

Annual Town Meeting  
April 28, 2025

I, Kathlene A. Sanderell, duly appointed and qualified Town Clerk of the Town of Deerfield hereby verify that the following votes were taken at the Deerfield Annual Town Meeting held on Monday, April 28, 2025, in the Frontier Regional School Goodnow Gymnasium, 113 North Main Street in the Village of South Deerfield, with 338 voters in attendance. Moderator, Daniel Graves Esq., called the town meeting to order at 7:05 pm, declaring that the warrant was in order, and the quorum requirement was met.

Moderator led the Pledge of Allegiance.

**Moderator's Motions:**

Voted that the reading of all articles be waived and that prior to the reading of a motion under the article, the Moderator briefly summarize the content of the article to be considered; and, further, that unless an objection is raised, the reading of detailed motions be waived where the article as printed can, in the opinion of the Moderator, be incorporated by reference in any motion presented.

**Seconded by Chief John Paciorek**

**Motion carried, so declared the Moderator.**

Voted the following people be allowed to address the audience during the Town Meeting:

- Attorney Lisa Mead, Town Counsel
- Brenda Hill, Town Accountant
- Christopher Dunne, Town Administrator
- Kathlene Sanderell, Town Clerk
- Shelly Poreda, Director of Business Administration, Frontier Regional/Union 38 Schools
- Tina Gemme, Principal, Deerfield Elementary School
- Richard Martin, Superintendent, Franklin County Technical School
- Russell Kaubris, Business Manager, Franklin County Technical School
- Mark Brennan III
- Josephine Silva
- Jimin Ahn
- Amy Talbot
- Dianna Costa
- Raina Wonzi

**Seconded by Chief John Paciorek**

**Motion carried, so declared the Moderator.**

**Article 1: Consent Article**

**Motion: Tim Hilchey**

Voted that the Town approve Article 1 on the following matters: A, B, C, D, E, F, and G.

**Seconded by Trevor McDaniel**

**A. Reports of Officers**

Heard the reports of the Selectboard, the Deerfield School Committee, and all other Town officers, boards, committees, and commissions.

**B. Elected Officials Compensation**

Voted to establish the salaries and compensation of all elected officers of the Town as contained within the omnibus budget of the Town, for the Fiscal Year beginning July 1, 2025:

Annual Town Meeting  
April 28, 2025

<b>Official</b>	<b>Requested</b>	<b>Recommended</b>
<i>Moderator, Annual Town Meeting</i>	\$300	\$300
<i>Moderator, Special Town Meeting (\$100/mtg.)</i>	\$200	\$200
<i>Selectboard, Chair</i>	\$6,000	\$6,000
<i>Selectboard, Associate Members (2)</i>	\$5,000	\$5,000
<i>Assessors, Chair</i>	\$4,500	\$4,500
<i>Assessors, Associate Members (2)</i>	\$4,000	\$4,000
<i>School Committee, Chair</i>	\$150	\$150
<i>School Committee, Associate Members (4)</i>	\$100	\$100

**C. Acknowledgement of Gifts**

Voted to acknowledge the following monetary gifts made to the Town in appreciation of services rendered, that have been deposited by the Treasurer in the General or related Special Funds of the Town; and to acknowledge countless non-monetary gifts made to the Town by our non-profit partners:

**Donations Received by the Town of Deerfield**

***Received in  
the past year***

***In appreciation for services rendered***

Deerfield Academy	\$207,500
Bement School	\$10,000
Woolman Hill	\$4,770

***For the School Resource Officer Program***

Deerfield Academy	\$40,000
-------------------	----------

***For sewer pipe replacement in Old Deerfield***

Deerfield Academy	\$254,023
-------------------	-----------

***Monetary Pledges and amounts remaining for  
Replacement of the Deerfield Elementary School  
Roof***

	<b><i>Original Pledge</i></b>	<b><i>Received in the past year</i></b>	<b><i>Remaining</i></b>
Deerfield Academy	\$105,000	\$10,500	\$10,500
Bement School	\$20,000	\$2,000	\$2,000
Eaglebrook School	\$75,000	\$7,500	\$15,000
Historic Deerfield, Inc.	\$25,000		\$0

Annual Town Meeting  
April 28, 2025

*The Town of Deerfield gratefully acknowledges countless non-monetary gifts made by all our non-profit partners during the last 12 months.*

**D. Library Interest**

Voted to transfer the interest earned for the preceding year from the Dickinson Library Trust fund to the Tilton Library, and to Frontier Regional School for Library use, for the Fiscal Year beginning July 1, 2025, as referenced in this article:

***Dickinson Library Trust Interest***

Tilton Library for Library Use (85%)	\$2,910
Frontier Regional School for Library Use (15%)	\$514
<b>Total</b>	<b>\$3,424</b>

**E. Acceptance of Grants**

Voted to authorize the Selectboard to apply for, accept and expend for specific purposes, any monies provided by any Federal or State Grants or Programs which may be awarded to the Town.

