

MONTAGUE SELECTBOARD MEETING
Town Hall, 1 Avenue A, Turners Falls, MA 01376
Monday, December 13, 2021

Due to COVID-19 Public Participation will be by:

Join Zoom Meeting: <https://us02web.zoom.us/j/84853755995>

Meeting ID: 848 5375 5995 **Password:** 917878

Dial into meeting: **+1 646 558 8656** or **+1 312 626 6799** or **+1 301 715 8592**

Topics may start earlier than specified, unless there is a hearing scheduled

Meeting Being Taped

Votes May Be Taken

1. 6:30 PM Selectboard Chair opens the meeting, including announcing that the meeting is being recorded and roll call taken
2. 6:30 Approve Minutes:
 - Selectboard Meeting December 6, 2021 if available
3. 6:31 Public Comment Period: Individuals will be limited to two (2) minutes each and the Selectboard will strictly adhere to time allotted for public comment
4. 6:35 Suzanne LoManto, RiverCulture Director
 - Use of Public Property: Santa Fire Truck Parade, 12/22/21 (raindate: 12/23/21), 6:00 PM – 7:00 PM; Unity Park to Montague City to Turnpike Road to Millers Falls to Mineral Road to Lake Pleasant to South Street to Montague Center to Turners Falls
5. 6:40 Class II License Request
 - Gregory Precourt, 10 Station Street, Montague (Display 2 used cars inside and 2 outside)
6. 6:48 Tom Bergeron, DPW Superintendent
 - Request to execute DEP 3rd Party Transfer Station Inspection Report and Corrective Action Form
7. 7:00 FY22 Tax Classification Hearing
 - FY2022 Tax Classification Presentation
8. 7:20 COVID Updates
 - Review of COVID Case Counts and Trends
 - Discuss any other needed response to COVID situation
9. 7:30 Jon Dobosz
 - Montague Center Park Improvement Project Update
10. 7:40 Bryan Camden, Airport Manager
 - Request to provide services to charity; use of Airport truck with donated trailer to pick up wreaths for "Wreaths Across America 2021" from December 14th – December 18th

MONTAGUE SELECTBOARD MEETING
Town Hall, 1 Avenue A, Turners Falls, MA 01376
Monday, December 13, 2021

11. 7:50 Personnel Board
- Appoint Taelour Cornett, Library Assistant, NAGE Grade A, Step 3, effective 12/14/20
 - Appoint Al Averill, Associate Member of Conservation Commission, Term ending 6/30/2022
12. 7:55 Walter Ramsey, Town Planner
- Overview of Planning Board's Proposal for MGL 40R Smart Growth Zoning Overlay District to incentivize and plan for new housing in downtown Turners Falls at Griswold Mill site and First Street
 - Discussion of potential for 0.65 acre municipal parcel on First Street (Map 4 Lot 31) to be redeveloped into housing in coordination with proposed rezoning
 - Authorize 2022 Planning Assistance Grant in the amount of \$33,000 to conduct Phase 1 of a Municipal Comprehensive Plan Update: Community Visioning and Scenario Planning
 - Announce FY22 Urban Agenda grant for Canal District Master Plan and FY22 Real Estate Technical Assistance Grant for Strathmore Site Re-Use Assessment. Both grants to be administered by MassDevelopment under a single contract valued up to \$155,000
 - Notice of Receipt of offer from Judd Wire, Inc. to purchase 4 Sandy Lane (Assessors Map 21 Lot 150) 1.27 acres and authorize expenditure of up to \$1,000 from the unexpected engineering account to prepare a municipal stormwater easement to be retained on the parcel
13. 8:20 Town Administrator's Business
- FY22 MIIA Grant Award
 - Topics not anticipated in the 48 hour posting

Other:

- Anticipated Next Meeting Date: Monday, December 20, 2021 at 6:30 PM via ZOOM



Board of Selectmen Town of Montague

1 Avenue A (413) 863-3200 xt. 108
Turners Falls, MA 01376 FAX: (413) 863-3231

REGISTRATION FOR ASSEMBLY, PUBLIC DEMONSTRATION, OR USE OF PUBLIC PROPERTY (Not for Peskeompskut Park or Montague Center Common)

All information must be complete. This form must be returned to the Board of Selectmen within a minimum of 10 days prior to the assembly.

Name of applicant: Suzanne LoManto
Address of applicant: 1 Avenue A, Turners Falls
Phone # of applicant: 413-835-1390
Name of organization: River Culture
Name of legally responsible person: Town of Montague
Location of assembly: Roads - Montague
Date of assembly: 12/22 12/23 rain/snow date
Time of assembly: Begin: 6pm End: 7pm
Number of expected participants: _____

If a procession/parade:

Route: Unity park → Montague City → Turnpike Rd →
Millers Falls → Mineral Rd → Lake Pleasant →
South St → Montague Gr →
Turners Falls
Number of people expected to participate: _____
Number of vehicles expected to participate: 1 Truck
Subject of demonstration: Santa Fire Truck
parade

Attach a copy of your insurance policy or liability binder indicating a minimum policy of \$1 Million Individual/\$3 Million Group.

Signatures:

Police Chief: see attached Date: 12/8/21

Comments/Conditions: _____

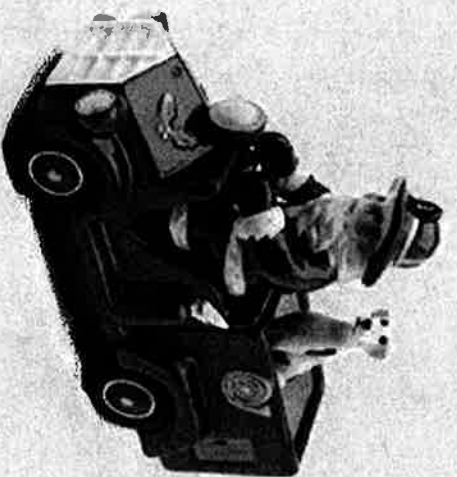
Board of Selectmen, Chairman: _____ Date: _____

Comments/Conditions: _____

6pm START
Unity Park
From Second Street



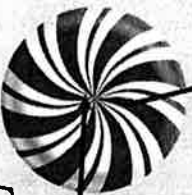
down Avenue A



6:10pm Arrive in Montague City
Turn left on Turnpike Road



6:40pm Arrive in Montague Center
Return to Unity Park
via Turners Falls Road



right on South Street



down Route 63

6:30pm Arrive in Lake Pleasant
Circle Around Owasso Street
Back to Route 63



6:20pm Arrive in Millers Falls
Circle around Franklin,
Newton and Bridge Streets
Return to Millers Falls Road

Montague Santa Fire Truck Tour: Wednesday, December 22 from 6-7pm
Rain Date 12/23
all times are approximate





Board of Selectmen
Town of Montague

1 Avenue A (413) 863-3200 x1108
Turners Falls, MA 01376 FAX: (413) 863-3231

**REGISTRATION FOR ASSEMBLY, PUBLIC DEMONSTRATION,
OR USE OF PUBLIC PROPERTY
(Not for Peskeompskut Park or Montague Center Common)**

All information must be complete. This form must be returned to the Board of Selectmen within a minimum of 10 days prior to the assembly.

Name of applicant: _____

Address of applicant: _____

Phone # of applicant: _____

Name of organization: _____

Name of legally responsible person: _____

Location of assembly: _____

Date of assembly: _____

Time of assembly: _____ Begin: _____ End: _____

Number of expected participants: _____

If a procession/parade: _____

Route: _____

Number of people expected to participate: _____

Number of vehicles expected to participate: _____

Subject of demonstration: _____

Attach a copy of your insurance policy or liability binder indicating a minimum policy of \$1 Million Individual/\$3 Million Group.

Signatures: _____

Police Chief: _____ Date: 12-8-21

Comments/Conditions: _____

Board of Selectmen, Chairman: _____ Date: _____

Comments/Conditions: _____

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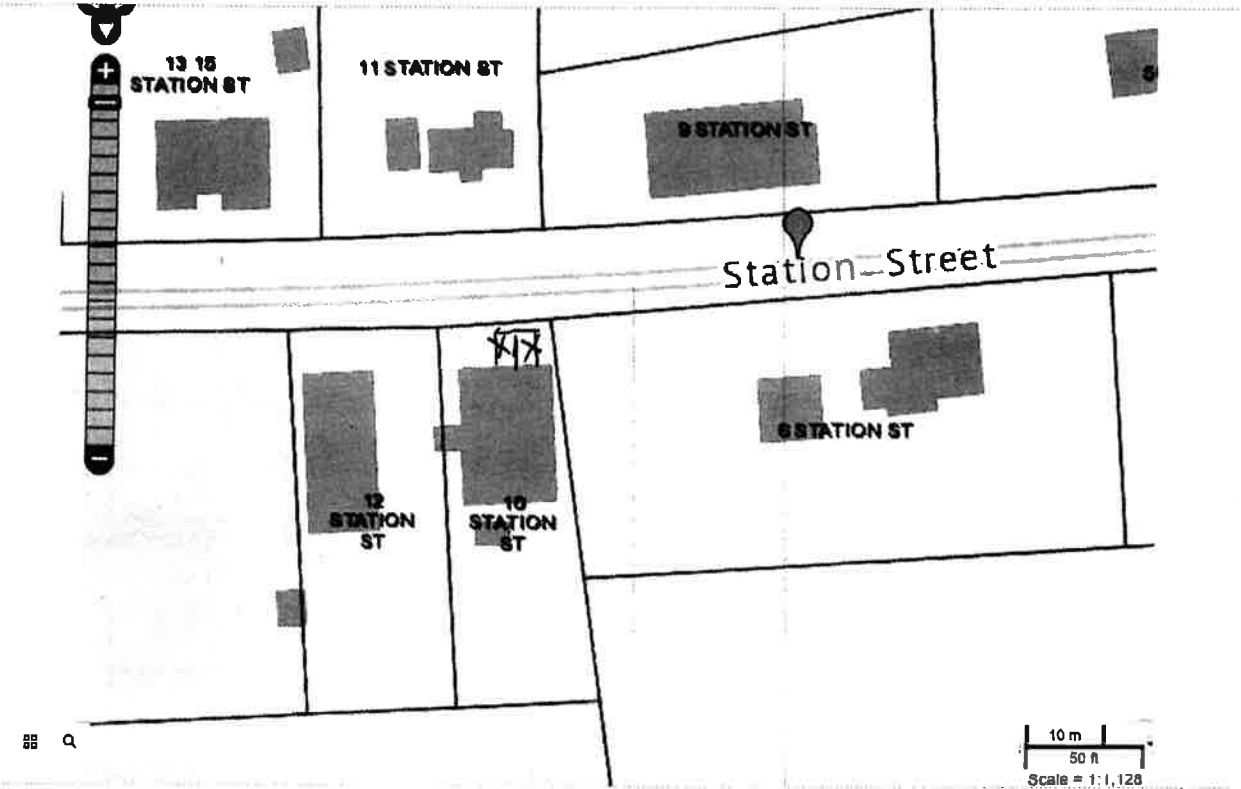
WendyB-Montague Selectboard

From: Tina Booska-Dempsey <Tina@maniattyrealestate.com>
Sent: Thursday, December 2, 2021 1:31 PM
To: WendyB-Montague Selectboard
Subject: 10 Station Street

Wendy,

Please see the attached letter and diagram for The Montague Garage.

Good morning I am planning advertise two cars in the front of the building to the left side of the door the garage bay door. Cars will be of good quality and located on the plot location on left front corner. I plan to use my class two dealer license to help the business run and make improvements to equipment and offset the cost of the business.



THE COMMONWEALTH OF MASSACHUSETTS

Town of Montague

**APPLICATION FOR A LICENSE TO BUY, SELL, EXCHANGE
OR ASSEMBLE SECOND HAND MOTOR VEHICLES
OR PARTS THEREOF**

I, the undersigned, duly authorized by the concern herein mentioned, hereby apply for a
class license, to Buy, Sell, Exchange or Assemble second hand motor vehicles or parts thereof, in accordance with
the provisions of Chapter 140 of the General Laws.

1. What is the name of the concern? Dealer license

Business address of concern. No. 10 station st montague St.,
10 station st. Montague City — Town.

2. Is the above concern an individual, co-partnership, an association or a corporation?

Individual

3. If an individual, state full name and residential address.

Gregory Precourt 62 sullivan rd keene nh 03431

4. If a co-partnership, state full names and residential addresses of the persons composing it.

N/a

Gregory J. Precourt

5. If an association or a corporation, state full names and residential addresses of the principal officers.

President Gregory Precourt

Secretary

Treasurer

6. Are you engaged principally in the business of buying, selling or exchanging motor vehicles? No

If so, is your principal business the sale of new motor vehicles? N/a

Is your principal business the buying and selling of second hand motor vehicles? Yes

Is your principal business that of a motor vehicle junk dealer? No

7. Give a complete description of all the premises to be used for the purpose of carrying on the business.

Left front of the shop located at 10 station st at road front of building.

N/a

N/a

N/a

N/a

8. Are you a recognized agent of a motor vehicle manufacturer? No

(Yes or No)

If so, state name of manufacturer N/a

9. Have you a signed contract as required by Section 58, Class 1? No

(Yes or No)

10. Have you ever applied for a license to deal in second hand motor vehicles or parts thereof? No

(Yes or No)

If so, in what city — town N/a

Did you receive a license? N/a

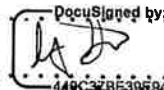
(Yes or No)

For what year? 2022

11. Has any license issued to you in Massachusetts or any other state to deal in motor vehicles or parts thereof ever been suspended or revoked? NO

(Yes or No)

Sign your name in full.

