

The Special Town Meeting was called to order at 7:05pm by the Town Moderator, Edward Ryan. There were eighty-two members present out of one hundred and twenty qualified town meeting members. The Moderator announced that there were extra copies of the Supplemental Planning Board Reports in the back of the room as well as poster boards with maps and additional information pertaining to Articles 1, 2 and 8. Youth Commission Town Meeting Representatives were recognized for their civic involvement as well as the Youth Commission Coordinator and Assistant Parks Director Danielle Stema. Bill Foley and Larry Dubois were appointed as tellers for the evenings' session. Greetings were read by the Moderator.

The following business was transacted:

Article 1– Fibermark Declaration of Surplus

UNANIMOUSLY VOTED: Control sheet attached.

Town Meeting Members voted to declare surplus and allow for sale the property located at Canal/High/Main Street (map ID: 4/D 15) commonly referred to as the Fibermark Building.

Article 2- Fibermark Demolition Appropriation

UNANIMOUSLY VOTED: Control sheet attached.

Unanimously supported by Appropriation Committee.

Town Meeting Members voted to raise and appropriate and/or transfer from Unreserved Free Cash in the Treasury, the sum of \$95,000 or a greater of lesser sum for the purpose of funding the demolition of the Fibermark Building located at Canal Street.

Article 3- Assistant Building Commissioner

UNANIMOUSLY VOTED: Control sheet attached.

Unanimously supported by Appropriation Committee.

The Town voted to raise and appropriate and/or transfer from Unreserved Free Cash, the sum of \$4,500 to increase Fiscal Year 2014 funding for the Assistant Building Inspector position line item.

Article 4- Redevelopment Authority

MAJORITY VOTE: Control sheet attached.

Town Meeting Members voted whereas there exists in the Town of South Hadley (a) substandard, decadent or blighted open areas; and (b) that each constitutes a serious and growing menace, injurious and inimical to the safety, health, morals and welfare of residents; and (c) that the menace of such decadent, substandard or blighted open areas are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise; that whereas it is hereby determined that a Redevelopment Authority is needed for: (a) the acquisition, planning, clearance, conservation, rehabilitation or rebuilding of such decadent, substandard and blighted open areas for residential, governmental, recreational, educational, hospital, business, commercial, industrial or other purposes; Now therefore it is hereby moved: that the Redevelopment Authority shall be organized and established under the provisions of the Massachusetts General Laws (Ter. Ed.) Chapter 121B, Section 4 and acts in amendment thereof and in addition thereto.

Article 5- Police Contract Appropriation

UNANIMOUSLY VOTED: Control sheet attached.

Unanimously supported by Appropriation Committee.

Town Meeting Members voted to raise and appropriate and/or transfer from Unreserved Free Cash in the Treasury the sum of \$57,000 for the purpose of funding Police Department compensation accounts for fiscal year 2014.

Article 6- April Town Election

UNANIMOUSLY VOTED: Control sheet attached.

Town Meeting Members voted to amend "Section 200 Annual Election" of the General Bylaws to read as follows;

"The annual election of Town Officers shall be held on the second Tuesday of April each year."

Article 7- Interdepartmental Transfer

UNANIMOUSLY VOTED: Control sheet attached.

Appropriation Committee supported this article 6 affirmative, 1 abstention.

Town Meeting Members voted to transfer from previously appropriated funds from the following accounts, in the sum of \$82,673 to account 11361-510001 Wage and Classification-Merit Plan and to further transfer from account Assessor's "Senior Clerk" 11411-51364 to Professional and Technical 11412-52140 the sum of \$6,441.

From P/S

Budget Name	Budget Account #	Amount
Assessors	11411-51364	\$26,441.00
Clerk/Treasurer	1115011-513591	\$13,786.50
Clerk/Treasurer	1115021-513591	\$13,786.50
Youth Commission	11241-51060	\$4,600.00
Selectboard	11221-51364	\$14,000.00
Emergency Management	12911-51042	\$2,500.00

From O/E

Budget Name	Budget Account #	Amount
Human Resources/Temp Staffing	11372-52122	\$14,000.00

Article 8- Land Availability Declaration

UNANIMOUSLY VOTED: Control sheet attached.

Town of South Hadley voted to declare the following properties surplus and available for sale by way of appropriate procurement or other means consistent with Massachusetts General Laws.

