

Special Town Meeting
October 29, 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 Special Town Meeting held on Monday, October 29, 2025, in the Frontier Regional School Auditorium, 113 North Main Street in the Village of South Deerfield, with 445 voters in attendance. Moderator, Daniel Graves Esq., called the Special Town Meeting to order at 6:07 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.

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

- Attorney Adam Costa, Town Counsel
- Holly Drake, Town Accountant
- Christopher Dunne, Town Administrator
- Kathlene “Cassie” Sanderell, Town Clerk
- Darius Modestow, Superintendent, Frontier Regional/Union 38 Schools
- 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

Motion carried, so declared the Moderator.

Special Town Meeting
October 29, 2025

Voted that:

(a) Every voter, when recognized by the Moderator, shall speak to the question under consideration and shall, as far as possible, avoid repetition.

(b) Other than the initial proponent, no voter shall speak more than twice on any motion, except to correct an error or answer a question from the moderator and shall be limited to no more than three (3) minutes each time, unless granted leave by the Moderator.

(c) The Moderator may reduce the time limit to ensure that all who wish to be heard may speak or extend it when necessary to permit full explanation.

(d) The Moderator's ruling on time limits or recognition of speakers may be appealed to the meeting by motion, which shall be decided by a majority vote.

Motion carried, so declared the Moderator.

The following business was transacted:

Article 1 – PASSED OVER To see if the Town will transfer from available funds a sum to fund renovations of 112 Amherst Road in Sunderland to serve as the South County Senior Center.

Article 2 – VOTED that the Town will transfer \$15,550 from Free Cash, \$30,000 from the General Highway Payroll line item and \$30,000 from the Recreation Director Salary line item to Group Insurance - Town to fund the Fiscal Year 2026 shortfall related to health insurance.
Recommended by Finance Committee

Motion carried, so declared the Moderator.

Article 3 – VOTED that the Town will transfer \$105,384 from Free Cash to Group Insurance - School to fund the Fiscal Year 2026 shortfall related to health insurance.
Recommended by Finance Committee

Motion carried, so declared the Moderator.

Article 4 – VOTED that the Town will transfer \$250,000 from Free Cash to Capital Stabilization.
Recommended by Finance Committee

Motion carried, so declared the Moderator.

Special Town Meeting
October 29, 2025

Article 5 – VOTED that the Town will transfer \$200,000 from Free Cash, \$38,000 from Sewer Retained Earnings and \$400,000 from EMS Retained Earnings to fund the Amended FY2026 Capital Improvement Plan as set forth in the warrant.

Amended Deerfield FY2026 Proposed Capital Improvement Plan

Projects	Amount	Funding Source		
		Free Cash	Sewer Retained Earnings	EMS Retained Earnings
FY2026 Police Garage Architect	50,000	50,000		
FY2026 Ambulance	325,000			325,000
FY2026 Ambulance Loaders	75,000			75,000
FY2026 Loader Repairs	55,000	55,000		
FY2026 Sewer/Drain Vacuum Jetter Truck	38,000		38,000	
FY2026 2025 Ford F-150	45,000	45,000		
FY2026 Concrete Sidewalk Replacement Plan	50,000	50,000		
Total	638,000	200,000	38,000	400,000

Recommended by Finance Committee

Recommended by CIPC

Motion carried, so declared the Moderator.

Article 6 – VOTED that the Town authorize the Selectboard to establish permanent protection of land located on Steam Mill Road, Deerfield, Massachusetts and as shown on the Town of Deerfield Assessor’s Map 79, Lot 39, including 31 acres, more or less, whose deed is recorded at Book 731, Page 32 of the Franklin County Registry of Deeds, for the exclusive purpose of conservation as Town Forest in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts; and that the Selectboard be authorized to enter into and negotiate all necessary and related documents, subject to such restrictions and limitations as the Selectboard deems appropriate, in order to effectuate the permanent protection of said parcel accordingly.