DocuSigned by:


12/1/2021

(I am authorized to represent the concern herein mentioned)

Residence. Gregory Precourt

IMPORTANT

EVERY QUESTION MUST BE ANSWERED WITH
FULL INFORMATION, AND FALSE STATEMENTS
HEREIN MAY RESULT IN THE REJECTION OF
YOUR APPLICATION OR THE SUBSEQUENT
REVOCATION OF YOUR LICENSE IF ISSUED.

NOTE: If the applicant has not held a license in the year prior to this application, he must file a duplicate of the application with the registrar. (See Sec. 59)

APPLICANT WILL NOT FILL THE FOLLOWING BLANKS

Application after investigation
(Approved or Disapproved)

License No. granted 19.... Fee \$... 110.00 ..

Signed.....
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.....
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.....
.....

CHAPTER 140 OF THE GENERAL LAWS, TER. ED., WITH AMENDMENTS THERETO (EXTRACT)

SECTION 57. No person, except one whose principal business is the manufacture and sale of new motor vehicles but who incidentally acquires and sells second hand vehicles, or a person whose principal business is financing the purchase of or insuring motor vehicles but who incidentally acquires and sells second hand vehicles, shall engage in the business of buying, selling, exchanging or assembling second hand motor vehicles or parts thereof without securing a license as provided in section fifty-nine. This section shall apply to any person engaged in the business of conducting auctions for the sale of motor vehicles.

SECTION 58. Licenses granted under the following section shall be classified as follows:

Class 1. Any person who is a recognized agent of a motor vehicle manufacturer or a seller of motor vehicles made by such manufacturer whose authority to sell the same is created by a written contract with such manufacturer or with some person authorized in writing by such manufacturer to enter into such contract, and whose principal business is the sale of new motor vehicles, the purchase and sale of second hand motor vehicles being incidental or secondary thereto, may be granted an agent's or a seller's license; provided, that with respect to second hand motor vehicles purchased for the purpose of sale or exchange and not taken in trade for new motor vehicles, such dealer shall be subject to all provisions of this chapter and of rules and regulations made in accordance therewith applicable to holders of licenses of class 2.

Class 2. Any person whose principal business is the buying or selling of second hand motor vehicles may be granted a used car dealer's license.

Class 3. Any person whose principal business is the buying of second hand motor vehicles for the purpose of remodeling, taking apart or rebuilding the same, or the buying or selling of parts of second hand motor vehicles or tires, or the assembling of second hand motor vehicle parts, may be granted a motor vehicle junk license.

SECTION 59. The police commissioner in Boston and the licensing authorities in other cities and towns may grant licenses under this section which shall expire on January first following the date of issue unless sooner revoked. The fees for the licenses shall be fixed by the licensing board or officer, but in no case shall exceed fifty dollars. Application for license shall be made in such form as shall be approved by the registrar of motor vehicles, in sections fifty-nine to sixty-six, inclusive, called the registrar, and if the applicant has not held a license in the year prior to such application, such application shall be made in duplicate, which duplicate shall be filed with the registrar. No such license shall be granted unless the licensing board or officer is satisfied from an investigation of the facts stated in the application and any other information which they may require of the applicant, that he is a proper person to engage in the business specified in section fifty-eight in the classifications for which he has applied, that said business is or will be his principal business, and that he has available a place of business suitable for the purpose. The license shall specify all the premises to be occupied by the licensee for the purpose of carrying on the licensed business. Permits for a change of situation of the licensed premises or for addition thereto may be granted at any time by the licensing board or officer in writing, a copy of which shall be attached to the license. Cities and towns by ordinance or by-law may regulate the situation of the premises of licensees within class 3 as defined in section fifty-eight, and all licenses and permits issued hereunder to persons within said class 3 shall be subject to the provisions of ordinances and by-laws which are hereby authorized to be made. No license or permit shall be issued hereunder to a person within said class 3 until after a hearing, of which seven days' notice shall have been given to the owners of property abutting on the premises where such license or permit is proposed to be exercised. All licenses granted under this section shall be revoked by the licensing board or officer if it appears, after hearing, that the licensee is not complying with sections fifty-seven to sixty-nine, inclusive, or the rules and regulations made thereunder; and no new license shall be granted to such person thereafter, nor to any person for use on the same premises, without the approval of the registrar. The hearing may be dispensed with if the registrar notifies the licensing board or officer that a licensee is not so complying. Any person aggrieved by any action of the licensing board or officer refusing to grant, or revoking a license for any cause may, within ten days after such action, appeal therefrom to any justice of the superior court in the county in which the premises sought to be occupied under the license or permit applied for are located. The justice shall, after such notice to the parties as he deems reasonable, give a summary hearing on such appeal, and shall have jurisdiction in equity to review all questions of fact or law and may affirm or reverse the decision of the board or officer and may make any appropriate decree. The decision of the justice shall be final.

APPLICATION FOR A LICENSE TO BUY, SELL,
EXCHANGE OR ASSEMBLE SECOND HAND
MOTOR VEHICLES OR PARTS THEREOF.

APPLICANT WILL NOT FILL THE FOLLOWING BLANKS

Application No.

ClassLicense No.

Name

St. and No.

City — Town

Date Issued

Remarks

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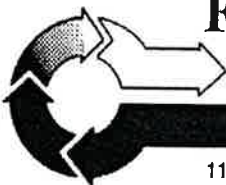
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6

REDUCTION
RECYCLING
COMPOSTING
DISPOSAL



Franklin County Solid Waste Management District

117 Main Street., 2nd Floor, Greenfield, MA 01301 • (413) 772-2438 • Fax: (413) 772-3786
www.franklincountywastedistrict.org • info@franklincountywastedistrict.org

MEMORANDUM

To: Transfer Station Towns
From: Jan Ameen, Executive Director
Date: November 29, 2021
RE: 3rd Party Inspection Report and Corrective Action Form

Enclosed are the final 3rd Party Transfer Station Inspection Report and Corrective Action Form. The Corrective Action Form identifies deficiencies noted during the inspection. One set is an original copy for DEP which requires a signature. Return these to my office. There is a copy for the Board of Selectmen. There is also a copy for the Board of Health, which is required by regulation. There may be an additional copy for the town's highway department or other supervisory department for the transfer station operation.

It is important for you to read through pages 4, 5, and 12/13 of the inspection report. It is also important for you to read the Corrective Action Plan and Schedule because this is what I have identified as needing correcting to be in compliance with the regulations. There are dates set for correcting the "deficiencies." In some cases, I will assist with the corrective action, such as making signs.

Please call or email me with questions. I can be reached at 772-2438 or fcswmd@crocker.com.



Massachusetts Department of Environmental Protection Bureau of Waste Prevention / Solid Waste Management

Third-Party Inspection Report – 310 CMR 19.018(8)
Operation & Maintenance

Important: When completing this form on a computer, use only the Tab key to move your cursor – not the Return key.



6
A

Instructions

Use this form to record and report the results of a Third-Party Operation and Maintenance Inspection conducted pursuant to 310 CMR 19.018. Be sure to obtain the most recent version of this form. All applicable sections of the submitted form must be completed to be accepted by MassDEP.

Pursuant to 310 CMR 19.018(8)(a), the third-party inspector and facility owner/operator must sign this Third-Party Inspection Report form and submit the completed report to the appropriate MassDEP regional office and one copy of each completed report to the board of health of the municipality in which the facility is located.

In the event that this inspection report contains a recommendation for corrective action(s), the owner/operator shall also submit the information required by 310 CMR 19.018(8)(c)2.

Forms and instructions are available online:

<http://www.mass.gov/eea/agencies/massdep/recycle/approvals/solid-waste-applications-and-forms.html#8>

Note: This form does not identify all of the requirements applicable to each solid waste management facility; other requirements and/or policies may apply to the operation, maintenance and monitoring for each facility.

MassDEP Use Only

Rec'd Date:

FMF #:

RO #:

Reviewer:

Comments:

I. Facility Information

Facility Type (check one):

- ☒ Transfer Station/Handling Facility ☐ C&D Waste Processor or C&D Waste Transfer Station ☐ Municipal Waste Combustor
☐ Active Landfill ☐ Closed Landfill ☐ Other: _____
Specify _____

Facility:

Montague Transfer Station

Facility Name

Turners Falls

City/Town

MA

State

407357

Regulated Object Account Number

01376

ZIP Code

39525

FMF Number

Telephone Number

Operator:

Montague DPW

Operator Name (Doing Business As/Company Name)

413-863-2054

Telephone Number

128 Turners Falls Rd.

Mailing Address

Turners Falls

City/Town

MA

State

01376

ZIP Code

01376

ZIP Code

Permittee:

Town of Montague

Permittee Name (Entity Identified on Facility Permit)

1 Avenue A

Mailing Address

Turners Falls

City/Town

MA

State

01376

ZIP Code

01376

ZIP Code

Responsible Official for the Facility:

Richard Kuklewicz

Responsible Official Name (Individual)

Montague Selectboard

Responsible Official Company Name

townadmin@montague-ma.gov

Responsible Official Email Address

413-863-3200

Responsible Official Telephone Number



Massachusetts Department of Environmental Protection Bureau of Waste Prevention / Solid Waste Management

Third-Party Inspection Report – 310 CMR 19.018(8)
Operation & Maintenance

II. Third-Party Inspector

Jan Ameen	FCSWMD	
Third-Party Inspector Name	Company Name	
262075	05/09/2023	
MassDEP Third-Party Inspector Identification Number	MassDEP Third-Party Inspector Expiration Date (MM/DD/YYYY)	
413-772-2438	fcswmd@crocker.com	
Telephone Number	Email Address	
117 Main St.		
Mailing Address		
Greenfield	MA	01301
City/Town	State	ZIP Code

Construction and Demolition Waste (C&D Waste) Processing Facility or C&D Waste Transfer Station Only:

Identify the qualified individual that conducted the observation of incoming waste loads and collection of samples of suspect asbestos-containing materials during the inspection [pursuant to 310 CMR 19.018(6)(f)]. If the entire inspection was conducted by the third-party inspector listed above, then check the box and enter only the Asbestos Inspector Certification Number.

☐ Same as above. Provide Asbestos Certification Number ►

MA Dept. of Labor Standards Asbestos Inspector Certification Number

Asbestos Inspector Name	Company Name	
Telephone Number	Email Address	
Mailing Address		
City/Town	State	ZIP Code

III. Inspection Details

A. FREQUENCY

Indicate the scheduled inspection frequency for this facility as required by 310 CMR 19.018(6)(b), or a more frequent schedule set forth in the Facility Permit/Other Approval:

☐ Bi-Monthly ☐ Quarterly ☐ Semi-Annual ☒ Annual ☐ Biennial
☐ Other (include permit/approval type and date of issuance):

B. DATE, TIME & PERSONNEL

Inspection Date (MM/DD/YYYY):	10/20/2021
Inspection Start Time:	9:30 <input checked="" type="checkbox"/> AM <input type="checkbox"/> PM
Facility Representatives in Attendance During Inspection: Dave Withers (attendant)	

C. CONDITIONS

Air Temperature: <i>Approximately 60 degrees F.</i>	Wind Direction (direction from which the wind is blowing):									
Weather: <input type="checkbox"/> Clear <input checked="" type="checkbox"/> Partly Cloudy <input type="checkbox"/> Cloudy <input checked="" type="checkbox"/> Dry <input type="checkbox"/> Rain <input type="checkbox"/> Snow	<table border="1"><tr><td><input type="checkbox"/> NW</td><td><input type="checkbox"/> N</td><td><input type="checkbox"/> NE</td></tr><tr><td><input type="checkbox"/> W</td><td>Wind</td><td><input type="checkbox"/> E</td></tr><tr><td><input type="checkbox"/> SW</td><td><input type="checkbox"/> S</td><td><input type="checkbox"/> SE</td></tr></table>	<input type="checkbox"/> NW	<input type="checkbox"/> N	<input type="checkbox"/> NE	<input type="checkbox"/> W	Wind	<input type="checkbox"/> E	<input type="checkbox"/> SW	<input type="checkbox"/> S	<input type="checkbox"/> SE
<input type="checkbox"/> NW	<input type="checkbox"/> N	<input type="checkbox"/> NE								
<input type="checkbox"/> W	Wind	<input type="checkbox"/> E								
<input type="checkbox"/> SW	<input type="checkbox"/> S	<input type="checkbox"/> SE								
Wind Speed: <input checked="" type="checkbox"/> Calm <input type="checkbox"/> Breeze <input type="checkbox"/> Moderate <input type="checkbox"/> Strong										



**Massachusetts Department of Environmental Protection
Bureau of Waste Prevention / Solid Waste Management**

Third-Party Inspection Report – 310 CMR 19.018(8)
Operation & Maintenance

IV. Pre-Inspection Preparation

A. FACILITY-SPECIFIC O&M REQUIREMENTS

During each third-party inspection, the third-party inspector shall examine and evaluate the facility's solid waste activities, equipment, operations, practices, procedures, and records relevant to the type of third-party inspection being conducted in order to determine the facility's compliance with all applicable requirements as set forth in 310 CMR 19.018(6)(a)1.