**F. Selectboard Contract Authority**

Voted to authorize the Selectboard, in accordance with G.L c. 30B §12(b), to negotiate and enter into contracts with vendors as it deems necessary or beneficial, for a term of no more than five (5) years.

**G. Assessors Contract Authority**

Voted to authorize the Board of Assessors, in accordance with G.L c. 30B §12(b), to negotiate and enter into contracts with vendors as it deems necessary or beneficial, for a term of no more than five (5) years.

*Recommended by Finance Committee*

**Motion carried, so declared the Moderator.**

**Article 2: Consent Article – Special Appropriations**      **Motion: Trevor McDaniel**

Voted to transfer from free cash for the following items A, B, C.

**Seconded by Chief John Paciorek**

**A. Reserve Fund Appropriation**

The sum of **\$100,000** for the Reserve Fund of the Town, in accordance with G.L. c.40 §6, for the Fiscal Year beginning July 1, 2025.

**B. OPEB Liability Trust Fund Appropriation**

The sum of **\$46,647** for the Other Post-Employment Benefits (OPEB) Liability Trust Fund for the Fiscal Year beginning July 1, 2025.

**C. Out of District Placement (Vocational Education) Appropriation**

The sum of **\$90,000** for the tuition and transportation expenses of students to the Smith Vocational and Agricultural High School for the Fiscal Year beginning July 1, 2025.

*Recommended by Finance Committee*

**Motion carried, so declared the Moderator.**

**Article 3: Revolving Funds**

**Motion: Trevor McDaniel**

Voted to fix the maximum amount that may be spent for the Fiscal Year beginning July 1, 2025, for the revolving funds established in the Deerfield General Bylaws, c. 20 §20-3, Departmental Revolving Funds, for certain departments, boards, committees, agencies, or officers in accordance with G.L. c.44 §53E½.

**Seconded by Chief John Paciorek**

<b>FUND</b>	<b>SPENDING LIMIT</b>
Recycling	\$20,000.00
Parks and Recreation	\$75,000.00
Planning	\$25,000.00

*Recommended by the Finance Committee*

**Motion carried, so declared the Moderator.**

**Article 4: Snow and Ice Shortfall**

**Motion: Tim Hilchey**

Voted to transfer \$90,000 from the Vocational Education appropriation to fund a Fiscal Year 2025 shortfall related to Snow and Ice Removal Expenses.

**Seconded by Trevor McDaniel**

**Motion carried, so declared the Moderator.**

**Article 5: Capital Stabilization**

**Motion: Trevor McDaniel**

Voted to transfer \$200,000 from Free Cash to Capital Stabilization.

