

# TOWN OF GILL

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



[www.gillmass.org](http://www.gillmass.org)

## SELECTBOARD MEETING MINUTES

*December 14, 2015*

Call to Order: The Selectboard meeting was called to order at 5:34 PM.

Members Present: Greg Snedeker, John Ward, and Randy Crochier

Members Absent: none

Others Present: Ray Purington, Admin. Assistant; Janet Masucci, Mick LaClaire, Claire Chang, Vicky Jenkins, and Beverly Ketch

Highway Department Updates: Highway Superintendent Mick LaClaire met with the Selectboard to discuss several department activities. The Selectboard approved by consensus a request to allow the three Highway employees to use vacation time for the three work days between Christmas and New Year's (Dec 28-30). They will be in the area, so if winter weather happens, they will come in to take care of the roads.

JC Madigan is still working on getting the 2009 Sterling "winter-ready." LaClaire hopes the truck will be ready in a few more days. The work has taken longer than anticipated because the truck body was discovered to be a Heil, not a Tenco, and parts had to be fabricated.

LaClaire reported that pump #1 has been repaired and is back in service at the sewer pump station. The initial sign of the problem was leaking seals, but it turned out to be grooves worn into the impeller shaft. It was one year ago that pump #2 was out of service because of a broken impeller.

The Selectboard approved by consensus a purchase order for \$1,424 (plus mounting & balancing) for 4 new rear tires for the F-550 1-ton truck. LaClaire left the meeting at 5:44 PM.

Green Community Grant: Claire Chang, Chair of the Energy Commission, and EnCom member Vicky Jenkins met with the Selectboard to discuss the last few new projects to be paid from the Green Community grant. Programmable thermostats for the classrooms, hallway, and Historical Museum are under consideration, to provide more control over the temperatures in those areas, including automatic setback for evenings and weekends. The heating units by default maintain the current set temperature until someone changes the setting to a new temperature. Ray will find out if a thermostat can control multiple heating units, or if they are one-to-one. The thermostats are \$178 each, plus installation.

Claire noted that when she and John checked on the building last weekend, they found that the two classroom heating units were set for 72 degrees. They changed them back to 60 degrees. Ray will discuss this with Eloise from the Four Winds School.

The Energy Commission also recommended spending \$9,695 of the grant money for interior acrylic storm windows for 25 windows at the Slate Memorial Library and 8 windows for the classrooms at the Riverside Building. These "IndowWindows" are clear, with vinyl frames and rubber gaskets to maintain a tight fit. These interior storms more rugged than the wood & plastic film winserts that were made for the Riverside windows. For most of the classroom winserts, the plastic has torn or come loose, not due to mishandling, but due to the extreme thermal variation in those south-facing windows. While the Indows lack the energy advantage of a winsert's dead-air space, the frequent need for repair has made the winserts a less effective solution for the south windows. Randy raised questions about the acrylic storms – life expectancy, and cost versus historically accurate replacement windows – and the Energy Commission will do further research before moving forward with the Indows. It was also noted that none of the Library Trustees could attend tonight's discussion, and that they should be consulted before a final decision is made on Indows for that building.

Two other projects were discussed and approved: converting the Highway Department office and breakroom/kitchenette from electric baseboard heat to forced hot water, and installing an electric on-demand hot water heater for Town Hall. Tognarelli has provided a quotation for \$5,900 to do the electric heat conversion. The hot water heater, which would allow the Town Hall boiler to be turned off except during the heating season, was estimated by Energy Commission members at \$600.

Claire also requested that the Town's \$25,000 appropriation for heating systems at the Town Hall, Library, and Riverside Building be tapped into for up to \$10,000 towards the cost of the heat pump heating system at Riverside. Initially, the entire \$57,800 heat pump project was to be paid from the Green Community grant, but by shifting some of the expense to the Town's budget, it will free up enough of the grant money to finish these last few projects. There was discussion that this effectively is a way to leverage town funds with state funds to get more energy efficiency work completed. John made a motion, seconded by Randy, to allow up to \$10,000 from the Town's Heating System account to be used toward costs from the heat pump project at the Riverside Building. The vote was unanimous in the affirmative.

It is hoped to have all of the Green Community grant money spent in time to apply for a "Round 2" grant for further energy conservation projects. That application is thought to be due sometime in March 2017.

Vicky Jenkins left the meeting at 6:19 PM. The Selectboard meeting was recessed in order to conduct a public hearing on the FY 2016 application for a Community Development Block Grant (CDBG). The Selectboard meeting reconvened at 6:47 PM.

LED Streetlights: Ray reported that he will order two spare LED streetlights. The town streetlight budget will be used, as the lead-time for delivery of the lights is likely to be beyond the deadline for using up the Green Community grant.

