

The Special Fall Town Meeting was held on November 18, 2015 in the South Hadley Town Hall Auditorium, 116 Main Street, South Hadley MA.

True and attested copies of the warrants were posted by Constable, Michael J. Dubuc in five of the towns voting precincts and mailed out electronically and through US Postal Service to town meeting members on October 30, 2015. All additional local by-law requirements were met prior to hosting this meeting.

The meeting was called to order at 6:00 pm by the Town Moderator, Edward J. Ryan, Jr. There were eighty-eight members present out of one hundred and twenty qualified town meeting members. It was announced that there were extra copies of the mailed Supplemental Planning Board Information on the back table. Greetings were read by the Moderator. Peter Gagne and Lenard Finkowski were appointed tellers for the session.

The following business was transacted:

Article 1–Equipment Purchases

UNANIMOUSLY VOTED: Control sheet attached.

Unanimously supported by Appropriation and Capital Planning Committees.

The Town voted to transfer from Unreserved Free Cash the sum of \$150,000 to purchase for replacement of the following vehicles Police Vehicle (\$25,000), 3/4 ton DPW Pickup truck with plow (\$55,000 #34), 1/2 ton DPW Pickup Truck with Plow (\$45,000 #31) and a DPW Compressor (\$25,000).

Article 2-Staffing Clerk's Office

UNANIMOUSLY VOTED: Control sheet attached.

Five (5) members of the Appropriation Committee voted in favor one (1) member abstained.

ARTICLE 2. The Town voted to transfer from Unreserved Free Cash the sum of \$12,000 to the Town Clerk's "Voter's Registrar" account to be applied to costs relative to elections and office staffing in the Clerk's Office.

Article 3-Veteran Benefits

UNANIMOUSLY VOTED: Control sheet attached.

Unanimously supported by Appropriation Committee.

The Town voted to transfer from Unreserved Free Cash the sum of \$50,000 to Veteran's Service, to be applied increased cost associated with needs of South Hadley veterans.

Article 4-Tax Title Fees

UNANIMOUSLY VOTED: Control sheet attached.

Unanimously supported by Appropriation Committee.

The Town voted to transfer from Unreserved Free Cash the sum of \$6,000 to the Tax Title Recording Fees account for costs associated with tax title process.

Article 5-Telecom Upgrade

MAJORITY VOTED: Control sheet attached.

Four (4) members of the Appropriation Committee voted in favor two (2) members voted against. Five (5) members of the Capital Planning Committee voted in favor four (4) members voted against.

The Town voted to transfer from Unreserved Free Cash the sum of \$15,000 to IT/Telephone for the purpose of funding a consultant to design a request for proposal, oversee the replacement of the telephone system and otherwise act as an expert consultant for the Town of South Hadley.

Article 6- Wage and Class

UNANIMOUSLY VOTED: Control sheet attached.

Unanimously supported by Appropriation Committee.

The Town voted to transfer from Unreserved Free Cash the sum of \$42,545.03 to the Wage and Class line to satisfy wage adjustments and contract agreements to fifty five or more employees.

Article 7-Landfill Vehicle

UNANIMOUSLY VOTED: Control sheet attached.

Unanimously supported by Appropriation and Capital Planning Committees.

The Town voted to transfer from Solid Waste Retained Earnings Landfill to Vehicle Landfill the sum of \$50,000 to replace vehicle (pickup truck with plow #23).

Article 8- WWTP Equipment

UNANIMOUSLY VOTED: Control sheet attached.

Unanimously supported by Appropriation and Capital Planning Committees.

The Town voted to transfer from Waste Water Treatment Retained Earnings to Waste Water Treatment Vehicle account the sum of \$175,000 to replace vehicle (utility body pickup truck with plow \$55,000 #3), replace secondary clarifier gear box (\$120,000).

Article 9-Loomis Place Disallowance

UNANIMOUSLY VOTED: Control sheet attached.

The Town voted to determine that the ‘Town’ holds no interest or rights to ‘Loomis Place’ aka ‘Wilson Street Extension’ as depicted on Assessor’s Map #17 (see attachment A) directly abutting 161 and 171 Newton Street and 1 Wilson Street, directly across from 5 and 7 Wilson Street.

Article 10- Municipal Light Board Increase Membership

UNANIMOUSLY VOTED: Moderator declared voice vote count was a unanimous vote. Control sheet attached.

The Town voted to increase the Municipal Light Board from three (3) to five (5) elected members by adding one member to a three year term and an additional member to a two year initial term at the annual election to be held April 2016. All terms would be three year terms beyond afore mentioned annual election, unless otherwise prescribed by law.

Article 11- Community Preservation Act

MAJORITY VOTED: Control sheet attached.

