLight: In September, the Gill Conservation Commission sent a letter to the Mass DEP outlining "significant water quality issues connected to both current and long-term use of the Connecticut River by FirstLight Hydro Generating Company." As the Selectboard's representative to the FERC relicensing settlement talks involving FirstLight, MassDEP, the Town of Gill, and many other federal, state, local, and river agencies, John asked whether the Selectboard wished to have this letter introduced into the settlement talks, in hopes of getting riverbank erosion mitigation and control onto the agenda of the settlement talks.

Phil Gilfeather-Girton, Chair of the Conservation Commission, commented that erosion will be a topic of the talks, and agreed having lots of voices discussing this topic is a good thing. By consensus the Selectboard decided to have John share the letter at the next set of settlement talks, scheduled for October 4th and 5th in Northfield.

USPS Mailbox, Part 2: By consensus, the Selectboard temporarily approved the Postmaster's request to relocate the USPS Collection Box to the front walkway of the Town Hall, with the hope that a permanent location is found back at the Gill Mobil when it reopens.

Recycling Dividends Program Grant: Ray reported the Town will receive \$3,150 from the Mass DEP's Recycling Dividends Program. Some of the grant will be used to purchase recycling bins to distribute to residents. The grant funds may also be carried over from year to year in order to build up enough funds to undertake larger projects.

John offered his congratulations and thanks to Chris Redmond for his excellent work thus far as the Acting Police Chief.

George Brace left the meeting at 6:48 PM.

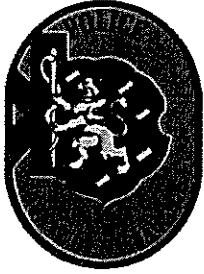
Warrant: The Selectboard reviewed and signed the FY 2018 warrant #8.

The meeting adjourned at 7:38 PM.

Minutes respectfully submitted by Ray Purington, Administrative Assistant.

Signed copy on file. Approved on 10/16/2017

Greg Snedeker, Selectboard Clerk



A.M.T. Children of Hope Foundation
Baby Safe Haven

1490 Franklin Avenue • Mineola, New York 11501
Phone 516-781-3511 • Fax 516-781-0691
www.amtchildrenofhope.com



July 21, 2017

Dear Chiefs,

In conjunction with the Massachusetts Baby Safe Haven Program and the Department of Children and Family Services, we have developed the signs you have received to protect the fire departments from possible liability. A person can leave a newborn infant up to 7 days old, with an employee at any hospital, fire station or police station in Massachusetts. A concern with the fire departments and the Safe Haven coordinators is if the fire stations are not manned 24/7 and an infant is left outside the station, the department could be libel for any harm coming to the infant. The signs were designed to provide instructions to the person relinquishing the infant by providing them with the hotline # (1-866-814-7233) and instructions on personnel responding to receive the infant. The signs should be placed next to the doors the public would enter. If further information is needed please feel free to call me at 516-781-3511.

Timothy Jaccard

Timothy Jaccard President/Director
Safe Haven Coordinator
Children of Hope Baby Safe Haven Program

&

Jose Monteiro
Director of Community Development
Massachusetts Department of Children & Families
600 Washington Street - 6th Floor
Boston, MA 02111



**If you have a baby you want to place
in the Safe Haven Program**

- 1: Please call **1-866-814-SAFE (7233)**
- 2: Someone will give you instructions.
- 3: You will remain anonymous.
- 4: Someone will come for the baby.

**Si usted tiene un bebé que quiere entregar al
Programa de Safe Haven**

- 1: Por favor llama **1-866-814-SAFE (7233)**
- 2: Alguien le dará más instrucciones
- 3: Todo será confidencial
- 4: Alguien vendrá por el bebé.



BabySafeHaven



BabySafeHaven



City known as the Town of
GREENFIELD, MASSACHUSETTS



OFFICE OF THE MAYOR

WILLIAM F. MARTIN

Mayor

Town Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1560 • Fax 413-772-1519
Mayor@greenfield-ma.gov • www.greenfield-ma.gov

September 27, 2017

Town of Gill
325 Main Road
Gill, MA 01354
Attn: Randy Crochier, Chair

Dear Mr. Crochier: *Randy,*

As Mayor of a small city, I know the obstacles that small communities face in providing and maintaining an enforcement & response department compliant with state regulations and mandates. And I know you are aware too. These are tough times and having a partner to share the difficulties can be helpful. So, I am offering Greenfield's professional services of law enforcement in the areas of training, community and response, patrol and communication.

If you are interested in learning more, please contact Chief Haigh at 413-773-5411 or my office at 413-772-1560.

Sincerely,

William F. Martin
Mayor

WFM:kf

TOWN OF GILL

M A S S A C H U S E T T S



www.gillmass.org

October 2, 2017

Massachusetts Emergency Management Agency
Attn: Sarah White
400 Worcester Road
Framingham MA 01702

RE: Letter of Intent and Non-Federal Cost Share Commitment for 2017 Pre-Disaster Mitigation

Dear Ms. White:

Through this letter the Town of Gill wishes to be considered for 2017 Pre-Disaster Mitigation Grant funding to update our Local Multi-hazard Mitigation Plan. Our current plan was approved on September 22, 2014 and is set to expire on September 22, 2019.