Recommended by Finance Committee

Motion carried by 2/3 majority, so declared the Moderator.

Special Town Meeting
October 29, 2025

Article 7 – VOTED that the Town authorize the Selectboard to grant an easement to pass and repass and use for agricultural purposes to Kenneth S. Williams, IV, and Alissa Marie Williams, of 57 Green River Road, Greenfield, Franklin County, Massachusetts 01301 as Trustees of The Williams Living Trust in an area located on Martins Falls Road/Off Mill Village Road and identified on the Deerfield Town Assessors' Map 87 Lot 8 and Book 973 Page 319 of the Franklin County Registry of Deeds, shown on a Plan of Land for Proposed Conservation Restriction prepared by Daniel Salls Land Surveying for the Town of Deerfield on file with the Town Clerk; and that the Selectboard be authorized to enter into and negotiate all necessary and related documents, subject to such restrictions and limitations as the Selectboard deems appropriate, in order to effectuate the granting of said easement accordingly.

Recommended by Finance Committee

Motion carried by 2/3 majority, so declared the Moderator.

Article 8 – VOTED that the Town authorize the Selectboard to extinguish the Town's easement rights and servitude in the land in Deerfield, forty (40) feet in width, for all purposes, connected with the repair, replacement, maintenance and reconstruction of stone diking, lying within the land of Molenaar LLC, near the easterly bank of the Deerfield River as described in Book 973, Page 342 and shown in Plan Book 15 Page 44 of the Franklin County Registry of Deeds; and that the Selectboard be authorized to enter into and negotiate all necessary and related documents, subject to such restrictions and limitations as the Selectboard deems appropriate, in order to effectuate the extinguishment of said easement accordingly.

Recommended by Finance Committee

Motion carried by 2/3 majority, so declared the Moderator.

Article 9 – VOTED that the Town authorize the Selectboard to enter into an agreement with the Massachusetts Department of Agricultural Resources for a license to use land owned by Molenaar LLC to pass and repass for the purposes of accessing land located on Martins Falls Road/Off Mill Village Road and identified on the Deerfield Town Assessors' maps as Parcel ID No. 87-8, Book 973 Page 319 of the Franklin County Registry of Deeds, shown on a Plan of Land for Proposed Conservation Restriction prepared by Daniel Salls Land Surveying for the Town of Deerfield on file with the Town Clerk; and that the Selectboard be authorized to enter into and negotiate all necessary and related documents, subject to such restrictions and limitations as the Selectboard deems appropriate, in order to effectuate the license agreement.

Recommended by Finance Committee

Motion carried by 2/3 majority, so declared the Moderator.

Special Town Meeting
October 29, 2025

Article 10 – VOTED that the Town authorize the Selectboard to acquire easements for the purpose of temporary construction access on Elm Street, Railroad Street, North Main Street and South Main Street to facilitate the Elm Street Complete Streets project on the parcels listed in the handout and to appropriate funds sufficient to cover the costs of appraisals and just compensation for said easements in the amount of \$25,000 from Chapter 90 or the Complete Streets or Mass Works grant awards to the Town; said easements not to exceed 5,000 square feet per parcel; and that the Selectboard be authorized to enter into and negotiate all necessary and related documents, subject to such restrictions and limitations as the Selectboard deems appropriate, in order to effectuate said easements.

Parcel Number	Property Address
168-120	16 ELM ST
168-121	14 ELM ST
168-122	10 ELM ST
168-124	8 ELM ST
168-125	6 ELM ST
168-126	4 ELM ST
168-127	55 NORTH MAIN ST
168-13	2 SUGARLOAF ST
168-37.1	8 TINA DR
168-46	53 SOUTH MAIN ST
168-47	3 ELM ST
168-48	5 ELM ST
168-51	7 ELM ST
168-52	13 ELM ST
168-53	15 ELM ST
168-54	17 ELM ST

Recommended by Finance Committee

Motion carried by 2/3 majority, so declared the Moderator.