*Recommended by Finance Committee*

**Seconded by Chief John Paciorek**

**Motion carried, so declared the Moderator.**

**Article 6: Omnibus Budget**

**Motion: Tim Hilchey**

**Seconded by Trevor McDaniel**

Annual Town Meeting  
April 28, 2025

**The FY2026 Omnibus Budget**

FY2025		FY2026	FY2026	
<b>100 SERIES - GENERAL GOVERNMENT</b>	Appropriated	Requested	Recommended	
114-5100- MODERATOR	\$500	\$500	\$500	
122-5100 - SELECTBOARD SALARIES	\$16,000	\$16,000	\$16,000	
122-5110 - SELECTBOARD STAFF SALARIES	\$378,497	\$378,473	\$378,473	
122-5400 - SELECTBOARD ADMINISTRATION EXP	\$19,000	\$19,000	\$19,000	
131-5400 - FINANCE COMMITTEE	\$250	\$300	\$300	
135-5110 -ACCOUNTANT SALARY	\$126,532	\$97,408	\$97,408	
135-5400-ACCOUNTANT EXPENSE	\$18,250	\$22,950	\$22,950	
141-5100 -ASSESSORS SALARIES	\$11,000	\$12,500	\$12,500	
141-5110 -ASSESSORSADMIN ASSISTANT	\$77,699	\$86,969	\$86,969	
141-5400 -ASSESSORS EXPENSE	\$19,110	\$19,491	\$19,491	
142-5400 -ASSESSORS QUINQUENNIAL RECERT	\$22,000	\$22,000	\$22,000	
145-5110 - TREAS/ COLLECTOR SALARIES	\$151,900	\$160,073	\$160,073	
145-5410 - TREASURER/ COLLECTOR EXPENSE	\$36,250	\$37,095	\$37,095	
151-5110 - LEGAL EXPENSE	\$105,000	\$85,000	\$85,000	
152-5400- PERSONNEL BOARD	\$500	\$500	\$500	
155-5400 - IT HARDWARE	\$6,000	\$6,000	\$6,000	
155-5800- PEG ACCESS CAPITAL EXPENSE	\$4,000	\$4,000	\$4,000	
159-5410 - CONTRACTED SERVICES	\$268,334	\$270,090	\$270,090	
161-5110- TOWN CLERK SALARIES	\$109,527	\$110,221	\$110,221	
161-5400- TOWN CLERK EXPENSE	\$26,050	\$22,450	\$22,450	
171-5400 - CONSERVATION COMMISSION	\$2,000	\$2,000	\$2,000	
172-5400- OPEN SPACE COMMITTEE	\$250	\$250	\$250	
175-5400 - PLANNING BOARD	\$2,000	\$2,000	\$2,000	
176-5400 - ZONING BOARD OF APPEALS	\$1,000	\$1,000	\$1,000	
179-5400-AGRICULTURAL COMMISSION	\$100	\$100	\$100	
182-5400 - ENERGY COMMITTEE	\$1,000	\$1,000	\$1,000	
192-5400 - TOWN OFFICE BLDG MAINTENANCE	\$106,800	\$125,184	\$125,184	
192-5430 - TOWN OFFICE EXPENSE	\$17,000	\$16,000	\$16,000	
196-5400 - GENERAL INSURANCE	\$78,000	\$92,000	\$92,000	
<b>TOTAL-GENERAL GOVERNMENT</b>		<b>\$1,604,549</b>	<b>\$1,610,554</b>	<b>\$1,610,554</b>
<b>200 SERIES - PUBLIC SAFETY</b>		FY2025	FY2026	FY2026
		Appropriated	Requested	Recommended
210-5110 - POLICE PAYROLL	\$1,127,865	\$1,244,166	\$1,244,166	\$1,244,166
210-5400 - POLICE DEPT EXPENSE	\$118,300	\$121,000	\$121,000	\$121,000
210-5800 - POLICE DEPT - CRUISER	\$65,000	\$73,000	\$73,000	\$73,000
241-5110 - INSPECTIONS DEPT PAYROLL	\$178,324	\$187,497	\$187,497	\$187,497
241-5400- INSPECTIONS DEPT EXPENSE	\$4,950	\$4,950	\$4,950	\$4,950
291-5400 - EMERGENCY MANAGEMENT	\$2,800	\$2,800	\$2,800	\$2,800
292-5400 -ANIMAL CONTROL	\$22,266	\$23,964	\$23,964	\$23,964
<b>TOTAL - PUBLIC SAFETY</b>		<b>\$1,519,505</b>	<b>\$1,657,377</b>	<b>\$1,657,377</b>
<b>300 SERIES - EDUCATION</b>		FY2025	FY2026	FY2026
		Appropriated	Requested	Recommended
300-5400 - DEERFIELD ELEMENTARY SCHOOL	\$5,341,279	\$5,501,517	\$5,501,517	\$5,501,517
310-5400 - FRONTIER REGIONAL SCHOOL	\$4,377,770	\$4,551,984	\$4,551,984	\$4,551,984
310-5800 - FRONTIER REGIONAL - DEBT SERVICE	\$19,360	\$0	\$0	\$0
315-5800 - FRONTIER REGIONAL TRANSPORTATION	\$94,894	\$122,280	\$122,280	\$122,280
320-5410 - FRANKLIN TECH ASSESSMENT	\$660,007	\$608,319	\$608,319	\$608,319
320-5800 - FRANKLIN TECH - DEBT SERVICE	\$18,183	\$18,863	\$18,863	\$18,863
<b>TOTAL - EDUCATION</b>		<b>\$10,511,493</b>	<b>\$10,802,963</b>	<b>\$10,802,963</b>
<b>400 SERIES - PUBLIC WORKS</b>		FY2025	FY2026	FY2026
		Appropriated	Requested	Recommended

