

TOWN OF GILL

MASSACHUSETTS



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SELECTBOARD MEETING MINUTES

September 27, 2010

Called to Order: The meeting was called to order in open session at 4:30pm.

Present: John Ward, Randy Crochier, and Ann Banash, Selectboard members; Ray Purington, Administrative Assistant.

Others Present: Rick James

John announced that the Selectboard will meet in executive session to consider the purchase, exchange, lease or value or real property, in that an open meeting may have a detrimental effect on the negotiating position of the Town. A roll-call vote was taken to go into executive session. Ann – yes; Randy – yes; John – yes. It was also announced that the Board will reconvene in open session following the executive session.

The Board reconvened in open session at 4:42pm. Timmie Smith joined the meeting.

Approval of Minutes: Ann made a motion, seconded by Randy, to approve the minutes of 9/13 and 9/14. The vote was unanimous in the affirmative.

Comments to A.G.: Ann stated that she had not completed her written comments in response to the Attorney General's request for public comment on remote participation in meetings as it relates to the Open Meeting Law. There was no further discussion of the topic.

Highway Department Updates: Ray reported that Mick's inspection of the used truck body was very successful. It is in excellent condition, and he has purchased it. Mick has also said that he will not have time to do a proposed pavement extension on Hoe Shop Road this fall, and that the work, if approved by the Board, would happen late next Spring. The Board asked Ray to include a story about the project in an upcoming newsletter and to send a letter to residents of Hoe Shop Road asking them to think about this project during the coming winter. An information meeting will be scheduled sometime in March to get input from residents.

Ray explained that the cost for speed advisory signs for Riverside is \$120 for 4 signs. The Board gave its approval for Mick to purchase and install the signs. An agenda item dealing with the Highway Department's contract with Cintas for uniforms will be brought back at the next meeting. Mick is still waiting for contract buyout costs from Cintas.

Capital Improvements Planning Committee: The Board decided to delay naming members to the CIPC until the Planning Board has submitted its nominee. The committee will likely meet twice a month, with most of its meetings taking place between October and March. The Board encouraged interested residents to apply.

5:00pm – Lynda Hodsdon Mayo and Claire Chang joined the meeting.

Arts & Crafts Festival: At 5:00pm John opened the hearing on the Public Gathering Permit that has been requested by the Friends of Gill for its annual Arts & Crafts Festival on October 16th and 17th. Claire spoke to the matter, and explained the event, noting some of this year's exhibitors, performers, and other highlights. No one else asked to speak about the event. Ann made a motion, seconded by Randy, to grant the public gathering permit with the usual

conditions – food vendors must have proper permits, event trash may not be disposed of at the Highway Dept., and a police detail is required from 11am-3pm both days for traffic control. The vote was unanimous in the affirmative.

5:10pm – Nancy Griswold joined the meeting.

Hunting/Fishing Licenses: Lynda Hodsdon Mayo, Town Clerk, informed the Board that the state is changing its process for issuing sporting licenses, and will require Towns allow the State to electronically debit their bank accounts for the State's share of the license fee. This procedure is not acceptable to Gill's Treasurer and Accountant. Lynda noted that Gill received only \$14.50 last year as its share of proceeds from the sale of sporting licenses, and that when the new process takes effect, she will no longer be selling licenses. As this is the Town Clerk's decision, the Board took no action.

5:15pm – Claire Chang left the meeting. Steve Damon joined the meeting.

Farm Animal & Machinery Excise: Steve Damon, Chair of Gill's Agricultural Commission, presented a request that the Board place a question on the November 2nd election ballot asking voters if they want to discontinue the collection of Farm Animal & Machinery Excise taxes. Steve noted that Heath, Northfield, Buckland and Shelburne have all recently passed similar votes. Gill collects taxes from seven farmers, and collected \$525 in FY09 and \$1300 in FY10. Due to timing of the vote, the tax will still be collected in FY11. Steve noted that to be eligible to have animals and equipment taxed at the lower farm excise rate (\$5/thousand), the person must be principally engaged in farming and agriculture, and may not be incorporated. It was also noted that putting the question on the ballot will cost approximately \$500 in order to program the question for the handicapped voting machine.

