

**SPECIAL TOWN MEETING
TOWN OF MONTAGUE
COMMONWEALTH OF MASSACHUSETTS
May 4, 2013**

Franklin, ss.

To either of the Constables of the Town of Montague in the County of Franklin:

GREETING:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the Inhabitants of the Town of Montague qualified to vote in Town affairs to meet in the Turners Falls High School Theater on Saturday, May 4, 2013 at 8:30 A.M. and to act on the following articles and any motions which may be presented.

ARTICLE 1. To see if the town will vote to raise and appropriate, transfer from available funds, borrow or otherwise provide the sum of \$25,000, or any other amount, for the purpose of utility appraisals, and the state mandated triennial revaluation or interim year valuation of real and personal property by the Assessing Department, and Appellate Tax Board appeal defense, or to pass any vote or votes in relation thereto.

ARTICLE 2. To see if the town will vote to expand the scope of the vote taken under Article 1 of the Special Town Meeting of May 5, 2012 to allow the existing appropriation to be used for the purpose of demolishing the building at 38 Avenue A, or to pass any vote or votes in relation thereto.

ARTICLE 3. To see if the town will vote to raise and appropriate, transfer from available funds, borrow or otherwise provide the sum of \$10,000, or any other amount, for the purpose of increasing the Henry Waidlich Conservation Fund, or to pass any vote or votes in relation thereto.

ARTICLE 4. To see if the town will vote to transfer the sum of \$46,460, the balance remaining in Article #10 of the April 30, 2009 Town Meeting (Industrial Park off Millers Falls Road), into Article #24 of the May 7, 2011 Town Meeting (Industrial Park off Turnpike Road). Said funds to be used for the purpose of predevelopment and permitting of the Turnpike Road Energy-Industrial Park or to pass any vote or votes in relation thereto.

ARTICLE 5. To see if the town will vote to raise and appropriate, transfer from available funds, borrow or otherwise provide the sum of \$25,000; or any other amount, for the purpose of supplementing the FY 2013 budget of the Police Department, or pass any vote or votes in relation thereto.

ARTICLE 6. To see if the town will vote to raise and appropriate, transfer from available funds, borrow or otherwise provide the sum of \$1,750, or any other amount, for the purpose of installing a video surveillance system at Unity Park, or to pass any vote or votes in relation thereto.

ARTICLE 7. To see if the town will vote, pursuant to the provisions of MGL c 40 Section 58, to impose Municipal Charges Liens on real property located within the Town of Montague related to the following town charges:

- a. License, permit, inspection, reinspection, court filing, and court related fees as set forth by each department and amended from time to time;
- b. Dog fees as set forth by Massachusetts General Law or a Town Department and amended from time to time;
- c. Insufficient (bounced) check fees as set forth by each department and amended from time to time; and
- d. Unpaid and non-contested noncriminal disposition charges as set forth by each department and amended from time to time,

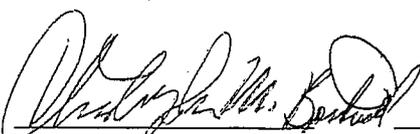
* By adding such charges to the tax on the property to which they relate, in the manner provided by said statute,

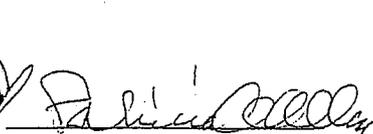
" or to pass any vote or votes in relation thereto. "

And you are directed to serve this warrant by posting attested copies thereof in some conspicuous place in each of the Post Offices, Libraries, and Town Hall of the Town, at least fourteen days before said meeting.

Hereof fail not and make due return of this document with your doings thereon to the Town Clerk fourteen days before said meeting.

Given under our hand this 16 day of April in the Year of Our Lord Two Thousand and Thirteen.


Christopher Boutwell


Patricia A. Allen


Mark Fairbrother

Selectmen, Town of Montague

**SPECIAL TOWN MEETING
TOWN OF MONTAGUE
COMMONWEALTH OF MASSACHUSETTS
MAY 4, 2013**

MOTIONS

ARTICLE 1. MOVED: That the town vote to appropriate the sum of \$25,000 for the purpose of utility appraisals and the state mandated triennial revaluation or interim year valuation of real and personal property by the Assessing Department and Appellate Tax Board appeal defense, said sum to be raised from Free Cash.

