

Commonwealth of Massachusetts
Town of Adams

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TOWN CLERK
MAY 23 4 09 PM '22

Berkshire, ss.

To either of the Constables, of the Town of Adams in the County of Berkshire in said Commonwealth:

Greetings:

In the name of the Commonwealth, you are hereby directed to notify and warn the Inhabitants of the Town of Adams qualified to vote in Town affairs to meet at the Adams Memorial Building, Side Entrance, 30 Columbia Street, Adams, Massachusetts on Tuesday the 21st day of June 2022, at 6:00 P.M., then and there to act on the following articles, to wit.

ANNUAL ARTICLES

- Article 1** To choose all other town officers not previously chosen by ballot.

- Article 2** To hear the reports of the Board of Selectmen and other town officers and act thereon.

- Article 3** To hear the reports of any committee and act thereon.

- Article 4** To see if the Town will vote to fix the salary and compensation of all elective officers of the Town in accordance with the provisions of Section 108 of Chapter 41 of the General Laws, as amended, and to see if any of said salaries and compensation shall be increased, or take any other action in relation thereto.

Board of Selectmen		Board of Health	
Chairman.....	350	Chairman.....	350
Member.....	300	Member.....	300
Board of Assessors		Cemetery Commissioners	
Full-Time.....	74,635	Chairman.....	350
Part-Time.....	300	Member.....	300
Treasurer/Collector.....	74,635	Moderator.....	300
Town Clerk.....	74,635		

OPERATING OMNIBUS ARTICLE

Article 5

To see if the Town will vote to raise and appropriate, or appropriate from available funds, a sum or sums of money as may be necessary to defray the ordinary expenses of the Town for the fiscal period beginning July 1, 2022 through June 30, 2023, or take any other action in relation thereto.

	Personal Services		Operating Expenses	
	FY2022 Approved	FY2023 <i>Recommended</i>	FY2022 Approved	FY2023 <i>Recommended</i>
EXECUTIVE				
Selectmen	1,834	1,834	12,450	13,850
Town Administrator	192,176	192,283	28,100	32,183
Town Counsel	45,903	46,821		
Moderator	305	305	205	205
Town Report			2,100	2,100
FINANCE & TECHNOLOGY				
Finance Committee	528	528	1,980	1,980
Employee/Retiree Benefits	1,513,195	1,595,332		
Accountant	124,746	137,406	39,330	40,050
Technology	6,929	7,066	133,326	167,140
Insurance			233,300	251,500
GENERAL GOVERNMENT				
Assessor	136,220	131,570	10,125	10,125
Treasurer-Collector	125,513	129,791	33,150	33,150
Town Clerk	143,072	151,430	4,850	4,850
Elections			20,000	32,300
Registrar of Voters	1,268	1,268		
Codification			2,500	2,500
COMMUNITY DEVELOPMENT				
Community Development	138,889	128,119	115,425	121,675
Conservation Commission			1,625	2,625
Planning Board			4,600	5,600
Zoning Board			3,835	4,835
Historical Commission			450	450
Agricultural Commission			400	0
INSPECTION SERVICES				
Inspection Services	208,645	261,947	5,745	5,745
Weights/Measures Inspector			3,500	3,500
PUBLIC HEALTH				
Board of Health			11,550	14,800

	Personal Services		Operating Expenses	
	FY2022 Approved	FY2023 Recommended	FY2022 Approved	FY2023 Recommended
PUBLIC SAFETY				
Police Department	1,756,991	1,864,673	107,693	124,474
Animal Control Officer	24,413	25,560	4,225	4,225
Parking Management	23,461	24,607	4,950	4,950
Emergency Management	2,111	2,129	3,775	2,875
Forest Warden	3,279	3,829	9,365	10,815
PUBLIC SERVICES				
Council on Aging	227,721	228,972	14,160	24,160
Veterans Services	13,000	16,500	172,055	139,955
Memorial Day Remembrances			1,450	1,450
Library	218,934	252,209	76,635	82,085
PUBLIC BUILDINGS/PROPERTY MAINTENANCE				
Police Station			28,450	28,450
Registry of Deeds			1,050	1,050
Town Hall			26,675	26,675
Community Center			400	400
Public Building/Property Maintenance	77,574	80,883	130,000	140,000
Adams Memorial Building			57,300	117,300
Visitor's Center			15,850	15,850
PUBLIC WORKS				
Tree Warden/Insect Pest			16,000	16,000
Public Works Administration	39,113	29,536	3,200	3,200
Department of Public Works	1,447,900	1,515,727		
Highways			76,450	76,450
Snow & Ice Control			246,000	246,000
Flood Control			600	600
DPW Garage/Equipment Maintenance			185,500	197,500
Transfer Station	16,360	16,794	59,455	61,792
Wastewater Treatment Plant			357,475	376,025
Wastewater Collection			4,700	4,700
Cemetery, Parks & Grounds			48,675	48,675
Celebrations - Seasonal			1,800	1,800
Totals		6,847,119		2,508,619