In addition, we commit to providing a non-federal cost share of \$3,125 which is 25% of the total cost of the \$12,500 planning project we will undertake if awarded. The non-federal cost share will be comprised of staff and volunteer time and, if needed, 2018 District Local Technical Assistance funding.

Our community is committed to making our community more resilient from natural hazards and reducing our overall vulnerability. We will be addressing the following hazards in our plans: flooding due to blocked rivers, streams, and culverts, power outages caused by severe winter storms, microbursts, and other high wind events; and providing adequate warning to residents when there is the potential for a natural disaster.

We are particularly concerned with hazards which could threaten the private, 700-student Northfield Mount Hermon School located in Gill, the elderly housing complex located off Main Road, and the reliable availability of fuel for Town emergency vehicles during multi-day disasters and power outages. Additionally, the largest school bus company in Franklin County is located in Gill, and keeping roads open during regional disasters is critical to their operations.

The Town recently funded a records preservation project to digitize some of the oldest records of the Town. This is an action item from our Prioritized Action Plan in the current Local Multi-hazard Mitigation Plan.

Gill is committed to implementing this planning process by forming a committee that will work with a staff person from the Franklin Regional Council of Governments. The committee will include Gene Beaubien, Emergency Management Director, and Ray Purington, Town Administrative Assistant, as well as the Police Chief and Highway Superintendent, and representatives from the Building Inspection

Telephone 413-863-9347

325 Main Road, Gill MA 01354
This institution is an equal opportunity provider and employer.

Fax 413-863-7775

Department and Board of Health. Gill residents, as well as representatives from the public and private schools and daycares located in Gill will be invited to join the committee and/or attend its meetings. The F.M. Kuzmeskus bus company, FirstLight Power Resources, and Eversource will also be requested to participate in the planning process.

It is estimated there will be at least five working sessions to review and update the current Plan, with at least one public forum to present the Plan and receive comments that can be incorporated into the final version.

We hope that you consider our commitment letter for our Hazard mitigation Planning Update and include our community in the 2017 application to the Federal Emergency Management Agency for funding. We look forward to this opportunity.

Sincerely,

Gill Selectboard
Randy Crochier, Chair
Greg Snedeker
John Ward

TOWN OF GILL

M A S S A C H U S E T T S



www.gillmass.org

To be published in The Recorder on September 18, 2017

NOTICE OF PUBLIC HEARING

In accordance with the provisions of M.G.L. Chapter 138, notice is hereby given that the Gill Selectboard will hold a public hearing at the Gill Town Hall, 325 Main Road, Gill, MA on Monday, October 2, 2017 at 6:00 PM on the application by Summit Stores LLC for an annual, off-premises Wine and Malt Beverages Convenience Store liquor license at the location identified as 23 French King Highway, Gill, MA., under the management of Mark Graham. The property described in the application is a single-story building, convenience store, consisting of the sales floor, two restrooms, back room, kitchen area, and an office, all totaling 4,300 square feet.

Randy Crochier, Chair

Gill Selectboard

TABLE OF ZONING REGULATIONS - GILL, MA

ZONE: VILLAGE COMMERCIAL (VC)		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA Sq. Ft.	43,560 SF	89,193 SF
MINIMUM LOT FRONTAGE	150'	880.52'
MINIMUM FRONT YARD BUILDING SETBACK	20'	20'
MINIMUM SIDE YARD BUILDING SETBACK	25'	25'
MINIMUM REAR YARD BUILDING SETBACK	25'	25'
MINIMUM PARKING SETBACK	10' FROM ALL PROPERTY LINES (20' ADJUT. RESIDENTIAL)	10' & 20'
PARKING SPACE DIMENSIONS	10'x20'	10'x20'
MINIMUM NUMBER PARKING SPACES	A) RETAIL STORE: 1 SPACE PER 200 SF OF GFA (EXCLUDING STORAGE) (4,000SF - 714SF STORAGE - 487SF REST.) 2,819SF / 200SF = 15 SPACES B) RESTAURANT: 1 SPACE PER 3 SEATS PLUS 1 SPACE PER 300SF KITCHEN AREA 17 SEATS / 3 SEATS = 6 SPACES 497 SF / 300SF = 2 SPACES TOTAL = 23 SPACES	23 SPACES (INCLUDES 12 SPACES AT CANOPY)
MAXIMUM BUILDING HEIGHT	35'	< 35'
MAXIMUM LOT (SUPERVISOR) COVERAGE	70%	47,847/63,193 = 75.7%
FREESTANDING SIGN AREA/HEIGHT/SETBACK	20 SF, 10' HEIGHT & 10' SETBACK	TWO EXISTING SIGNS TO BE REMOVED AND REPLACED WITH ONE 40 SF SIGN (REQUIRES VARIANCE)
WALL SIGN AREA	12 SF PER ESTABLISHMENT	12 SF PER ESTABLISHMENT