Annual Town Meeting  
April 28, 2025

422-5110 - GEN HIGHWAY PAYROLL	\$645,739	\$731,968	\$731,968
422-5400 - GEN HIGHWAY EXPENSE	\$327,000	\$356,600	\$356,600
423-5400 - WINTER SNOW AND ICE REMOVAL	\$95,000	\$100,000	\$100,000
424-5400 - STREET LIGHTING	\$15,000	\$10,000	\$10,000
433-5400- TRANSFER STATION EXPENSE	\$249,300	\$248,920	\$248,920
439-5400 - TEST WELL MONITORING/ MAINT	\$61,000	\$33,500	\$33,500
<b>TOTAL - PUBLIC WORKS</b>	<b>\$1,393,039</b>	<b>\$1,480,988</b>	<b>\$1,480,988</b>
	FY2025	FY2026	FY2026
<b>500 SERIES - HUMAN SERVICES</b>	Appropriated	Requested	Recommended
512-5110- BOARD OF HEALTH PAYROLL	\$101,769	\$103,868	\$103,868
512-5400- BOARD OF HEALTH EXPENSE	\$11,575	\$9,825	\$9,825
512-5500- EMERGENCY COVID-19 EXP	\$0	\$0	
541-5400 - COUNCIL ON AGING	\$250	\$100	\$100
541-5420- SENIOR CENTER EXPENSE	\$90,299	\$106,433	\$106,433
543-5400 - VETERANS DISTRICT ASSESSMENT	\$15,505	\$15,952	\$15,952
543-5410 - VETERANS BENEFITS	\$22,000	\$16,000	\$16,000
549-5400 -ADA COORDINATOR	\$250	\$250	\$250
<b>TOTAL - HUMAN SERVICES</b>	<b>\$241,648</b>	<b>\$252,428</b>	<b>\$252,428</b>
	FY2025	FY2026	FY2026
<b>600 SERIES - CULTURE AND RECREATION</b>	Appropriated	Requested	Recommended
610-5400- TILTON LIBRARY	\$215,391	\$248,388	\$248,388
630-5400 - SUMMER SWIM PROGRAM	\$6,310	\$6,003	\$6,003
630-5410- TRI-TOWN BEACH EXPENSE	\$34,842	\$37,835	\$37,835
634-5110 - RECREATION DEPT DIRECTOR SALARY	\$65,955	\$70,017	\$70,017
691-5400 - HISTORICAL COMMISSION	\$1,175	\$1,175	\$1,175
692-5800-VETERANS DAY/ MEMORIAL DAY EXP	\$2,000	\$2,500	\$2,500
<b>TOTAL-CULTURE AND RECREATION</b>	<b>\$325,673</b>	<b>\$365,918</b>	<b>\$365,918</b>
	FY2025	FY2026	FY2026
<b>700 SERIES - DEBT SERVICE</b>	Appropriated	Requested	Recommended
710-5900 - MATURING DEBT	\$401,679	\$562,264	\$562,264
751-5900- INTEREST ON MATURING DEBT	\$205,704	\$548,808	\$548,808
752-5900 - INTEREST ON TEMPORARY LOANS	\$5,000	\$5,000	\$5,000
<b>TOTAL - DEBT SERVICE</b>	<b>\$612,383</b>	<b>\$1,116,072</b>	<b>\$1,116,072</b>
	FY2025	FY2026	FY2026
<b>800 &amp; 900 SERIES - BENEFITS</b>	Appropriated	Requested	Recommended
830-5400 - FRCOG CORE ASSESSMENT	\$41,698	\$41,463	\$41,463
910-5800 - UNFUNDED SICK LEAVE AND VACATION	\$10,000	\$20,000	\$20,000
911-5400 - FRANKLIN CTY REGIONAL RETIREMENT	\$646,145	\$703,858	\$703,858
912-5400 -WORKERS COMPENSATION	\$51,370	\$54,569	\$54,569
913-5400 - UNEMPLOYMENT INSURANCE	\$20,000	\$15,000	\$15,000
914-5400 - GROUP INSURANCE - TOWN	\$409,825	\$466,527	\$466,527
914-5410 - GROUP INSURANCE - SCHOOL	\$781,385	\$913,619	\$913,619
916-5400 - MEDICARE INSURANCE	\$120,089	\$127,410	\$127,410
<b>TOTAL- BENEFITS</b>	<b>\$2,080,512</b>	<b>\$2,342,446</b>	<b>\$2,342,446</b>
<b>TOTAL - OMNIBUS BUDGET</b>	<b>\$18,288,802</b>	<b>\$19,628,746</b>	<b>\$19,628,746</b>

**Voted to appropriate \$19,628,746 to fund the accepted amounts voted, and to meet to meet this appropriation transfer:**

**\$0 From Overlay Surplus**  
**\$71,340 From SCEMS Enterprise Fund**  
**\$12,900 From SCSC Fund**  
**\$86,500 From Sewer Enterprise Fund**  
**\$4,637 From Receipts Reserved for Debt**  
**\$5,000 From the Wetlands Protection Fund**  
**\$2,000 From the Cemetery RRA Fund**  
**\$325,184 From Free Cash**  
**And raise and appropriate: \$19,121,185**

**Motion carried, so declared the Moderator.**

**Article 7: Sewer Enterprise Fund**

**Motion: Trevor McDaniel**

Voted to raise and appropriate, transfer from available funds, or otherwise provide a sum of \$2,199,618 to operate the Sewer Enterprise Fund for the Fiscal Year beginning July 1, 2025, in accordance with the provisions of G.L. c.44, §53F½, such amount to be funded from enterprise revenue and retained earnings, as referenced in this article:

**Revenues**

User And Hookup Fees	\$2,094,618
Retained Earnings	\$100,000
Investment Income	\$5,000
<b>Total Revenues</b>	<b>\$2,199,618</b>

**Expenses**

Salaries and Benefits	\$485,496
Operating Expenses	\$766,800
Debt Service	\$819,822
Indirect Administrative Costs	\$86,500
Operational Reserve	\$41,000
<b>Total Enterprise Fund Expenses</b>	<b>\$2,199,618</b>

*Recommended by Finance Committee*

**Seconded by Chief John Paciorek**

**Motion carried, so declared the Moderator.**

**Article 8: SCEMS Enterprise Fund**

**Motion: Tim Hilchey**

Voted to appropriate the sum of \$1,842,528 and transfer from Free Cash the sum of \$414,995 to fund the South County Emergency Medical Service Enterprise Fund for the Fiscal Year beginning July 1, 2025, and to meet the Town of Deerfield's allocated share of costs:

