



**Deerfield Selectboard/Board of Health/Sewer Commissioners**

February 11, 2026, 6:00 pm

8 Conway Street, South Deerfield MA 01373

Pursuant to a notice duly filed with the Town Clerk, a meeting of the Deerfield Selectboard/Board of Health/Sewer Commissioners was held on February 11, 2026 at 6:00 pm at the Deerfield Municipal offices, Main Meeting Room, 8 Conway Street, South Deerfield, MA, Meeting was recorded by FCAT and/or Town of Deerfield Staff. This meeting was held in a **Hybrid** fashion for both in person and remote participation in accordance with House Bill Number 58 of the 193<sup>rd</sup> General Court, which extended the Governor's March 12, 2020, Order Suspending Certain Provisions of the Open Meeting Law, M.G.L. c.30A § 20, until June 30, 2027. In accordance with M.G.L. c.30A, anyone intending to record the meeting must identify themselves to the clerk and provide their name and address for the record.

Board members present: Tim Hilchey, Trevor McDaniel, and Blake Gilmore

Absent:

Also present: Christopher Dunne, Town Administrator; Greg Snedeker, Assistant Town Administrator; Cassie Sanderell, Town Clerk; Ned Saviski, Health Agent; Josh Goldstein, Counsel for Magic Events, LLC, & Victoria Tubs, New Owner of Magic Wings; Missy Clark, Tavern Sports Bar and Kristi Bodin, Counsel representing Both Parties; and other members of the public.

- 1) Call to Order
- 2) Public Comment – Two-minute maximum per speaker, up to 20 minutes total
- 3) Hearings and Appearances
  - a) Application to transfer an On-Premises, All Alcoholic Beverage Liquor License from Magic Wings, Inc. to Magic Events, LLC for the property located at 281 Greenfield Road, South Deerfield MA

*McDaniel Read the Hearing Notice into the Record.*

- i. Goldstein spoke to the request for the Applicant noting utilization of the liquor license for events such as weddings, ceremonies, birthdays, etc. The business has room to grow and plenty of space for commerce. Tubs is TIP Certified and all staff who will be legally allowed to sell alcoholic beverages will be certified as well.

***Motion to Close the Public Hearing- Hilchey***

***Second: Gilmore      Vote: Hilchey – aye, McDaniel – aye, Gilmore – aye (3-0-0)***

***Motion the Selectboard Approve the Transfer of the On-Premises All Alcohol Beverages Liquor License from Magic Wings, Inc. to Magic Events, LLC for the Property Located at 281 Greenfield Road, South Deerfield, MA Subject to Approval from the Alcoholic Beverages Control Commission and the Satisfaction of all Local and State Requirements– McDaniel***

***Second: Gilmore      Vote: Hilchey – aye, McDaniel – aye, Gilmore – aye (3-0-0)***

- b) Application of The Tavern Sports Bar, LLC for multiple transactions: Change of LLC Manager, Change of LLC Ownership Interest, Change of Stock Interest, Change of Pledge, Change of ABCC Manager for Annual, On-Premises All-Alcoholic Beverages Liquor License for the property located at 2C Elm Street, South Deerfield, MA 01373

*McDaniel Read the Hearing Notice into the Record.*

- i. Bodin spoke to the requests made forth by the Applicant noting this hearing would be for a 50% stake and would be returning in six months for the remaining 50%. Clark has been Bartending and Managing for 20 years, TIP Certified, and Serve Safe Certified. Monday – Wednesday 1 to 10 pm, Thursdays and Sundays are 1 to 11 pm, and Friday and Saturday are 1 pm to 1 am. No Food preparation on site would be brought in as needed.
- ii. With all paperwork and questions answered, the Board was supportive of the Change.

***Motion to Close the Public Hearing- Hilchey***

***Second: Gilmore      Vote: Hilchey – aye, McDaniel – aye, Gilmore – aye (3-0-0)***

***Motion the Selectboard Approve the Requested Transfer of the Liquor License Transactions for the Tavern Sports Bar, LLC, including Change of LLC Manager, Change of LLC Ownership Interest, Change of Stock Interest, Change of Pledge, and Change of ABCC Manager for the Annual On Premises All Alcoholic Beverages Liquor License at 2C Elm Street South Deerfield, Massachusetts Subject to Approval by the Alcoholic Beverages Control Commission and the Satisfaction of all Local and State Requirements– McDaniel***

***Second: Gilmore      Vote: Hilchey – aye, McDaniel – aye, Gilmore – aye (3-0-0)***

- 4) Selectboard Reports/Announcements  
a) "I Voted" Sticker Contest Winner Announcement

- i. Sanderell and Dunne provided background on the "I Voted" Sticker Contest for Grades K-2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup>, and 5<sup>th</sup> and 6<sup>th</sup> from the Deerfield Elementary School and Any Student who Resides in Deerfield. After selection from Town Staff, the winners are as follows:

K-2<sup>nd</sup> Grade: Sawyer Benson

3<sup>rd</sup> and 4<sup>th</sup> Grade: Winslow Maccully

5<sup>th</sup> and 6<sup>th</sup> Grade: Kate Obrien

**Congratulations and Thank you for Participating!**

- b) Franklin County Technical School Info Session Update & Frontier Regional School Budget
- 5) Board of Health/Health Agent Discussion Items/Reports/Announcements
- Saviski spoke to MAHB Training Opportunity for Board of Health Members, Wastewater Treatment Monitoring, Opioid Settlement Funding Opportunities, and on going projects.
- 6) Minutes – 02/04/26

