

# COMMONWEALTH OF MASSACHUSETTS

## **ADA ADVISORY**

***Anyone in need of special accommodation for the Town Meeting should contact the Office of the Selectboard at 413-665-1400 by 3:00 pm on Friday, October 24, so that arrangements may be made.***

FRANKLIN SS:

To any of the Constables in the Town of Deerfield, in the County of Franklin,

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of said Town, qualified to vote in Town affairs to meet at six o'clock in the evening on Wednesday, October 29, 2025 at the Frontier Regional School on 113 North Main Street, in the Village of South Deerfield, then and there to act upon the following articles:

**ARTICLE 1** To see if the Town will vote to 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** To see if the Town will vote to transfer the sum of \$75,550 to Account 914-5400 – Group Insurance – Town; The sum of \$15,550 shall be taken from Free Cash and the balance from the following named accounts:

General Highway Payroll	(422-5110)	\$ 30,000
Recreation Director Salary	(634-5110)	\$ 30,000

Or take any action relative thereto.

**Recommended by Finance Committee**

**ARTICLE 3** To see if the Town will vote to transfer from Free Cash the sum of \$105,384 to Account 914-5410 – Group Insurance – School or take any action relative thereto.

**Recommended by Finance Committee**

**ARTICLE 4** To see if the Town will vote to transfer \$250,000 from Free Cash or otherwise provide for the Capital Stabilization Fund, or take any action relative thereto.

**Recommended by Finance Committee**

**ARTICLE 5** To see if the Town will vote to transfer from available funds a sum of money to fund capital improvements pursuant to Deerfield General Bylaws, Article VI, Capital Improvement Plan Committee, §10-17, Capital Improvement Plan, for the Fiscal Year beginning July 1, 2025, or take any action relative thereto.

**Amended Deerfield FY2026 Proposed Capital Improvement Plan**

Projects	Amount	Free Cash	Funding Source	
			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		
<b>Total</b>	<b>638,000</b>	<b>200,000</b>	<b>38,000</b>	<b>400,000</b>

Or take any action relative thereto.

**Recommended by Capital Improvement Planning Committee  
Recommended by Finance Committee**

**ARTICLE 6**

To see if the Town will vote to 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. Such transfer to exclude the easement for electrical power granted in Book 704, Page 307 of the Franklin County Registry of Deeds as shown on a plan entitled Plan Showing Land in Deerfield, Mass. A Portion of the Town Forest – Jakob’s Pasture for the Town of Deerfield and on file with the Town Clerk; or take any action relative thereto.

**Recommended by Finance Committee**

**ARTICLE 7**

To see if the Town will vote to 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, or take any action relative thereto.

**Recommended by Finance Committee**

**ARTICLE 8**

To see if the Town will vote to authorize the Selectboard to extinguish the Town’s easement rights and servitude in the land in said Deerfield, forty (40) feet in width, for all purposes, connected with the repair, replacement, maintenance and reconstruction of the existing 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, or take any action relative thereto.

**ARTICLE 9**

To see if the Town will vote to 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, or take any action relative thereto.

**ARTICLE 10**

To see if the Town will vote to 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, and to appropriate funds sufficient to pay for said temporary easements or take any action relative thereto.

**ARTICLE 11**

To see if the Town will vote to accept the updated 2025 Economic Development Plan as presented in a Joint Public Hearing by the Deerfield Economic Development Industrial Corporation and Deerfield Planning Board on May 12, 2025, or pass any vote or votes relative thereto.

**Recommended by Finance Committee**

**ARTICLE 12**

To see if the Town will amend the Town of Deerfield General Bylaws in accordance with General Laws Chapter 60, Section 62A by adding a new section 20-4 as follows:

**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 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.

Or take any action relative thereto.

**Recommended by Finance Committee**

### **ARTICLE 13**

To see if the Town will vote to amend chapter 48 of the Town of Deerfield General Bylaws as follows:

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.

Or take any action relative thereto.

Specialized Energy Code Bylaw (Citizen Petition)

**ARTICLE 14** To see if the Town of Deerfield will vote to amend Chapter 69 “Stretch Energy Code” of the General Bylaws that we adopted in 2011 by deleting the entire chapter and substituting in its place the following language for the “Specialized Energy Code” for the purpose of regulating the design and construction of NEW 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 (Massachusetts State Code), including future editions, amendments or modifications thereto, or act relative thereto, with an effective of July 1, 2026.

Zero Emission First Vehicle Policy (Citizen Petition)

**ARTICLE 15** To see if the town will adopt the Zero-Emission First Vehicle policy that requires town officials when purchasing new vehicles to purchase available Zero-Emission Vehicles.

Decarbonization Resolution (Citizen Petition)

**ARTICLE 16** To see if the town will vote to 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.

And you are hereby directed to serve this Warrant by posting up attested copies thereof at five (5) public places in said Town, fourteen (14) days at least before the holding of said meeting.

Hereof, fail not, and make due return of this Warrant, with your doing thereon, to the Town Clerk, at the time and place of said meeting.

Given under our hands this 8<sup>th</sup> of October in the year Two Thousand Twenty-Five.

Selectboard of the Town of Deerfield



Trevor D. McDaniel, Chair



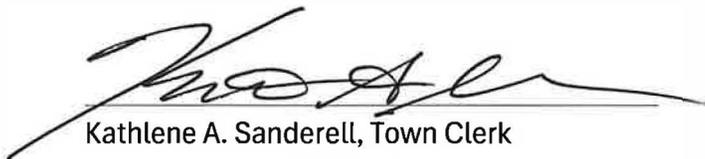
C. Blake Gilmore



Timothy Hilchey

A true copy.

Attest:



Kathlene A. Sanderell, Town Clerk

October 15, 2025

FRANKLIN, SS:

Pursuant to the within Warrant, I have notified and warned the inhabitants of the Town of Deerfield by posting up attested copies of the same at: Deerfield Convenience Store, South Deerfield Post Office, Old Deerfield Post Office, Tilton Library, and the Deerfield Town Offices, and on the Town website [www.deerfieldma.us](http://www.deerfieldma.us) fourteen (14) days before October 29, 2025, as directed.



Town Clerk