Therefore, pursuant to 310 CMR 19.018(6)(a)1, prior to conducting a third-party facility operation and maintenance inspection, the third-party inspector shall, without limitation, complete all of the following:

☒ Review and become familiar with the regulations set forth at 310 CMR 19.000 – *Massachusetts Solid Waste Regulations*.

☒ Identify, review and become familiar with all solid waste permits, plans, approvals, and orders (or other enforcement documents issued to the facility by the Department), and the solid waste requirements applicable to the operation and maintenance of the facility.

Relevant requirements may include, without limitation, specific practices and procedures for the operation, maintenance and monitoring of the facility, waste acceptance/storage limits, and other requirements related to the facility's solid waste activities. Without limitation, these facility-specific requirements may be contained in the Facility Permit, Authorization to Construct, Authorization to Operate, Operation and Maintenance Plan, Closure/Post-Closure Plans and Approvals, Facility Modification Approvals, Beneficial Use Determinations, Administrative Consent Orders, and other determinations, authorizations or enforcement actions issued by the Department.

I, Jan Ameen, have identified, reviewed and understand all of the aforementioned requirements that are applicable to this facility and the following are my observations and recommendations related to the facility-specific requirements.

► JA
Inspector Initials

B. SOLID WASTE PERMITS, PLANS, APPROVALS & ORDERS

List all relevant solid waste permits, plans, approvals, orders or other enforcement actions issued to the facility by the Department that contain specific practices, procedures and other requirements still in effect for the operation, maintenance and monitoring or closure/post-closure of the facility. Where applicable, provide the plan or issue date for each item. For enforcement actions, include the document number, effective date, and status of implementation by the facility.

Discussion: March 2016 Authorization to Operate; Waste Ban Plan certification form; Transfer Station Operations certification; certification modification for paper compactor



Massachusetts Department of Environmental Protection Bureau of Waste Prevention / Solid Waste Management

Third-Party Inspection Report – 310 CMR 19.018(8)
Operation & Maintenance

V. Performance Standards

Examine and evaluate the facility's solid waste activities, equipment, operations, practices, procedures and records relevant to the type of solid waste facility.

Using the tables below, identify all areas evaluated by the inspector during the inspection by checking the box in the first column. Describe all deviations noted during the inspection in the third column. Provide recommendations for corrective action to return to compliance with the applicable performance standard in the fourth column.

Facility Type	Performance Standards
Transfer Station/Handling Facility (Including C&D Facility)	Complete Section A. If C&D Handling/ Processing Facility, then also complete Section B.
Municipal Waste Combustor	Complete Section A.
Active Landfill	Complete Sections C. and F. If active ash landfill, then also complete Section D.
Closed Landfill	Complete Sections E. and F.

A. TRANSFER STATION, HANDLING FACILITY, OR MUNICIPAL WASTE COMBUSTOR (INCLUDING C&D FACILITY)

Evaluated	Performance Standard	Deviation(s)	Comments/Observations and Recommended Corrective Action(s)
<input checked="" type="checkbox"/>	19.205(1) Storm Water Controls.		stormwater drains towards the leaf waste composting area
<input checked="" type="checkbox"/>	19.205(2) Equipment.		
<input checked="" type="checkbox"/>	19.205(3) Weighing Facilities.		All weights are measured on an out-going basis via weight slips.
<input checked="" type="checkbox"/>	19.207(1) General.	Discuss in Section VI.	Discuss in Section VI.
<input checked="" type="checkbox"/>	19.207(2) Supervision of Operation.		
<input checked="" type="checkbox"/>	19.207(3) Access to Facilities.		there is a gate and fence
<input checked="" type="checkbox"/>	19.207(4) Security.		
<input checked="" type="checkbox"/>	19.207(5) Posting of Handling Facility.		all postings are met
<input checked="" type="checkbox"/>	19.207(6) Unloading of Refuse.		
<input checked="" type="checkbox"/>	19.207(7) Special Wastes.		none
<input checked="" type="checkbox"/>	19.207(8) Banned/Restricted Wastes.	waste ban plan is not found on site	waste ban sign is posted
<input checked="" type="checkbox"/>	19.207(9) Hazardous Waste.		none
<input checked="" type="checkbox"/>	19.207(10) Household Hazardous Waste and Waste Oil Collections.	post spill contact information; need spill absorbent	other requirements are met
<input checked="" type="checkbox"/>	19.207(11) Bulky Waste.		
<input checked="" type="checkbox"/>	19.207(12) Liquid Wastes.		none



Massachusetts Department of Environmental Protection **Bureau of Waste Prevention / Solid Waste Management**

Third-Party Inspection Report – 310 CMR 19.018(8)
Operation & Maintenance

Evaluated	Performance Standard	Deviation(s)	Comments/Observations and Recommended Corrective Action(s)
<input checked="" type="checkbox"/>	19.207(13) Bird Hazards.		none
<input checked="" type="checkbox"/>	19.207(14) Dust Control.		none
<input checked="" type="checkbox"/>	19.207(15) Vector Control.		none
<input checked="" type="checkbox"/>	19.207(16) Control of Wind-blown Litter.		
<input checked="" type="checkbox"/>	19.207(17) Staffing.		
<input checked="" type="checkbox"/>	19.207(18) Employee Facilities.		
<input checked="" type="checkbox"/>	19.207(19) Accident Prevention/Safety.		
<input checked="" type="checkbox"/>	19.207(20) Fire Protection.		
<input checked="" type="checkbox"/>	19.207(21) Recycling Operations.		
<input checked="" type="checkbox"/>	19.207(22) Records for Operational and Plan Execution.		All weights are measured on an out-going basis via weight slips.
<input checked="" type="checkbox"/>	19.207(23) Screening and/or Fencing.		none
<input checked="" type="checkbox"/>	19.207(24) Open Burning.		none
<input checked="" type="checkbox"/>	19.207(25) Inspections.		2020 actions not met
<input checked="" type="checkbox"/>	19.207(26) End-of-Life Mercury-added Products.		proper signage and labels

B. CONSTRUCTION AND DEMOLITION (C&D) WASTE PROCESSING FACILITY OR C&D WASTE TRANSFER STATION

Evaluated	Performance Standard	Deviation(s)	Comments/Observations and Recommended Corrective Action(s)
<input type="checkbox"/>	19.206(1) Enclosed Operations.		
<input type="checkbox"/>	19.206(2) Storage.		
<input type="checkbox"/>	19.206(3) Contact Water.		
<input type="checkbox"/>	Suspect Asbestos-Containing Material (ACM) Inspection and Management Protocol.		
<input type="checkbox"/>	Sample collection of suspect ACM from incoming loads.	Discuss sample results: ► <input type="checkbox"/> Attach analytical reports.	



Massachusetts Department of Environmental Protection

Bureau of Waste Prevention / Solid Waste Management

Third-Party Inspection Report – 310 CMR 19.018(8)
Operation & Maintenance

VI. Inspection Observations

A. FACILITY CONDITION AND OPERATIONS

Examine and evaluate the facility condition and operations as observed during the inspection, including the following:

- ☒ Describe any evidence of the following conditions observed at the time of the inspection:
 - Unpermitted discharges to air, water, land or other natural resources of the Commonwealth; and
 - Dust, odors, litter, and/or other nuisance conditions.
 - ☒ Document and discuss all deviations from any specific requirements for the facility that are not addressed in the previous section (*Section V. – Performance Standards*), including without limitation, the requirements set forth in the facility's operation and maintenance plan, orders or other enforcement documents, and other solid waste permits, approvals, and authorizations issued to the facility by MassDEP.
 - ☒ List the types and estimated quantities of all waste and materials stored at the facility at the time of the inspection.
 - ☒ Provide a narrative that describes the overall status of the general condition, operation and performance of the facility as observed at the time of the inspection.
- ⇒ Attach photographs taken during the inspection that depict the general condition and operation of the facility. At a minimum, include photographs, as applicable, of the waste unloading (tipping) area, waste storage areas, recyclable material storage and, for transfer stations, the waste reloading activity.

Discussion: There is no evidence of unpermitted discharges or nuisance conditions. Quantities of waste on site during the inspection: trash - none collected on site; bulky waste 2 tons; scrap metal 1 ton; recyclable mixed paper <6 tons (compactor); recyclable mixed containers <3 tons; freon 40; electronics 1/2 full trailer; propane tanks 45 20-pound and 60 1-pound tanks; tires 250; lamps 2 drums 4', 2 boxes CFLs, 1 8' box; ballasts 1 pail; 300 cubic yards leaves; used motor oil; rechargeable batteries, organics dumpster.

B. RECORD REVIEW

Examine and evaluate the facility's record-keeping. Without limitation, document the status of the facility's compliance with, and any deviations from, the record-keeping required by 310 MCR 19.000; the facility's operation and maintenance plan; orders or other enforcement documents issued to the facility; and other solid waste permits, approvals, determinations and authorizations issued to the facility by the Department, including the following:

- ☐ Discuss the evaluation of the Facility's "daily log" such as, daily tonnage records.
- ☐ List and discuss any special incidents that have occurred since the previous inspection such as exceedances of the facility's permitted waste acceptance limits, nature and outcome of complaints reported to the facility operator (including the identity of the complainant, if known), fires, emergencies, or other disruptions to the routine operation of the facility.

Discussion:



**Massachusetts Department of Environmental Protection
Bureau of Waste Prevention / Solid Waste Management**

Third-Party Inspection Report – 310 CMR 19.018(8)
Operation & Maintenance

VII. Summary and Recommendations

Pursuant to 310 CMR 19.018(6)(a)4., where a third-party inspector observes that the operation or maintenance of the facility deviates from the aforementioned applicable requirements, he or she shall document all such deviations and recommend corrective actions for the facility to take to return to compliance.

A. INSPECTION RESULTS

Based on the examinations and evaluations conducted in Sections V. and VI., please summarize the inspection results by checking one of the following determinations:

☐ **No deviations from the applicable performance standards or additional requirements listed at 310 CMR 19.018(6) were identified during this inspection.**

If no deviations were identified during the inspection, check this box and proceed to Section VII.B.

☒ **Deviations from the applicable performance standards or additional requirements listed at 310 CMR 19.018(6) were identified during this inspection and are discussed further in this report.**

If deviations were identified during the inspection, check this box and ensure that each deviation and the recommended corrective actions are discussed in the applicable section(s) below.

B. STATUS OF PREVIOUS RECOMMENDATIONS FOR CORRECTIVE ACTION

If a previous inspection report identified deviations with recommendations for corrective action, please describe the action(s) taken since the last inspection to return the facility to compliance with the applicable requirements.

Discussion: 2020 corrective actions not taken: Place a copy of the waste ban plan in the attendant's shed. Post a sign with oil spill contact information.

C. RECOMMENDATIONS FOR CORRECTIVE ACTION

Based on the results of this inspection, please list all deviations noted during the inspection and provide recommendations for corrective action to return to compliance with the applicable requirement.

Recommendations: Place a copy of the waste ban plan in the attendant's shed. Post a sign with oil spill contact information. Place a bag or pail of oil absorbent in the shed.

D. ADDITIONAL COMMENTS

Comments:

VIII. Additional Information Checklist

Attach the following additional information, as applicable, to complete the inspection report.*

☒ Attach photographs taken during the inspection that depict the general condition and operation of the facility, as required in Section VI.A.

☐ For C&D Waste facilities only, attach the analytical results, as required in Section V.B.

**Note: Pursuant to 310 CMR 19.018(8), MassDEP may request additional information.*



Massachusetts Department of Environmental Protection Bureau of Waste Prevention / Solid Waste Management

Third-Party Inspection Report – 310 CMR 19.018(8)
Operation & Maintenance

Continue to Certification Statement on Next Page ►

IX. Certification – THIRD-PARTY INSPECTOR

"I attest under the pains and penalty of perjury that:

1. I have personally examined and am familiar with the information contained in this submittal, including any and all documents accompanying this certification statement;
2. Based on my inquiry of those persons responsible for obtaining the information, the information contained in this submittal is, to the best of my knowledge, true, accurate and complete;
3. I have been able to conduct the third-party inspection and prepare the third-party inspection report without being influenced by the facility owner or operator and, (if I am a municipal employee) without being influenced by my municipal employer, by any coworker or by any elected or appointed official of the municipality; and
4. I am aware that there are significant penalties, including, but not limited to, possible administrative and civil penalties for submitting false, inaccurate, or incomplete information and possible fines and imprisonment for knowingly submitting false, inaccurate, or incomplete information."

Jan Ameen
Signature of Third-Party Inspector

Jan Ameen
Print Full Name

FCSWMD
Company Name

11/29/21
Date (MM/DD/YYYY)

X. Certification – FACILITY OWNER/OPERATOR

Does the facility maintain a Financial Assurance Mechanism (FAM) pursuant to 310 CMR 19.051?

☐ YES ☒ NO

If yes: • Enter the amount of the current FAM:

\$

- Enter the date of the last revision of the FAM amount, pursuant to 310 CMR 19.051(6):

As a reminder, pursuant to 310 CMR 19.051(6), the estimate of the cost of closure and post-closure maintenance must be revised every year, and every second year shall be submitted to the Department.

"I certify under the penalty of law:

1. That I have personally examined and am familiar with the information submitted in this third-party inspection report, including but not limited to the statements above concerning the financial assurance mechanism in place in accordance with any facility permit and 310 CMR 19.051, and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate and complete. I am aware that there are significant penalties both civil and criminal for submitting false information including possible fines and imprisonment.
2. That, in the event that this inspection report contains a recommendation for corrective action(s), I have completed and attached to this report a Corrective Action Plan and Schedule*, pursuant to 310 CMR 19.018(8)(c)2."