**Revenues**

Medical Service Fees	\$750,000
CPE Fund Reimbursement	\$40,780
Retained Earnings	\$250,000
Deerfield Assessment (from Free Cash)	\$414,995
Sunderland Assessment	\$252,364
Whately Assessment	\$134,389
Other	\$0
<b>Total Revenues</b>	<b>\$1,842,528</b>

**Expenses**

Annual Town Meeting  
April 28, 2025

Salaries/Wages	\$1,526,510
Operating Expenses	\$244,678
Indirect Costs	\$71,340

---

**Total Enterprise Fund Expenses** **\$1,842,528**

**Town of Deerfield Allocated Share of Total Enterprise Fund Expenses:**

**FY2026 Subsidy from Free Cash** **\$414,995**

*Recommended by Finance Committee*

**Seconded by Trevor McDaniel**

**Motion carried, so declared the Moderator.**

**Article 9: FY25 Capital Improvement Plan**

**Motion: Trevor McDaniel**

Voted to transfer \$50,000 from the Sewer Enterprise Fund retained earnings to fund the Capital Improvements Plan for the Fiscal Year beginning July 1, 2024, as referenced in this article:

**Deerfield FY2025 Proposed Capital Improvement Plan**

**Funding Source: Sewer (WWTP)**

Projects	Amount	Retained Earnings
FY2025 Sewer Lift Station Generator	\$30,000	\$30,000
FY2025 4" Water Supply	\$20,000	\$20,000
<b>Total:</b>	<b>\$50,000</b>	<b>\$50,000</b>

*Recommended by Finance Committee*

**Seconded by Chief John Paciorek**

**Motion carried, so declared the Moderator.**

**Article 10: FY26 Capital Improvement Plan**

**Motion: Tim Hilchey**

Voted to transfer \$84,500 from Free Cash to fund the Capital Improvements Plan for the Fiscal Year beginning July 1, 2025, as referenced in this article:

**Deerfield FY2026 Proposed Capital Improvement Plan**

**Funding Source: Free Cash**

Projects	Amount	Free Cash
DES Circulatory Pumps for Heating	\$36,000	\$36,000
DES Flooring multi-year project	\$28,500	\$28,500
Computer upgrades for Town Administration	\$20,000	\$20,000
<b>Total:</b>	<b>\$84,500</b>	<b>\$84,500</b>

*Recommended by Finance Committee*

**Seconded by Trevor McDaniel**

**Motion carried, so declared the Moderator.**

**Article 11: CPC Recommendations:**

**Motion: Kathy Sylvester**

DES Playground

Voted to appropriate \$200,000 for Phase 1 of the Deerfield Elementary School playground Project, and to meet said appropriation, transfer \$200,000 from the Community Preservation Fund 2026 Estimated Revenues, all in a manner consistent with the proposal submitted by the Deerfield School Committee and approved by the Community Preservation Committee with the stipulation that the school spend their contribution of \$186,000 to the project before spending the CPA funds of \$200,000; said funds to be expended within three years under the direction of the Selectboard and any unused funds to be returned to the Community Preservation Fund as required by statute.

**Seconded by Chief John Paciorek**

**Motion carried, so declared the Moderator.**

Tri-Town Beach Dock Project

Voted to appropriate \$16,000 for Deerfield's share of the Tri Town Beach Dock Project, and to meet said appropriation, transfer \$16,000 from the Community Preservation Fund Open Space Reserve, all in a manner consistent with the proposal submitted by the Tri Town Beach District Commission and approved by the Community Preservation Committee with the stipulation that Whately also approve their half of the funding; said funds to be expended within three years under the direction of the Selectboard and any unused funds to be returned to the Community Preservation Fund as required by statute.

**Seconded by Trevor McDaniel**

**Motion carried, so declared the Moderator.**

Mass Trails river & Ridge Trail complex Phase I

Voted to appropriate \$18,000 for the Cost Share for the Mass Trails Grant for the River & Ridge Trail Complex, Phase 1 Project, and to meet said appropriation, transfer \$18,000 from the Community Preservation Fund Open Space Reserve, all in a manner consistent with the proposal submitted by the Open Space Committee and approved by the Community Preservation Committee, said funds to be expended within three years under the direction of the Selectboard and any unused funds to be returned to the Community Preservation Fund as required by statute.

**Seconded by Trevor McDaniel**

**Motion carried, so declared the Moderator.**

Pocumtuck Rock Parcel Survey Project

Voted to appropriate \$4,000 for the Cost Share for the Land Conservation Assistance Grant to Survey Pocumtuck Rock Parcel Project, and to meet said appropriation, transfer \$4,000 from the Community Preservation Fund Open Space Reserve, all in a manner consistent with the proposal submitted by the Open Space Committee and approved by the Community Preservation Committee, said funds to be expended within

three years under the direction of the Selectboard and any unused funds to be returned to the Community Preservation Fund as required by statute.