ARTICLE 5 - AVAILABLE FUNDS TO BE USED

DEPARTMENT	FUND	AMOUNT
Parking Department	Parking Meter Fund	10,000
Council on Aging	Council on Aging Fund	35,000

CAPITAL OMNIBUS ARTICLES

Article 6

To see if the Town will vote to raise and appropriate, or appropriate from available funds, a sum or sums of money as may be necessary for the purchase, rebuilding and/or installation of certain departmental equipment; for the contracting for certain services; to pay interest and loans maturing during this period; for the repair, reconstruction and/or construction of streets, roadways, sidewalks, sewers, guard rails, retaining walls, buildings, and/or bridges within the Town; further, to authorize the trade-in of any presently owned equipment toward the purchase price thereof, or take any other action in relation thereto.

CAPITAL OUTLAY

	<i>FY2022 Approved</i>	<i>FY2023 Recommended</i>
ADMINISTRATION AND FINANCE		
Technology	28,000	28,000
Debt Service	603,761	592,825
Total Recommendation		620,825

ARTICLE 6 - AVAILABLE FUNDS TO BE USED

DEPARTMENT	FUND	AMOUNT
Technology	Technology Fund	28,000

TECHNOLOGY – TOTAL

28,000

Technology

28,000

This request is for much needed Town-wide computer network/system security updates to improve existing hardware and software infrastructure.

The above request is appropriated from the Technology fund for no impact to the Tax Levy.

DEBT SERVICE – TOTAL

592,825

PRINCIPAL ON MATURING DEBT

<i>Town Hall/ Police Station/Library Bond Issue</i>	
<i>This request represents the principal of Town Hall, Police Station & Library borrowing.</i>	155,000
<i>Adams Storm Damage Bond Issue</i>	
<i>This request represents the principal for the Storm Damage Bond.</i>	135,000
<i>Wastewater Treatment Plant</i>	
<i>This request represents the principal of the WWTP upgrade borrowing.</i>	<u>190,128</u>
TOTAL PRINCIPAL	480,128

INTEREST ON MATURING DEBT

<i>Town Hall/Police Station/Library Bond Issue</i>	
<i>This request represents the interest on the Town Hall/ Police Station/ Library borrowings.</i>	23,750
<i>Adams Storm Damage Bond Issue</i>	
<i>This request represents the interest on the Storm Damage Bond.</i>	68,300
<i>Wastewater Treatment Plant</i>	
<i>This request represents the interest on the WWTP borrowing.</i>	<u>647</u>
TOTAL INTEREST	92,697

Interest – Temporary Loans

<i>BAN's; GAN's; TAN's; and related fees</i>	20,000
<i>Temporary borrowing can occur for the following reasons: Anticipation of issuance of long-term debt (Bond Anticipation Notes), receipt of grants (Grant Anticipation Notes), or if the Town needs money to meet its financial obligations and the tax bills have yet to be issued (Tax Anticipation Notes). This request also represents fees associated with various loans.</i>	

TOTAL INTEREST – TEMPORARY LOANS/FEES **20,000**

Article 7 **CAPITAL INFRASTRUCTURE AND EQUIPMENT OUTLAY
FROM FREE CASH**

To see if the Town will vote to appropriate from available funds, Free Cash, a sum or sums of money as may be necessary for the purchase, rebuilding and/or installation of certain departmental equipment; for the contracting for certain services; buildings within the Town; further, to authorize the trade-in of any presently owned equipment toward the purchase price thereof, or take any other action in relation thereto.