Sewer I&I: Nothing to report.

Safety Complex Roof: The warranty inspection on the new roof has still not been scheduled by the manufacturer. Ray is pursuing this in hopes of getting the inspection done before cold & snowy weather. Contractors are coming to give estimates on applying spray foam insulation to the 5-foot x 100-foot wall between the roofs of the old and new sections of the building. The metal siding wall is currently insulated with yellow fiberglass batts, and it has been suggested that foam will provide a better R-value, perhaps up to the same R-value as the poly-iso insulation that was installed beneath the new PVC roof.

Gill Elementary Well: Glen Ayers, the Town's health agent, is working to set up a meeting with school and town officials and water experts to discuss the proposed manganese treatment system. He has concerns about the method and scope of the system.

Town Hall Offices: It was suggested that the topic be removed from the recurring list of project updates.

Newsletter: Ray reported that Gill resident Susan LaScala has stepped forward to serve as the Editor for the Gill Newsletter. LaScala would like to meet with the Selectboard during their December 28<sup>th</sup> meeting.

Community Development Strategy: The final draft of the updated Community Development Strategy (CDS) was reviewed. Randy made a motion, seconded by John, to approve and adopt the CDS as presented. The vote was unanimous in the affirmative.

Sewer Commitment: Randy made a motion, seconded by John, to sign the sewer commitment of \$24,144.25 with a bill date of 12/15/15. The new sewer rate of \$0.165/cubic foot goes into effect with this commitment.

Liquor License Renewals: The Selectboard reviewed liquor license renewals for the town's five annual liquor licenses – Turners Falls Schuetzen Verein, Wagon Wheel Restaurant, Gill Tavern, Oak Ridge Golf Course, and Spirit Shoppe. Randy disclosed that he is a prospective member of the Schuetzen Verein and works closely with that organization. Randy made a motion, seconded by John, to renew the liquor licenses of the Wagon Wheel, Gill Tavern, Oak Ridge, and Sprit Shoppe. The vote was unanimous in the affirmative. John made a motion, seconded by Greg, to renew the liquor license for Schuetzen Verein. The motion passed, 2-0, with Randy abstaining from the vote.

Kinder Morgan Gas Pipeline & Intervenor Status: The Selectboard discussed the recent application to the Federal Energy Regulatory Commission (FERC) by Kinder Morgan/Tennessee Gas Pipeline for their proposed Northeast Energy Direct (NED) natural gas pipeline, and whether the Town should file with FERC for intervenor status. If it

is granted, as an intervenor the Town would have the right to participate in FERC hearings on the pipeline, request rehearings on FERC orders, and appeal FERC actions to the US Circuit Court of Appeal.

It was felt that Gill has nothing to lose by seeking intervenor status, and even if it is denied, it is still a way to show solidarity with other area towns that are opposing the pipeline. This proposed pipeline, and shale gas in general, are not a responsible transition to cleaner energy, and it is unlikely that the pipeline will result in lower electricity rates in Massachusetts. It is uncertain if there is a natural gas shortage in the Northeast region, and some believe that the real reason for the pipeline is to allow the shale gas to be exported to Europe.

If the pipeline is ultimately approved by FERC, by being an intervenor, Gill would have a stronger voice in the process of deciding ways to mitigate the impact of the pipeline's construction and operation. It was noted that the Town of Deerfield is not going to apply to be an intervenor in order to protect the status of their lawsuit against Kinder Morgan.

John made a motion, seconded by Randy, to have the Town of Gill apply for intervenor status with FERC on the Kinder-Morgan NED pipeline application. The vote was unanimous in the affirmative. Greg volunteered to lead the effort in filing the motion to intervene. The filing is due by January 3<sup>rd</sup>.

FRCOG LTA Funding Requests: The FRCOG has received Local Technical Assistance funds for 2016, and has asked towns to submit a prioritized list of town and regional projects they would like funded. The Selectboard did an initial review of the FRCOG's idea list, and will compile a prioritized list at their December 28<sup>th</sup> meeting based on input from Gill departments and committees.

Capital Improvement Requests: Ray noted that the Capital Improvement Planning Committee has set a January 15<sup>th</sup> deadline to receive capital project requests. As one possible project, Mick LaClaire and Ed Ambo are looking at figures for rebuilding the ramp at the Riverside Building.

Beverly Ketch left the meeting at 7:28 PM.

Warrant: The Selectboard reviewed and signed the FY 2016 warrant #13.

The meeting adjourned at 7:55 PM.

*Minutes respectfully submitted by Ray Purington, Administrative Assistant.*

  
John R. Ward, Selectboard Clerk

# **Gill Highway Dept.**

**Date:** December 14, 2015

## **Memorandum:**

*Dear: Selectboard*

On behalf of the Highway Dept Crew, I am asking for your support on our Annual Request as has been done for several years now. We are requesting that the Board grant us permission to close the highway dept for the following dates on the week between Christmas and New Years.