**Seconded by Trevor McDaniel**

**Motion carried, so declared the Moderator.**

Local Match for Melnik APR

Voted to appropriate \$19,000 - a 5 percent local match for a Massachusetts Department of Agricultural Resources grant of \$380,000 to create an Agricultural Preservation Restriction on property located on the north side of Boynton Road West and the west side of Sand Gully Road South - Deerfield, MA ,consisting of 21 Acres ± , and to meet said appropriation, transfer \$19,000 from the Community Preservation Fund Open Space Reserve, all in a manner consistent with the proposal submitted by Stephen and Kathleen Melnik and approved by the Community Preservation Committee with the stipulation that the appropriation is contingent on compliance with APR requirements; said funds to be expended within three years under the direction of the Selectboard and any unused funds to be returned to the Community Preservation Fund as required by statute.

**Seconded by Trevor McDaniel**

**Motion carried, so declared the Moderator.**

Community Housing Reserve, Historical Resources Reserve, Administrative Expenses, and Budgeted Reserve

Voted:

To transfer \$46,000 of the Community Preservation Fund 2026 Estimated Revenues to the Reserve for Community Housing. General Law Chapter 44B requires that a minimum of 10% of estimated revenues be set aside for Community Housing.

To transfer \$46,000 of the Community Preservation Fund 2026 Estimated Revenues to the Reserve for Historic Resources. General Law Chapter 44B requires that a minimum of 10% of estimated revenues be set aside for Historic Resources.

To appropriate \$23,000 from the Community Preservation Fund 2026 Estimated Revenues for Community Preservation Committee administrative expenses.

To transfer \$145,000, the balance of the Community Preservation Fund 2026 Estimated Revenues to the Community Preservation Budgeted Reserve.

*All CPA Articles Recommended by Finance Committee*

**Seconded by Trevor McDaniel**

**Motion carried, so declared the Moderator.**

**Article 12: Stillwater Bridge Special Legislation**

**Motion: Tim Hilchey**

Voted that the Selectboard is authorized to submit the Home Rule Petition as set forth in the Warrant with the following changes:

*That Town Meeting further authorize the General Court to make clerical and editorial changes of form only to the bill, unless the Selectboard approves amendments to the*

bill before enactment by the General Court, and the Selectboard shall be authorized to approve amendments which shall be within the scope of the general public objectives of the petition.

AN ACT AUTHORIZING THE RELEASE OR EXCLUSION OF CERTAIN LAND FROM CONSERVATION RESTRICTIONS IN THE TOWN OF DEERFIELD.

SECTION 1. (a) Notwithstanding sections 32 to 37, inclusive, of chapter 7C of the General Laws or any other general or special law to the contrary, the commissioner of capital asset management and maintenance, in consultation with the commissioner of conservation and recreation, may execute a certificate of release or amendment of conservation restriction to release or exclude from a conservation restriction granted to the department of environmental management, predecessor to the department of conservation and recreation, by U.S. Gen New England, Inc., predecessor in title to Great River Hydro LLC, that portion of land as lies within the limits of lands to be acquired by the Town of Deerfield for the purpose of the Massachusetts Department of Transportation's rehabilitation of Upper Road over Deerfield River in Deerfield, Massachusetts, said portion being more particularly described in section 1(b). The conservation restriction is described in Book 3812, Page 90, dated July 16, 2001, recorded in the Franklin registry of deeds. The land for this conservation restriction is shown on maps on file with the Federal Energy Regulatory Commission, License No. 2323.

(b) The portion of land to be released or excluded pursuant to section 1(a) is an approximately 15,977 square foot portion of the lands located along the northwesterly side of Stillwater and Upper roads, shown as Permanent Easement Parcels E-1, E-2, E-3, D-S-1, D-1, S-1, and PUE-6 on Plan Sheets No. 9 through 11, Temporary Construction Areas Parcel TCA-1 on Plan Sheet No. 9, and Temporary Occupancy Areas Parcels A, B, C, D, and E and further TCA-1 on the same Plan Sheets in a preliminary set of right of way plans entitled "Upper Road Over Deerfield River (Bridge No. D-06- 001 (OPP)), in the Town of Deerfield, Franklin County, Preliminary Right of Way Plans," except as otherwise noted, to be filed with the Chief Engineer of the highway division of the Massachusetts Department of Transportation, and recorded with the Franklin registry of deeds. Said lands are partially identified on the Deerfield Town Assessors' maps as Parcel ID No. 89-11 and 89-13, and are fully and presently owned by Great River Hydro LLC, successor in title to U.S. Gen New England, Inc., pursuant to a deed recorded in the Franklin county registry of deeds in book 4823, page 84, and as clarified by the affidavit recorded in book 5192, page 154, of the same.

(c) All parcels to be used for this construction project shall be restored to their condition prior to the construction project to the furthest extent possible considering the permanent structures to be installed thereon, in order to protect the conservation values of the surrounding lands.