The Town voted to allow Chapter 44B section 3-7 to appear on the next Annual Town Election ballot as described as follows. Should the Town vote to accept Sections 3 to 7, inclusive, of Chapter 44B of the General Laws, otherwise known as the Massachusetts Community Preservation Act, by approving a surcharge on real property for the purposes permitted by said Act, including the acquisition, creation and preservation of open space, the acquisition, preservation, rehabilitation and restoration of historic resources, the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use, the acquisition, creation, preservation and support of community housing, and the rehabilitation and restoration of such open space and community housing that is acquired or created as provided under said Act; to set the amount of the surcharge on real property at 1.5% of the annual real estate tax levy against real property commencing no later than fiscal year 2018; that the Town hereby accepts the following exemptions from such surcharge permitted under Section 3(e) of said Act: a) \$100,000 of the value of each taxable parcel of residential real property and b) \$100,000 of the value of each taxable parcel of class three, commercial property, and class four, industrial property as defined in section 2A of said Chapter 59; and that the referendum on this acceptance shall occur in calendar year 2016.

Article 12- Zoning By-Laws

MAJORITY VOTED: Control sheet attached.

Moderator declared voice vote count was a majority vote. Moderator declared that the article passed by a 2/3 majority vote.

The Town voted to amend in the Zoning By-Law **Section 4 DISTRICTS** Subpart (E) **Overlay Districts**, by including a new Overlay District entitled South Hadley Falls Smart Growth District; **Section 4 DISTRICTS**, Subpart (A) **Establishment of Districts** by providing a statement of purpose for the South Hadley Falls Smart Growth District; **Section 7 SUPPLEMENTAL DISTRICT REGULATIONS**, by inserting a new Subpart (AA) **South Hadley Falls Smart Growth District**, (pursuant to M.G.L. Chapter 40R and 760 CMR 59.00 and M.G.L. Chapter 40S), as detailed in Planning Report to Town Meeting (also available in Town Clerk's Office or at Planning Department).

Article 13- South Hadley Smart Growth

MAJORITY VOTED: Control sheet attached

Moderator declared voice vote count was a majority vote. Moderator declared that the article passed by a 2/3 majority vote.

To see if the Town will vote to amend the Zoning Map to delineate the boundaries of the new South Hadley Falls Smart Growth District, as detailed in Planning Report to Town Meeting.

Article 14 – MGL 43D Acceptance

UNANIMOUSLY VOTED: Control sheet attached.

The Town voted to accept the provisions of Chapter 43D of the Massachusetts General Laws, and to approve the filing of an application with the Massachusetts Interagency Permitting Board to designate one or more areas as Priority Development Sites under said Chapter 43D, as detailed in Planning Report to Town Meeting.

Article 15 –Grant Acceptance for 40R/43D

MAJORITY VOTED: Control sheet attached

The Town did not vote the original warrant article but did vote an amended article as follows:

The Town voted to designate that any grant or similar funds received from the Commonwealth of Massachusetts as a result of creation and approval of a Smart Growth District under Chapter 40R or Priority Development Area under Chapter 43D, Massachusetts General Laws, shall be placed in an account under the Town Administrator and/or Selectboard for use to support community and economic development and planning efforts, as detailed in Planning Report to Town Meeting, with the further understanding, if legally permissible, that the approval of the Selectboard, some or all of such funds may be transferred to a bank account under the direction of the South Hadley Redevelopment Authority for the purpose of providing critically needed financial support to the Redevelopment Authority as it embarks on major redevelopment projects for the Town of South Hadley.

Article 16 – Section 5 Use Regulations

MAJORITY DEFEATED: Control sheet attached.

Moderator declared voice vote count was a majority vote. Moderator declared that the article did not pass by a 2/3 majority vote.

The Town did not vote to amend in the Zoning By-Law **Section 5 USE REGULATIONS**, Subpart (D) **Use Regulations Schedule**, by changing the use “Conversion of Single-Family to Two-Family dwellings, as provided in Section 7” from prohibited in Residence A-1 zoning district to Permitted by Special Permit in Residence A-1 zoning district subject to specified limitations and restrictions and **Section 7 SUPPLEMENTAL DISTRICT REGULATIONS**, Subpart (F) **Conversion of Single-Family to Two-Family Dwelling** by deleting the existing Subpart (F) in its entirety and inserting in its place a new Subpart (F) **Conversion of Single-Family to Two-Family Dwelling**, as detailed in Planning Report to Town Meeting.

Article 17 – Town Meeting Electronic Notification

MAJORITY VOTED: Control sheet attached.

The Town voted to clarify the by-law change approved by Town Meeting on May 9, 2015 and subsequently requested by the Attorney General to be clarified. This article seeks to strike from the Town by-laws Section 302.2 the following “be (i) mailed by first class mail, postage prepaid” and insert “deliver by electronic transmission to an email address submitted to the Town Clerk upon election to Town Meeting” and further strike “at his or her residence as set forth” and insert “and otherwise make printed copies available for member retrieval upon individual request”.

Article 18 – Town Meeting Email Release

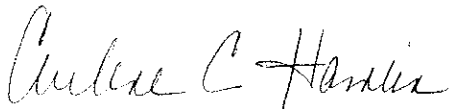
MAJORITY DEFEATED: Control sheet attached.

The Town did not vote to allow all email addresses to be released to the public and available on the town website for individual Town Meeting Members.

The Moderator moved for a motion to adjourn.

Meeting adjourned at 9:00 P.M.

A TRUE COPY ATTEST:



Carlene C. Hamlin, Town Clerk