**Note: The owner or operator may elect to correct deviations identified in the Third-Party Inspection Report in a manner that is different than that recommended by the Third-Party Inspector, so long as the facility is brought back into compliance with applicable requirements.*

Signature of Responsible Official

Print Full Name

Title

Date (MM/DD/YYYY)

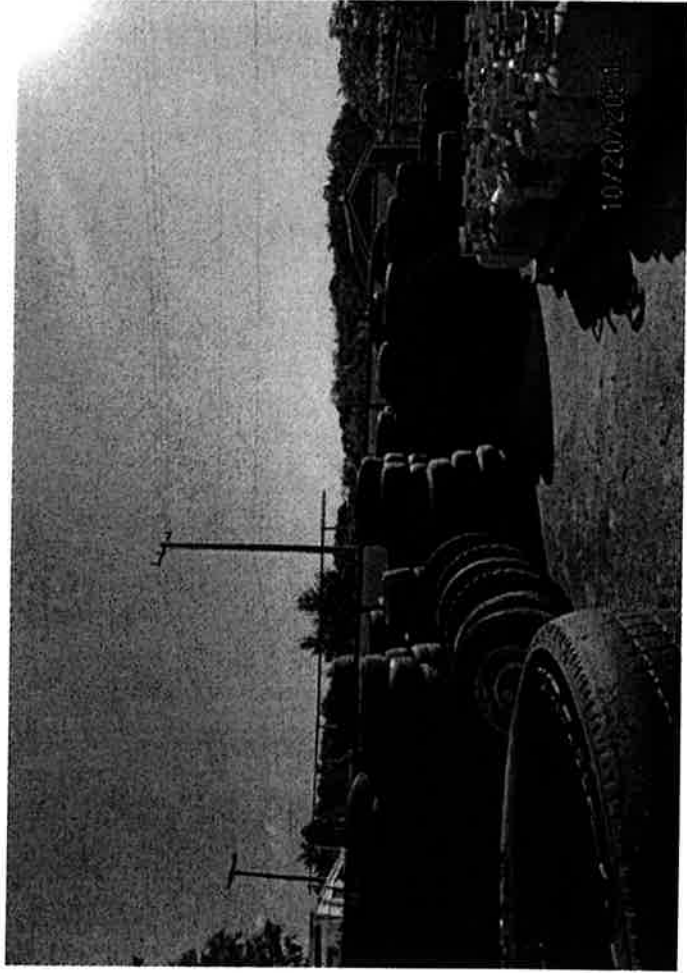
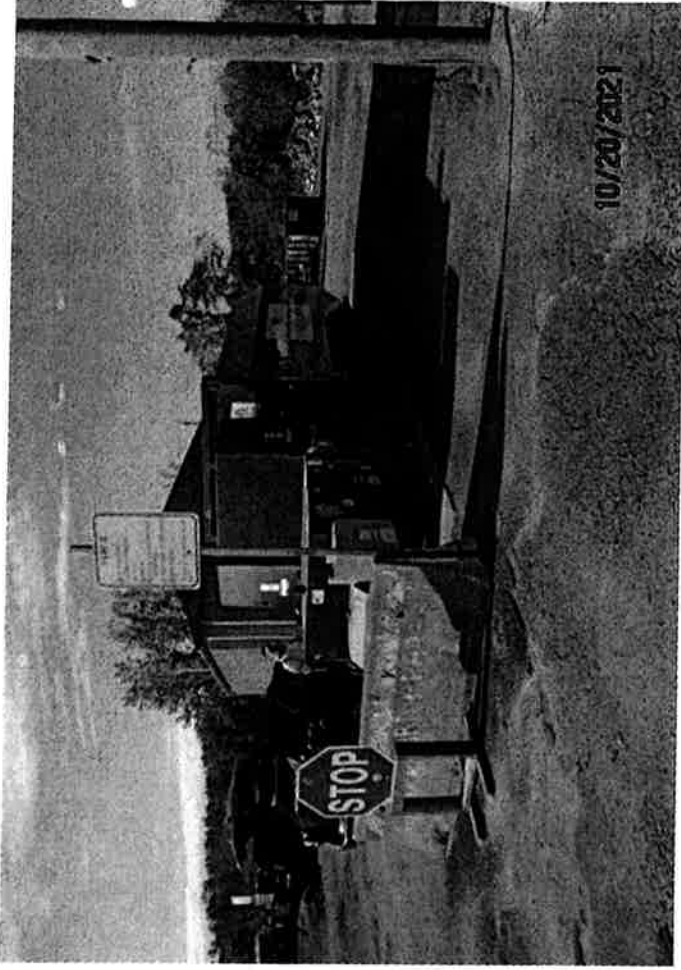
► Pursuant to 310 CMR 19.018(8)(c), a copy of each third-party inspection report shall be maintained at the facility in accordance with the requirements of 310 CMR 19.000. The owner and operator shall make third-party inspection reports available to personnel or authorized representatives of the Department for review at the facility upon request.

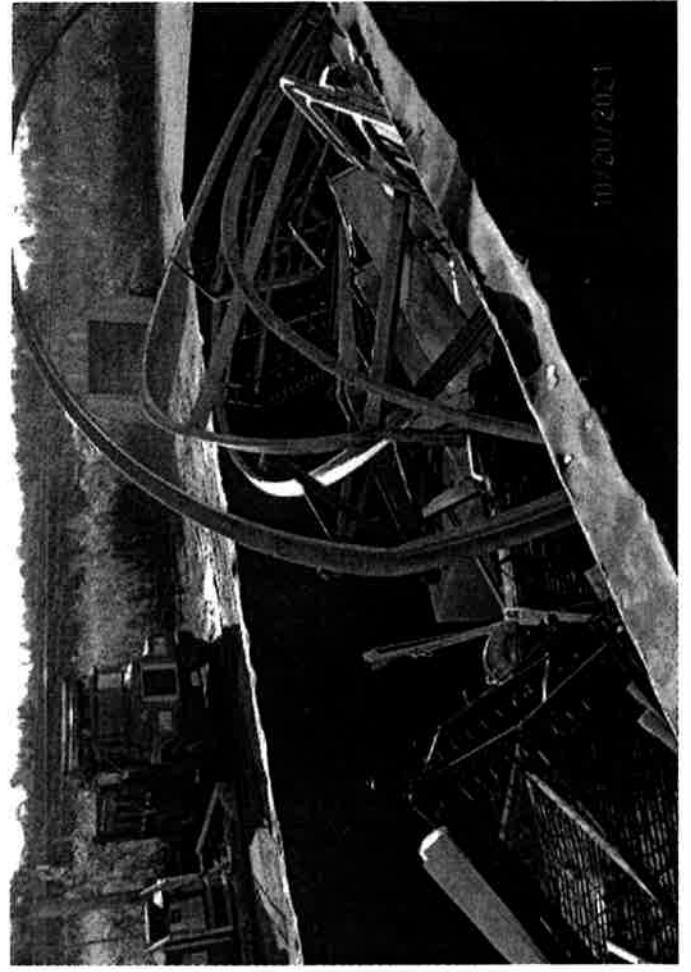
Within 30 days of the inspection date:

- Mail this completed form to the MassDEP Regional Office that serves the municipality in which the facility is located. (Attention: Solid Waste Management)
- Send one copy to the local board of health for the municipality in which the facility is located.

A list of municipalities and MassDEP Regional Offices is available online at:
<http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>

Montague transfer station 10/20/2021







**Massachusetts Department of Environmental Protection
Bureau of Waste Prevention / Solid Waste Management**

**Third-Party Inspections – 310 CMR 19.018(8)
Corrective Action Plan & Schedule**

Important: When completing this form on a computer, use only the Tab key to move your cursor – not the Return key.



Instructions

In the event that a third-party inspection report prepared in accordance with 310 CMR 19.018(8) contains a recommendation for corrective action(s) at a Solid Waste Management Facility, the owner or operator shall complete and sign **Section IV. Certification** of this form. Pursuant to 310 CMR 19.018(8)(c), the owner or operator shall submit the completed Corrective Action Plan and Schedule form, along with the third-party inspection report with attachments to the appropriate MassDEP Regional Office, and a copy of this form and each completed inspection report with attachments to the board of health of the municipality in which the facility is located. Be sure to obtain the most recent version of this form. All applicable sections of the submitted form must be completed to be accepted by MassDEP. Blank forms and additional instructions on using this form are available online:

<http://www.mass.gov/eea/agencies/massdep/recycle/approvals/solid-waste-applications-and-forms.html#8>

I. Facility Information

Identify the facility and responsible official.

A. Facility

Montague Transfer Station

Facility Name

Turners Falls

City/Town

MA

State

39525

FMF Number

B. Responsible Official

Richard Kuklewicz

Responsible Official Name (Individual)

Montague Selectboard

Responsible Official Company Name

townadmin@montague-ma.gov

Responsible Official Email Address

413-863-3200

Responsible Official Telephone Number

II. Third-Party Inspection

Enter the date of the third-party inspection and identify the inspector that conducted the inspection related to this corrective action plan.

10/20/2021

Inspection Date (MM/DD/YYYY)

Jan Ameen

Third-Party Inspector Name

Continue to Next Page ►



Massachusetts Department of Environmental Protection
Bureau of Waste Prevention / Solid Waste Management
Third-Party Inspections – 310 CMR 19.018(8)
Corrective Action Plan & Schedule

Important: When completing this form on a computer, use only the Tab key to move your cursor – not the Return key.



III. Plan & Schedule for Corrective Action

Pursuant to 310 CMR 19.018(8)(c)2., the owner or operator shall provide the following:

- a. A written report documenting the completion of the corrective action(s) [recommended in the report];
- b. Documentation or explanation why corrective action is not needed; or
- c. A plan and schedule for completing the corrective action(s).

Note: The owner or operator may elect to correct deviations identified in the inspection report in a manner that is different than that recommended by the third-party inspector, so long as the facility is brought back into compliance with applicable requirements.

Discuss the status of the corrective actions recommended in the third-party inspection report. For each deviation documented in the inspection report, describe the corrective action(s) that have been taken, or that will be taken, by the owner or operator to return the facility to compliance with the applicable requirements. Provide the schedule for completing each corrective action, or, as applicable, provide the date the corrective action was completed. If the facility owner/operator intends to submit a permit application in order to complete the corrective action(s), please identify the permit type and anticipated submittal schedule. Contact MassDEP (Regional Office) if you are not sure the corrective action(s) will require a filing to MassDEP prior to implementation.

1. Place a copy of the waste ban plan in the attendant's shed. The FCSWMD will supply the plan. It will be placed in the attendant's shed no later than January 3, 2022.
2. Post the emergency contact information for an oil spill. The FCSWMD will provide the sign and the town will post no later than January 3, 2022.
3. Place oil absorbent in attendant's shed. This will be completed by February 1, 2022.



**Massachusetts Department of Environmental Protection
Bureau of Waste Prevention / Solid Waste Management**

**Third-Party Inspections – 310 CMR 19.018(8)
Corrective Action Plan & Schedule**

Important: When completing this form on a computer, use only the Tab key to move your cursor – not the Return key.



IV. Certification

FACILITY OWNER/OPERATOR

"I certify under the penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate and complete. I am aware that there are significant penalties both civil and criminal for submitting false information including possible fines and imprisonment."

Signature of Responsible Official

Print Full Name

Title

Date (MM/DD/YYYY)

The owner/operator of the facility shall submit this form along with the third-party inspection report to the Department with a copy to the board of health of the municipality in which the facility is located no later than 30 days following the date of the inspection. Pursuant to 310 CMR 19.018(8)(c), a copy of each third-party inspection report shall be maintained at the facility in accordance with the requirements of 310 CMR 19.000. The owner and operator shall make third-party inspection reports available to personnel or authorized representatives of the Department for review at the facility upon request.

Within 30 days of the inspection date:

- Mail this completed form to the MassDEP Regional Office that serves the municipality in which the facility is located.
(Attention: Solid Waste Management)
- Send one copy to the local board of health for the municipality in which the facility is located.

A list of municipalities and MassDEP Regional Offices is available online at:
<http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>

TOWN OF MONTAGUE



FY2022 TAX CLASSIFICATION PRESENTATION

December 13, 2021 7:00 p.m.

Tax classification allows communities to have separate tax rates for different classes of property and allows the Selectboard to make a decision on an annual basis as to whether or not to shift the tax burden from one class of property to another. Should the Board decide to shift the tax burden, they must adopt a residential factor which will determine the percentage of the tax levy to be paid by the residential property owners. This results in two different tax rates (known as a “split tax rate”). Shifting the burden from the residential taxpayers to the commercial, industrial and personal property (CIP) taxpayers does not change the total levy to be taxed, but rather it changes the allocation of the tax levy to be borne by each class. Historically, the Montague Selectboard has voted to shift the rate since the mid 1980s.

Notable Changes

The FY2022 property tax levy is \$20,205,957 which represents an increase of 504,131 or 2.5% over last year’s levy of \$19,701,826. The levy is the revenue a community can raise through real and personal property taxes. The property tax levy is the largest source of revenue for most cities and towns. Other revenue sources other than property taxes include funds received from the state, local excise and other receipts.

Total taxable valuation in Montague passed a significant milestone in that the total of all classes of property for FY2022 now exceeds a billion dollars. Taxable real estate and personal property are valued at \$1,024,894,222 which is an increase of 68,535,133 (7.2%) from the previous year. We are witnessing soaring rises in the real estate market values not only in Montague but throughout the country.