Randy made a motion, seconded by Ann, to place the following question on the November ballot: "Shall the Town of Gill cease assessing the excise imposed under General Laws Chapter 59, Section 8A on certain animals, machinery and equipment owned by individuals and non-corporate entities principally engaged in agriculture?" The vote was unanimous in the affirmative. Ann made a statement that voters should be aware that eliminating the tax means the loss of \$1300 in revenue for the Town.

Steve also announced November 19th as "Cheese Night in Gill", where tasting of various Gill-made cheeses will take place at the Gill Church.

5:30pm – Steve Damon and Lynda Hodsdon Mayo left the meeting.

Sewer Abatement: Ann made a motion, seconded by Randy, to grant a sewer bill abatement of \$24.66 to Jeff Suprenant. The vote was unanimous in the affirmative.

Appointments: Roger Augustine has asked to be appointed to the Zoning Board of Appeals. Ann made a motion, seconded by Randy, to make the appointment. The vote was unanimous in the affirmative. The Town Clerk has requested that Eileen Palumbo be appointed as an Election Worker. Ann made a motion, seconded by Randy, to make the appointment. The vote was unanimous in the affirmative.

5:40pm – Nancy Griswold left the meeting.

Representative to CEDS Committee: Gill's representative to the FRCOG's Comprehensive Economic Development Strategy Committee is currently Carlene Millet, who clerks for various town boards and committees. Her term is up, and the FRCOG has asked for a re-appointment or a new appointment. The purpose of the CEDS Committee was discussed, and interested residents were asked to contact Ray. Ray will also check with Carlene to see if she is interested in continuing to serve.

Representative to GMRSD Negotiations: Superintendent Ladd has asked the Board to name one member to act as its representative, and attend a future meeting where contracts with several unions will be ratified. The Board noted that this offer should have come much sooner in the negotiations process. Ann volunteered to serve as the Board's representative.

5:45pm – Jason Edson joined the meeting. 5:55pm – Timmie Smith left the meeting. 6:00pm – Gene Beaubien joined the meeting.

Junior Firefighter Program: Gene Beaubien and Jason Edson explained changes to the Fire Department's policies with respect to volunteers under age 18. Previously the F.D. allowed them to work and be paid as firefighters. Under the new program that is being established, only those between the ages of 16 and 18 will be allowed to take part in educational activities, including two training drills per month. Children under the age of 16 may not participate. For 16-18 year olds, parental permission is still required, and students must maintain acceptable grades. Junior firefighters won't go on fire calls, won't be issued pagers, and won't receive keys to the fire station. The F.D.'s program is modeled after ones from the National Junior Firefighter Program, and follows state guidelines for youth employment practices. The program is overseen by Stuart Elliott (Deputy Chief) and Jason Edson (Captain).

Once a junior firefighter turns 18, he/she will need to go through the Town's normal application process, including a doctor's physical, in order to become a regular firefighter.

The Board asked Ray to look into liability issues and waiver forms that may need to be signed by junior firefighters and their parents.

Gene and Ray also updated the Board on their research into acquiring one or two government surplus 30 KW generators, available through the Hampshire Council of Governments, but located in Pennsylvania. A generator of that size would be adequate to power supply power to Gill Elementary, and could allow that building to be used as an emergency shelter during a disaster. It would also allow the school to maintain power during extended outages (like the one in May), and avoid losses from spoiled food. The Board encouraged Ray and Gene to pursue the matter further.

6:20pm – Gene and Jason left the meeting. 6:25pm – Bruce Hunter and Brian McHugh (Franklin Regional Housing & Redevelopment Authority) joined the meeting.

Warrant # 7: The Board reviewed and signed Warrant #7. Randy abstained from signing the payroll warrant.

CDBG & CDS Informational Meeting: At 6:34pm John opened the informational meeting on the update to the Town's Community Development Strategy (CDS) and its FY11 Community Development Block Grant (CDBG) application. The legal notice for the meeting was read.