December 28, 29, 30. So that we may be able to spend time with our families, we would be using vacation time for these dates, But will be in working should the weather dictate .

Thank you for your consideration .

Respectfully,

Mick.



# Purchase Order

TOWN OF GILL HIGHWAY DEPARTMENT  
196C MAIN ROAD  
GILL, MA 01354  
TEL: 413-863-2324

To: Gill Selectboard

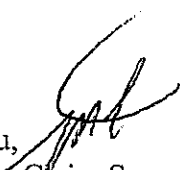
# 12- FY16

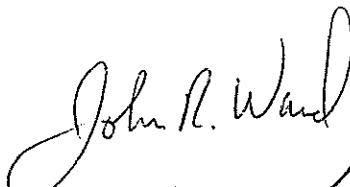


Date: Dec 9, 2015

Purchase order for four replacement tires for the Ford F-550 truck

This is for the rear tires, the ones on the truck have been on for several years and are worn down so much that they are not going to make it plowing and sanding.

The cost of the tires is quoted as \$ 1424.00 not including mount and balance. I am asking for\$ 1500.00 These are on Mass State Bid through Petes Tire Barns.

  
Thank you,  
Mitchell LaClaire Sr.  
Highway Supt.

# Tognarelli

## HEATING & COOLING

85 Pierce Street - Greenfield, MA 01301

### PROPOSAL

NAME / ADDRESS
Town of Gill DPW Bldg 325 Main Road Gill, MA 01354

DATE
------

11/3/2015
-----------

DESCRIPTION	QTY	TOTAL
<p>Job Location: DPW Bldg</p> <p>Price to add additional zone to highway garage offices and break room. Price will include running new copper lines to offices and break room. Thermostat will be mounted in break room and office will have a hydraulic thermostatic valve. All piping will covered with insulation. Unit will be tied into existing controls with Taco zone control. This price reflects prevailing wage.</p>	1	5,900.00

*Thank you for your business.*

**TOTAL**  
*includes sales tax*

**\$5,900.00**

**Community Development Strategy  
Town of Gill  
December 14, 2015**

**Overview**

Volunteers and paid staff serve as elected or appointed members of various boards and committees, and undertake Gill's governance, community development, and strategic planning efforts. The activities contained within this application for funding are consistent with the priorities and needs identified through several local and regional community assessment and strategic planning processes, and with the Commonwealth's Sustainable Development Principles. A Public Hearing was held on November 30, 2015 to review and discuss this Community Development Strategy and the document was adopted by the Selectboard on December 14, 2015.

**Community Planning Entities**

Gill residents are involved in a variety of local and regional planning efforts to help clarify and coordinate the town's priorities. The following committees and people conduct needs assessments and community-based planning activities for the town: the 911 Coordinator, Accountant, Administrative Assistant, Agricultural Commission, Board of Assessors, Board of Health, Board of Selectmen, Cable Access Committee, Capital Improvement Planning Committee, Cemetery Commission, Conservation Commission, Council on Aging, Cultural Council, Energy Commission, Finance Committee, Fire Chief/Emergency Management Director, Gill-Montague Regional School Committee, Highway Superintendent, Historical Commission, Library Trustees, Memorial Committee, Personnel Committee, Planning Board, Police Chief, Recreation Committee, Town Clerk, Town Forest Task Force, Town Moderator, Treasurer/Tax Collector, and the Zoning Board of Appeals.

Several regional organizations assist Gill in its planning and community development efforts including the Franklin Regional Council of Governments (FRCOG), Franklin Community Development Corporation, Franklin Regional Housing and Redevelopment Authority, Franklin County Home Care Corporation, Franklin County Cooperative Inspection Program, Franklin County Solid Waste Management District, and the Franklin Regional Transit Authority. Gill residents serve as representatives to these and other organizations carrying out local and regional planning initiatives.

The following Massachusetts state offices and agencies also assist the town, providing guidance and funding to help meet community needs: Executive Office of Energy and Environmental Affairs, Department of Transportation, Department of Energy Resources, Department of Public Health, Emergency Management Agency, Historical Commission, Department of Revenue Division of Local Services, and Department of Housing and Community Development.

**Planning Processes and Documents**

The town is involved in a variety of planning processes, as follows:

*Capital Plan:* Each year members of the Capital Improvement Planning Committee, Board of Selectmen and Finance Committees meet to discuss long-range capital needs and priorities for the Town. All department heads are asked for input. Prioritization of needs and allocation of resources are recommended and discussed at Town Meeting.