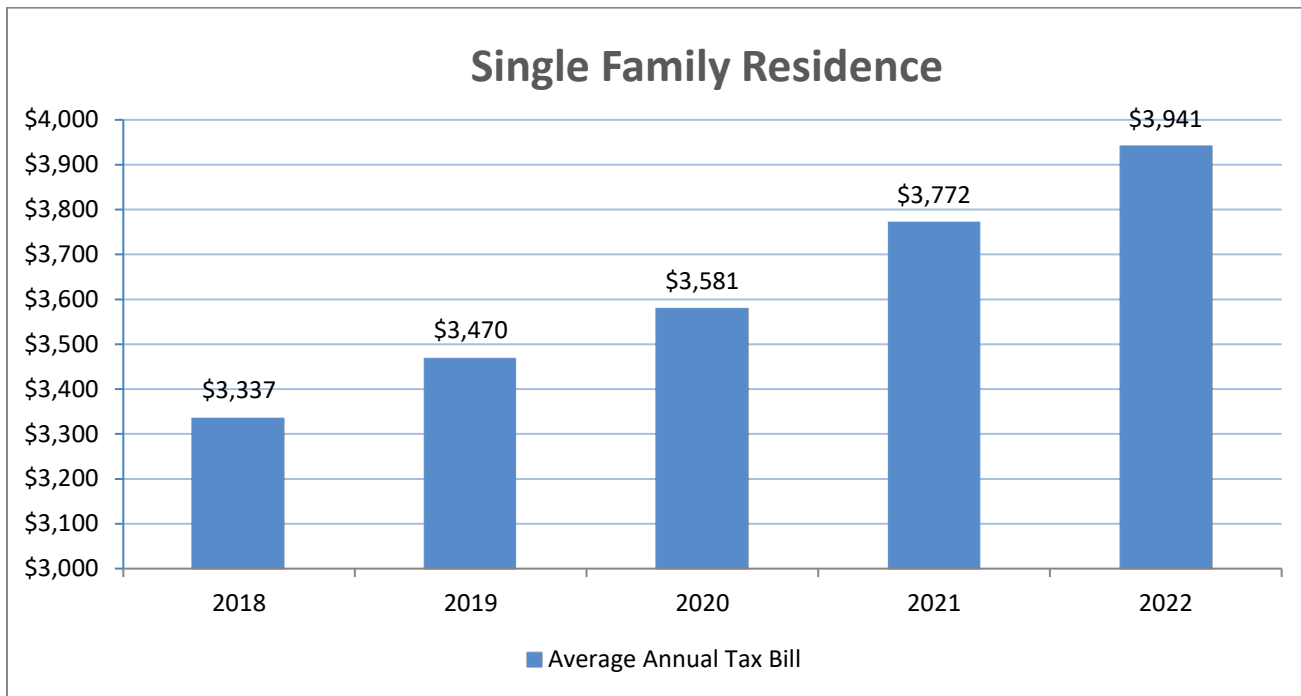
The average assessment of a single family residence in Montague is \$235,150 up \$18,859 from last year’s average of \$216,291. A total of 52 sales of single family residences (with sale prices ranging from \$150,000 to \$459,000) were analyzed to determine the FY2022 assessed values.

Tax Shift Options

The four options when setting a multiple tax rate are:

- a tax shift from residential and open space to business property owners (see chart pg 3)
- an open space discount that shifts taxes from open space to residential property owners
- a residential exemption that shifts taxes on lower valued owner-occupied residential property to other residential property owners
- a small commercial exemption that shifts taxes on small business property to other commercial and industrial property owners.

A factor of .8466 was voted last year and resulted in a residential rate of \$17.44 and a commercial/industrial/personal rate of \$26.99. **Should a similar shift be voted this year, the estimated residential rate would decrease by .68¢ to \$16.76. Similarly, the CIP rate (commercial/industrial/personal property) would decrease by 1.16 to \$25.83. Without a shift, a single rate would yield \$19.72 for all classes of properties.** Using the average assessment for a single family home previously mentioned and the tax rate of 16.76 the annual property taxes for a single family in town would be \$3,941. Last year's average single family residential tax bill was \$3,772 with the resulting increase being an additional tax of \$169.00. This represents a 4.4% increase from last year's average tax bill in the residential property class. The chart below shows the historical rates since 2018.



The table below lists options in 1% increments with a range of 1 to 1.50%.

CIP Shift	Res Factor	Res SP	Comm SP	Ind SP	PP SP	Res ET	Comm ET	Ind ET	PP ET
1.0000	1.0000	67.4013	4.3087	16.9823	11.3077	19.72	19.72	19.72	19.72
1.0100	0.9952	67.0753	4.3518	17.1521	11.4208	19.62	19.91	19.91	19.91
1.0200	0.9903	66.7493	4.3949	17.3219	11.5339	19.52	20.11	20.11	20.11
1.0300	0.9855	66.4233	4.4380	17.4918	11.6469	19.43	20.31	20.31	20.31
1.0400	0.9807	66.0973	4.4810	17.6616	11.7600	19.33	20.50	20.50	20.50
1.0500	0.9758	65.7714	4.5241	17.8314	11.8731	19.24	20.70	20.70	20.70
1.0600	0.9710	65.4454	4.5672	18.0012	11.9862	19.14	20.90	20.90	20.90
1.0700	0.9661	65.1194	4.6103	18.1711	12.0992	19.05	21.10	21.10	21.10
1.0800	0.9613	64.7934	4.6534	18.3409	12.2123	18.95	21.29	21.29	21.29
1.0900	0.9565	64.4674	4.6965	18.5107	12.3254	18.86	21.49	21.49	21.49
1.1000	0.9516	64.1414	4.7396	18.6805	12.4385	18.76	21.69	21.69	21.69
1.1100	0.9468	63.8154	4.7827	18.8504	12.5515	18.67	21.88	21.88	21.88
1.1200	0.9420	63.4894	4.8257	19.0202	12.6646	18.57	22.08	22.08	22.08
1.1300	0.9371	63.1635	4.8688	19.1900	12.7777	18.48	22.28	22.28	22.28
1.1400	0.9323	62.8375	4.9119	19.3598	12.8908	18.38	22.48	22.48	22.48
1.1500	0.9275	62.5115	4.9550	19.5296	13.0039	18.28	22.67	22.67	22.67
1.1600	0.9226	62.1855	4.9981	19.6995	13.1169	18.19	22.87	22.87	22.87
1.1700	0.9178	61.8595	5.0412	19.8693	13.2300	18.09	23.07	23.07	23.07
1.1800	0.9129	61.5335	5.0843	20.0391	13.3431	18.00	23.26	23.26	23.26
1.1900	0.9081	61.2075	5.1274	20.2089	13.4562	17.90	23.46	23.46	23.46
1.2000	0.9033	60.8815	5.1704	20.3788	13.5692	17.81	23.66	23.66	23.66
1.2100	0.8984	60.5556	5.2135	20.5486	13.6823	17.71	23.86	23.86	23.86
1.2200	0.8936	60.2296	5.2566	20.7184	13.7954	17.62	24.05	24.05	24.05
1.2300	0.8888	59.9036	5.2997	20.8882	13.9085	17.52	24.25	24.25	24.25
1.2400	0.8839	59.5776	5.3428	21.0581	14.0215	17.43	24.45	24.45	24.45
1.2500	0.8791	59.2516	5.3859	21.2279	14.1346	17.33	24.64	24.64	24.64
1.2600	0.8743	58.9256	5.4290	21.3977	14.2477	17.24	24.84	24.84	24.84
1.2700	0.8694	58.5996	5.4720	21.5675	14.3608	17.14	25.04	25.04	25.04
1.2800	0.8646	58.2736	5.5151	21.7373	14.4739	17.05	25.24	25.24	25.24
1.2900	0.8597	57.9477	5.5582	21.9072	14.5869	16.95	25.43	25.43	25.43
1.3000	0.8549	57.6217	5.6013	22.0770	14.7000	16.85	25.63	25.63	25.63
1.3100	0.8501	57.2957	5.6444	22.2468	14.8131	16.76	25.83	25.83	25.83
1.3200	0.8452	56.9697	5.6875	22.4166	14.9262	16.66	26.02	26.02	26.02
1.3300	0.8404	56.6437	5.7306	22.5865	15.0392	16.57	26.22	26.22	26.22
1.3400	0.8356	56.3177	5.7737	22.7563	15.1523	16.47	26.42	26.42	26.42
1.3500	0.8307	55.9917	5.8167	22.9261	15.2654	16.38	26.62	26.62	26.62
1.3600	0.8259	55.6657	5.8598	23.0959	15.3785	16.28	26.81	26.81	26.81
1.3700	0.8210	55.3398	5.9029	23.2658	15.4915	16.19	27.01	27.01	27.01
1.3800	0.8162	55.0138	5.9460	23.4356	15.6046	16.09	27.21	27.21	27.21
1.3900	0.8114	54.6878	5.9891	23.6054	15.7177	16.00	27.40	27.40	27.40
1.4000	0.8065	54.3618	6.0322	23.7752	15.8308	15.90	27.60	27.60	27.60
1.4100	0.8017	54.0358	6.0753	23.9450	15.9439	15.81	27.80	27.80	27.80
1.4200	0.7969	53.7098	6.1184	24.1149	16.0569	15.71	28.00	28.00	28.00
1.4300	0.7920	53.3838	6.1614	24.2847	16.1700	15.62	28.19	28.19	28.19
1.4400	0.7872	53.0578	6.2045	24.4545	16.2831	15.52	28.39	28.39	28.39
1.4500	0.7824	52.7318	6.2476	24.6243	16.3962	15.42	28.59	28.59	28.59
1.4600	0.7775	52.4059	6.2907	24.7942	16.5092	15.33	28.78	28.78	28.78
1.4700	0.7727	52.0799	6.3338	24.9640	16.6223	15.23	28.98	28.98	28.98
1.4800	0.7678	51.7539	6.3769	25.1338	16.7354	15.14	29.18	29.18	29.18
1.4900	0.7630	51.4279	6.4200	25.3036	16.8485	15.04	29.38	29.38	29.38
1.5000	0.7582	51.1019	6.4631	25.4735	16.9616	14.95	29.57	29.57	29.57

Open Space Discount

This option allows a discount of up to 25% of land that is maintained in a natural condition. Since there is currently no land classified as Open Space in Montague, this discount is not recommended by the Board of Assessors.

Residential Exemption

This option allows a discount to property that is the principal residence of a taxpayer. The discount cannot exceed 20% of the average assessed value of residential properties. This option would *increase* the residential rate and shift the burden to multi-family and second home owners. Currently only 14 of 351 communities in Massachusetts have adopted this exemption. This option makes sense only if a community has a significant percentage of non-owner occupied properties which Montague does not. This exemption is not recommended by Board of Assessors.

Small Commercial Exemption

This option allows for a 10% discount to certain commercial properties that meet criteria established by the state. Only businesses that have been certified by the Massachusetts Department of Workforce Development as having no more than an average of ten employees in the previous year would be eligible. It is important to note that the owner of the property (not the actual business owner) benefits from this exemption and is not required to pass any savings to the qualified business. The tax burden is redistributed to the non-qualifying commercial property owners in the form of a higher tax rate. A review of assessor's records shows that a most of businesses eligible are rented by tenants who would not benefit from this exemption, therefore, this exemption is not recommended by the Board of Assessors.

Excess Levy Capacity

Under Proposition 2 ½ a community may choose to set its levy at any amount below or equal to its levy limit. When a community sets its levy below the limit, the difference between the levy and the levy limit is referred to as excess levy capacity. Currently, Montague's excess levy capacity is **\$632,589.07**.

WendyB-Montague Selectboard

From: Jonathan Dobosz
Sent: Thursday, December 9, 2021 8:39 AM
To: WendyB-Montague Selectboard
Subject: Re: Selectboard Meeting

Okay, all set to attend Monday night's meeting..... "Montague Center Park Improvement Project Update".

Jan Dobosz, CPRP
Director of Parks & Recreation
56 First St.
Unity Park Fieldhouse
Turners Falls, MA 01376
(413) 863-3216

"Dare mighty things." Theodore Roosevelt

From: WendyB-Montague Selectboard <WendyB@montague-ma.gov>
Sent: Wednesday, December 8, 2021 1:44 PM
To: Jonathan Dobosz <recdir@montague-ma.gov>
Subject: RE: Selectboard Meeting

Okay just let me know tomorrow morning

From: Jonathan Dobosz <recdir@montague-ma.gov>
Sent: Wednesday, December 8, 2021 1:05 PM
To: WendyB-Montague Selectboard <WendyB@montague-ma.gov>
Subject: Selectboard Meeting

Hello,

I may ask for about five minutes Monday night to give the board an update on the Montague Center Park Improvement Project. I will know for sure tomorrow.

Jan Dobosz, CPRP
Director of Parks & Recreation
56 First St.
Unity Park Fieldhouse
Turners Falls, MA 01376
(413) 863-3216

"Dare mighty things." Theodore Roosevelt

10

WendyB-Montague Selectboard

From: Airport - Bryan Camden
Sent: Thursday, December 9, 2021 7:21 AM
To: WendyB-Montague Selectboard
Subject: Meeting

Hi Wendy,

I would like to get 2-3 minutes on the next meeting if possible. This would be to ask for permission to use the Airport truck for the Wreaths Across America program, as we have for the past 2 years. I can join the meeting anytime, I am free all night.