The Board reviewed a draft of the updated CDS. It was noted that the CDS is updated yearly as a requirement of the CDBG. The application for CDBG funds is due this December. Comments on the CDS can be submitted to Ray, and the Board will be adopting a final version at its next meeting.

The Board reviewed a handout that explains the CDBG application process, including the purpose of the program and a list of eligible activities for CDBG funds. There are currently seven or eight households from Gill on a waiting list for housing rehab loans, and the HRA is still accepting applications. The current projects include various code work, electrical and plumbing improvements, weatherization, window replacement, lead paint remediation, and roof replacement. Projects involving wells, septic systems, or lead paint and asbestos abatement can receive loans up to \$35,000. All other projects can receive up to \$30,000.

Besides Gill, the Towns of Colrain, Ashfield, Leyden, and Deerfield are also applying for CDBG funds this year. It is a group application, and Colrain is the lead town. There will be a public hearing in Colrain in early November, as well as two other hearings in two of the other towns. November 8th was suggested as a possibility for a public hearing in Gill.

Adjournment: The informational meeting was closed and the Selectboard meeting was adjourned at 7:10 p.m.

Minutes respectfully submitted by Ray Purington, Administrative Assistant.


Randy Crochier, Selectboard Clerk



SELECTBOARD AGENDA & MEETING NOTICE

September 27, 2010

***Indicates item added since previous Thursday
bold underlined time = invited guest or advertised hearing
(all other times are approximate)

FY 2011 CDBG APPLICATION & COMMUNITY DEVELOPMENT STRATEGY UPDATE INFORMATIONAL MEETING

6:30 p.m. Call to Order (If the meeting is being videotaped, announce that fact.)

- Read Legal Notice (*over*)
- Discussion
- CDS Revised/Updated
 - Discussion by residents
- FY 2011 CDBG Application
 - Requested by the town for FY 2011 CDBG Application
 - Housing Rehabilitation project
 - Currently 4 residents on waiting list
- Residents' Project/Program Requests
- Additional Discussion

Adjournment

**LEGAL NOTICE
NOTICE OF
INFORMATIONAL MEETING
TOWN OF GILL**

The Town of Gill will hold an informational meeting on September 27, 2010 at 6:30 P.M. in the upstairs of the Gill Town Hall, 325 Main Road, Gill, MA.

The purpose of this meeting is to amend and update the Town of Gill's Community Development Strategy (CDS) and to discuss and solicit public response to the Town of Gill's FY 2011 Massachusetts Community Development Block Grant application to the Department of Housing and Community Development.

Eligible projects for the FY2011 CDBG application include: housing rehabilitation, public infrastructure improvements, handicapped access to public buildings, senior centers and social services.

Local citizens are requested to attend and discuss the draft Community Development Strategy and to propose activities which the Town should apply for in this application. The Community Development Strategy will be available for review on 9/13/2010 at the Town Hall and on the town's web site.

The Town encourages local citizens to attend the informational meeting where any person or organization wishing to be heard will be afforded the opportunity.

Board of Selectmen
Town of Gill

Community Development Strategy
Town of Gill
September 27, 2010

DRAFT

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. Public hearings were held on September 27, 2010 to review and discuss this Community Development Strategy and the document was adopted by the Selectboard on October xx, 2010.

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, Gill School Advisory Committee, Highway Superintendent, Historical Commission, Library Trustees, Memorial Committee, Personnel Committee, Planning Board, Police Chief, Recreation Committee, Riverside Municipal Building Use Committee, Town Clerk, Town Forest Committee, 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 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 Board of Selectmen and Finance Committees meet to discuss long-range capital needs and priorities for the Town. Each department head and the members of the Building Committee are asked for input. Prioritization of needs and allocation of resources are recommended and discussed at Town Meeting.

Beginning in FY 2011, much of the responsibility for capital planning will be assumed by the newly formed Capital Improvement Planning Committee. According to the enabling town by-law, no appropriation may be made for a capital expenditure without first being considered by this seven-member group.