**Motion the Selectboard Approve the Minutes as Presented – McDaniel**

**Second: Hilchey Vote: Hilchey – aye, McDaniel – aye, Gilmore – abstain (2-0-1)**

7) Discussion/Decision Items

- a) Letter of Support for Rural Schools

**Motion the Selectboard Approve the Letter of Support- McDaniel**

**Second: Gilmore Vote: Hilchey – aye, McDaniel – aye, Gilmore – aye (3-0-0)**

- b) Vote on Amendment #1 to Electric Service Agreement with First Point Power, LLC to increase Retail Prices by \$0.0116/kWh

**Motion the Selectboard Approve Amendment #1 to the Electric Service Agreement with First Point Power, LLC to Increase Retail Prices by \$0.0116 per Kilowatt hour and Authorize the Town Administrator to Execute all Related Documents- McDaniel**

**Second: Gilmore Vote: Hilchey – nay, McDaniel – aye, Gilmore – aye (2-1-0)**

- c) Vote on Sale of Surplus Property Disposition (Tax Map 169, Lot 186, a ±0.184-acre parcel on Jewett Avenue in South Deerfield) to ORAFOL Americas Inc. in the amount of \$50,000

**Motion the Selectboard Convey to Orafol America's, Inc. the Land shown as Parcel A on a Plan of Land Entitled Subdivision Approval Not Required Plan of Land in Deerfield, Massachusetts Prepared for the Town of Deerfield Scale at 1-foot equals 50 feet Dated September 30, 2016 Prepared by Harold L. Eaton and Associates Inc Registered Professional Land Surveyors 235 Russel Street Hadley, Massachusetts Recorded in the Massachusetts County Registry of Deeds in Plan Book 140, Page 41 as Authorized Pursuant to Article 5 of April 28<sup>th</sup> and 30<sup>th</sup>, 2008 Deerfield Annual Town Meeting and further Authorize the Chair, Trevor D. McDaniel to Execute and Enter into Any and All Documents Necessary to Effectuate the Sale of Said Property- McDaniel**

**Second: Hilchey Vote: Hilchey – aye, McDaniel – aye, Gilmore – aye (3-0-0)**

- d) Vote on Extension of Land Lease Agreement with New England Public Media (NEPM) for Property on Old Pine Nook Road

**Motion the Selectboard Approve the Extension of the Land Lease Agreement with New England Public Media (NEPM) for Town Owned Property on Old Pine Nook Road and Authorize the Town Administrator to Execute the Extension and Any Related Documents- McDaniel**

**Second: Gilmore Vote: Hilchey – aye, McDaniel – aye, Gilmore – aye (3-0-0)**

8) Board-Committee Applications, general appointments/resignations

- a) Vote on acceptance of resignation of David Sharp from the Zoning Board of Appeals

**Motion the Selectboard Accept the Resignation of David Sharp from the Zoning Board of Appeals with Appreciation for his Service to the Town- McDaniel**

**Second: Gilmore Vote: Hilchey – aye, McDaniel – aye, Gilmore – aye (3-0-0)**

- b) Vote on appointment of Elaine Cournoyer to the Zoning Board of Appeals

***Motion the Selectboard Appoint Elaine Cournoyer to the Zoning Board of Appeals for a Term to be Determined in Accordance with the Statute Contingent upon Approval by Said Board- McDaniel***

***Second: Gilmore Vote: Hilchey – aye, McDaniel – aye, Gilmore – aye (3-0-0)***

- c) Vote on Finance Committee Representative on Capital Improvement Planning Committee (CIPC) if necessary

9) Correspondence

10) Town Administration Updates

11) Items Unanticipated 48 hours prior to posting \*

a) Zero Emission Vehicle Policy – review and discussion

b) Memo to Departments regarding Position Backfills

- i. The Board discussed a memo regarding position backfills, agreeing to defer to the board for authorization due to budget constraints. They reviewed updates on health insurance, noting potential plan design changes and a 30-day negotiating period. The Stillwater Bridge project was mentioned, with MassDOT completing their MEPA review, allowing notices to be sent to residents and advertising to be pushed to April. The group also discussed securing the Rec Department's Facebook page and creating a new Deerfield page, with plans to set up proper security settings. Lastly, they touched on an issue with their YouTube page, mentioning a potential solution involving a Google employee from Springfield

12) Upcoming Regular Meetings: February 25, 2026

13) Adjourn

***Motion to Adjourn at 7:05 pm – Hilchey***

***Second: Gilmore Vote: Hilchey – aye, McDaniel – aye, Gilmore – aye (3-0-0)***

*\*The matters listed are those reasonably anticipated by the Chair which **may** be discussed at the meeting. Not all items listed **may** in fact be discussed, and other items not listed **may** also be brought up for discussion to the extent permitted by law.*

Respectfully Submitted, Alex Herchenreder Documents List:

- Selectboard/Board of Health/Sewer Commissioners Revised Meeting Agenda, February 11, 2026
- Selectboard/Board of Health/Sewer Commissioners Packet, February 11, 2026