ARTICLE 2. MOVED: That the town vote to expand the scope of the vote taken under Article 1 of the Special Town Meeting of May 5, 2012 to allow the existing appropriation to be used for the purpose of demolishing the building at 38 Avenue A.

ARTICLE 3. MOVED: That the town vote to appropriate the sum of \$10,000 for the purpose of increasing the Henry Waidlich Conservation Fund, said sum to be raised from Free Cash.

ARTICLE 4. MOVED: That the town vote to transfer the remaining balance of \$46,460 from Article #10 of the April 30, 2009 Town Meeting (Industrial Park off Millers Falls Road), into Article #24 of the May 7, 2011 Town Meeting (Industrial Park off Turnpike Road).

ARTICLE 5. MOVED: That the town vote to appropriate the sum of \$25,000 for the purpose of supplementing the Fiscal Year 2013 budget of the Police Department.

ARTICLE 6. MOVED: That the town vote to appropriate the sum of \$1,750 for the purpose of installing a video surveillance system at Unity Park.

ARTICLE 7. MOVED: That the town vote, pursuant to MGL c 40 Section 58, to impose Municipal Charges Lien on real property located within the Town of Montague related to the following town charges:

- a. License, permit, inspection, reinspection, court filing, and court related fees as set forth by each department and amended from time to time;
- b. Dog fees as set forth by Massachusetts General Law or a Town Department and amended from time to time;
- c. Insufficient (bounced) check fees as set forth by each department and amended from time to time; and
- d. Unpaid and non-contested noncriminal disposition charges as set forth by each department and amended from time to time.

Upon non-payment of any such charge by its due date and upon request to the Town Treasurer by the municipal board or officer empowered to issue a bill, license, permit, dog fee, unpaid and non-contested noncriminal disposition fee; or the municipal board or officer empowered to conduct the inspection or reinspections for a fee, court filing fees, court appearance and other court related fees, or to render the service or to perform the work for which the charge is assessed.

SPECIAL TOWN MEETING
May 4, 2013
BACKGROUND INFORMATION

- ARTICLE 1. Appropriate Funds for Utility Appraisals and State Mandated Triennial/Interim Revaluation and ATB Defense.** Article 1 would appropriate \$25,000 for the purpose on funding utility appraisals, and the state mandated triennial revaluation or interim year valuation of real and personal property by the Assessing Department and Appellate Tax Board appeal defense.
- ARTICLE 2. Expand Scope of Previously Voted Town Meeting Article by Allowing the Funds to be Spent on Demolition of the Cumberland Farms Building.** This article would expand the scope of an article voted under Article 1 of a Special Town Meeting held on May 5, 2012. The previously voted article did not include the funding of demolition and loaming/seeding of the site following demolition as part of its scope. Article 2 does this.
- ARTICLE 3. Appropriate Funds into Henry Waidlich Conservation Fund.** This article would appropriate \$10,000 for the purpose of capitalizing the town's conservation fund. The town uses conservation funds to finance the local match for purchasing development rights on prime agricultural land under the Agricultural Restriction Program (APR). Thus far, the town has preserved 1,227 acres of land under either the APR or conservation restriction (CR) programs. The current balance in this fund is \$29,562.
- ARTICLE 4. Funds to be Used in the Development of the Turnpike Road Industrial Park.** Article 4 would transfer the sum of \$46,460 – the balance remaining in account 336-5-182-5800 (Industrial Park off Millers Falls Road), into account 336-5-182-5802 (Industrial Park off Turnpike Road). These funds will be used to fund predevelopment and permitting costs for the proposed facility. The requested funding is leveraging a \$50,000 investment by Mass Development to complete pre-development, design, subdivision, and environmental permitting of the Park.
- ARTICLE 5. Appropriate Funds to Supplement the FY 2013 Budget of the Police Department.** Article 5 would appropriate the sum of \$25,000 for the purpose of supplementing the FY 2013 budget of the Police Department. Several unanticipated circumstances have contributed to the projected departmental deficit. Many repairs have had to be done to the department's fleet of cruisers this year, and more will have to be done. These will result in a significant deficit in the Police Vehicle Maintenance Account. In addition, the cost of fuel has risen significantly and; because employees have had to attend many training sessions that require