	FY2023
	<i>Recommended</i>
PUBLIC WORKS	
Pavement Milling Head	15,000
Vacuum Truck Replacement Pump	15,000
Replacement of Cemetery, Parks & Grounds Small Power Equipment	5,000
Valley Street Field Replacement Shed Match	3,000
PUBLIC BUILDINGS & FACILITIES	
Various Improvement Projects	100,000
Greylock Glen Outdoor Center – Furniture, Fixtures, & Equipment	50,000
Intrusion Alarm & Access Control for Town Hall	20,000
Facilities Management Vehicle(s)	20,000
26 Commercial Street – final paving & striping	18,000
Small Power Equipment & Tools	4,000
TOTAL REQUESTED	250,000

PUBLIC WORKS

Equipment Maintenance

38,000

This request is for a pavement milling head apparatus to attach to skid-steer loader to scarify asphalt for repaving.

15,000

Equipment Maintenance

This request is for a replacement pump for the 2008 DPW Vacuum Truck.

15,000

Equipment Maintenance

This request is for the purchase of small, mobile power equipment for cemetery, parks & grounds.

5,000

Parks & Grounds

This request is for the Town's portion to replace the Valley Street Field Shed. The Shed is shared with local sport teams and stores Town owned field equipment.

3,000

PUBLIC BUILDINGS

212,000

Various Improvement Projects

This request is for a variety of small improvement projects to the structure and integrity of Town buildings. Based on the unpredictable nature of the bidding environment, not all projects listed here may be accomplished, but may include: masonry and HVAC at the Adams Free Library, building envelope and HVAC at Visitor’s Center, interior and building envelope at Police Station, exterior/interior painting, HVAC, masonry and water infiltration work at Town Hall and accessibility/parking, restrooms, painting, flooring at Adams Memorial Building to further senior center move and re-use of gym and auditorium. 100,000

Greylock Glen Outdoor Center – Furniture, Fixtures, & Equipment

This request is for the purchase of furniture, fixtures, & equipment that are not included in the construction costs for the Greylock Glen Outdoor Center building. 50,000

Intrusion Alarms & Access Control for Town Hall

This request is for the purchase of an alarm and automated lock system for Town Hall. 20,000

Facilities Management Vehicle

This request is for the purchase of a used utility van and/ or small truck for facilities staff. 20,000

Public Facilities

This request is for the final paving & striping of the 26 Commercial Street parking lot. 18,000

Facilities Equipment

This request is for purchase of small mobile power equipment and tools. 4,000

REGIONAL SCHOOL ASSESSMENT ARTICLES

Article 8 To see if the Town will vote to raise and appropriate, or appropriate from available funds, a sum or sums of money as may be necessary for the operating and capital assessments of the Hoosac Valley Regional School District for the fiscal period beginning July 1, 2022 through June 30, 2023, or take any other action in relation thereto.

	<i>FY2022 Approved</i>	<i>FY2023 Recommended</i>
<i>Hoosac Valley Regional SD</i>	6,137,745	6,299,090

The above assessment consists of five parts:

- 1) State Department of Elementary & Secondary Education Minimum Municipal Contribution (Foundation Budget), \$ 3,790,761
 - 2) Additional Operating Assessment (above Foundation), \$ 1,352,448
 - 3) Other Expenditures (Non-foundation Budget-Transportation), \$ 459,179
 - 4) Capital Assessment (Capital Budget), \$ 34,973
 - 5) Capital Assessment – **HVHS Project Debt Exclusion** \$ 661,729
- \$ 6,299,090

The total Hoosac Valley Regional School District FY2023 budget is \$20,625,439.

Article 9

To see if the Town will vote to raise and appropriate, or appropriate from available funds, a sum or sums of money as may be necessary for the operating and capital assessments of the Northern Berkshire Vocational Regional School District (NBVRSD) for the fiscal period beginning July 1, 2022 through June 30, 2023, or take any other action in relation thereto.

	<i>FY2022 Approved</i>	<i>FY2023 Recommended</i>
<i>No Berkshire Vocational RSD</i>	<i>1,055,418</i>	<i>948,049</i>

The above assessment consists of four parts:

- 1) State Department of Elementary & Secondary Education Minimum Municipal Contribution (Foundation Budget), \$ 865,570
 - 2) Additional Operating Assessment (above Foundation), \$ 29,138
 - 3) Additional Operating Assessment (Non-Foundation-Transportation), \$ 48,568
 - 4) Capital Assessment (Capital Budget) \$ 4,773
- \$ 948,049

The FY2023 total Northern Berkshire Vocational Regional School District budget is \$10,656,491.