*Multi-Hazard Mitigation Plan:* In 2014, the Town adopted this plan which examines how the Town may be vulnerable to natural hazards such as floods, hurricanes, and winter storms and recommends ways to mitigate the potential danger from these hazards.

*Open Space and Recreation Plan (OSRP):* In 2011, the Gill Open Space Committee, with assistance from the FRCOG Planning Department, updated its OSRP. The OSRP combines the interest, effort, and motivation of community members towards the identification, prioritization, conservation and protection of Gill's landscapes and ecosystems in the face of new residential development. Its purpose is to provide a framework for decisions dealing with land use, which may affect ecosystems and the lands that contain unique agricultural, historical, recreational, and scenic values.

*Energy Savings Performance Contract:* In 2011, Gill entered into an Energy Management Services Agreement with Siemens Building Technologies to perform \$281,000 in energy conservation improvements at the Gill Elementary School. To pay for this work, the Town received a \$150,000 Energy Efficiency and Conservation Block Grant (EECBG) from the Massachusetts Department of Energy Resources (DOER), \$6,615 in utility rebates, and issued a \$127,500 Qualified Energy Conservation tax credit bond. The bond will be repaid using energy savings generated by the improvements. Through its Energy Commission and other town officials, Gill continues to research the feasibility and desirability of paying for Town energy conservation measures using alternative methods.

*Green Communities Designation:* In 2012, through the efforts of the Gill Energy Commission and the FRCOG Planning Department, the Town was designated by the Massachusetts DOER as a Green Community. With the \$139,900 designation grant the Town has weatherized and insulated two town buildings, installed a new heating system for its Riverside Municipal Building, converted all streetlights to energy efficient LEDs, and conducted 20 energy conservation workshops for area residents.

*Zoning Bylaws & Subdivision Regulations:* In 2015 the Town updated its Zoning Bylaws to include provisions for siting Registered Marijuana Dispensaries. Zoning bylaws governing solar electric installations were adopted in 2011. Both projects were done by the Gill Planning Board with technical assistance from the FRCOG Planning Department. In 2009, using funds from a Chapter 43D planning grant, the Gill Planning Board, with assistance from town counsel and the FRCOG, completed a major update and revision to the Town's subdivision regulations.

*Right-To-Farm By-Law & Agricultural Commission:* In 2006 Gill voters established an Agricultural Commission, a five-member body charged with supporting agriculture and other farming activities in Gill. This group meets monthly and sponsors farmers markets and educational events throughout the year. The Right To Farm by-law was adopted in 2009, and is meant to encourage agriculture and related activities, while minimizing conflicts between farmers, neighbors, and town officials.

*Mariamante Parcel:* In December of 2004, the Town purchased a commercially zoned fifteen-acre parcel of land that had previously been classified under Chapter 61A. The hope was the Town could encourage future commercial development to occur in already existing commercial areas in town. The Town has held numerous visioning and brainstorming meetings, and paid to have two archaeological studies performed on the site in order to better qualify and quantify the extent of Native American artifacts and influences on the property.

In October 2009, in a striking example of civic spirit, a ground penetrating radar study was conducted. The professional costs of the study, including surveying, radar equipment, and analysis of a mountain of data, was all donated. Final results seem to indicate pre-colonial activity on the site. The Town continues to explore ways to develop the property while remaining sensitive to the beliefs and concerns of the various Native American tribes.



*Community Development Plan (CDP):* The Gill Community Development Committee, with assistance from the FRCOG, completed a comprehensive Community Development Plan in June 2004. This plan, developed under Executive Order 418, addresses four principal areas: open space and resource protection, economic development, transportation, and housing. The CDP uses the information collected and maps created to establish options and strategies for addressing future development. The CDP's vision statement reads,

The vision for the Town of Gill is to recognize and preserve the Town's unique natural, historic and scenic resources, as well as its overall rural character. The preservation of these assets is for the benefit of current and future residents and visitors alike. This vision for Gill includes the continued provision of quality community services and the promotion of the economic well-being of residents and the health of the Town's business community.

*Americans with Disabilities Act (ADA) Plan:* The ADA coordinator annually assesses the town's ability to meet the regulations of the ADA with respect to town-owned buildings and properties. The town underwent an ADA compliance review by the United States Department of Agriculture in September, 2007. After making a few small adjustments, the town easily passed the review.

*Annual Town Report:* The Town produces an Annual Town Report, which contains detailed information about town processes, highlights progress made on a number of community development and planning projects, and identifies needs and priorities related to town governance, community development, social services, and public safety. Reports from various boards, committees, commissions, and trustees are reviewed and accepted at each Annual Town Meeting.

