

COMMONWEALTH OF MASSACHUSETTS

FRANKLIN, SS.

TOWN OF GILL

SPECIAL TOWN MEETING: JANUARY 17, 2012

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

Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of said town, qualified to vote in elections and in town affairs, to meet at the Gill Town Hall in said Town on Tuesday, the Seventeenth day of January, in the year Two Thousand and Twelve (01/17/2012) at 7:00 p.m. in the evening then and there to act on the following articles:

Article 1: To see if the Town will vote to transfer Eight Hundred and 00/100 Dollars (\$800.00) from the County Dog Fund to the Library Account, or take any action relative thereto.

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.

Article 2: To see if the Town will vote to accept the provisions of M.G.L. Chapter 41, Section 110A which reads as follows, or take any other action related thereto.

Any public office in any city or town may remain closed on any or all Saturdays as may be determined from time to time, in a city by the city council, subject to the provisions of the city charter, or, in a town, by vote of the town at a special or regular town meeting, and the provisions of section nine of chapter four shall apply in the case of such closing of any such office on any Saturday to the same extent as if such Saturday were a legal holiday.

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.

Article 3: To see if the Town will vote to appropriate, transfer from available funds, borrow, 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, including borrowing costs that may be associated with said project and authorize the Town Treasurer with the approval of the Selectboard, to borrow in accordance with MGL Chapter 44, §7; or take any other action relative thereto. (A 2/3 vote is required for authorization to borrow, or if transferring from a stabilization fund.)

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:

*\$10,000 Public Safety Heating Repairs account (6/25/11 STM appropriation)
\$10,000 TRANSFER from Town Bldg Repairs & Maint account (within the FY12 budget)
\$10,000 TRANSFER from VT Yankee Emerg. Mngmnt Fund (VT Yankee will reimburse)
\$14,875 APPROPRIATE from Supplemental State Aid Distribution
\$10,125 TBD by Selectboard and Finance Committee. Available sources include Free Cash, General Stabilization Fund, and Capital Stabilization Fund. The funds may also be borrowed (but must be appropriated and repaid in the FY13 budget).*

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: To see if 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.)

See the explanation for Article 3.

Article 5: To see if the Town will 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, or take any other action related thereto. The text of the proposed revisions to the Zoning Bylaws and the map are available for review at the Town Clerk's office at the Gill Town Hall, 325 Main Street, Gill, MA during regular business hours. . (A 2/3 vote is required to adopt and revise zoning bylaws.)

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.