TRANSFERS TO SPECIAL FUNDS

Article 10

To see if the Town will vote to appropriate from available funds, a sum of money to be used to lower the tax rate, or take any other action in relation thereto.

It is proposed that \$250,000 of Free Cash be utilized to offset this year's Tax Rate.

Article 11

To see if the Town will vote to transfer from available funds a sum of money to be added to the Stabilization Fund, or take any other action in relation thereto.

This article will transfer the balance of the Reserve Fund, currently \$62,000, to the Stabilization Fund.

Article 12

To see if the Town will vote to raise and appropriate or appropriate from available funds a sum of money to provide for extraordinary and/or unforeseen expenditures to be known as the Reserve Fund account, transfer from which may be made from time to time only by the Finance Committee, or take any other action in relation thereto.

This is an annual item that allows the Town the flexibility to meet operational difficulties, through the Finance Committee, and will eliminate the expense of calling a Special Town Meeting. Request: \$175,000.

Article 13 To see if the Town will vote to raise and appropriate or appropriate from available funds a sum of money to pay unpaid bills of current or prior fiscal years, or take any other action in relation thereto.

At this time, there are no outstanding bills.

ANNUAL AUTHORIZATION ARTICLES

Article 14 To see if the Town will vote to authorize its Board of Selectmen to apply for and receive funds from the Community Development Block Grant Program under the Housing and Community Development Act of 1974, as amended, or take any other action in relation thereto.

This article will allow the Town to apply for and expend Community Development Block Grants.

Article 15 To see if the Town will vote to authorize its Board of Selectmen to apply for and receive funds from the United States Department of Agriculture under the Community Facilities Grant program, or take any other action in relation thereto.

This article will allow the Town to apply for and expend Community Facilities Grants.

Article 16 To see if the Town will vote to accept certain perpetual care funds that were received during the period January 1, 2021 through December 31, 2021 for the care and maintenance of cemetery lots, such funds are in the custody of the Town Treasurer, or take any other action in relation thereto.

This article will allow the Town to accept the \$7,200 deposited with the Town for the care and maintenance of cemetery lots.

Article 17 To see if the Town will vote to authorize the Town Treasurer, with the approval of the Board of Selectmen, to borrow in the event of a revenue shortfall to allow the Treasurer to borrow via Revenue Anticipation Notes (RAN's), Tax Anticipation Notes (TAN's), Federal Aid Anticipation Notes (FAAN's), Grant Anticipation Notes (GAN's), and State Aid Anticipation Notes (SAAN's), in an amount not to exceed the anticipated revenue shortfall, or take any action in relation thereto.

The law requires that the Town annually grant this authority to the Town Treasurer.

Article 18 ***AUTHORIZE REVOLVING FUND SPENDING LIMITS***

To see if the Town will vote, pursuant to Massachusetts General Law Ch. 44, §53E ½ to establish limitations on expenditures from the revolving funds established by Chapter 50 of the General Bylaws, entitled, “Revolving Funds”, as follows, or take any action in relation thereto:

Revolving Account	FY2023 Expenditure Limit
Bid Specification Revolving Fund	\$5,000
Sanitary Sewer Revolving Fund	\$30,000
Promotional Revolving Fund	\$5,000
Library Revolving Fund	\$7,000
Transfer Station Revolving Fund	\$75,000
Inspection Services Fund	\$25,000
Tax Title Revolving Fund	\$20,000
Adams Visitor Center/Registry of Deeds	\$25,000
Adams Memorial Building	\$25,000

Article 19 AMEND COMPENSATION PLAN

To see if the Town will vote to amend the Compensation Plan as established by Section 10-5 of the Town of Adams Code of Laws or take any other action in relation thereto.