NOTE: ALL INTERNALLY ILLUMINATED SIGNS REQUIRE A SPECIAL PERMIT FROM THE ZBA

NOTES:

- EXISTING BOUNDARY AND PLANNING INFORMATION AS SHOWN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY THIS OFFICE.
- TAX MAP 101 LOTS 5, 5A & 6
- ZONING DISTRICT: VILLAGE COMMERCIAL (VC)
- LOT AREA = 89,193 S.F. (TOTAL 3 LOTS) = 2,0476 AC±
- EXISTING USE: MOBIL OIL FUEL STATION WITH SNACK SHOP AND FOUR DISPENSER ISLANDS WITH 8 VEHICLE FUELING LOCATIONS AND A SEPARATE DIESEL FUELING ISLAND.
- PROPOSED USE: RETAIL MOTOR FUEL OUTLET WHICH INCLUDES A 4,000 SF CONVENIENCE STORE WITH QUICK SERVICE RESTAURANT AND A FUEL DISPENSING AREA WITH 8 FUEL DISPENSERS (12 FUELING LOCATIONS) & 3 DIESEL FUEL DISPENSERS (2 DIESEL TRUCK FUELING LOCATIONS).
- THE PROPOSED CONVENIENCE STORE, QUICK SERVICE RESTAURANT, AND GAS STATION WILL REQUIRE A SPECIAL PERMIT AND SITE PLAN REVIEW FROM THE ZBA. ALL INTERNALLY ILLUMINATED SIGNS WILL REQUIRE A SPECIAL PERMIT FROM THE ZBA.
- ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE US DEPARTMENT OF JUSTICE, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
- THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORDS DRAWINGS AND ARE NOT GUARANTEED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
- WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (811) PRIOR TO ANY EXCAVATION.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF GILL AND THE COMMONWEALTH OF MASSACHUSETTS.
- THE SITE IS NOT WITHIN THE 100 YEAR FLOOD BOUNDARY HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP - COMMUNITY PANEL #25011700038 FOR THE TOWN OF GILL.
- A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.
- PROPOSED SIGN STORAGE AREAS AS SHOWN.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY MHF DESIGN CONSULTANTS, INC. DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THEIR WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREINAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A MASSACHUSETTS DEP-AIR QUALITY PERMIT DMP AD 06.
- ALL WORK WITHIN THE STATE HIGHWAY LAYOUT SHALL BE PERFORMED CONSIDERANT WITH THE LATEST VERSION OF THE MASS DOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES AND THE CONSTRUCTION STANDARD DETAILS.
- ALL UNDERGROUND STORAGE TANKS, PRODUCT PIPING AND VENT LINES SHALL COMPLY WITH CURRENT STATE AND EPA REGULATIONS.
- SELF-SERVICE APPROVAL IS REQUIRED FROM THE OFFICE OF THE STATE FIRE MARSHAL. SEE APPROVED FIRE SUPPRESSION PLAN FOR LAYOUT OF SPILL CONTAINMENT GROOVES (POSITIVE LEAKING BARRIER).
- HOURS OF OPERATION ARE LIMITED TO 5AM-11PM.

PLAN REFERENCES:

- "ALTA/ACSM LAND TITLE SURVEY" PREPARED FOR SUMMIT DISTRIBUTING, LLC, PREPARED BY ANSWORTH ASSOCIATES, DATED JUNE 14, 2008; SCALE 1"=20'.