Article 11 – VOTED that the Town accept the 2025 Economic Development Plan as presented by the Deerfield Economic Development Industrial Corporation.

Recommended by Finance Committee

Motion carried by 2/3 majority, so declared the Moderator.

Article 12 – VOTED that the Town amend the Town of Deerfield General Bylaws in accordance with Massachusetts General Laws Chapter 60, Section 62A by adding a new section, as set forth in the warrant.

20-4 Tax Title 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

Special Town Meeting
October 29, 2025

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 three (3) 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 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 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.

Recommended by Finance Committee

Motion to Amend – Brought by Robert Decker III – VOTED that we amend the word “shall” and remove it and add the word “may” in its place in section C.

Motion failed, so declared the Moderator.

Original Motion, Motion carried, so declared the Moderator.

Article 13 – VOTED that the Town amend Chapter 48 of the Town of Deerfield General Bylaws to change the date and time of Town Meeting as set forth in the Warrant.

Section 48-1 shall be amended as follows (cross through deletion and underline and bold new): Section 48-1: Time and date of meeting.

The Annual Town Meeting shall be held on the ~~last Monday of April~~ **second Monday of May**, in each year. The Meeting will be at ~~7:00 p.m.~~ 6:00 p.m. for the consideration of all lawful business and Town affairs that may properly come before the Meeting. The Meeting will then adjourn to the ~~first Tuesday~~ **immediately following the third Monday** in May at 10:00 a.m. with the polls to close at 8:00 p.m. for the election of such officers and the determination of such matters as by law are required to be elected or determined by ballot.

Motion carried, so declared the Moderator.

Article 14 (Citizen Petition) – VOTED that the Town amend Chapter 69 “Stretch Energy Code” of the General Bylaws by deleting the entire chapter and substituting in its place the following language, for the purpose of regulating the design and construction of buildings for the effective use of energy and reduction of greenhouse gas emissions, pursuant to the entirety of 225 CMR 22 and 23 including Appendices RC and CC, including future editions, amendments or modifications, with an effective of July 1, 2026.

Specialized Energy Code:

69-10. Definitions

1. International Energy Conservation Code (IECC): The International Energy Conservation Code (IECC) is a building energy code created by the International Code Council. The baseline energy conservation requirements of the MA State Building Code are the IECC with Massachusetts amendments, as approved by the Board of Building Regulations and Standards and published in state regulations as part of 780 CMR.

2. Specialized Energy Code: Codified by the entirety of 225 CMR 22 and 23 including Appendices RC and CC. The Specialized Energy Code adds residential and commercial appendices to the Massachusetts Stretch Energy Code, based on amendments to the respective net-zero appendices of the International Energy Conservation Code (IECC).

3. Stretch Energy Code: Codified by the combination of 225 CMR 22 and 23, not including Appendices RC and CC. The Stretch Energy Code is a comprehensive set of amendments to the International Energy Conservation Code (IECC) seeking to achieve all lifecycle cost effective energy efficiency in accordance with the Green Communities Act of 2008, as well as to reduce the climate impacts of buildings built to this code. The Stretch energy code was previously codified in 780 CMR appendix 115.aa, prior to the passage of the 2021 Act Creating a Next-generation Roadmap for Massachusetts Climate Policy (2021 Climate Act).

69-11. Purpose

The purpose of the Specialized Energy Code shall be to provide a more energy efficient and low greenhouse gas emissions alternative to the Stretch Energy Code and the baseline Massachusetts Energy Code, applicable to the relevant sections of the building code for both new construction and existing buildings to further reduce the climate impacts of buildings, with the goal of achieving net-zero greenhouse gas emissions from the buildings sector no later than 2050.

69-12. Applicability

1. The Town adopts the Specialized Energy Code, as codified by the entirety of 225 CMR 22 and 23 including Appendices RC and CC, including any future editions, amendments, or modifications, in place of the applicable provisions of the Massachusetts State Building Code and the Stretch Energy Code, for all commercial and residential buildings.