SALARY ADMINISTRATION PLAN - ANNUAL RATE TABLE - FISCAL YEAR 2023												
This represents a 2% Increase over Fiscal 2022												
Grade	Step 1	2	3	4	5	6	7	8	9	10	11	12
1	22,853	23,425	24,011	24,611	25,226	25,858	26,505	27,167	27,846	28,543	29,256	29,988
2	24,910	25,533	26,172	26,826	27,496	28,185	28,891	29,612	30,352	31,112	31,889	32,687
3	27,152	27,832	28,528	29,241	29,973	30,722	31,491	32,278	33,084	33,913	34,761	35,628
4	29,596	30,337	31,095	31,873	32,670	33,487	34,326	35,183	36,062	36,965	37,889	38,834
5	32,260	33,068	33,893	34,743	35,610	36,501	37,415	38,350	39,308	40,291	41,299	42,329
6	35,164	36,044	36,944	37,870	38,814	39,786	40,783	41,801	42,845	43,917	45,016	46,139
7	38,330	39,287	40,269	41,278	42,307	43,367	44,453	45,563	46,700	47,870	49,067	50,291
8	41,779	42,823	43,894	44,992	46,114	47,270	48,454	49,664	50,904	52,178	53,482	54,818
9	45,541	46,677	47,843	49,042	50,265	51,525	52,816	54,133	55,485	56,875	58,295	59,751
10	49,640	50,878	52,149	53,456	54,789	56,162	57,569	59,006	60,479	61,994	63,542	65,130
11	54,108	55,456	56,843	58,267	59,719	61,216	62,751	64,316	65,922	67,573	69,261	70,991
12	58,978	60,448	61,960	63,511	65,094	66,726	68,398	70,105	71,854	73,656	75,494	77,381
13	64,287	65,889	67,536	69,228	70,953	72,731	74,553	76,414	78,322	80,285	82,288	84,346
14	70,074	71,818	73,614	75,458	77,338	79,278	81,263	83,291	85,371	87,510	89,695	91,936
15	76,382	78,282	80,239	82,249	84,298	86,413	88,577	90,788	93,054	95,386	97,768	100,210
16	83,257	85,326	87,460	89,652	91,885	94,189	96,549	98,959	101,429	103,970	106,567	109,229

SALARY ADMINISTRATION PLAN - HOURLY RATE TABLE - FISCAL YEAR 2023												
Grade	Step 1	2	3	4	5	6	7	8	9	10	11	12
1	12.51	12.82	13.14	13.47	13.81	14.15	14.51	14.87	15.24	15.62	16.01	16.41
2	13.63	13.98	14.33	14.68	15.05	15.43	15.81	16.21	16.61	17.03	17.45	17.89
3	14.86	15.23	15.61	16.00	16.41	16.82	17.24	17.67	18.11	18.56	19.03	19.50
4	16.20	16.60	17.02	17.45	17.88	18.34	18.79	19.26	19.74	20.23	20.74	21.26
5	17.66	18.10	18.55	19.02	19.49	19.98	20.48	20.99	21.51	22.05	22.60	23.17
6	19.25	19.73	20.22	20.73	21.24	21.78	22.32	22.88	23.45	24.04	24.64	25.25
7	20.98	21.50	22.04	22.59	23.16	23.74	24.33	24.94	25.56	26.21	26.86	27.53
8	22.87	23.44	24.02	24.63	25.24	25.87	26.52	27.18	27.87	28.57	29.27	30.00
9	24.93	25.55	26.19	26.84	27.51	28.20	28.91	29.63	30.37	31.13	31.91	32.70
10	27.17	27.85	28.54	29.26	29.99	30.74	31.51	32.30	33.10	33.93	34.78	35.65
11	29.62	30.35	31.11	31.89	32.69	33.51	34.35	35.20	36.08	36.99	37.91	38.86
12	32.28	33.09	33.91	34.76	35.63	36.52	37.44	38.37	39.33	40.32	41.32	42.35
13	35.19	36.06	36.97	37.89	38.84	39.81	40.81	41.82	42.87	43.94	45.04	46.17
14	38.35	39.31	40.29	41.30	42.33	43.39	44.48	45.59	46.73	47.90	49.09	50.32
15	41.81	42.85	43.92	45.02	46.14	47.30	48.48	49.69	50.93	52.21	53.51	54.85
16	45.57	46.70	47.87	49.07	50.29	51.55	52.85	54.16	55.52	56.91	58.33	59.79

BY-LAW AMENDMENTS

Article 20

To see if the Town will vote to amend Section 125-35, "Licensed Marijuana Establishments," of the Adams Zoning Bylaws to read as follows, or take any other action in relation thereto.

1. Amend Section 125-35, "Licensed Marijuana Establishments," as follows:

ARTICLE IV. SPECIAL REGULATIONS

Revise Paragraph B Definitions of Marijuana Product Manufacturer and Marijuana Retailer to read:

MARIJUANA PRODUCT MANUFACTURER

An entity licensed to obtain, manufacture, process, and package marijuana and marijuana products and to transfer these products to other marijuana establishments but not consumers.