*Regional Plans:* The Town's needs and priorities were taken into consideration during the development of the following regional plans:

- The Greater Franklin County Comprehensive Economic Development Strategy (CEDS) 2011 Annual Report. The FRCOG operated the CEDS program and guides economic development activities throughout Franklin County and neighboring communities. A committee of 46 business and community leaders directs the program.
- Franklin County Home Care Corporation/Area Agency on Aging (FCHCC) is a private, non-profit corporation, which develops, provides, and coordinates a range of services to support the independent living of elders, people with disabilities, caregivers and providing support to local Councils on Aging and Senior Centers. They serve elders, persons with disabilities and care providers in homes in all of Franklin County .
- Franklin County Bikeway Plan, 2009. The plan seeks to design facilities and a transportation system that encourage bicycling as a viable mode of transportation and reduces auto trips. The 2009 update extends and expands a system created in 1993, and installed roadside signs delineating bikeway routes, including approximately four miles of road-based trails in Gill.
- Mohawk Trail Scenic Byway Corridor Management Plan, 2009. In 1998, the FRCOG and the Berkshire Regional Planning Commission (BRPC) embarked on a cooperative project to recognize, interpret, preserve and promote the unique scenic, natural, recreational, historical, cultural and archaeological resources of the Mohawk Trail in Franklin and Berkshire Counties. The FRCOG and the BRPC sought and received funding through the Federal Scenic Byway program to complete a corridor management plan for the Mohawk Trail Scenic Byway between Greenfield and Williamstown in Massachusetts.

- Regional Transportation Plan, 2016. This plan, coordinated by the FRCOG with input from all 26 towns in Franklin County, promotes ways to develop transportation alternatives to the automobile while, at the same time, supporting the improvement and more efficient use of traditional facilities.
- Sustainable Franklin County – A Regional Plan for Sustainable Development, 2013. This long term plan was just recently completed and examines the needs and issues the county will be facing over the next twenty years. It recommends policies and actions that the towns may take to make the region more sustainable. The Plan was completed after an extensive public participation outreach effort.

### **Strategic Action Plan**

The planning processes described above have resulted in specific action plans that the Town has completed and/or will undertake over the next three to five years. The Town's priorities, projects, and identified resources and funding sources are described in detail in the relevant planning documents. The Town strives to embrace the Sustainable Development Principles published by the Commonwealth of Massachusetts, and incorporates aspects of these principles in its planning activities.

The activities included in the following list of projects promote a strong emphasis on regional planning, as Gill is fortunate to be a member community of the Franklin Regional Council of Governments. Smart land use, environmental sensitivity, and energy conservation also play a strong role in Gill's planned activities. The projects reflect a focus on maintenance and improvement of existing Town facilities and infrastructure, a commitment to improving the economic conditions and quality of life for town residents, and a dedication to conserving the Town's natural resources.

### **Resources**

Gill will address its community needs and priorities using a variety of local, regional, state and national resources including:

- Local property taxes
- Volunteer labor and donated materials
- Community fundraising activities (bake sales, book sales, silent auctions, etc.)
- State aid through school and transportation programs, lottery games, library programs and special status exemption funds
- Technical assistance and grants from regional organizations including Franklin County Community Development Corporation, Franklin Regional Council of Governments, and Franklin Regional Housing and Redevelopment Authority
- Grant and loan funding through the Massachusetts Department of Housing and Community Development, Massachusetts Department of Energy and Environmental Affairs, and other state agencies.
- Grant and loan funding through US Department of Agriculture, US Department of Housing and Urban Development, and other federal agencies.

**Town of Gill**

**Prioritized Projects List**

**2016 Community Development Strategy**

Geographic Target Area: TW = Town-wide  
 Priority: 1 = High Priority 2 = Moderate Priority EP = Existing Priority (in progress and funding is secured)  
 CP = Completed Project