significant travel, that budget is in deficit as well. Additional funds will be needed to keep emergency vehicles on the roadway and out patrolling the community. Costly security system repairs and a mandated computer system upgrade have also had to be done.

ARTICLE 6.

Appropriation of Funds to Install a Video Surveillance System at Unity Park. This article would appropriate the sum of \$1,750 for the purpose of installing a video surveillance system at Unity Park. This will include one, exterior video camera that will be hard wired to a DVR unit located in the Parks and Recreation Office at the Unity Park Field House. This system will be mounted on the roof of the field house, and will record general activity around the playground area. The video camera has night vision capabilities, and all footage will be stored for two weeks in the DVR unit. Unity Park has experienced increased vandalism in the last few years, and installing a surveillance system will allow the Parks and Recreation Department to manage property loss more effectively.

ARTICLE 7.

Accept Provisions of MGL Chapter 40, Section 58. Acceptance of this provision would enable town departments to impose Municipal Charge Lien on real property located within the Town of Montague related to the following charges:

- a. License, permit, inspection, reinspection, court filing, and court related fees as set forth by each department and amended from time to time,
- b. Dog fees as set forth by Massachusetts General Law or a Town Department and amended from time to time;
- c. Insufficient (bounced) check fees as set forth by each department and amended from time to time;
- d. Unpaid and non-contested non-criminal disposition charges as set forth by each department and amended from time to time.

By adding such charges to the tax on the property to which they relate, in the manner provided by the statute.



STM Article 4

Town of Montague Planning and Conservation Dept. Turnpike Rd. Energy Industrial Park Fact Sheet

Town of Montague intends to develop an industrial park off of Turnpike Road. It is sited specifically to promote the growth of existing small businesses in Franklin County while maintaining a low environmental impact on the land and community.

MARKET GROWTH:

- Abuts a large manufacturer (Judd Wire)
- Infill development, proximity to downtown Turners Falls
- Site is not priority habitat for endangered species
- Brownfield re-use: Former landfills (1 capped, 1 uncapped), gravel pit
- Solar ready site for lease on capped landfill
- Accessible to Route 2, I-91, and Five-College area
- Low Impact Design principles in covenants

TEXT: There are approximately 1000 manufacturing jobs in Montague. That is 1/2 of the employment base. Montague has the lowest land prices of all regional parks. All major firms in Montague have relocated locally.

PLANNING BACKGROUND: 2000 Site Analysis, 2004 Economic Development Plan, 2011 Site Master Plan Feasibility Study (Two public workshops)

MARKET ANALYSIS: Regional demand for industrial land exceeds supply. There is one remaining lot in the Airport Industrial Park and there is a 3-4 years supply of industrial land left in the Franklin County region.

PROJECT MILESTONES:

- Q1 2012- Master Plan completed
- Q2 2012- Project added to Regional CEDS plan.
- Q3 2012- Designated MGL Ch43D Priority Development Site
- Q4 2013- Predevelopment/Initial permitting (underway)
- Q1 2014- Seek buildout financing from MassWorks and Economic Development Administration.



Turnpike Rd Energy Industrial Park
Concept Plan

Land Facts	
Acreage	163, 85 sellable acres
Zoning	Industrial
Ownership	Town of Montague
Build-Out	
Lots created	21
Average lot size	3-5 acres
Build out time	27 years
Roadway Length	4,382 linear feet
Projected cost	\$2.27 Million* \$33,810/ sellable acre
Taxes generated	\$573,600 (annual)
Jobs created	Between 250 and 500
Jobs Cluster	Metals fabrication and food processing

*Phasing can be modified based on available funds for construction