Green Communities Action Plan: In 2010, with technical assistance from the FRCOG Planning Department, Gill's Energy Commission developed a Green Communities Action Plan. This document outlines the steps the Town hopes to take in order to achieve state designation as a Green Community. If it becomes so designated, the Town could then apply for Green Community grants which could be used by the Town and its residents to make energy conservation improvements to buildings, homes, and town services.

Subdivision Regulations: 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.

Energy Savings Performance Contract: In 2008 Gill began investigating the feasibility and desirability of paying for energy conservation measures in town-owned buildings using Energy Savings Performance Contracts. Since then the Town has had preliminary and investment-grade energy audits conducted at its buildings, and in June 2010 voters approved borrowing of up to \$430,000 to perform energy conservation improvements. This sum of money includes a \$150,000 Energy Efficiency and Conservation Block Grant (EECBG) from the Massachusetts Department of Energy Resources for the replacement of the 30-year old boiler at the Gill Elementary School.

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.

Open Space and Recreation Plan (OSRP): In 2005, 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.

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. In January 2010 the Town heard preliminary results of the radar study, and will hear final results in October 2010.

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: Each year 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) 2010 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 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, 2007. 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.

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.

Town of Gill
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

Prioritized Projects List 2010 Community Development Strategy

Geographic Target Area / Priority	Timeline	Project	Project Description / Relevant Plan	Funding Source / Estimated Cost
TW / 1	12/31/11	Mariamante Property	Determine best possible use for Mariamante property, develop and execute plan to sell property	Ch. 43D Tech Assistance grant, PWED & CDAG grants, local taxes \$ TBD
TW / 1	12/31/12	Housing Rehab	Correction of code violations for CDBG-qualified homeowners	CDBG funds
TW / 1	12/31/11	Public Safety Complex Roof	Determine need and course of action to replace 30-year old membrane roof	Funding: TBD Cost: TBD
TW / 1	6/30/12	Fire Truck Replacement	Replace 1979 tanker truck	FEMA Federal Assistance to Firefighters Grant; NMH gift, grants, local taxes. \$450,000
TW / 1	12/31/12	Cemetery space acquisition	Acquire new land for a town-owned cemetery	Private donations, local taxes. \$ TBD
TW / 2	6/30/12	Police Cruiser	Replace 2004 police cruiser	Local taxes \$25,000
TW / 2	6/30/14	Highway truck replacement	Replace 1990 dump truck	Local taxes. \$200,000 estimated
TW / 2	6/30/11	Extend Pavement on Hoe Shop Road	Extend pavement by 500 feet to eliminate ice-related safety hazard at crest of hill on Hoe Shop Road	Local taxes. \$ TBD
TW / 2	12/31/12	Town Forest	Develop use plan and trail network at 160-acre town conservation area.	Forestry grants \$ TBD
TW / 2	6/30/12	Community Access Programming	Establish volunteer group to produce Gill-related programming to air on local PEG cable access channel	Comcast Cable Company \$ TBD
TW / 2	6/30/12	Open Space Plan	Update Gill Open Space Plan	Volunteers and existing town staff
TW / 2	12/31/15	Master Plan	Update Gill Master Plan	Volunteers and existing town staff