Geographic Target Area / Priority	Timeline	Project	Project Description / Relevant Plan	Funding Source / Estimated Cost
TW / EP	12/31/15	Public Safety Bldg Roof	Replace 30-year old membrane roof	Local taxes. \$135,000
TW / EP	12/31/15	Highway truck replacement	Replace 1990 dump/plow/sander truck	Local taxes. \$65,000 est.
TW / EP	12/31/15	Equipment Upgrades for Community Access TV Programming	Install production switcher & cameras to improve quality of video recordings of Town Hall meetings & events	Town funds from Comcast Cable Company \$25,000 est.
TW / EP	12/31/15	Riverside Municipal Bldg Heating System	Install air-source heat pumps at the primary heating system	Green Communities Designation grant, utility incentives. \$57,800
TW / EP	12/31/15	Energy Conservation Workshops	20 public workshops (free or cost-of-materials-only) to teach ways to conserve energy and save money	Green Communities Designation grant, local taxes. \$5,700
TW / EP	1/31/16	Engineering Study for Water Treatment System at Gill Elementary	Conduct study to determine best options to remove manganese & treat for coliform bacteria in well water	USDA Rural Development grant. \$25,350
TW / EP	5/31/16	Library Basement Wetness	Remediate water, humidity & mold from basement of Slate Memorial Library	Local taxes. \$13,000 estimated
TW / EP	10/31/16	Town Hall Basement Wetness	Remediate water, humidity & mold from basement of Town Hall	Local taxes. \$35,000 estimated
TW / EP	12/31/18	Open Space Plan	Update Gill Open Space Plan	Volunteers, existing town staff, FRCOG
TW / 1	8/31/16	Water Treatment System at Gill Elementary	Install water treatment system to remove manganese & treat for coliform bacteria in well water	USDA Rural Development grant & loan; local taxes. \$182,000 estimated
TW / 1	12/31/16	Fire Truck Replacement	Replace 1979 tanker truck	FEMA grant; NMH gift, grants, local taxes. \$340,000 estimated
TW / 1	6/30/16	Police Cruiser	Replace 2005 police cruiser	Local taxes, NMH gift \$38,000 estimated
TW / 1	12/31/16	Fire Dept. Rescue Van Replacement	Replace 1985 rescue van	NMH gift, grants, local taxes. \$210,000 est.

Geographic Target Area / Priority	Timeline	Project	Project Description / Relevant Plan	Funding Source / Estimated Cost
TW / 1	10/31/16	West Gill Road culvert @ South Cross Road	Replace culvert or install liner	Town Chapter 90 funds \$ TBD
TW / 1	12/31/17	Cemetery space acquisition	Acquire new land for a town-owned cemetery	Private donations, local taxes. \$ TBD
TW / 1	12/31/17	Town Forest	Develop use plan, trail network, & signage at 160-acre town conservation area. Install access road to lower field.	Forestry grants, volunteers, Town Forest trust fund \$ TBD
TW / 1	12/31/16	Mariamante Property	Determine best possible use for Mariamante property, create and execute plan to develop and/or sell property	Ch. 43D grant, PWED & CDAG grants, preservation restriction, local taxes
TW / 2	12/31/17	Emergency Generator for Gill Elementary	Obtain & install generator to allow emergency shelter or warming station options at school	Federal surplus equip.; FEMA grants; Town funds
TW / 1	Ongoing	Housing Rehab	Correction of code violations for CDBG-qualified homeowners	CBDG Housing Rehab Revolving Loan Fund
TW / 1	Ongoing	Social Services	Support the Gill Council on Aging, Meals on Wheels program, food pantry, fuel assistance, and Gill-Montague Senior Center for benefit of & use by our seniors.	Fundraising; CDBG funds; Volunteers and community donations
TW / 2	12/31/18	Master Plan	Update Gill Master Plan	FRCOG, Town volunteers & existing Town staff
TW / CP	10/31/15	Town Hall Office Walls	Construct office walls for Town Clerk & Treasurer/Tax Collector	Local taxes, volunteers, donations. \$29,5000
TW / CP	10/31/15	LED Streetlights	Convert all streetlights to energy efficient LED fixtures	Green Communities Designation grant, utility incentives. \$30,000
TW / CP	12/31/14	Town Hall & Riverside Bldg Weatherization	Insulate attic spaces & some walls of two town buildings	Green Communities Designation grant. \$33,000
TW / CP	9/30/13	Gill Elementary Driveway & Parking Lot	Correct grade and re-pave driveway, bus loop & parking lot; widen parking lot.	Local taxes. \$55,600
TW / CP	6/30/13	Town Hall Roof	Repair/replace 30-year-old asphalt roof	Local taxes. \$53,000
TW / CP	3/31/13	Police Cruiser	Replace 2004 police cruiser	Local taxes. \$33,000

## **Sustainable Development Principles**

The Commonwealth of Massachusetts shall care for the built and natural environment by promoting sustainable development through integrated energy and environment, housing and economic development, transportation and other policies, programs, investments, and regulations. The Commonwealth will encourage the coordination and cooperation of all agencies, invest public funds wisely in smart growth and equitable development, give priority to investments that will deliver good jobs and good wages, transit access, housing, and open space, in accordance with the following sustainable development principles. Furthermore, the Commonwealth shall seek to advance these principles in partnership with regional and municipal governments, non-profit organizations, business, and other stakeholders.