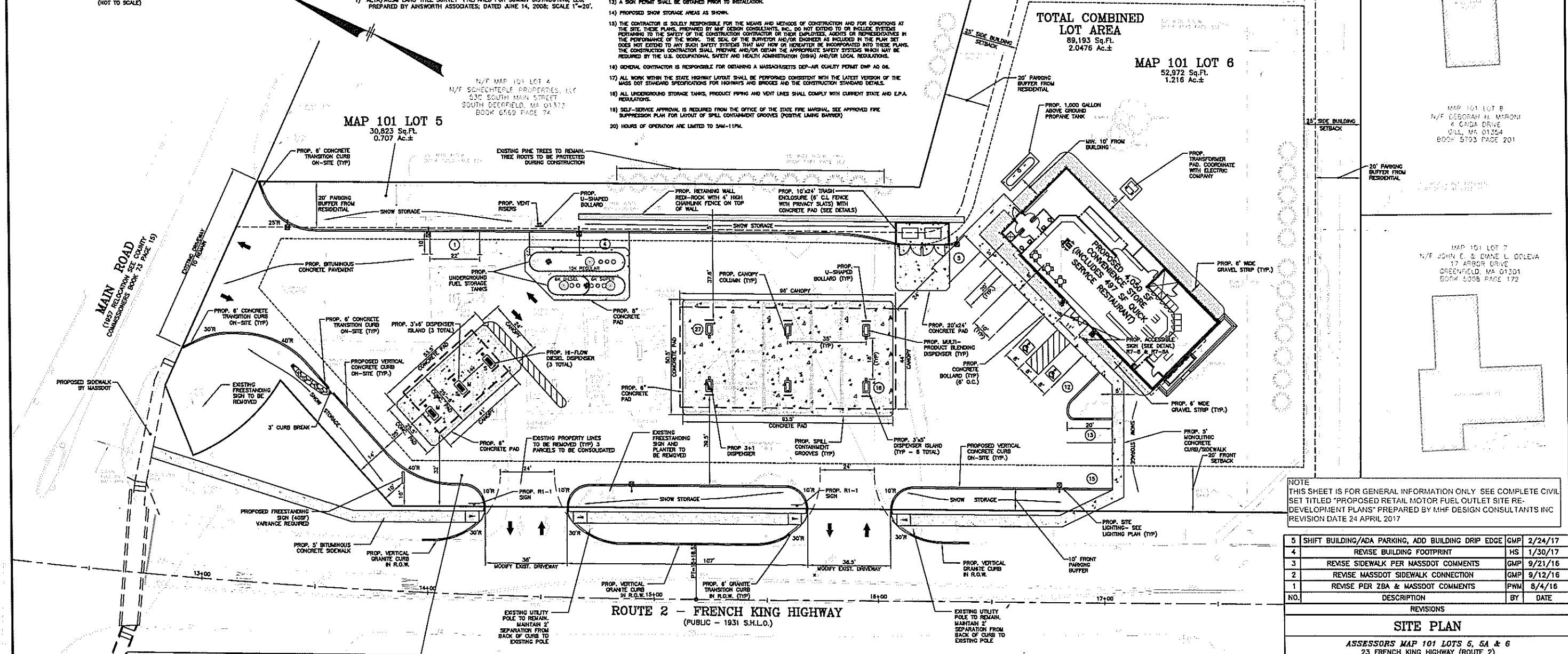
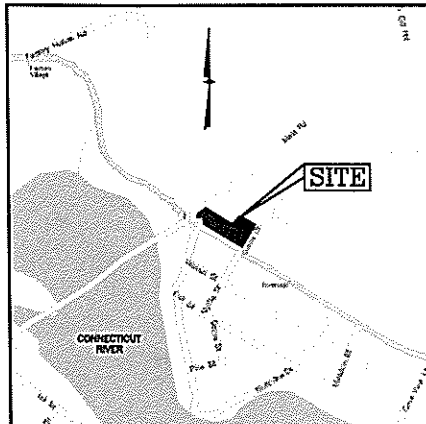
SIGN KEY

SIGN NO. NUMBER	TEXT/COLOR	SIZE/REMARKS	NUMBER OF SIGNS
R1-1	STOP	R/W 30" x 30" NEW SIGN WITH POST	2
R7-B	NO PARKING	B/W 12" x 18" NEW SIGN WITH POST	1
R7-BA	NO PARKING	B/W 12" x 6" NEW SIGN WITH POST	1

LEGEND

○	IRON PIN FOUND	○	UTILITY POLE
□	CONCRETE BOUND FOUND	○	DRAIN MANHOLE
△	RAILROAD SPIKE FOUND	○	SEWER MANHOLE
△	DRILL HOLE FOUND	○	TELEPHONE MANHOLE
○	TEST BORING	○	CATCH BASIN
○	PERCOLATION TEST	○	WATER LINE
○	TREELINE	○	BITUMINOUS CONCRETE CURB
○	UNDERGROUND ELECTRIC AND TELEPHONE	○	BITUMINOUS CONCRETE BERM
○	WETLAND LINE	○	OVERHEAD SERVICE WIRES
○	SPOT ELEVATION	○	DOUBLE SOLID YELLOW LINE
○	CONTOUR ELEVATION	○	SINGLE SOLID WHITE LINE
○	NUMBER OF PARKING SPACES	○	BROKEN WHITE LINE
○	PROP. VERTICAL GRANITE CURB	○	WATER VALVE
○		○	FIRE HYDRANT
○		○	GAS VALVE
○		○	GAS LINE
○		○	UNDERGROUND TELEPHONE LINE

LOCATION MAP
(NOT TO SCALE)

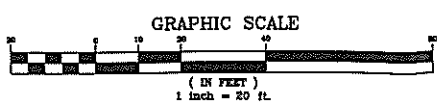


NOTE: THIS SHEET IS FOR GENERAL INFORMATION ONLY. SEE COMPLETE CIVIL SET TITLED "PROPOSED RETAIL MOTOR FUEL OUTLET SITE RE-DEVELOPMENT PLANS" PREPARED BY MHF DESIGN CONSULTANTS INC. REVISION DATE 24 APRIL 2017