Geographic Target Area / Priority	Timeline	Project	Project Description / Relevant Plan	Funding Source / Estimated Cost
TW / EP	6/30/12	Energy Savings Performance Contract	Finalize selections for energy conservation measures, obtain borrowed funds, sign contract with Siemens	DOER EECBG grant; WMECO rebates, Energy savings within existing utilities budgets Up to \$430,000
TW / EP	12/31/10	Fire Department air pack retrofit	Retrofit F.D. air packs to be compatible with RIT buddy-breathing systems	Local taxes. \$20,000
TW / EP	12/31/10	F.D brush truck	Convert surplus US Govt. pickup truck into fire-fighting brush truck	US Govt. truck donation; NMH gift. \$11,000
TW / EP	12/31/10	Highway dump truck refurbishment	Replace dump body and frame on 1990 truck in order to extend useful life for several more years	Stabilization \$9,350
TW / EP	9/30/11	Town Hall Office Walls	Construct office walls for Town Clerk, & Treasurer/Tax Collector; move Assessor's Office to first floor	Private donations (\$10,000) of money, materials, and labor; local taxes (\$10,000)
TW / EP	12/31/10	Gill Elementary School Bleachers	Eagle Scout project to repaint and refurbish bleachers with new seating planks and footboards	Eagle Scout \$0
Riverside Sewer District / EP	6/30/11	Sewer Pump Station Upgrades	Replace critical components of sewer system pump station to improve reliability & energy efficiency; and to reduce operating & maintenance costs.	Housing Rehabilitation - Town Funds Loan Repayment funds \$60,000 65,000
TW / EP	6/30/11	Capital Improvement Planning Committee	Implement CIPC	Volunteers and existing town staff
TW / EP	6/30/11	Green Communities Action Plan	Explore and implement activities to fulfill requirements to be designated as a Green Community	Volunteers and existing town staff.
TW / EP	6/30/11	Riverside Municipal Building Use Study	Identify future local and/or commercial uses of former school. Identify structural needs of aging historic building	Volunteers and existing town staff.
TW / CP	3/31/10	Public Safety Complex	Paint interior walls	Franklin County Sheriff's Office (labor) & Local Taxes (materials) \$0 labor, \$2,500 materials

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
FY 2011 CDBG APPLICATION AND COMMUNITY DEVELOPMENT STRATEGY
UPDATE

INFORMATIONAL MEETING

DATE: September 27, 2010 @ 6:30 pm
Location: Town Hall (downstairs meeting room), Gill, MA

DISCUSSION OF THE COMMUNITY DEVELOPMENT STRATEGY (CDS)

- The Town's information meeting is to review the Draft CDS and the public makes comment.
 - Summary of the town's community development plans, policies and priority projects
 - This plan is reviewed/updated annually
- The Board of Selectmen will adopt final CDS at a BOS mtg

DISCUSSION OF FY 2011 CDBG APPLICATION PROCESS

- **Overview of CDBG - CDF Grant Program**
 - Funding (federal) is from the Department of Housing and Urban Development (HUD)
 - State administers this program through Department of Housing and Community Development (DHCD)
 - National Objective of this Grant is to benefit Low/Mod Income residents of the Town of Colrain
 - Colrain may apply in a regional application which may include Gill, Deerfield, Leyden and Ashfield
- **Eligible Activities**
 - **Housing assistance:** rehabilitation of substandard dwelling units, lead paint abatement, rehabilitation of shelters or transitional housing, site development costs for new housing projects (in very limited instances, new housing construction), and relocation.
 - **Economic development/commercial rehabilitation:** sign and facade improvements.
 - **Public facilities:** senior centers, neighborhood centers, parks and playgrounds, youth centers, architectural barrier removal, and other types of facilities that serve the needs of low- and moderate-income persons.
 - **Infrastructure:** reconstruction of streets and sidewalks, drainage improvements, upgrade of water supply and distribution systems, and construction or repair of sewer lines, including infrastructure to housing projects.
 - **Public social services:** day care subsidies, substance abuse counseling, community policing, elder services, first-time homebuyer counseling and down payment assistance, assistance for the homeless, disabled, illiterate adults, abused children, battered spouses and other predominantly low- and moderate-income clientele.
 - **Planning Projects:** planning and pre-development assistance; it must be demonstrated that upon implementation the planned activities will meet a national objective.
- **Process**
 - The informational meeting allows residents to bring projects to the town for their review and eligibility for CDBG funding.
- **Public Hearings**
 - Town presents Projects that will be included in the FY 2011 CDBG Application
 - To Date: November 1, 2010 in Colrain, we will schedule two more either in Gill/Deerfield and Leyden/Ashfield
- **Application due: December 10, 2010**

ATTACHMENTS

- Copy of Housing Rehabilitation brochure