- 1. Concentrate Development and Mix Uses:** Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.
- 2. Advance Equity:** Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today's decisions.
- 3. Make Efficient Decisions:** Make regulatory and permitting processes for development clear, predictable, coordinated, and timely in accordance with smart growth and environmental stewardship.
- 4. Protect Land and Ecosystems:** Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.
- 5. Use Natural Resources Wisely:** Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, and materials.
- 6. Expand Housing Opportunities:** Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels, and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and smaller single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.
- 7. Provide Transportation Choice:** Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared-vehicle and shared-ride services, bicycling, and walking. Invest strategically in existing and new passenger and freight transportation infrastructure that supports sound economic development consistent with smart growth objectives.
- 8. Increase Job and Business Opportunities:** Attract businesses and jobs to locations near housing, infrastructure, and transportation options. Promote economic development in industry clusters. Expand access to education, training, and entrepreneurial opportunities. Support the growth of local businesses, including sustainable natural resource-based businesses, such as agriculture, forestry, clean energy technology, and fisheries.
- 9. Promote Clean Energy:** Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels.
- 10. Plan Regionally:** Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long-term costs and benefits to the Commonwealth.

# TOWN OF GILL

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



[www.gillmass.org](http://www.gillmass.org)

## OFFICE OF THE BOARD OF SEWER COMMISSIONERS Sewer Use Charges and Inspection Fees

To: Town Accountant


You are hereby notified that COMMITMENT(S) as shown below has (have) this day been made by the Board of Sewer Commissioners to Veronica LaChance, Tax Collector (Town Collector) and Collector of Sewer Charges. Bill date is December 15, 2015.

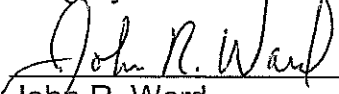
---


To: Veronica LaChance, Tax Collector (Town Collector) and Collector of Sewer Charges for the Town of Gill in the County of Franklin:

You are hereby required to collect from the several persons named in the list dated December 4, 2015, herewith committed to you the amount of the sewer usage charges assessed therein to each such person, with penalties, the sum total of such list being Twenty Four Thousand One Hundred Forty Four and 25/100 Dollars (\$24,144.25).

Given under our hands the 14<sup>th</sup> day of December, 2015.

  
\_\_\_\_\_  
Gregory M. Snedeker

  
\_\_\_\_\_  
John R. Ward

  
\_\_\_\_\_  
Randy P. Crochier

Board of Sewer Commissioners of the Town of Gill



# Franklin Regional Council of Governments

TO: Franklin County Town Officials  
FROM: Linda Dunlavy, Executive Director  
DATE: December 4, 2015  
RE: Time to put on your thinking hats!

*Please return form to Ray  
by Dec 21*

The FRCOG has again received Local Technical Assistance (LTA) funding from the Department of Housing and Community Development to help municipalities with the following priorities:

- (1) Regional sharing of services to achieve and/or enhance efficiency
- (2) Planning for growth -- especially housing production and economic development
- (3) Implementation of Community Compact best practices (**NEW THIS YEAR**)

**What are the funds used for?** Since 2006, DLTA funding has allowed the FRCOG to assist towns throughout the county on numerous projects that promote regionalization of services and with more traditional planning projects. Past regionalization projects have included assessing regional fire services and shared ambulance services, creating two different regional dog shelters, municipal official training, and support of the opioid task force. The contractual focus of planning projects is housing planning projects and particularly those that encourage and support affordable and market-rate housing in transit oriented-development locations, employment centers, downtown locations and state endorsed Priority Development Areas (PDAs). Also allowable is assisting municipalities to comply with new HUD fair housing regulations and identification of PDAs and Priority Preservation Areas (PPAs).

**What do we want from you?** We need to know what projects your Town is interested in pursuing. Attached is a form that includes a list of potential projects that has been generated from regional discussions and from the work completed with past funding as well as space for you to add new suggested projects. The FRCOG is distributing the forms to multiple Town boards, committees and departments, but we ask that the Select Board compile one consolidated response on behalf of the Town. Please fill out the attached LTA Request Form, and send the form back to us by **December 31**.

**What projects get funded?** We will prioritize the projects based on the following criteria:

- Projects that meet grant eligibility requirements
- Projects that can be completed within the grant's time period (by 12/31/16).
- Projects that have the demonstrated support of all potentially impacted town boards/committees/employees.
- Projects that directly result in implementation.
- The extent to which the final set of projects serves as many towns as possible.
- Projects that meet demonstrated regional needs.

Thank you for your help and input in this process. We are looking forward to working with you. Please contact me (ext. 103), Peggy Sloan (ext. 133), Bob Dean (ext. 108) or Phoebe Walker (ext. 102) with questions.