MARIJUANA RETAILER

An entity licensed to purchase and transport marijuana and marijuana products from marijuana establishments and to sell or otherwise transfer marijuana and marijuana products to marijuana establishments and to consumers.

Revise Paragraph B. Definitions to Add Definitions of Marijuana Courier and Marijuana Delivery Operator to read:

MARIJUANA COURIER

An entity licensed to deliver marijuana and marijuana products directly to consumers from a Marijuana Retailer but is not authorized to sell directly to consumers.

MARIJUANA DELIVERY OPERATOR

An entity licensed to purchase at wholesale and warehouse finished marijuana products acquired from a marijuana cultivator or product manufacturer, and to sell and deliver directly to consumers, but is not authorized to operate a storefront.

Revise Paragraph C (2) "Designated Locations for Marijuana Establishments" to read:

Marijuana retailers, delivery operators, and couriers, as defined in this bylaw, may be sited in the Business (B-2) District as shown on the Zoning Map pursuant to G.L. c. 40A, §4, if granted a Special Permit and subject to site plan approval. Marijuana cultivators, product manufacturers, delivery operators, and couriers, as defined by this bylaw, may be sited in the Industrial Park (IP) District if granted a Special Permit and subject to site plan approval. The Special Permit Granting Authority is the Adams Planning Board.

Revise Paragraph D (1) "Permanent Location" to read:

Permanent location. Each licensed marijuana establishment and any part of its operation, including, but not limited to, cultivation, processing, packaging, and sales, shall be

operated from a fixed location within a fully enclosed building and its operations shall not be visible from the exterior of the premises. No marijuana establishment, including any medical or nonmedical retailer, shall be permitted to operate from a movable, mobile or transitory location. This section shall not apply to any licensed Marijuana Delivery Operator or Courier.

Revise Paragraph D (3) “Hours of Operation” to read:

Hours of operation. A marijuana retailer, delivery operator, or courier may open or operate no earlier than 8:00 a.m. and shall close no later than 8:00 p.m. the same day, Monday through Saturday, and from 10:00 a.m. until 6:00 p.m. on Sunday unless other hours of operation are set by the Planning Board as part of site plan approval. Hours of operation shall apply to all sales, delivery, and dispensing activities for the business. There shall be no hourly restrictions on marijuana testing facilities or marijuana manufacturers, unless imposed by the Planning Board as part of site plan approval.

Revise Paragraph D (6) “Visibility of Activities” to read:

Visibility of activities. All activities of any licensed marijuana establishment, including any marijuana retailer or marijuana manufacturer, shall be conducted indoors. This section shall not apply to any licensed Marijuana Delivery Operator or Courier.

Add Paragraph E (6) to read:

Any Marijuana Establishment that seeks to expand or alter its operations so as to come within a new class or sub-class of Marijuana Establishment, as identified in 935 CMR 500.050, shall obtain a new special permit prior to undertaking such expansion or alteration.

Add Paragraph F (8) to read:

In addition to what is otherwise required to be shown on a site plan pursuant to this section, any applicant that proposes to provide delivery of cannabis or marijuana to consumers located off site (home delivery) shall include on the plans submitted to the Planning Board any loading area to be used in connection with the home delivery operation, whether conducted by the Marijuana Establishment itself or a Marijuana Delivery Licensee, and/or the area where the Marijuana Establishment will park vehicles used for home delivery, including overnight parking.

Revise Section 125-50, Attachment 1, “Business Uses” by changing Footnotes 8 & 9 of the Use Regulation Schedule to read:

⁸Licensed Marijuana Retailers, Delivery Operators and Couriers may be allowed in the B-2 District only if granted a Special Permit. No other Licensed Marijuana Establishment is permitted in B-2.

⁹Marijuana Cultivators, Product Manufacturers, Delivery Operators, Couriers, and Independent Testing Laboratories may be allowed in the IP District only if granted a Special Permit. No other licensed Marijuana Establishment is permitted in IP.

MISCELLANEOUS ARTICLES

Article 21 *QUAKER MEETING HOUSE*

To see if the Town will vote to appropriate \$5,000 from the Quaker Meeting House fund for the purpose of inspecting sills and/or performing minor repairs or take any action relative thereto.

The Quaker Meeting House Trust Fund was established many years ago for the benefit of the House. The Committee finds there are structural repairs that will be necessary to maintain its integrity which need to be identified and prioritized. This appropriation request will enable them to assess the needs and to perform some small repairs if funds allow. The current balance in the fund is: \$10,602.70.