Thanks,
Bryan
Turners Falls Municipal Airport
Airport Manager

(11A)

**Town of Montague
Personnel Status Change Notice**

Authorized Signature: *[Signature]*

Employee # 1984

General Information:

Full name of employee: Taelour Cornett

Department: Library

Title: Library Assistant

Effective date of change: _____

New Hire:

Permanent: Y N If temporary, estimated length of service: _____

Hours per Week: _____ Union: _____

Pay: Grade _____ Step _____ Wage Rate: _____ (annual/ hourly)

Board Authorizing: _____ Date of Meeting: _____

Grade/Step/COLA Change:

Union: N/A GE

Old Pay: Grade _____ Step _____ Wage Rate: \$14.00 (annual/hourly)

New Pay: Grade A Step 3 Wage Rate: \$15.86 (annual/ hourly)

Notes: Taelour was hired as a sub on 10/14/2020. He has an MLS and several months experience running the Miller's Branch, which is why I see it appropriate to start him at step 3.

Termination of Employment:

Resignation: _____ Retirement: _____ Involuntary Termination: _____

Other:

_____ Unpaid Leave of Absence

Termination Date: _____

_____ Unpaid Sick Leave

Termination Date: _____

_____ Other/Specify: _____

Termination Date: _____

Copies to:

_____ Employee

_____ Department

_____ Board of Selectmen

_____ Treasurer

_____ Accountant

_____ Retirement Board

_____ Town Clerk

TAELOUR CORNETT

Phone: (903) 804-5564 | Email: taelourcornett@gmail.com
Address: 21 Turners Falls Rd., Apt. D, Turners Falls, MA, 01376

December 2, 2021,

To whom it may concern,

I am writing in regard to the Branch Library Assistant position at the Millers Falls Library. As a Circulation Services Librarian who is dedicated to providing a positive and welcoming environment for patrons, I feel that I am a strong candidate for this position. I have more than 2 years of experience in an academic library setting and 1 year of experience in a public library. I graduated with my MLIS from Simmons University in May 2020. My skill set is versatile, and I have been described as a quick learner of new technologies. Although I enjoy my current job, my position is listed as a part-time position with a large variety in the number of hours I work; some weeks I work as little as 5 hours and other weeks I work up to 27 hours. I am looking to work in a position with more stable hours and the ability for upward mobility.

Throughout high school and college, I worked in a variety of customer service positions. The companies I worked for range from Target to Cumberland Farms and McDonald's. I worked in a variety of roles at these companies, including working as a cashier, helping customers, cleaning, preparing food, and training new employees.

In my previous library positions, I have worked at the circulation desk helping patrons find library materials in addition to answering any reference questions they may have. I also aided patrons with using our public computers, helping with problems ranging from opening an internet browser to printing and scanning. Throughout the workday, I would also answer the phone and transfer calls when necessary. At Keene State College, I organized monthly themed book displays and social media posts to attract patrons to the library. I also have experience cataloguing magazines from my time at the Carnegie Public Library in Turners Falls.

I believe in the importance of consistently challenging myself and that applying for this position is the next step in my career. I am confident that my skill set aligns strongly with the requirements of this job, and I hope you will consider me for the position. I look forward to hearing from you.

Thank you for your time.

Sincerely,

Taelour Cornett

TAELOUR CORNETT

Phone: (903) 607-5364 | Email: taelourcornett@gmail.com
Address: 21 Turners Falls Rd., Apt. B, Turners Falls, MA, 01376

EXPERIENCE

Circulation Assistant

Turners Falls, MA

Town of Montague

Oct 20 - Present

- Demonstrated proficiency in the library's cataloguing system, *Evergreen*.
- Registered new patrons and issued library cards.
- Answered the phone and transferred calls when necessary.
- Assisted in weeding collection materials and cataloguing new items.
- Aided patrons in troubleshooting technological issues with public computers.

Circulation Assistant/Student Supervisor

Keene, NH

Keene State College

Aug 19 – Oct 21

- Sorted and shelved books throughout the library.
- Assisted patrons in locating books and by answering reference questions.
- Trained and supervised student workers at the circulation desk.
- Demonstrated proficiency in the library's cataloguing system, *Sierra*.
- Created weekly themed book displays.

Archives Intern

Keene, NH

Keene State College

Feb 19 - May 19

- Created finding aids and processed incoming materials.
- Utilized the institutional repository to create digital collections in *ArchivesSpace*.
- Collaborated with donors about collections and possibilities for future donation.

EDUCATION

Master of Library and Information Science

South Hadley, MA

Simmons University

Sep 18 - May 20

- Participated in the Archives Concentration Program.
- Completed coursework on HTML and CSS computer coding.
- Graduated with a 3.7 GPA.

Bachelor of Arts in English

Amherst, MA

University of Massachusetts

Sep 13 – Dec 17

- Completed coursework in both Modern Language Association and American Psychological Association formatting styles.
- Excelled as a member of the Dean's List fall/spring 2013-2017.

11B

Name: Averill, Al

MONTAGUE APPOINTED OFFICIAL

NAME:

Al Averill

DATE:

12/13/2021

COMMITTEE:

Conservation Commission

TERM:

Filling Vacant Position

TERM EXPIRATION:

6/30/2022

SELECTMEN, TOWN OF MONTAGUE

TERM STARTS: 12/14/21

Averill, Al personally appeared and made oath that he/she would faithfully and impartially perform his/her duty as a member of the Conservation Commission according to the foregoing appointment.

Received _____ **and entered in the records of the**
Town of Montague.

MONTAGUE TOWN CLERK

This is to acknowledge that I have received a copy of Chapter 30A, Sections 18 - 25, of the General Laws, the Open Meeting law.

APPOINTED OFFICIAL

*****If you choose to resign from your appointed position during your term, you must notify the Town Clerk in writing before such action takes effect.**

WendyB-Montague Selectboard

From: Walter Ramsey - Montague Planner
Sent: Thursday, December 9, 2021 9:33 AM
To: WendyB-Montague Selectboard
Cc: StevenE - Montague Town Administrator
Subject: 13/13/21 SB Items
Attachments: Montague Smart Growth Overlay Districts.pdf; Montague Comp Plan phase I Scope of Services - FRCOG edits 12-7-21.docx; Sandy Land Purchase and Sale.pdf

Hi Wendy,

Can you include these items on the 13th SB agenda. Thank you.

- **PERSONELL BOARD:** Appoint Al Averill as an Associate Member of the Montague Conservation Commission term ending 6/30/2022.

Al works for the American Farmland Trust. He is a professional Soil Scientist/Soil Classifier. He is a longtime resident. He has attended several Commission meetings and is ready to jump into the vacant associate member position. After Al's appoint to the Conservation Commission there will be no vacancies on the Commission.

- Overview of Planning Board's Proposal for MGL 40R Smart Growth Zoning Overlay District to incentivize and plan for new housing in downtown Turners Falls at Griswold Mill site and First Street.

This is part of a strategy from the Planning Board and Planning Department to support the production of new housing units at a variety of price points in downtown Turners Falls. 40R is an optional State Zoning Program to encourage housing development at specific locations. New Housing developments would be allowed by right at two downtown sites subject to meeting town design standards. At least 20% of units must be affordable, but not more than 50% across both sites. Town would receive upfront incentive payment for adopting the zoning, additional payouts when the lots get developed and it helps protect the town from the possibility of an "unfriendly" 40B development. In addition to the statutory zoning amendment process, the Selectboard would be required to hold a public hearing on the matter as part of the approval process for town participation in the program.

- Discussion of potential for 0.65 acre municipal parcel on First Street (Map 4 Lot 31) to be redeveloped into housing in coordination with proposed rezoning.

If the Selectboard wishes to proactively support the production of new housing in the downtown, the Planning Board has determined that First Street is an ideal location for a small scale housing project with townhouse style homes (between 6 and 12 units). The parcel would need to be repurposed for non-municipal uses and the town should conduct some due diligence in the form of a Phase I Site Assessment. The parcel, currently an underutilized municipal parking lot, was formerly developed as tenement style housing.

- Authorize 2022 Planning Assistance Grant in the amount of \$33,000 to conduct Phase I of a Municipal Comprehensive Plan Update: Community Visioning and Scenario Planning.

- *Montague would contract with FRCOG to implement the scope of work to begin updating Montague's 23 year old Comprehensive Plan. Up to 180 hours of Planning Staff time would be used to meet the match over FY22 and FY23. The technical assistance to be funded under the grant will: 1) Establish a robust and diverse comprehensive plan committee 2) Develop, deploy, analyze a thorough community visioning survey 3) Conduct community visioning sessions and scenario planning exercises 4) Develop a community vision that will frame the development of the Montague Comprehensive Plan.*

- - Announce FY22 Urban Agenda grant for Canal District Master Plan and FYY Real Estate Technical Assistance grant for Strathmore Site Re-Use Assessment. Both grants to be administered by MassDevelopment under a single contract valued up to \$155,000.

- *These two grants were recently announced. I have been working with MassDevelopment on a proposal for their support in the administration and oversight. I would ask for the Selectboard to support the concept. My office will still be the main point of contact and have strong role in the development+shaping of the plans, but we are able to leverage the administrative support and gravitas of MassDevelopment. I feel strongly that it is a very good thing to have MassDevelopment so engaged in the Canal District, which is a project of regional significance.*

- - Notice of Receipt of offer from Judd Wire, Inc. to purchase 4 Sandy Lane (Assessors Map 21 Lot 150) 1.27 acres and authorize expenditure of up to \$1,000 from the unexpected engineering account to prepare a municipal stormwater easement to be retained on the parcel.

- *This parcel is currently leased by Judd Wire for parking purposes. It has been previously established by the Selectboard and EDIC that the town intends to sell this parcel to Judd Wire. Judd appraised the lot at \$55,000. The Boards has previously agreed to sell this parcel for the appraised value of the land without the value of the parking lot, since that was installed by Judd Wire at their expense. Sale of this lot is an important task in the buildout of the Sandy Lane Industrial Area. It is to be disposed of under the authority of the Montague EDIC. I will engage our real estate counsel and work out the issue of retaining a storm water easement based on the reconstruction plans for Sandy Lane.*

Town of Montague Smart Growth Overlay Districts

Griswold Mill Site and First Street

Montague Planning Department

December 2021

12
A-B

What are Smart Growth Overlay Districts



- ▶ Mass General Law Ch. 40R
- ▶ • “[D]ense residential or mixed-use smart growth zoning districts, including [...] affordable housing units[...] in areas of concentrated development such as existing city and town centers, and in other highly suitable locations.” (Mass.gov)

40R Zoning Overlay Districts

- ▶ Does not change underlying zoning
 - ▶ Developer may choose to build project under either Smart Growth or underlying zoning
- ▶ Encourages “mixed-use” or housing development in designated areas
- ▶ Requires 20% of residential units be “affordable”
- ▶ Provides incentive payments to the Town for approving a bylaw and for each housing unit that is developed



Why is the Town doing this?

- ▶ Access to State Incentive Payments
 - ▶ The Town receives an upfront payment of \$75,000+/- just for adopting the bylaw.
 - ▶ The Town also receives \$3,000 per unit that is actually developed
- ▶ To encourage the revitalization of historically developed properties to benefit the general health and welfare of Montague residents and the region
- ▶ To maintain or increase the supply of affordable dwelling units and to control the quality of their design
- ▶ To encourage the production of market rate housing within mixed income projects in downtown
- ▶ A means to induce housing production in appropriate locations and at appropriate densities.

What are the Benefits?

Local Control

- ▶ Design guidelines allow town to control character of development at these sites
- ▶ Ensures balanced development
 - Proposed bylaw caps affordable units at 50%, unless the Planning Board, **through a separate public process**, approves a higher cap
- ▶ Currently, a housing project could be developed at any location with 100% affordable housing units with **no virtually no input from the Town** under MGL 40B.
 - ▶ An approved 40R bylaw is the only protection from such a development

Funding

- ▶ State grant programs favor communities with Smart Growth Bylaws
- ▶ Initial incentive payment plus \$3,000 for each unit that is developed.

Town is required to use these funds for capital improvements (e.g., roads, bridges, police equipment, etc.) □ items that would otherwise be paid for with tax dollars

Requirements

Affordability

- ▶ No less than 20% of developed housing units must be dedicated to “Eligible Households”
Households with income less than 80% of Area Median Income (*See next slide*)
- ▶ Proposed bylaw caps affordable units at 50% without triggering additional review process
 - ▶ Allows some flexibility for developers and additional oversight for the Planning Board

Funding

- ▶ Easier access to capital for developers
State tax incentives prioritize 40R Projects
Expedited permitting process lowers project costs while preserving local control
- ▶ Incentive payments from state **must** be used for **capital improvements** (roads, bridges, equipment, etc.)
State incentives directly benefit the community by funding much-needed equipment and repairs

Affordability Criteria

Median Family Income		Household Size					
		1	2	3	4	5	6
\$82,900	FY21 HUD 80% Area Median Income	\$47,150	\$53,850	\$60,600	\$67,300	\$72,700	\$78,100
	Maximum Rent*	\$1,179	\$1,346	\$1,515	\$1,683	\$1,818	\$1,953
		*includes utilities					

- ▶ An individual in Montague could make up to \$47,150 per year and qualify to live in an “Affordable” Unit under 40R.
- ▶ A family of 4 could make up to \$67,300 per year and qualify.

