

COMMONWEALTH OF MASSACHUSETTS

FRANKLIN, SS.

TOWN OF GILL

ANNUAL TOWN MEETING: MAY 1, 2017

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

Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of said town, qualified to vote in elections and in town affairs, to meet at the Gill Town Hall in said Town on Monday, the First day of May, in the year Two Thousand and Seventeen (5/1/2017) at 7:00 PM then and there to act on the following articles:

Article 1: To hear and act upon the Annual Report of the Officers of the Town, or take any action relative thereto.

Motion: It is moved to pass over Article 1.

Progress is being made. Annual Reports for Fiscal Years 2011 and 2013 are currently being printed by the Print Shop at the Franklin County Jail. Reports for 2010 and 2012 will be completed this summer.

Article 2: To elect the following officers: Two or more Field Drivers; Fence Viewers; Measurers of Wood, Bark and Surveyors of Lumber - all for one year, or take any action relative thereto.

Motion: It is moved to elect Edward J. Golembeski and Clifford C. Hatch as Field Drivers and elect the Selectboard as Fence Viewers; Measurers of Wood, Bark and Surveyors of Lumber - all for one year.

Article 3: To see if the Town will vote to accept and expend any sum of money that might be made available from State or Federal funds for roadwork for the Fiscal Year 2018 and for the Chapter 90 type funds, authorize the Selectboard to enter into contracts with the Commonwealth of Massachusetts Department of Transportation, and to authorize the Treasurer with the approval of the Selectboard to borrow in anticipation of reimbursement, or take any action relative thereto.

Motion: It is moved the Town vote to accept and expend any sum of money that might be made available from State or Federal funds for roadwork for the Fiscal Year 2018 and for the Chapter 90 type funds, authorize the Selectboard to enter into contracts with the Commonwealth of Massachusetts Highway Department, and authorize the Treasurer with the approval of the Selectboard to borrow in anticipation of reimbursement.

Chapter 90 funds are given annually by the State to the Town, and are used for our road maintenance program – activities such as repaving asphalt roads, applying new oil & stone, grading gravel roads, and drainage and guardrail projects. The Town will receive \$148,714 for Fiscal Year 2018.

Article 4: To see if the Town will vote to authorize the Selectboard to grant an easement for the encroachment of an existing trailer, garage, and shed on Assessors' Map 101, Lot 88, 2 Oak Street, Gill, Massachusetts, onto the right of way for Oak Street as established by the Town of Gill and as further shown on a survey entitled, "Plan of Easement prepared for Robert Callery & Carol Lee Glazer located in Gill, Massachusetts" by Daniel L. Warner, Professional Land Surveyor dated March 21, 2017, with said easement allowing for the maintenance and repair but not replacement of the structures, and with said easement or portions thereof expiring upon the demolition or removal of the building(s), and to execute all documents necessary in connection therewith; or take any action relative thereto.

Motion: It is moved the Town vote to authorize the Selectboard to grant an easement for the encroachment of an existing trailer, garage, and shed on Assessors' Map 101, Lot 88, 2 Oak Street, Gill, Massachusetts, onto the right of way for Oak Street as established by the Town of Gill and as further shown on a survey entitled, "Plan of Easement prepared for Robert Callery & Carol Lee Glazer located in Gill, Massachusetts" by Daniel L. Warner, Professional Land Surveyor dated March 21, 2017, with said easement allowing for the maintenance and repair but not replacement of the structures, and with said easement or portions thereof expiring upon the demolition or removal of the building(s), and to execute all documents necessary in connection therewith.

The proposed easement was requested by Robert Callery, the current owner of 2 Oak Street, after a planned sale of the property fell through when the potential buyer learned of the structures' encroachment into the Town-owned right of way. The easement area is shown on the attached survey (printed on the back of page 5). The structures are believed to date to the 1960s and before.

The easement will allow for normal residential uses of the structures. The current and future owners will be allowed to maintain and repair the structures. Replacing or expanding the structures will not be allowed unless the work conforms to the Town's Zoning Bylaws, including the minimum required setbacks from property lines. The easement will also reserve the rights of the Town and Riverside Water District to maintain their underground sewer and water lines.

Throughout their discussions of the encroachment and easement, the Selectboard have repeatedly stated that the granting of this easement is not meant to set a precedent, and that any future issues of encroachment by other properties will be handled on a case by case basis.

Article 5: To see if the Town will vote to accept any sum of money that might be made available from the Quintus Allen Trust during Fiscal Year 2018, and authorize the Selectboard to expend such funds in support of the Gill Elementary School, or take any action relative thereto.

Motion: It is moved the Town vote to accept any sum of money that might be made available from the Quintus Allen Trust during Fiscal Year 2018, and authorize the Selectboard to expend such funds in support of the Gill Elementary School.