351 East Street, Map ID 33/17, 33/12 – Bridge Street, Map ID 5/B37 – Lyman Street, Map ID 15/117.

Article 9- SEC Revisions

UNANIMOUSLY VOTED: Control sheet attached.

The Town of South Hadley voted to amend Section 423.2 of the Town of South Hadley By-laws to read as follows;

"423.2 Membership

The Sustainability and Energy Commission shall consist of no less than five (5) and no more than twelve (12) members to be appointed by the Selectboard. Membership of the Commission may include representatives of the following interests, boards, and entities:

- *South Hadley Electric Light Department (SHELD)*
- *Department of Public Works*
- *School Committee*
- *Planning Board*
- *Mount Holyoke College*
- *Residents and residential property owners*
- *Businesses and persons engaged in real estate and land development*

Board of Water Commissioners for each Fire District

The Commission member designated by Mount Holyoke College may, or may not, be a South Hadley resident. This exception considers the likelihood that the designated representative is a Mount Holyoke College staff member who resides in a location other than South Hadley.

The Commission may establish working groups to address specific projects or areas of emphasis to support master plan implementation. The Selectboard will be advised in writing of the purpose, membership, and duration of all working groups. Working group membership must include at least one regular Commission member, who will normally chair the subcommittee."

Article 10- Home Occupations

TWO THIRDS MAJORITY VOICE VOTED INFAVOR: Control sheet attached.

The Town of South Hadley voted by a two thirds majority voice vote to amend the Zoning By-Law in regard to Home Occupations by amending: **Section 3, DEFINITIONS**, Subpart (B) **Definitions**, by deleting the existing definition of "Home Occupation" and inserting a new, revised definition of "Home Occupation"; in **Section 7, SUPPLEMENTAL DISTRICT REGULATIONS**, Subpart (A) **Home Occupations**, by deleting the existing Subpart (A) in its entirety and inserting a new Subpart (A) to provide a multi-tier categorization of "home occupations" and specify requirements for each category of "home occupation" as well as procedures applicable to permitting of each category; and in **Section 5, USE REGULATIONS**, Subpart (D), **Use Regulations Schedule** to establish in which districts each of the categories of "Home Occupation" may be permitted and how they may be permitted (by right, Site Plan Review, Special Permit, or Prohibited) as set forth in the Planning Board's Report to Town Meeting published October 28, 2013 and the Supplemental Report dated November 12, 2013.

Article 11- Dimensional Regulations

TWO THIRDS MAJORITY VOICE VOTED INFAVOR: Control sheet attached.

The Town of South Hadley voted to amend the Zoning By-Law in regard to Building Heights by amending: **Section 6, DIMENSIONAL REGULATIONS**, Subpart (B) **Dimensional Regulations Schedule** by altering some of the minimum front setback requirements and the maximum building heights allowed in the Business A-1, Business A, Business B, and Business C zoning districts including, but not limited to, alteration or deletion of one or more of the footnotes pertaining to such limits as set forth in the Planning Board's Report to Town Meeting published October 28, 2013.

Article 12- Medical Marijuana

TWO THIRDS MAJORITY VOICE VOTED INFAVOR: Control sheet attached.

The Town of South Hadley voted to amend the Zoning By-Law in regard to Medical Marijuana Facilities by amending: **Section 3, DEFINITIONS**, Subpart (B) **Definitions**, by inserting definitions for facilities

related to the cultivation, production, and/or distribution of medical marijuana and moving the terms to their correct location alphabetically and sequentially altering the numbers of other terms; in **Section 5, USE REGULATIONS**, Subpart **(D)**, **Use Regulations Schedule** to establish in which districts various Medical Marijuana facilities and activities may be permitted and how they may be permitted (by right, Site Plan Review, Special Permit, or Prohibited); and in **Section 7, SUPPLEMENTAL DISTRICT REGULATIONS**, inserting a new Subpart **(Y)** entitled **Medical Marijuana Facilities and Operations** to provide standards and details under which the various types of Medical Marijuana Facilities may be permitted as set forth in the Planning Board's Report to Town Meeting published October 28, 2013.

The Moderator announced the conclusion of the business portion of the meeting and entertained public service announcements.

Meeting adjourned at 8:50 P.M.

A TRUE COPY ATTEST:



Carlene C. Hamlin, Town Clerk