*Encl: form*

PLANNING PROJECTS -- Please priority rank the projects in which your town is interested	
Rank	Project
	<b>Housing Production Plan.</b> A 5-year plan that outlines strategies to increase affordable housing (as defined Chapter 40B) and gives a town more control over comprehensive permit applications.
	<b>Downtown or Village Center Master Plan.</b> Mixed use, economic development and housing plan for downtown or village center and action steps for implementation.
	<b>Zoning Bylaws Development.</b> Zoning bylaws for mixed use districts, low impact development, affordable/work force housing, clean energy, Medical Marijuana, or larger-scale development.
	<b>Open Space and Recreation Plans.</b> Updating of expired plans. <i>Due to contract requirements, work on Open Space Plans will be limited.</i>
	<b>Green Communities Act Technical Assistance.</b> Assistance in meeting the criteria for towns seeking Green Communities designation including renewable energy facility bylaws, energy use baseline inventories and reduction plans. <i>Due to contract requirements, work on Green Communities will be limited.</i>
	<b>Master Planning.</b> Technical assistance to create Master Plan Chapters related to Housing or Economic Development.
	<b>Regional Planning/Technical Assistance for Large Scale Utility Projects .</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Kinder Morgan –TGP proposed pipeline</li> <li><input type="checkbox"/> Northfield Mountain Pumped Storage Project /Turners Falls Dam FERC Relicensing</li> <li><input type="checkbox"/> Closure of Vermont Yankee Nuclear Power Plant</li> </ul>
	<b>Tree Inventories and Planting and Maintenance Plans.</b> Tree inventories can help quantify the value of public trees to a town in terms of increased property values and lowered heating costs and stormwater runoff; can help DPWs get funding for tree planting; and are essential to getting reimbursement in the event there is a large-scale weather event that takes out a lot of trees.
	<b>Community Food Assessments.</b> Examination of a town's food system, which could include economic development through food processing or distribution, increased food production through increasing and/or protecting farmland, increased food access for residents, and other elements. Whately is doing one this year.
	<b>Regional Climate Change Adaptation Plan for Franklin County.</b> A regional plan would contain specific recommendations for towns and regional adaptation/resiliency strategies, including evaluation of improvements needed to local floodplain bylaws.
	<b>Creative Economy Enhancement.</b> Develop a how-to-guide for developing and implementing pop-up-park or art installation projects including what to consider to create and implement a fun temporary art installation or park project that fosters economic and main street activity.
	<b>Complete Streets.</b> Site assessment and conceptual design for Complete Streets project or recreational area.
	<b>Asset Tracking.</b> Inventory and geo-locate town-owned assets such as fire hydrants, storm drains, or culverts. Use the information to update maps and learn how to maintain an online database and map using open source tools such as Google and Memento.
	<b>Other Planning.</b> Please describe.



<b>REGIONAL PROJECTS - Please priority rank the projects in which your town is interested</b>	
<b>Rank</b>	<b>Project</b>
	<b>Local Official Continuing Education Workshops.</b> Continue to offer workshops to Select Board members and other public officials (fiscal planning, open meeting law, school finance, etc.).
	<b>New Cooperative Purchasing ideas.</b> Continue to research and develop new goods and or services that can be procured on behalf of multiple towns. Please share your idea(s):
	<b>Regional Housing Office Feasibility.</b> Explore feasibility of a Regional Housing Office at the HRA that would help towns develop senior, affordable or market rate housing proposals and then assist communities with permitting, development, occupancy and monitoring.
	<b>Regional Opioid Task Force.</b> Support the regional task force to reduce heroin and prescription painkiller abuse and related crime.
	<b>Cooperative Composting.</b> Work with the FC Solid Waste Mgmt District to implement a cooperative composting initiative with local businesses, similar to what FCSWMD did in Shelburne Falls.
	<b>Regional Fire Suggested Operating Guidelines.</b> Continued work on shared SOGs and trainings with interested fire departments.
	<b>Regional Fire Call Force.</b> Continued support for towns interested in sharing a regional call force.
	<b>Public Waste Water or Water System Development Technical Assistance.</b>
	<b>Regional Library Collaboration.</b> Explore potential shared programming or staffing among any two or more libraries in interested towns.
	<b>Shared Human Resource Function.</b>
	<b>Shared Ambulance Services.</b>
	<b>Creation of Abandoned Properties Task Force.</b> Help identify, prioritize and assess redevelopment needs and options of abandoned or derelict properties.
	<b>Implementation of the Massachusetts State Food Plan Priorities in Franklin County.</b> Describe your specific interest, if any:
	<b>Utilization of Regional Sign-Making Equipment.</b> Assist in the development of utilization guidelines and schedules for the regional sign making equipment recently purchased and housed at Greenfield DPW.
	<b>Ground Water Protection.</b> Analysis of ground water quality based on historical records from Public Water Supplies, looking for trends in water quality indicators, and possibly identifying efforts to protect at-risk ground water recharge areas. This info could help with town planning and also provide info for additional grant applications (CDBG, DEP, USDA).
	<b>Private Well Mapping.</b> Help set up a community effort to map private well locations using tablets and hand-held devices. This could also include an analysis of local water quality problems based on geology or suspected sources of pollution.
	<b>Other shared services:</b>