Quintus Allen was an original trustee of the Greenfield Savings Bank. Upon his death in 1884, he established a trust fund to be used for education-related expenses in Colrain, Gill, Leyden, and Shelburne. The interest earned by the Trust is distributed to those towns each year. The Town received \$1,841 from the Trust this year, and there is a balance of \$11,466 in the Town's Quintus Allen account. So far this year, the Gill Elementary School has not used Quintus Allen money for any activities.

In recent years the School has used the Quintus Allen funds for:

- 2016 Climbing Wall & Gear (\$1,329.21)
- 2015 Nature Program Coordinator & Equipment (\$2,915.60)
- 2014 Student Clay Tile Mural (\$1,920.59)
- 2014 Stipend for Afterschool ACT Play Assistant (\$250.00)
- 2012 Soccer Goals and Sports Equipment (\$1,351.59)
- 2011 Artist-in-Residence, all-school performance of scripts written by each class (\$3,000.00)
- 2009 Upgrade to Electrical Panel to allow for a computer lab and classroom computers (\$6,625.00)

Article 6: To see if the Town will vote to authorize the following revolving funds per the provisions of Massachusetts General Laws, Chapter 44, Section 53E ½, for which revenues will be deposited into the funds and expended to pay related costs under the authorization of the Selectboard, and total expenditures for the fiscal year beginning July 1 next will be limited to the amounts listed below, with all money remaining in the fund at the end of each fiscal year, or take any action relative thereto:

Dept. Spend	Authorized to	Types of Receipts Credited	Program/Purpose for which Funds may be Expended	Maximum Annual Expenditures
Fire Dept.		Oil Burner Inspection Fees	Inspector & Etc.	\$2,000.00
Town Clerk, Animal Control Officer		Dog Fees & Fines	Licenses, Dog Care & Control, & Etc.	4,000.00
Cemetery Commission		Opening Fees	Cemeteries & Caretaking	2,000.00
Conservation Commission		Consultant Fees	Project Review	10,000.00
Agricultural Commission		Farmers' Market & Ag Event Fees	Ag Programs	500.00
Energy Commission		Workshop and Program Fees	Energy Programs	1,000.00
Zoning Board of Appeals		ZBA Fees	Hearings & Expenses	2,000.00
Board of Health, Administrative Assistant		Recycling Program Revenue	Solid waste & recycling programs, Solid Waste District membership, recycled-content office products	5,000.00

Motion: It is moved the Town vote to authorize the listed revolving funds per the provisions of Massachusetts General Laws, Chapter 44, Section 53E ½, for which revenues will be deposited into the funds and expended to pay related costs as recommended by the Selectboard, and total expenditures for the fiscal year beginning July 1 next will be limited to the amounts listed, with all money remaining in the fund at the end of each fiscal year:

This is the same list of revolving funds that was approved last year. A revolving fund allows program fees to be used within the fiscal year for the purposes listed by the “department” that collects the fees.

Motion: It is moved to continue the remainder of the Annual Town Meeting to Monday, June 5, 2017 at 6:30 PM at the Gill Town Hall.

The Town has not yet finished its budget process for Fiscal Year 2018. The Selectboard recommends continuing Annual Town Meeting to a later date, at which time the remaining articles will be presented. A Special Town Meeting is anticipated for June 5th to address any capital improvement projects or purchases that may be recommended.

Article 7: To see if the Town will vote to fix the salaries or compensation of the several officers of the Town as follows, or take any action relative thereto:

Constable(s) – Each Posting	\$
Moderator – Annual Town Meeting	\$
Special Town Meeting, Each	\$
Selectboard Chair	\$
2 nd & 3 rd Member, Each	\$
Board of Assessors Chair	\$
2 nd & 3 rd Member, Each	\$
Board of Health Chair	\$
2 nd & 3 rd Member, Each	\$
Town Clerk	\$
Tax Collector	\$
Additional As Sewer Collector	\$
Treasurer	\$
Registrars – Three members, Each	\$
Town Clerk	\$

Article 8: To see if the Town will vote to raise and appropriate or transfer from available funds any sum or sums of money to provide a cost of living adjustment (COLA) for Town employees and elected officials, or take any action relative thereto.

Article 9: To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide any sum or sums of money for the maintenance of the several departments of the Town (the “Omnibus budget”), and for other necessary charges, in accordance with the amount recommended by the Selectboard, or take any action relative thereto.

Article 10: To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide \$1,630,737.00 (One Million Six Hundred Thirty Thousand Seven Hundred Thirty Seven and 00/100

Dollars) to provide \$1,616,443.00 for its Fiscal Year 2018 operating assessment and \$14,294.00 for its Fiscal Year 2018 debt service costs for the Gill-Montague Regional School District, or take any action relative thereto.

Article 11: To see if the Town will vote to raise and appropriate by taxation, transfer from available funds, or otherwise provide any sum or sums of money for the operations, stipend and activities of the Emergency Management Director, or take any action relative thereto.