SECTION 2. (a) As mitigation for the release or exclusion described in section 1, to ensure no net loss of land subject to article 97 of the amendments to the constitution of the commonwealth, the Town of Deerfield shall convey to the commonwealth, to be held under the care and control of the department of conservation and recreation for the purposes of conservation and recreation pursuant to said article 97, a conservation restriction as defined in section 31 of chapter 184 of the General Laws over certain land in the town of Deerfield consisting of approximately 5.5 acres along the Deerfield River, located on Martins Falls Road/Off Mill Village Road identified on the Deerfield Town Assessors' maps as Parcel ID No. 87-8, which is presently under the care, custody, management and control of the Town of Deerfield Selectboard pursuant to a deed recorded in the Franklin county registry of deeds in book 973, page 319. Said land is shown on a plan titled "Plan of Land for Proposed Conservation Restriction Martins Falls Road", dated April 14, 2025, on file with the town of Deerfield.

(b) As additional mitigation for said release or exclusion, the town of Deerfield shall convey to the commonwealth, to be held under the care and control of the department of conservation and recreation, an easement over other lands to enable the department of conservation and recreation and its agents to access the land by foot described in section 2(a) from a public way, and shall such make improvements to the easement area necessary for its use by the department. The precise location of the easement may be determined by agreement between the town and the commissioner of capital access management and maintenance, in consultation with the commissioner of conservation and recreation.

(c) If the appraisals conducted pursuant to section 3 determine that the fair market value or value in use, whichever is greater, of the land and interests in land to be conveyed to the commonwealth pursuant to section 2 is less than the corresponding value of the land authorized for release or exclusion pursuant to said section 1, the town shall compensate the commonwealth in an amount equal to 110 per cent of the difference. The town shall pay such sum to the department of conservation and recreation for deposit into the Conservation Trust established under section 1 of chapter 132A of the General Laws, to be used to acquire land or interests in land subject to said Article 97, including due diligence costs.

SECTION 3. The value of the property described in this act shall be determined by an independent professional appraisal of its fair market value and value in use prepared in accordance with the usual and customary professional appraisal practice by a qualified appraiser commissioned by the commissioner of capital asset management and maintenance, in consultation with the commissioner of conservation and recreation.

The commissioner of capital asset management and maintenance shall submit the appraisal and a report thereon to the inspector general for review and comment. The inspector general shall review and approve the appraisal and the review shall include an examination of the methodology utilized for the appraisal. The inspector general shall prepare a report of the review and file the report with the commissioner of capital asset management and maintenance, and the commissioner shall submit copies of the appraisal, the report thereon and the inspector general's review and approval and comments, if any, to the house and senate committees on ways and means and the senate and house chairs of the joint committee on state administration at least 15 days prior to the execution of the conveyance authorized in section 1 of this act.

SECTION 4. The Massachusetts Department of Transportation shall assume all costs associated with engineering, surveys, appraisal, deed preparation and other expenses necessary to execute the conveyances authorized in this act.

SECTION 5. Except as partially released or amended in accordance with this act, the conservation restriction identified in section 1 shall remain in full force and effect.

SECTION 6. This act shall take effect upon its passage.

**Seconded by Trevor McDaniel**

**Motion carried, so declared the Moderator.**

**Article 13: Stillwater Bridge Easements**

**Motion: Trevor McDaniel**

Voted to authorize the Selectboard to acquire by purchase, gift, eminent domain or otherwise accept, permanent and temporary easement interests in relation to the Massachusetts Department of Transportation's rehabilitation of Upper Road over the

Deerfield River; and further to fund said acquisitions through \$2,500 of Chapter 90 monies.

**Seconded by Chief John Paciorek**

**Motion accepted by unanimous vote, so declared the Moderator.**

**Article 14: Stillwater Bridge – Conservation Restriction on Art 97 Mitigation Land**

**Motion: Julie Caswell**

Voted to authorize the Selectboard to grant a conservation restriction or fee interest to the Department of Conservation and Recreation for the purposes of conservation and recreation pursuant to Article 97 of the Amendments to the Constitution of the Commonwealth, over land consisting of approximately 5.5 acres along the Deerfield River, located on Martins Falls Road/Off Mill Village Road and identified on the Deerfield Town Assessors' maps as Parcel ID No. 87-8, which is presently under the care, custody, management and control of the Town of Deerfield Selectboard for general municipal purposes pursuant to a deed recorded in the Franklin county registry of deeds in book 973, page 319 and change the purpose to Conservation at the time of declaration of restriction or conveyance and only when the foregoing Article 12 Home Rule Petition is approved by the Great and General Court but not until then, and further that the Selectboard be authorized to negotiate and enter into modifications to the easement recorded in the Franklin County Registry of Deeds Book 973 Page 342 which benefits and provides access to the aforementioned Town land over the land of Molenaar LLC, identified on Assessor's Map Parcel 87-9, and/or any geographical extension and renegotiation of said easement over the property of Molenaar LLC.

**Seconded by Trevor McDaniel**

**Motion carries unanimously, so declared the Moderator.**

**Article 15: FRCOG Charter Update**

**Motion: Trevor McDaniel**

Voted to adopt and enact the amendments to the Franklin Regional Council of Governments (FRCOG) Charter.

*2/3 Majority Required*

**Seconded by Chief John Paciorek**

**Motion carries unanimously, so declared the Moderator.**

**Article 16: Prudent Investment Rule**

**Motion: Tim Hilchey**

Voted to accept the provisions of G.L. c.44, §54(b) to allow Town trust funds to be invested in accordance with G.L. c.203C, the so-called "Prudent Investment Rule."