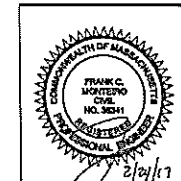
NO.	DESCRIPTION	BY	DATE
5	SHIFT BUILDING/ADA PARKING, ADD BUILDING DRIP EDGE	GMP	2/24/17
4	REVISE BUILDING FOOTPRINT	HS	1/30/17
3	REVISE SIDEWALK PER MASSDOT COMMENTS	GMP	9/21/16
2	REVISE MASSDOT SIDEWALK CONNECTION	GMP	9/12/16
1	REVISE PER ZBA & MASSDOT COMMENTS	PHM	8/4/16

SITE PLAN

ASSESSORS MAP 101 LOTS 5, 5A & 6
23 FRENCH KING HIGHWAY (ROUTE 2)
GILL, MASSACHUSETTS
PREPARED FOR:
SUMMIT DISTRIBUTING LLC
240 MECHANIC STREET
LEBANON, NEW HAMPSHIRE 03766

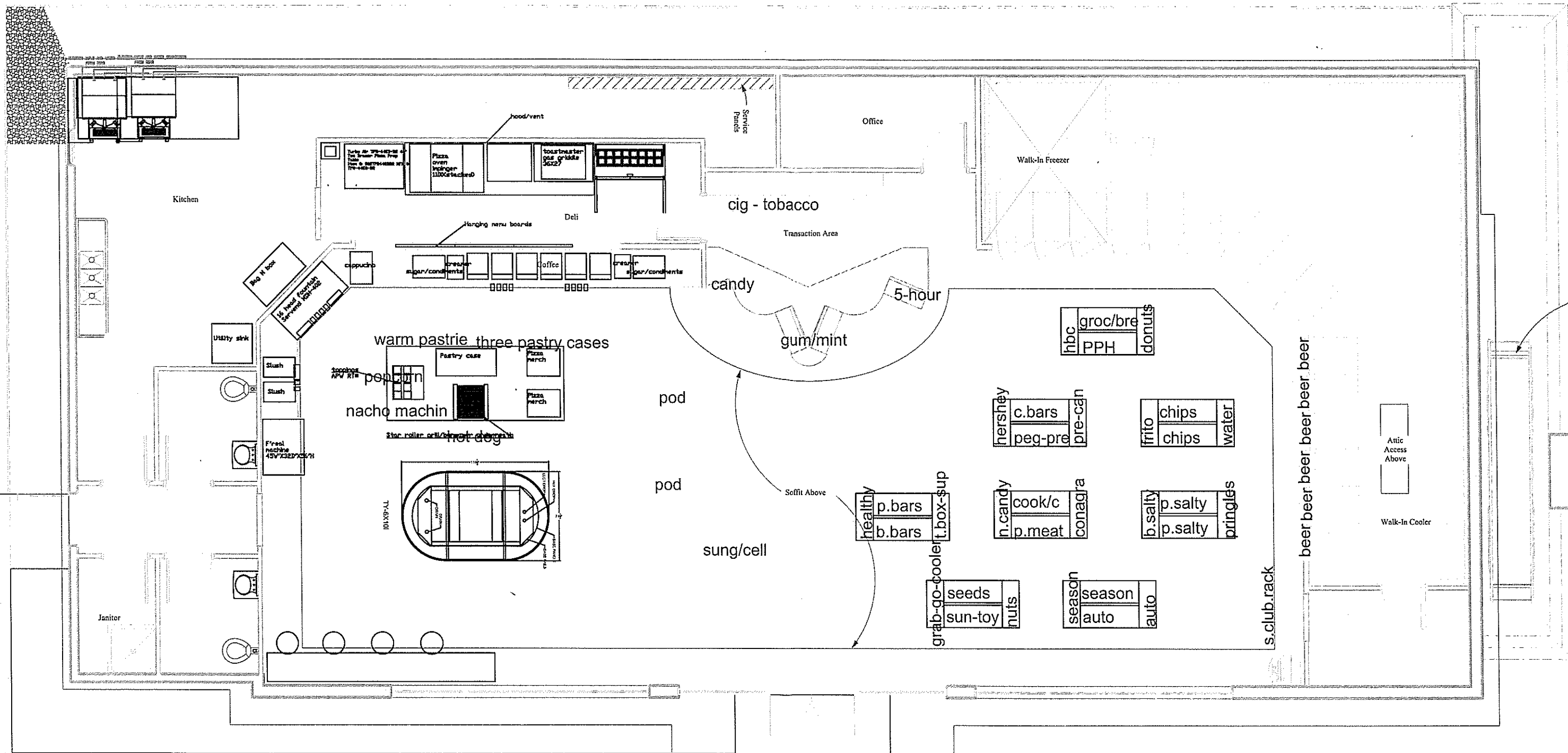


OWNER OF RECORD:
SUMMIT DISTRIBUTING, LLC
240 MECHANIC STREET
LEBANON, NEW HAMPSHIRE 03766
BOOK 6580 PAGE 86 & 89



MHF Design Consultants, Inc.
44 Siles Road, Suite One
Salem, New Hampshire 03078
(603) 893-0720
ENGINEERS • PLANNERS • SURVEYORS
www.mhfdesign.com