Article 12: To see if the Town will vote to transfer \$14,655.00 (Fourteen Thousand Six Hundred Fifty Five and 00/100 Dollars) from the Fiscal Year 2017 Gill-Montague School District Account (number 310) to the Energy Stabilization Fund, or take any action relative thereto. (A 2/3 vote is required to place money into a stabilization fund.)

Article 13: To see if the Town will vote to raise and appropriate by taxation, transfer from available funds, or otherwise provide any sum or sums of money to pay into the General Obligation Energy Conservation Bond Sinking Fund, and to pay supplemental interest associated with said bond, and to pay for an annual energy performance audit, all relating to the energy project at the Gill Elementary School, or take any action relative thereto.

Article 14: To see if the Town will vote to accept Massachusetts General Laws Chapter 44, Section 53F ³/₄, which establishes a special revenue fund known as the PEG Access and Cable Related Fund, to reserve cable franchise fees and other cable-related revenues for appropriation to support PEG access (Public, Educational, and Governmental access) services and oversight and renewal of the cable franchise agreement, with the fund to begin operation for Fiscal Year 2018, which begins on July 1, 2017, or take any action relative thereto.

Article 15: To see if the Town will vote to have the Town Accountant transfer any balances as of July 1, 2017 from the existing PEG Access Fund, Account # 271, and the existing PEG Access Capital Fund, Account # 272, to the new PEG Access and Cable Related Fund, or take any action relative thereto.

Article 16: To see if the Town will vote to transfer from available funds, or otherwise provide any sum or sums of money for PEG Access operations and other municipal cable-related expenses, or take any action relative thereto.

Article 17: To see if the Town will vote to raise and appropriate by taxation or transfer from available funds \$2,000.00 (Two Thousand and 00/100 Dollars) to add to the First Light Appraisal Account to be used toward the cost of a 5-year appraisal of the real and personal property in the Town of Gill owned by FirstLight Hydro Generating Company, or take any other action relative thereto.

Article 18: To see if the Town will vote to raise and appropriate by taxation or transfer from available funds \$2,000.00 (Two Thousand and 00/100 Dollars) to add to the Board of Assessors Revaluation Account, or take any action relative thereto.

Article 19: To see if the Town will vote to raise and appropriate by taxation or transfer from available funds \$5,000.00 (Five Thousand and 00/100 Dollars) for the Town Audit Account to be used toward a portion of the cost to conduct an independent financial audit of the Town, or take any action relative thereto.

Article 20: To see if the Town will vote to raise and appropriate from taxation or transfer from available funds a sum or sums of money for the Other Post-Employment Benefits Liability Trust Fund, or take any action relative thereto.

Article 21: To see if the Town will vote to raise and appropriate from taxation or transfer from available funds a sum or sums of money for one or more of the Stabilization Funds of the Town (Capital, Education, Energy, or General), or take any action relative thereto. (A 2/3 majority is required to place money into a stabilization fund.)

Article 22: To see if the Town will vote to transfer a sum of money or sums of money from unappropriated funds (Free Cash) or other available funds to be used to reduce the tax rate and stabilize the tax levy for Fiscal Year 2018,

or take any action relative thereto.

COMMONWEALTH OF MASSACHUSETTS

FRANKLIN, SS.

TOWN OF GILL

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

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

Given under our hand this 19th day of April in the year Two Thousand Seventeen (4/19/2017).

Selectboard of Gill

John R. Ward, Chair

Randy P. Crochier, Board member

Gregory M. Snedeker, Board member

A true copy Attest:

_____, Town Clerk

Date: _____

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

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

_____ Constable of Gill

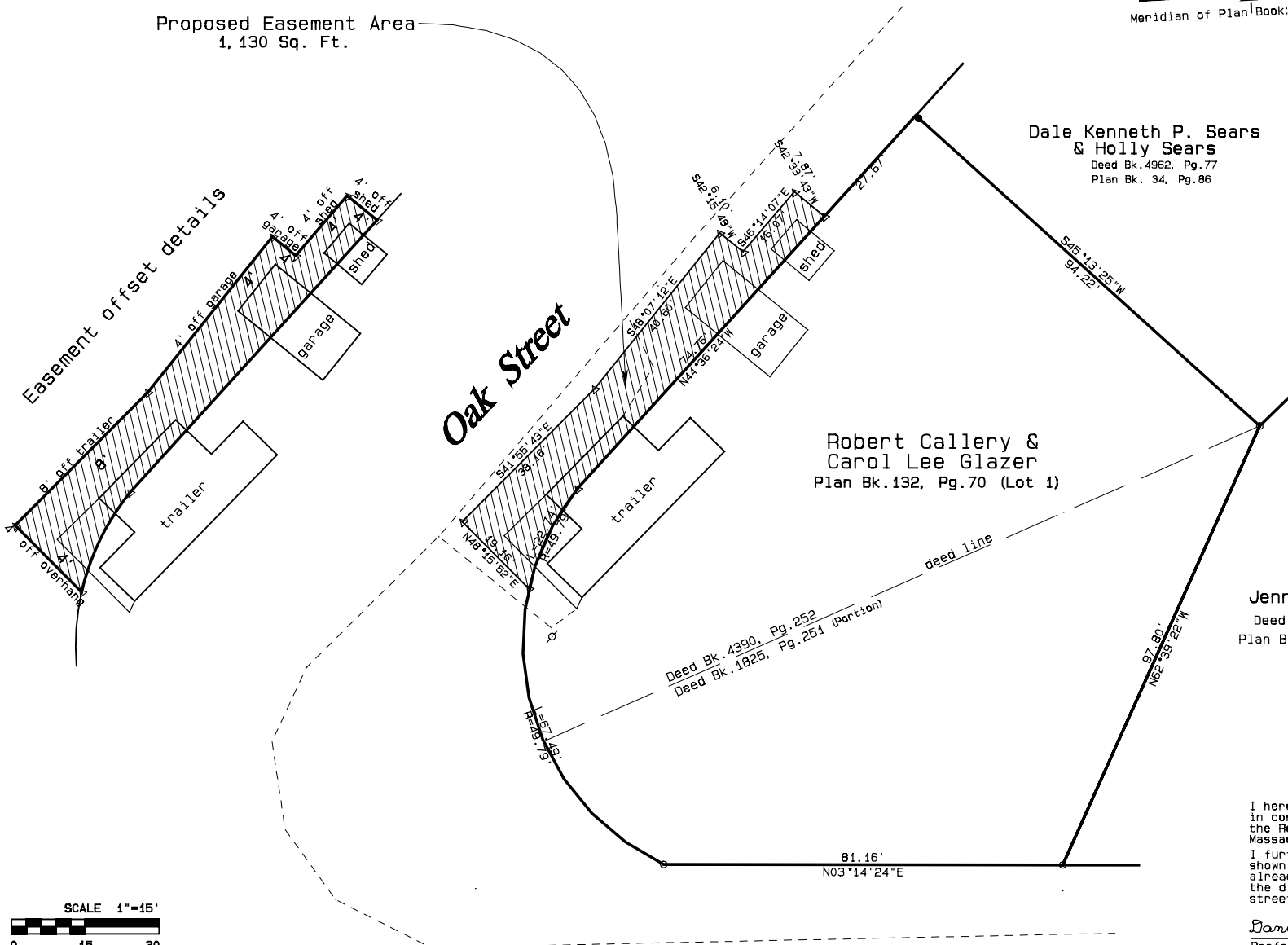
Date: _____

Proposed Easement Area
1,130 Sq. Ft.

Dale Kenneth P. Sears
& Holly Sears
Deed Bk. 4962, Pg. 77
Plan Bk. 34, Pg. 86

For Registry Use

Symbol	Description
△	unmonumented point
□	stone bound found
■	concrete highway bound found
●	iron pipe found
○	iron pipe set
⊗	utility pole
- - - -	edge of traveled way



Robert Callery &
Carol Lee Glazer
Plan Bk. 132, Pg. 70 (Lot 1)

Jenna J. Wikler
Deed Bk. 6833, Pg. 210
Plan Bk. 132, Pg. 70 (Lot 2)

Deed Bk. 4390, Pg. 252
Deed Bk. 1825, Pg. 251 (Portion)

I hereby report that this plan has been prepared in conformity with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.
I further report that the lines of streets and ways shown are those of public or private streets or ways already established and that no new lines for the division of existing ownership or for new streets or ways are shown

Daniel L. Werner March 21, 2017
Professional Land Surveyor Date

Riverview Drive (Bridge Street) A 1919 County Layout

Plan of Easement
prepared for
Robert Callery & Carol Lee Glazer
located in
Gill, Massachusetts

Daniel L. Werner, P.L.S., 225 Shelburne Line Road,
Colrain, Massachusetts
Scale : 1" = 15' Date : March 21, 2017

Easement Notes

The easement area depicted hereon is intended to grant permission for the continued encroachment and use of that portion of the trailer, trailer porch, trailer canopy, garage, and shed structures located within the Oak Street public way by the owner of the parcel shown here and known as assessors' parcel 88 on map 101 and further depicted as Lot 1 on Plan Book 132, Page 70. The uses consist of those that are ordinary and customary for residential purposes, including the right to maintain, repair (but not expand or replace) remove, and access (pass, and repass to and from) the structures and any and all attendant above ground and underground cables, conduits, pipes, wires, fixtures, and similar residential use appurtenances located within the oak Street public right of way.