Montague Subsidized Housing Index

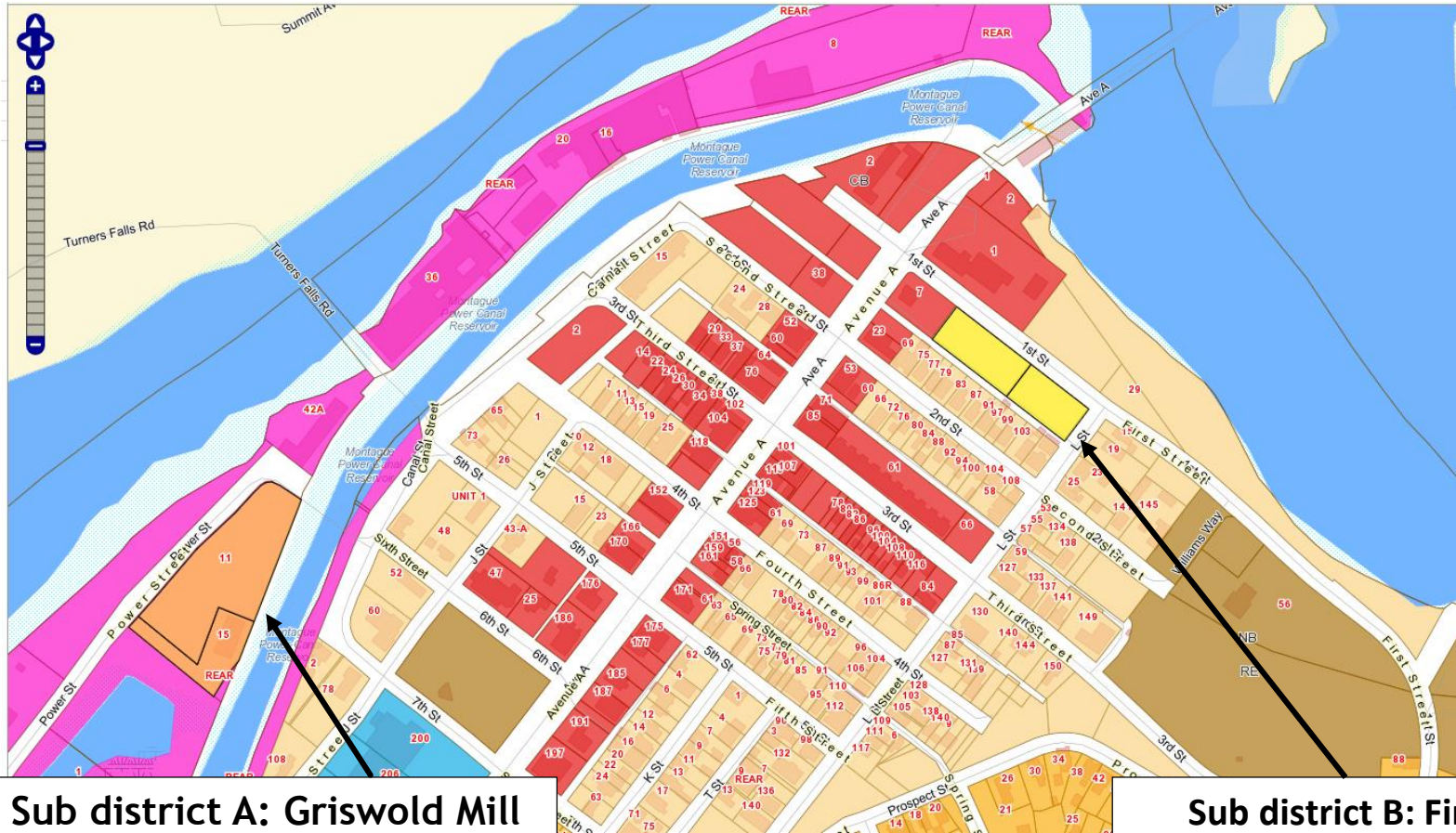
Total Housing Units (2019 Estimate)	4097*
40B 10% Affordability Quota	410
Current Affordable Units	375
Units needed to reach 10% quota	30

**subject to change pending 2020 Census Data*

District Selection

- ▶ Surgically focused on developable parcels in downtown that have a reasonable path to success and have been determined by the Planning Board to be highly suitable for residential and mixed use development.
- ▶ Parcels outside of downtown and in other villages likely would not qualify.
- ▶ Strathmore Mill not suitable for this intensity of development
- ▶ Farren Site could be future addition once the current owner finishes their due diligence.
- ▶ District could be expanded in the future.

Proposed Smart Growth Overlay District



Sub district A: Griswold Mill

Assessors Map 3 lots 27 and 89

2.8 Acres

Underlying zoning: Historic Industrial

Sub district B: First Street

Assessors Map 4 lots 31, and 24

1.1 Acres

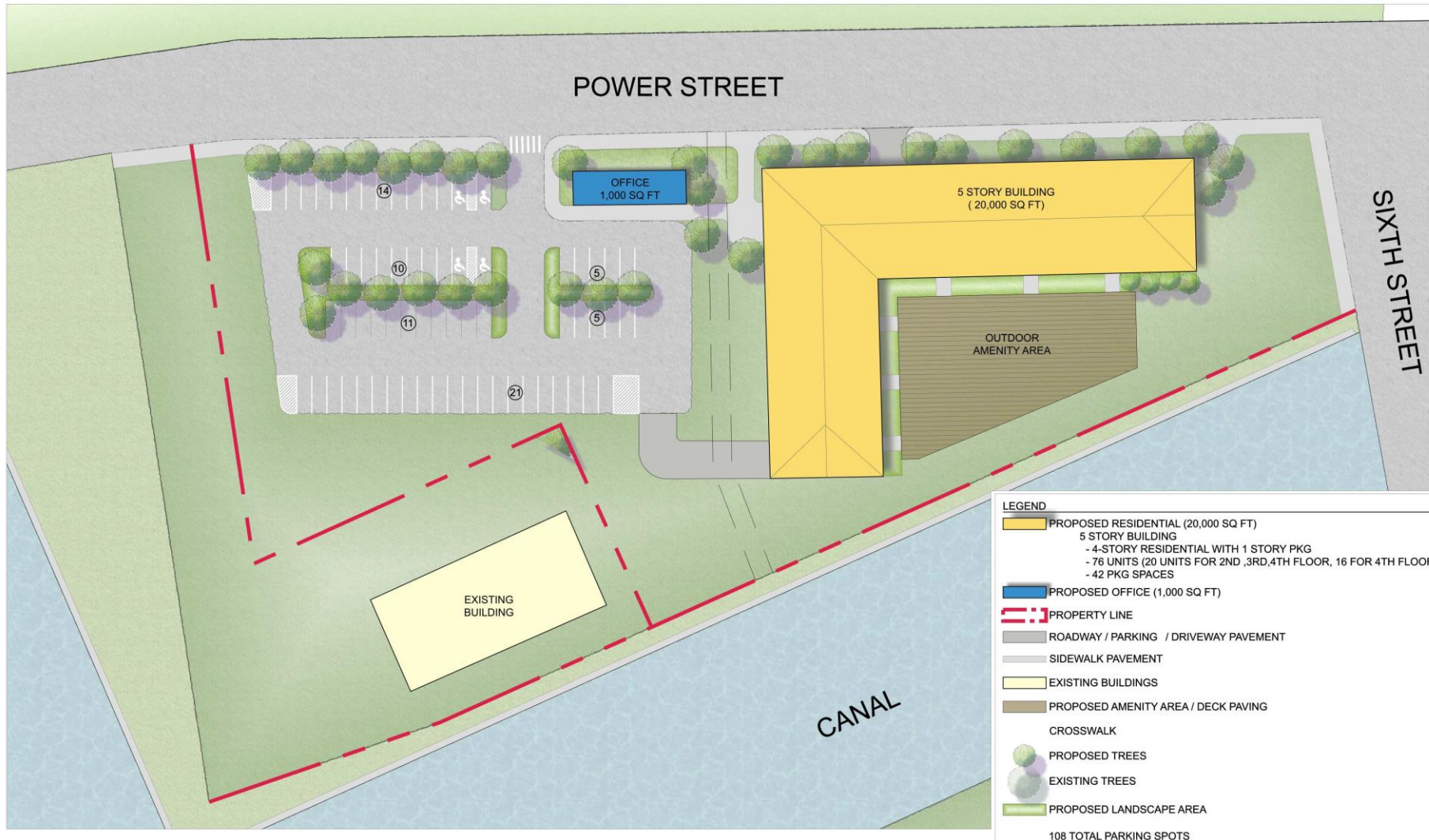
Underlying Zoning: Neighborhood Business

Subdistrict A: Griswold Mill (11-15 Power Street)

- ▶ 2.8 acres
- ▶ Zoned Historic Industrial
- ▶ Blighted mill removed 2021
- ▶ 6th St bridge programmed for 2026
- ▶ On Bike Path, 10 minute walk to downtown
- ▶ Potential for 76+ units







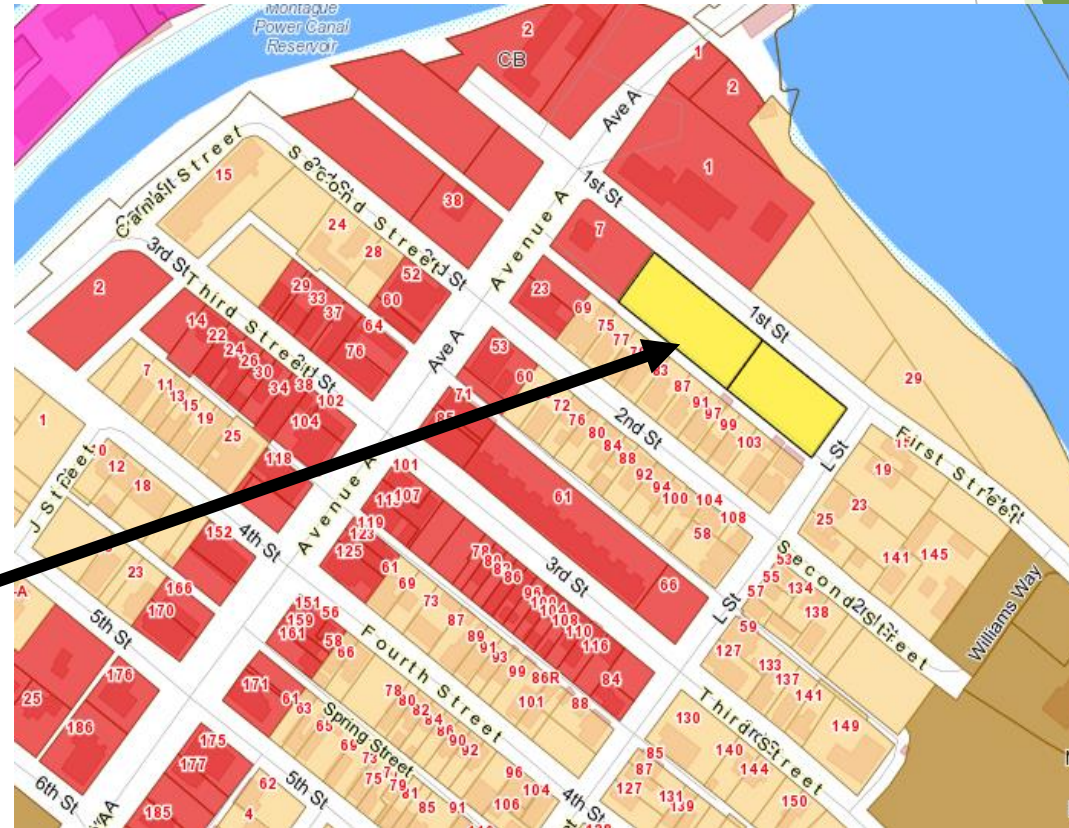
11TH AND 15TH STREET CONCEPT 2 - SITE PLAN

MONTAGUE, MA

Subdistrict B: First Street

- ▶ 1.1 acres
- ▶ Zoned Neighborhood Business
- ▶ Bike Path, Unity Park, Downtown
- ▶ Potential for 40+ units

Sub district B: First Street
Assessors Map 4 lots 31, and
24



Subdistrict B: First Street



Subdistrict B: Downtown Gateway



Zoning Requirements

By-right Uses

- ▶ Single and two family in subdistrict B (First Street)
- ▶ Multi-family housing
- ▶ Mixed use with at least 50% dedicated to housing

Dimensional

- ▶ Flexible setbacks
- ▶ 20% open space required
- ▶ Parking:
 - ▶ min- 1 space/unit
 - ▶ max 2 space/unit
- ▶ Max height
 - ▶ Griswold: 5 stories/60 feet
 - ▶ First St: 3 stories/40 feet

Municipal (non-zoning) Actions to support housing production

First Street (Town Hall parking lot) *Between 6 and 12 units*

- ▶ Obtain authority to sell for housing from Town Meeting
- ▶ Conduct Phase I Environmental Site Assessment (recommended, \$6-8K)
- ▶ Issue solicitation for development
 - ▶ Break Ground in 1-3 years

Griswold Mill - *up to 76 Units*

- ▶ Obtain Site Control and authority to sell for housing from Town Meeting
- ▶ Work with MassDOT+ elected officials to expedite 6th Street Bridge Replacement
- ▶ Complete Environmental due diligence closeout
- ▶ Issue solicitation for development
 - ▶ Break ground in 4-6 years

Attachment A

MONTAGUE COMPREHENSIVE PLAN – COMMUNITY VISIONING AND SCENARIO PLANNING CONSULTANT SCOPE OF SERVICES

TASK 1: ESTABLISH A MASTER PLANNING COMMITTEE

Franklin Council of Governments (FRCOG) will assist the Montague Planning and Conservation Department (MPCD) to conduct outreach to form a Master Planning Committee. The Town has the option of appointing members or allowing interested municipal officials and residents to volunteer to participate on the Master Plan Committee. FRCOG will meet with the Master Committee established to explain the process and to review the Scope of Work to be completed during the Visioning and Goal setting process. FRCOG will review recent planning studies completed such as the Open Space & Recreation Plan, Municipal Vulnerabilities Plan, Housing Plan, and Zoning Bylaws.