SCALE:	DATE:	DRAWING NO.:
1"=20'	APRIL 8, 2016	299611
DRAWN BY:	CHECKED BY:	PROJECT NO.:
GMP	HS	299611
SHEET NO.:	DRAWING NO.:	
4 OF 11	299611	



Kitchen

Office

Walk-In Freezer

cig - tobacco

Transaction Area

candy

5-hour

gum/mint

warm pastrie three pastry cases

nacho machin

hot dog

pod

pod

sung/cell

hbc groc/bre donuts PPH

hershey c.bars peg-pre pre-can

frito chips water

healthy p.bars b.bars

n.candy cook/c p.meat conagra

b.salty p.salty pringles

grab-go-cooler t.box-sup seeds sun-toy nuts

season season auto

s.club.rack

beer beer beer beer beer

Antic Access Above

Walk-In Cooler

Janitor

Utility sink

Slush

Slush

Food machine

pastry case

Pastry case

Pizza merch

Pizza merch

101X50-L

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September 2017

Brian Harrington, Director, Water Resources
Western Region Office
MA Department of Environmental Protection
436 Dwight Street
Springfield, MA 01103

Re: Wetlands Protection Act compliance

Dear Mr. Harrington:

The Town of Gill Conservation Commission (GCC) is writing this letter to bring to your attention significant water quality issues connected to both current and long-term use of the Connecticut River by FirstLight Hydro Generating Company (FirstLight) and its successor.

Under the current FERC operating license for its Northfield Mountain Pumped Storage Project, FirstLight is required to control and repair areas of riverbank erosion. Regulation and oversight of the projects to control bank erosion fall under the Wetlands Protection Act (the Act). To date there have been five bank stabilization projects in Gill (see Appendix 1, FERC Scoping Meeting presentation showing extent of erosion and a map of Gill riverbanks). The Gill Conservation Commission has not issued a Certificate of Compliance for any of the Phase III Restoration Sites; no mention of this is made in FirstLight's "2016 Year-End Report, Bank Stabilization Phase III (Report)". The Report, prepared by New England Environmental and submitted December 21, 2016 to both the GCC and the DEP Western Region Office, states that all is well except for needed invasive abatement and that their monitoring is drawing to a close. The Report also states:

"There has been very little natural sediment deposition from spring freshets/storm events. The restoration design, in part, depends on sediment trapping to build up the bench and protect the adjacent bank face. The project sites continue to stabilize and new vegetation is established each year. There have been no significant changes to bank stability at these three sites during 2016." (Executive Summary).

In the conditions set forth in the Order of Conditions issued by the GCC prior to project construction, *the aquatic bench/construction road was to be fully vegetated to stabilize the project.*

The GCC has not issued a Certificate of Compliance for the 2009 first Phase III reconstruction site (Split River Farm) because the bench created to control bank erosion does not appear to be stable at the downstream end. As bank stability has not been fully achieved, FirstLight must continue monitoring and also must take any necessary remedial action until a Certificate of Compliance is received for this and other Phase III sites.

The bio-engineering approach to bank stabilization – which the GCC strongly supports – was deemed from the beginning to be experimental, and outcomes could be expected to be uncertain; while there have certainly been successes, the Split River Farm Site has been particularly challenging because of its position opposite the Northfield tailrace. Relicensing study 3.3.9, appendix B (velocity), shows that this section is subject to dynamic swirling patterns that inevitably impact restoration projects. Recommendations prior to construction were submitted to FirstLight in 2009 from a SEEDS (Ecology + Education + Design) Review that was commissioned by the GCC. In short, a more robust treatment was recommended with a more substantial anchoring technique for these Phase III reconstruction sites near the tailrace in “...one of the most dynamic areas in the Turners Falls pool, with back eddies created by the water releases from the pumped storage facility.” (See Appendix 2, SEEDS excerpt).

The GCC has conducted numerous meetings, walks, site-visits with FirstLight, and while there has been verbal acknowledgement of the problems the bank in question poses, we have not seen the problem addressed in end-of-year reports or photographs.

For instance, the photos in the 2016 Monitoring Report fail to show the areas of the downstream end of the Lower Split River Site completed in 2009 with their fully exposed roots wads with attached trunks that are supposed to be buried under the aquatic bench/construction road. The downstream end of the Bathory/Gallagher site that was completed in 2013 also shows fully exposed root wads with their trunks attached, as well as cables that have rusted and loosened, duckbill anchors that have been lost, and trunks that have become dislodged. It appears that FirstLight has not been fully monitoring the Phase III sites as required in the Order of Conditions (see Appendices 3 & 4, photos of Phase III sites).

There has never been a comprehensive or detailed corrective plan of action. As a result, the GCC continues to have concerns that in the event we sign-off on a Certificate of Compliance, all further problem-solving efforts will cease, and FirstLight will consider itself absolved from responsibility to the banks.