2. The Specialized Code is enforceable by the Building Commissioner or Inspector of Buildings. Explanation: In an effort to promote and regulate the energy efficiency of Deerfield buildings, the Town of Deerfield adopted the Stretch Energy Code as a General Bylaw in 2010 and has adopted all subsequent editions including the most recent version that automatically took effect on July 1, 2024. The Specialized Energy Code builds on the current Stretch Code with additional provisions that help meet our climate goals and promote the cost-effective transition to all-electric buildings. The Specialized Energy Code incorporates the existing Stretch Code [225 CMR 22&23] and adds the additional Appendices RC and CC. The Appendices only apply to

Special Town Meeting
October 29, 2025

new construction of residential and commercial buildings and not to existing structures. The existing Stretch Code will be in effect until January 1, 2026- the effective date of the Specialized Energy Code.

§69-13. Authority

The Town of Deerfield, seeking to ensure that construction within its boundaries is designed and built above the energy efficiency requirements of 225 CMR 22 and 23 including Appendices RC and CC, mandate adherence to this appendix.

§69-14. Stretch Code

The Specialized Energy Code, as codified by the Board of Building Regulations and Standards as 225 CMR 22 and 23 including Appendices RC and CC, including any future editions, amendments or modifications, and is herein incorporated by reference into the Town of Deerfield's bylaws.

§69-15. Enforcement

This bylaw shall be enforced by the Building Commissioner in accordance with 225 CMR 22 and 23 including Appendices RC and CC.

**Motion to call the question – motion passed by 2/3 majority, so declared the Moderator.
Original motion, Yes – 172 No – 221, Motion failed, so declared the Moderator.**

Article 15 (Citizen Petition) – VOTED that the Town adopt the following Zero-Emission First Vehicle policy, that requires town officials when purchasing new vehicles to purchase available Zero-Emission Vehicles as defined in the following policy.

Definitions:

- a) Acquisition - In the context of this guideline, acquisition refers to the purchase or lease of on-road vehicles (whether used or new) by and for the Town of Deerfield either to replace an existing fleet vehicle or to expand a fleet.
- b) Alternative fuel vehicles (AFVs) - Dedicated, flexible fuel, or dual-fuel vehicles designed to operate on at least one alternative fuel (such as electricity, biodiesel, propane, or natural gas) to reduce carbon emissions.
- c) Battery electric vehicle (BEV) – An electric vehicle that draws propulsion energy solely from an onboard electrical energy storage device during operation that is charged from an external source of electricity.
- d) Electric vehicle supply equipment (EVSE) or electric vehicle charging station – An electric component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles by permitting the transfer of electric energy to a battery or other storage device in an electric vehicle.
- e) Exempt vehicles - Vehicles that are exempt from the Green Communities Fuel Efficient Vehicle Policy include off-road vehicles, motorcycles and heavy-duty vehicles with a manufacturer's gross vehicle weight rating (GVWR) of more than 8,500 pounds. Examples include fire engines, ambulances, and some public works vehicles.