Responsibility: FRCOG, MPCD, Montague Select Board, Montague Planning Board

Timeframe: Months 2-3

Budget: \$3,000.00

Deliverables:

1. Establishment of Master Planning Committee and introductory meeting of Members organized and facilitated by FRCOG
2. Review of Planning Studies and Zoning Bylaws by FRCOG

TASK 2: PREPARE AND CONDUCT AN ON-LINE SURVEY AND DEVELOP A DRAFT VISION STATEMENT AND GOALS & OBJECTIVES

FRCOG will work with the Montague Master Planning Committee to prepare an on-line survey to assist with identifying Goals & Objectives and a Vision for Montague's Master Plan. The results of the survey will be used to identify top goals in each of the following topic areas: Housing, Transportation, Economic Development, Community Facilities & Services, Land Use & Zoning and Energy & Sustainability. The MPCD will help translate the survey into Spanish. The result of the survey can be used to prepare a Draft Vision Statement which can be presented and modified during the Community Visioning Sessions.

Responsibility: FRCOG, MPCD, Montague Master Planning Committee

Timeframe: Months 3-~~7~~5

Budget: \$1~~20~~,000.00

Deliverables:

1. Completion of an On-line Survey using Survey Monkey or a similar survey instrument
2. Development of Draft Goals and Objectives and a Vision Statement based on the Survey Results

3. Up to Three (3) Meetings with the Master Planning Committee to review the Draft Survey and get input, review Survey Results and prepare Draft Goals & Objectives and a Draft Vision Statement

TASK 3: CONDUCT COMMUNITY VISIONING SESSIONS

FRCOG will conduct four Community Visioning Sessions to present a Draft Vision Statement and Goals & Objectives. One session would be via Zoom and three would be an in-person session in different villages of Montague. Based on the Community Sessions create a Final Vision Statement and Goal & Objectives for the Master Plan. During the Visioning Sessions the FRCOG may conduct a Scenario Planning Exercise. To facilitate discussion, Draft goals from the on-line survey will be presented according to topic areas including Housing, Transportation, Economic Development, Community Facilities & Services, Land Use & Zoning and Energy & Sustainability.

The FRCOG will prepare a PowerPoint presentation and mapping to present background information on Montague's current conditions to ensure that they will have sufficient information for the visioning and goal setting process. The topics will include: land use and development patterns; housing (affordability, diversity of housing stock, access to jobs); transportation (traffic volumes on major roads, transit options, pedestrian/bikeway infrastructure); economic sectors and employment centers (jobs, training); socioeconomic data (unemployment, income, demographics); energy use; water and sewer infrastructure; vacant or underutilized buildings or sites including Brownfield locations; broadband access; environmental resources (water supply areas, critical habitat areas, wetlands, water bodies, floodplains); food resources (active farmland and prime farmland soils); forestry resources; and cultural and historic resources.

For the scenario planning exercise, participants will be asked to identify:

1. Appropriate locations and density for new housing units needed for the next 20 years based on population forecasts
2. Appropriate locations for additional commercial development to create new jobs and tax base
3. Locations where infrastructure requires upgrading or repair or where new infrastructure is needed to support employment and housing development
4. Locations requiring protection in order to support clean water supplies, food production, and biodiversity
5. Locations where transit or ridesharing services are needed
6. Prioritization of redevelopment areas and infrastructure improvements to support sustainable development principles

Responsibility: FRCOG in coordination with MPCD and Montague Master Planning Committee

Timeframe: Months ~~7-12~~6-9

Budget: \$170,000.00

Deliverables:

1. Prepare PowerPoint presentation, GIS mapping and other public education materials for Community Visioning Sessions.

2. Two (2) Meetings with the Master Planning Committee to provide input on Community Visioning Session materials and to finalize Vision Statement and Goals & Objectives
- ~~2.3.~~Conduct Four (4) Community Visioning Sessions
- ~~3.4.~~Final Vision Statement and Goals & Objective for the Master Plan based on the Community Visioning Sessions

Budget Recap

TASKS		Grant Funds
TASK 1: ESTABLISH A MASTER PLANNING COMMITTEE		\$3,000.00
TASK 2: PREPARE AND CONDUCT AN ON-LINE SURVEY & DEVELOP A DRAFT VISION STATEMENT AND GOALS AND OBJECTIVES		\$12,000.00
TASK 3: CONDUCT COMMUNITY VISIONING SESSIONS		\$17,000.00
DIRECT COSTS - Survey, Travel, Printing, etc.		\$1,000.00
PROJECT TOTAL		\$33,000.00

PURCHASE AND SALE AGREEMENT

AGREEMENT made this day of , 2021.

1. **PARTIES**

Town of Montague

hereinafter the **SELLER**, agree to sell and

Judd Wire, Inc.

hereinafter the **BUYER**, agrees to buy, upon the terms hereinafter set forth, the following described premises:

2. **DESCRIPTION**

The property located on 4 Sandy Lane, Montague, Massachusetts and shown as Assessors Map 21 Lot 150 consisting of 1.27 acres according to said plan.

3. **TITLE DEED**

Said premises are to be conveyed by a good and sufficient **QUITCLAIM** deed running to the Buyer or to the nominee designated by the Buyer by written notice to the Seller at least seven (7) days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except

- (a) Provisions of existing building and zoning laws;
- (b) Existing rights and obligations in party walls which are not the subject of written agreement;
- (c) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (d) Any liens for municipal betterments assessed after the date of this agreement;

6. PURCHASE PRICE

The agreed purchase price for said premises is \$55,000, of which

\$ 1,000.00

to be paid as a deposit at the time of execution
by both parties and;

\$ 54,000.00

are to be paid at the time of delivery of
the deed in cash or by certified,
cashier's, treasurer's or bank check.

TOTAL \$ 55,000.00

7. TIME FOR PERFORMANCE: DELIVERY OF DEED

Such deed is to be delivered 12 o'clock P.M. on the 15th day of January, 2021 at the Franklin County Registry of Deeds.

8. POSSESSION AND CONDITIONS OF LAND

The land shall be delivered in the same condition as it is in at the time of execution of this document. The Buyer shall be entitled to an inspection of said premises prior to the delivery of the deed in order to determine whether the condition thereof complies with the terms of this clause.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the Seller shall be unable to give title or make conveyance, or to deliver possession of the land, all as herein stipulated, or if at the time of delivery of the deed the premises do not conform with the provisions hereof, then any payment made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the Seller elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the Seller shall give written notice thereof to the Buyer at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of thirty (30) days. Reasonable efforts as defined hereunder shall not require Seller to expend in excess of \$1,000.00.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM

If at the expiration of the extended time the Seller shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The Buyer shall have the election, at either the original or any extended time for performance, to accept such title as the Seller can deliver to the said premises in their then condition and to pay therefor the purchase price without deduction, in which case the Seller shall convey such title.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the Buyer or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF MONEY TO CLEAR TITLE

To enable the Seller to make conveyance as herein provided, the Seller may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the Seller shall bear any risk of loss.

15. ADJUSTMENTS

Taxes for the then current year, shall be apportioned as of the day for performance of this agreement and the net amount thereof shall be added to or deducted from as the case may be, the purchase price payable by the Buyer at the time of delivery of the deed.

16. ADJUSTMENT OF UNASSESSED AND ABATED TAXES
If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of taxes assessed for the preceding year, with a reapportionment as soon as the new tax rate and valuation can be ascertained; and, if the taxes which are to be apportioned shall thereafter be reduced by abatement, the amount of such abatement, less the reasonable cost of obtaining the same, shall be apportioned between the parties, provided that neither party shall be obligated to institute or prosecute proceedings for an abatement unless herein otherwise agreed. This paragraph shall survive delivery of the deed.
17. DEPOSIT
All deposits made hereunder shall be held in escrow by the law firm of Daniel F. Graves, subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event this agreement is terminated and buyer is not in breach, the deposit shall be returned to the Buyer within 48 hours.
18. BUYER'S DEFAULT: DAMAGES
If the Buyer shall fail to fulfill the Buyer's agreements herein, all deposits made hereunder by the Buyer shall be retained by the Seller as liquidated damages. This shall be the Seller's sole remedy at law and in equity.
19. SALE OF PERSONAL PROPERTY NONE
20. LIABILITY OF TRUSTEE, SHAREHOLDER, BENEFICIARY
If the Seller or Buyer executes this agreement in a representative or fiduciary capacity, only the principal or the estate represented shall be bound, and neither the Seller or Buyer so executing, nor any shareholder or beneficiary of any trust, shall be personally liable for any obligation, express or implied, hereunder.
21. WARRANTIES AND REPRESENTATIONS
The Buyer acknowledges that the Buyer has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement or previously made in writing, except for the following additional warranties and representations, if any, made by either the Seller: NONE

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and ensures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the Seller and the Buyer. If two or more persons are named herein as Buyer their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. FINANCING WAIVED

24. NON BROKERED TRANSACTION

BUYER and SELLER represent to each other that neither party has dealt with any broker or any other person in connection with this purchase of said premises. BUYER and SELLER agree that each will hold harmless and indemnify the others from any loss, cost, damage and expense, including reasonable attorney's fees, incurred by BUYER or SELLER for a commission or finder's fee as a result of the falseness of these representations. The provisions of this Clause shall survive the Closing.

25. REBA STANDARDS.

Any matter or practice arising under or relating to this agreement which is the subject of a title standard or a practice standard of REBA at the time for delivery of the deed shall be covered by said title standard or practice standard to the extent applicable.

26. ADDITIONAL PROVISIONS

NONE

The initialed riders, if any, attached hereto, are incorporated herein by reference.

SELLER

Witness

BUYER
Atsushi Shinchii, President

Witness

WendyB-Montague Selectboard

From: StevenE - Montague Town Administrator
Sent: Tuesday, November 30, 2021 5:20 PM
To: WendyB-Montague Selectboard
Cc: Greg Garrison
Subject: FW: Your FY22 MIIA Grant Award- Montague
Attachments: GrantStatement.pdf

Hi

Please place notice of this award of the Town's MIIA grant on the 12/13 Selectboard agenda under TA Business. As described in the attached document, this will cover safety supplies for the Transfer Station Attendant and fund professional roof inspections that will contribute to facility maintenance and capital planning. I'm cc'ing Greg so he is aware that the roof inspection funding has been secured.

Steve

-----Original Message-----

From: nsidikova@mma.org <nsidikova@mma.org>
Sent: Monday, November 29, 2021 10:52 AM
To: StevenE - Montague Town Administrator <StevenE@montague-ma.gov>
Cc: evillareal@mma.org; edwin.villareal@cabotrisk.com; joanne.stoll@cabotrisk.com; jstoll@mma.org; lchabra@mma.org; nsidikova@mma.org
Subject: Your FY22 MIIA Grant Award- Montague

Dear Montague,

Congratulations on your MIIA grant award. We are confident that your grant award will assist in your community's proactive risk management efforts.

The FY22 grant criteria focused on property, cyber and safety related items to assist members with the challenges they face protecting their employees and municipal assets.

Thank you for consulting with your Risk Manager to assure that your grant submission met the program guidelines and the needs of your municipality. We did our best to satisfy all of your requests however, working within our \$1,000,000 grant budget, with over \$1,500,000 in member requests, not all requests could be fully funded.

Attached to this award letter, is a grant status report detailing the grant(s) submitted by your municipality and for those item(s) approved, the funding that has been provided.

By submitting your grant invoice(s) as soon as possible, you will provide the maximum benefits to your employees, municipal operations and your community. If at all possible we prefer that you submit vendor invoice(s) for payment instead of requests for reimbursement. Please note that projects, services, and purchases must be completed and invoices submitted to miiagrantinvoices@mma.org by May 12, 2022.

We request with the submission of your final grant, that you send us a brief description of how this grant has benefited your risk management efforts and a corresponding picture if possible. Below is a link to a document detailing the grant submittal process for all MIIA grant award invoices.

MIIA Grant Statement Montague

Grant ID	Department	Category	Purpose	Status	Requested Amt	Awarded Amt
RM 83	Selectboard	Safety Equipment: manual material handling devices (carts, dollies), hot sticks, hydraulic lift gates, manhole cover lifts, multi gas meters, personal voltage detector, etc.	Transfer Station Attendant Safety Supplies - as per Franklin County Solid Waste Mgmt District Agreement	Yes	\$628.00	\$628.00
RM 83	Selectboard	Detailed roof inspection by roofing expert or drone inspection vendor. Requires submission of final report of findings.#	Professional Roof Inspections with Reports to direct maintenance and capital investment	Yes	\$7,110.00	\$7,110.00
Grand Total:					\$7,738.00	\$7,738.00

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