FERC Relicensing Concerns

The GCC is concerned about the next 30-50 years of the new FERC license, not just the five-year monitoring cycle required for the Phase III restoration projects.

As DEP is aware, the Pumped Storage and Turners Falls hydro projects are nearing completion of relicensing by FERC. Relicensing Study 3.1.2 on causes of erosion basically states that FirstLight has minimal responsibility for erosion in the Pool. GCC and other stakeholders question that conclusion based on four decades of empirical data. Left unchallenged, the assertion would undo decades of FERC rulings on licensee responsibility for control of erosion in the pool.

An Erosion Control Plan (ECP) was finalized by FERC in 1999 for the licensee of the Turners Falls and Northfield Mountain Hydroelectric Projects to address the severe riverbank erosion in the Turners Falls Pool of the Connecticut River. In the years since the 1999 ECP, FERC has ruled that the licensee is responsible for the erosion in the Pool no matter what the cause. While

multiple causes of erosion are recognized (such as the daily fluctuations from the operation of Northfield Mountain, the spring freshet of high water, other high-water events, and boat wakes), it has been held by area agencies and hired consultants that daily water level fluctuations are a primary cause of erosion. The Turners Falls Pool has in effect become a tidal river.

The long-term health of the riverbanks needs to be a primary focus of the relicensing process as it affects water quality, aquatic and terrestrial habitats, prime farmland, structures, and more. The value of these resources is the reason the GCC feels compelled to write this letter.

The Gill Conservation Commission, like all such small-town commissions, is in an untenable position. We witness erosion with our own eyes and listen to the complaints of old-timers who have fished these banks for decades. Visitors to the river often think the river is tidal as they observe the dramatically fluctuating levels. Our dilemma is that we do not have the resources to refute FirstLight's study conclusions, and so we are left wondering how to responsibly continue to conserve our banks and our river.

In addition, climate change has the potential to bring major weather events that could undermine even the best of the restoration projects. Our town can't afford erosion control at the level met by the hydropower company. Finally, the GCC is a governing body made-up of five volunteers with varying degrees of education in environmental issues.

We depend on and need the continued support of DEP as we carry out our responsibilities under the Wetlands Protection Act. The GCC asks for MA DEP's assistance in ensuring that the important issues of long-term monitoring and repair of FirstLight's restoration efforts in the Town of Gill be comprehensively addressed now and in the new license. We also urge DEP to utilize its authority under Section 401 of the Clean Water Act to require the new licensee to ensure that the water quality, aquatic and terrestrial habitats, prime farmland, and banks of the Connecticut River are fully protected.

One thing of note in the 401 Water Quality Certificate issued for the Phase III project is the requirement for a Corrective Plan of Action if the monitoring shows that the "restoration project has unintended detrimental consequences to the physical and biological integrity of the aquatic ecosystem of the CT River ..." (condition #15 on pages 7 and 8.) Is it too late to ask for this? We would appreciate your feedback on this. Also, on p. 4 there is a note that the Certificate expired in 2011. Was it extended?

Also unclear is the wording of the NOI dated April 15, 2009:

"Monitoring is proposed for five years after installation at the intensity described below, and FirstLight will continue to monitor the sites through cross-sectional surveys afterwards. First Light and NEE propose to monitor the success of this bank stabilization technique through the installation of permanent monitoring stations. Monitoring will occur as noted in the descriptions below. Each station will have: cross-sectional surveys, scour chains, bank pins, stakes for measuring sediment, permanent photo stations, vegetation plots, structural inspections, and year-end report." (Section 10, p. 29)

We are uncertain as to what ‘afterwards’ means—does it mean for the entire length of the new license? Will this monitoring include sending the GCC a report of findings, and will there be corrective action taken if needed? We would appreciate your feedback on this as well.

Thank you for your attention to the Gill Conservation Commission’s issues of concern regarding protection of the Connecticut River. We invite and offer our assistance for site visits by DEP staff to observe first-hand the water quality problems we are bringing to your attention. Also, the GCC offers to meet with you and your staff at your office to discuss the issues raised in this letter.

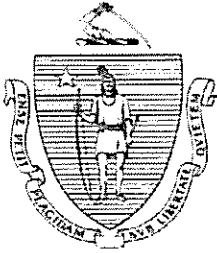
Respectfully yours,

FOR THE GILL CONSERVATION COMMISSION

Phil Gilfeather-Girton, Chair

Attachments (Appendices 1-4)

Cc: Bethany Card
Daniel Sieger
Lealdon Langley
David Foulis
David Cameron
Mark Stinson
Bob Kubit
Keith Barnicle
Kimberly Noake MacPhee, FRCOG
Chris Chaney, FERC
Andrea Donlon, CRC
Andy Fisk, CRC
Tom Miner, CRSEC
Ray Purington, Admin. Town of Gill



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COMMONWEALTH OF MASSACHUSETTS
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(617) 725-4000

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

September 20, 2017

Dear Mr. Randy Crochier,

Congratulations! I am pleased to notify you that the Town of Gill has been awarded a Recycling Dividends Program grant of \$3,150 through the Sustainable Materials Recovery Program. I want to thank you for your commitment to reducing waste and increasing recycling for the benefit of our communities and the environment.