**Seconded by Trevor McDaniel**

**Motion carries unanimously, so declared the Moderator.**

**Article 17: Appointed Town Constable**

**Motion: Trevor McDaniel**

Voted to change the currently elected position of Town Constable into a Selectboard-appointed position of Town Constable, in accordance with G.L. c. 41, § 1B, and place on the official ballot of the 2026 Annual Elections the following question for acceptance by the voters: "Shall the Town vote to have its elected Town Constables become appointed Town Constables of the Town?"

**Seconded by Chief John Paciorek**

**Motion carries by a simple majority, so declared the Moderator.**

**Article 18: Tax Payment Plans**

**Motion: Tim Hilchey**

Voted to amend the Town of Deerfield General By-laws in accordance with General Laws Chapter 60, Section 62A by adding a new section 20-4 as follows:

**20-4 Tax Payment Agreements**

A. Pursuant to the provisions of G.L. c. 60, §62A, the Treasurer shall have the authority to enter into written payment agreements with every person entitled to redeem ownership of parcels in tax title which have been taken by the Town as a result of nonpayment of real estate taxes. The payment agreement shall be executed on such terms and conditions for payment of the delinquent taxes, interest and any other costs, fees or charges associated with same, in accordance with G.L. c. 60, §62A and this by-law.

B. This by-law shall apply to all taxpayers with parcels in the following assessment categories of tax title in the Town:

- a. Commercial property;
- b. Residential property;
- c. Industrial; and
- d. Open space.

C. All payment agreements shall comply with the following requirements:

- a. The payment agreement shall have a term of up to five (5) years;
- b. The payment agreement must state the amount of the payment due from the taxpayer at the time of execution of the agreement, which must be at least ten percent (10%) of the amount needed to redeem the parcel at the inception of the agreement.

D. Payments under the agreement must be made payable to the municipality and directed to the Treasurer's Office in the form of cash, check, or credit/debit.

E. During the term of the agreement, the Treasurer may not bring an action to foreclose the tax title if payments are made in accordance with the schedule set out in the payment agreement and all current taxes on the same parcel are paid timely during the duration of the agreement. If any payments are late or missed, the agreement would be considered breach and the Town would be released from it.

F. This bylaw/ordinance cannot and does not modify the statutory interest rate or waive any collection costs, charges or accrued interest upon completion of the agreement.

G. If an action to foreclose in the Land Court is already pending at the time the agreement is executed, the pending case will not be withdrawn from consideration of the Court until the balance is paid in full. However, if the payments under that agreement are being made under the terms of the agreement, the Treasurer or Town will not request the Court enter judgment for the Town.

**Seconded by Trevor McDaniel**

**Motion carried, so declared the Moderator.**

**Motion: M.A. Swedlund**

**Article 19: Citizen Petition – Specialized Energy Code Bylaw**

**Article 20: Citizen Petition – Zero Emission First Vehicle Policy**

**Article 21: Citizen Petition – Decarbonization Resolution**

*Not Recommended by Finance Committee*

Voted to pass over Articles 19, 20, & 21.

**Seconded by Chief John Paciorek**

**Motion carried unanimously, so declared the Moderator.**

**Motion: Missy Novak**

**Article 22: Citizen Petition – Voting Rights 16 and older**

Voted to authorize and request the Selectboard to petition the General Court of the Commonwealth for Home Rule Legislation to allow any citizens in the Town of Deerfield, notwithstanding the provisions of M.G.L. 51 Sections 1 and Section 47A, who have reached the age of 16 or older, to register and vote in municipal elections within the Town of Deerfield.

**Seconded by Trevor McDaniel**

**Call to vote                      Motion passed by 2/3 Majority, so declared the Moderator.**

**Motion failed, so declared the Moderator.**

**Call to order, alternative vote by ballot:                      YES: 107    NO: 194**

**Motion failed, so declared the Moderator.**

Annual Town Meeting  
April 28, 2025

**8:58PM**

**Moderator moved** the Meeting adjourn to meet in the polling places at the MEETING ROOM at the TOWN OFFICES, 8 Conway Street in the Village of South Deerfield on MONDAY the 5<sup>th</sup> day of May 2025, next at 10:00 o'clock in the forenoon, then and there to act on the following article:

To choose all necessary Town Officers, including:

- One (1) Selectboard member for a term of three (3) years
- One (1) Assessor for a term of three (3) years
- One (1) Constable for a term of three (3) years
- Two (2) Deerfield School Committee members for a term of three (3) years each
- One (1) Elector Under Oliver Smith Will for a term of one (1) year
- One (1) Frontier Regional School Committee member for a term of three (3) years
- Two (2) Planning Board members for a term of three (3) years each
- One (1) Tilton Library Trustee for a term of three (3) years

And upon closure of the polls, to dissolve.

**Motion Carried, so declared the Moderator**

Respectfully submitted,

Kathlene A. Sanderell

Deerfield Town Clerk