

**COMMONWEALTH OF MASSACHUSETTS**

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**FRANKLIN, SS.**

**TOWN OF GILL**

**SPECIAL TOWN MEETING: JANUARY 17, 2012**

Registered voters in Gill: 1014

Registered voters present: 29

**Minutes and Explanations for Special Town Meeting of January 17, 2012**

The Special Town Meeting of Gill opened in the upper level of the Gill Town Hall at 7:00 p.m. on January 17, 2012 with Ray Steele as Moderator.

**Article 1:** Move the Town vote to transfer Eight Hundred and 00/100 Dollars (\$800.00) from the County Dog Fund to the Library Account.

*This is a routine article, but was accidentally omitted from the Annual Town Meeting last May/June. Annually, \$800 from dog license fees collected by the Town Clerk is transferred to the library to support its operating expenses. The Finance Committee recommends this article by a 5-0 vote.*

**Passed Unanimously**

**Article 2:** Move the Town vote to accept the provisions of M.G.L. Chapter 41, Section 110A.

*This article is requested by the Town Clerk. According to Massachusetts General Law Chapter 51, Sections 26 and 28, a specific number of days before every election or town meeting the Town Clerk is required to hold 2:00-4:00pm and 7:00-8:00pm office hours to register new voters. Depending on the day of the week of the election or town meeting, the voter registration could fall on a Saturday. Accepting this article will allow the Town Clerk to schedule Saturday registrations on the next business day. The State Elections Division has recommended towns adopt this section of Mass. General Law, and the Department of Revenue has confirmed that adopting this will not preclude the Town from conducting other business (town meetings, committee meetings, etc.) on a Saturday, should it so choose.*

**Passed Unanimously**

**Article 3:** Move the Town vote to appropriate Fourteen Thousand Eight Hundred Seventy Five and 00/100 Dollars (\$14,875.00) from FY 2012 supplemental state aid, and transfer Ten Thousand and 00/100 Dollars (\$10,000.00) from the Vermont Yankee Emergency Management Fund, and further transfer Ten Thousand and 00/100 Dollars (\$10,000.00) from the FY 2012 Town Building Repairs & Maintenance account, and further appropriate Ten Thousand One Hundred Twenty Five and 00/100 Dollars (\$10,125.00) plus any associated borrowing costs and authorize the Town Treasurer with the approval of the Selectboard to borrow in accordance with MGL Chapter 44, §7, all combining to a total of Forty Five Thousand and 00/100 Dollars (\$45,000.00), to the Public Safety Heating Repairs account, to supplement the Ten Thousand Dollars already in that account, for a project total of Fifty Five Thousand (\$55,000.00).

*Articles 3 and 4 are both for the same project – the installation of a new heating system at the Public Safety Complex, which houses Gill's Fire, Police, and Highway Departments. The existing oil-fired steam boiler is 30+ years old, and is leaking. The extent and cost of repairs is uncertain, and even if successful, would not alter the age and inefficiency of the system.*

*The proposed project will replace the existing boiler with two new oil-fired forced hot water boilers, and will convert all areas with steam heat to forced hot water, re-using some existing supply piping, but replacing the return piping. The system will be capable of outdoor reset control, and will handle 8 heating zones. There will be 3 new ceiling-mounted unit heaters in the Highway bay, and one existing unit heater will be relocated to the rescue storage bay.*

The new boilers can be reasonably expected to last at least 25 years. The proposed project is conservatively estimated to produce a 35-40% reduction in the gallons of fuel oil to heat the building. At 3,600 gallons/year, and this year's price of \$3.19/gallon, that is annual savings of \$4,000-4,600.

The project has an estimated cost of \$55,000, which includes a 5% allowance for contingencies. The source of the funds is expected to be as follows:

\$14,875	APPROPRIATE from Supplemental State Aid Distribution
\$10,000	TRANSFER from VT Yankee Emerg. Mngmnt Fund (VT Yankee will reimburse)
\$10,000	TRANSFER from Town Bldg Repairs & Maint account (within the FY12 budget)
\$10,125	APPROPRIATE from borrowing (funds must be "raised & appropriated" and repaid in the FY13 budget).
<u>\$10,000</u>	already Public Safety Heating Repairs account (6/25/11 STM appropriation)
\$55,000	

The Finance Committee recommends this article by a 5-0 vote. The Capital Improvement Planning Committee recommended this project 5-0. The CIPC further recommended borrowing as its first choice for the \$10,125, and using General Stabilization as its second choice.

**Article 4:** Move the Town will vote to appropriate, transfer from available funds, or otherwise provide a sum or sums of money to be used toward a portion of the cost to purchase and install a new boiler(s) and related heating system equipment at the Public Safety Complex, or take any other action relative thereto. (A 2/3 vote is required if transferring from a stabilization fund.)

**Motion:** Move to pass over Article 4.

**Passed Unanimously**

**Article 5:** Move the Town vote to revise its existing Zoning Bylaws by adopting a new Section 23: Solar Electric Installations and adopting changes to: Section 2: Use Regulations Schedule and Section 24: Site Plan Review in the form available at Town Meeting labeled "Town Meeting Version" and dated December 13, 2011 and to adopt a Solar Overlay District Map for Gill, Massachusetts dated August 24, 2011 showing the new Solar Overlay District.

*If adopted, this new bylaw will allow for ground mounted solar electric installations in designated locations through by-right provisions rather than requiring a special permit. It will also satisfy one of the state requirements for receiving Green Community Certification, which the Gill Energy Commission is working toward. As stated in the article, the complete text of the proposed bylaw as well as the overlay district map is on file at the Town Hall and may be viewed during regular business hours. The text and map can also be viewed and downloaded from the Planning Board's page on the town website. This article is recommended by the Planning Board 4-0.*

**Passed by Majority YES 23 NO 3**

Meeting Adjourned 7:15 p.m.

A true copy. Attest:

  
Lynda Hodsdon Mayo  
Town Clerk

Date: January 24, 2012