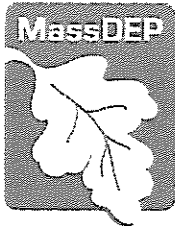
Enclosed you will find further instructions from the Department of Environmental Protection on next steps. Please feel free to contact Tina Klein at 617-292-5704 if you have any questions.

Governor Charles D. Baker

Lt. Governor Karyn E. Polito

Handwritten signature of Charles D. Baker in cursive script.

Handwritten signature of Karyn E. Polito in cursive script.



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker
Governor

Andrew J. Healey
Secretary

Mark E. Polito
Suffolk County Sheriff

Martin Suuberg
Commissioner

September 20, 2017

Mr. Randy Crochier
Chair, Board of Selectmen
Town of Gill
325 Main Road
Gill, MA 01354

Dear Mr. Crochier,

Congratulations! It is my pleasure to inform you that the Massachusetts Department of Environmental Protection (MassDEP) has awarded the Town of Gill Recycling Dividends funds under the Sustainable Materials Recovery Program. The Town of Gill has earned 9 points and will receive \$3,150.

Please note, awards for the following grant categories are being evaluated (Mattress Recycling Initiative, SMART/PAYT, Curbside Recycling/Food Waste Carts, Drop-off Equipment, School Recycling Assistance, Waste Reduction Enforcement Coordinator, Waste Reduction Projects, Organics Capacity Projects) and will be announced separately.

The Sustainable Materials Recovery Program (SMRP) was created under 310 CMR 19.300-303 and the Green Communities Act, which directs a portion of the proceeds from the sale of Waste Energy Certificates to recycling programs approved by MassDEP. The Recycling Dividends Program (RDP) provides payments to municipalities that have implemented specific programs and policies proven to maximize reuse, recycling and waste reduction. Municipalities receive payments according to the number of criteria points their program earns. Eligibility criteria will ramp up over time, leveraging increasingly greater diversion results and lower solid waste disposal.

The key dates and deadlines specific to your award are summarized in the enclosed Checklist. The detailed terms and conditions are specified in the RDP Contract which has been mailed to the Recycling Contact of record for your municipality, copied below. The Recycling Contact will facilitate getting this document signed by an Authorized Signatory and will return it to MassDEP. Once received, the RDP Payment will be remitted to your municipality. Should you have any questions, please call Tina Klein at 617-292-5704.

Thank you for your commitment to advancing recycling and waste reduction in Massachusetts. Together our efforts will reduce greenhouse gas emissions, conserve natural resources and save energy, while also supporting jobs and reducing disposal costs for waste generators and municipalities.

Sincerely,

Martin Suuberg
Commissioner

cc: Jan Ameen, Franklin County Solid Waste Management District

This information is available in alternate format. Contact Michelle Waters-Ekanem, Director of Diversity/Civil Rights at 617-292-5751

TTY# MassRelay Service 1-800-439-2370

MassDEP Website: www.mass.gov/dep

Printed on Recycled Paper



Checklist for Recycling Dividends Program Grant Award

This document contains important grant deadlines and requirements

STEP ONE: EXECUTING THE CONTRACT

It is the responsibility of the municipal Recycling Contact to ensure that the RDP Contract is signed by an individual currently holding one of the Titles listed on page 1 of the enclosed Authorized Signatory Listing form, which your municipality filed with MassDEP in the spring of 2017. If the person(s) listed on the form has changed (for example, a new Mayor has been elected), the municipal official with the same title may sign the RDP Contract. A new Authorized Signatory Listing form IS NOT REQUIRED.

For reference, a copy of your Authorized Signatory Listing has been sent to the municipal Recycling Contact.

*The signed original RDP Contract must be returned to the address listed below **no later than December 31, 2017 or funds will be forfeited.***

STEP TWO: TRACK EXPENDITURES BY APPROVED EXPENSE CATEGORY

- This is not a reimbursement-based grant. Your award payment will be processed as soon as the RDP Contract is returned.
- However, you are required to keep track of approved expenditures, by expense categories. See Section 8 – Use of Funds, for a list of approved expense categories, and Section 9 for record keeping requirements.
- Be prepared to be audited.

STEP THREE: REPORT EXPENDITURES AND REMAINING BALANCE

- Funds do not need to be spent in the fiscal year awarded; they may be accumulated across fiscal years in order to make a larger purchase than is possible with one year's award. The municipality is required to report all expenditures from the previous calendar year no later than February 15th.

Contact Dawn Quirk with any questions: 617-292-5557 or Dawn.Quirk@state.ma.us

Return completed documents to: Dawn Quirk, MassDEP, Consumer Programs, One Winter Street, 7th Floor, Boston, MA 02108