- f) Fleet vehicles - In the context of this guideline, refers to on road vehicle assets owned or leased and operated by the Town of Deerfield.
- g) Fuel-cell electric vehicle (FCEV or FCV) - An electric vehicle that draws propulsion energy solely from an on-board energy storage device during operation, where energy stored as hydrogen is converted to electricity by a fuel cell, that is recharged from an external source of hydrogen.
- h) Fuel Efficient Vehicle (FEV) Policy - Issued by the Department of Energy Resources (DOER) to fulfill the requirements of the Green Communities Act. The FEV Policy requires designated Green Communities to acquire fuel-efficient vehicles; applies to all light-duty vehicle acquisitions with a gross vehicle weight rating (GVWR) of 8,500 pounds or less.
- i) Gross vehicle weight rating (GVWR) - The maximum safe operating weight of a vehicle, as specified by the manufacturer, including passenger and cargo loads.
- j) Heavy-duty vehicle – A vehicle with a manufacturer’s gross vehicle weight rating (GVWR) of more than 8,500 pounds.
- k) Hybrid electric vehicle (HEV) - Powered by an internal combustion engine and a small electric motor that uses energy stored in a battery. Under light load, for instance during initial acceleration, only electricity is consumed. The vehicle is typically fueled with gasoline to operate the internal combustion engine, and the battery is charged through the engine and regenerative braking, not by plugging in.
- l) Light-duty vehicle– A vehicle with a GVWR of less than 8,500 pounds.
- m) Plug-in hybrid electric vehicle (PHEV) – An electric vehicle with an on-board electrical energy storage device that can be recharged from an external source of electricity and that also has the capability to run on another fuel.
- n) Telematics - A system that is installed in a vehicle that records and transmits information about the vehicle such as the current odometer, maintenance needs, and fuel/electricity consumption.

Recommended by Finance Committee

Motion to call the question – motion passed by 2/3 majority, so declared the Moderator.

Original motion, Yes – 179 No – 182, Motion failed, so declared the Moderator.

Motion to vote by alternative method – Motion carried, so declared the Moderator.

Alternative ballot vote, Yes – 202 No – 204, Motion failed, so declared the Moderator.

Article 16 (Citizen Petition) – VOTED that the Town commit to Municipal Decarbonization (defined as the elimination of all on site burning of fossil fuels in municipal buildings and vehicles) by 2050 in accordance with state climate goals.

WHEREAS, the reliance on fossil fuels in Massachusetts poses significant threats to environmental health by polluting air and water and exacerbating climate change impacts; and

WHEREAS, communities across Massachusetts are already experiencing adverse effects attributable to global climate change; and

WHEREAS, the predominant cause of climate change remains the combustion of fossil fuels; and WHEREAS, Massachusetts has historically been at the forefront of combating climate change; WHEREAS, the Massachusetts Clean Energy and Climate Plan for 2050 underscores the imperative for state agencies and local governments to spearhead the transition towards clean energy;

WHEREAS, the Massachusetts Energy and Climate Plan for 2050 establishes a target of achieving 100% net-zero greenhouse gas emissions from fossil fuel combustion in municipal operations by 2050;

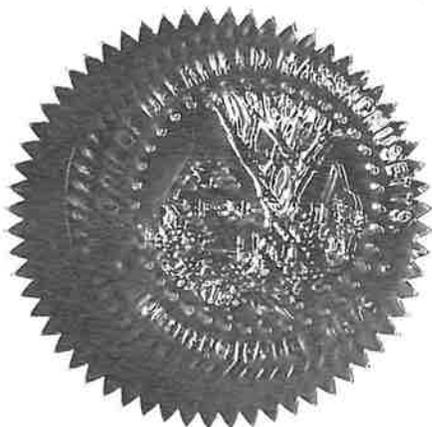
WHEREAS, the Massachusetts Clean Energy and Climate Plan for 2050 sets forth the ambition of achieving Net Zero greenhouse gas emissions by 2050, wherein emissions are balanced by removal efforts;

WHEREAS, Deerfield has the potential to transition to 100% clean, renewable energy sources while simultaneously enhancing energy efficiency, promoting conservation measures, and electrifying transportation, heating, and water systems;

WHEREAS, the establishment of a Net Zero Carbon Energy goal by 2050 will drive the adoption of cleaner energy sources, bolster energy efficiency and resilience, and mitigate adverse impacts associated with fossil fuel dependency;

**Motion to call the question – motion passed by 2/3 majority, so declared the Moderator.
Original motion, Yes – 150 No – 147, Motion carried, so declared the Moderator.**

MEETING ADJOURNED AT 8:50PM



True copy,

Attest:

Kathlene A. Sanderell, Town Clerk

A handwritten signature in black ink, appearing to read "Kathlene A. Sanderell", is written over a horizontal line.