SPECIAL ARTICLES

Article 22 *ECONOMIC DEVELOPMENT FUND*

To see if the Town will vote to appropriate from the Economic Development Fund, \$80,000 to be used for Fiscal Year 2023 to hire a consultant for the Greylock Glen Foundation who will be responsible for establishing the Foundation and fundraising from the private sector; and to maintain the Community Development Special Projects Manager to work on a variety of critical development projects, or take any other action in relation thereto.

The Town is asking for \$80,000 to be spent with the approval of the Town Administrator for Fiscal 2023.

Article 23 *ACCEPT PROVISIONS OF M.G.L. CHAPTER 44, SECTION 53F ½*

To see if the Town will vote to accept the provisions of Chapter 44, § 53F ½ of the Massachusetts General Laws establishing sanitary sewer service operations as an enterprise fund effective fiscal year 2024 (July 1, 2023), or take any other action relative thereto.

This article would establish an Enterprise Fund for the Town's Sanitary Sewer System. An Enterprise Fund is a standalone accounting system with its own assets, liabilities, fund balance, revenues and expenses in which a municipal service is operated as a business unit. Costs of the service are typically recovered by any combination of user charges and general fund (tax levy) revenues. Enterprise fund accounting enables a community to identify the costs of providing a service and establish rates to cover those costs; allows payments for indirect costs to flow to the general fund to reimburse the general fund for time spent by employees on enterprise activities; and any surplus is retained in a separate fund and accrues interest and may be used to fund operations, capital, debt or to reduce rates. This requires a majority vote. *This article does not establish a sewer user fee structure.* In order to access the capital borrowing with loan forgiveness and low interest rate from the Commonwealth's Clean Water Revolving Trust Fund (SRF), the Town is required to adopt an Enterprise Fund to account for its system costs.

Article 24 ***LAND ACQUISITION***

To see if the Town will authorize the Board of Selectmen to acquire through negotiation a parcel of land along Gould Road containing approximately 1.2 acres of land, identified by the Town of Adams Assessor's records as Map 218, Parcel 3 and more particularly described by in the Northern Berkshire Registry of Deeds in Book 747, Page 442 for the purchase price of \$100,000.00; said compensation to be paid out of non-tax levy funds, including grant funds and/or funds the Town receives from the American Rescue Plan Act (ARPA), or to take any other action relative thereto.

This 1.2 acre property is located directly along the approach to the Town's Greylock Glen Resort project. Constructing a residential dwelling unit on this highly visible site would detract from the attractiveness and the character of the Glen and its recreational focus. The lot's exposure and consequential impact by traffic to the Glen would create a conflict between future residential owners, wanting to have full enjoyment of their property and the public's full use of the Glen.

The price is not unreasonable given the lot size, the expansive views, and the current real estate demand in the entire region. Acquiring the property would allow the Town to create a future picnic grove and additional trail head parking, which will likely be needed as the Glen project develops.

Article 25 ***LAND DISPOSITION***

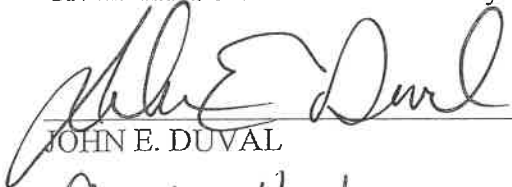
To see if the Town will authorize the disposition of two parcels of land and improvements thereon known as "20 East Street," (former Community Center) containing approximately 5.7 acres of land, identified by the Town of Adams Assessor's records as Map 116, Parcels 268 and 269 and more particularly described by in the Northern Berkshire Registry of Deeds in Book 646, Page 290, to Mr. Robert Hinton for the sale price of \$25,000; said compensation to be paid to the Town of Adams following execution of a purchase and sale agreement and development agreement with the Board of Selectmen, or to take any other action relative thereto.

Mr. Hinton is an experienced builder, owning his own construction company and was chosen by the Board of Selectmen to develop the property into housing. Mr. Hinton responded to a request for proposals (RFP) issued by the Town to choose a developer.


Article 26 To transact any other business that may legally come before said meeting.

Hereof, fail not and make return of this Warrant by posting in three or more public places in said Town of Adams, true and attested copies thereof, seven days before the holding of said voting.

Given under our hands this 18th day of May, 2022.



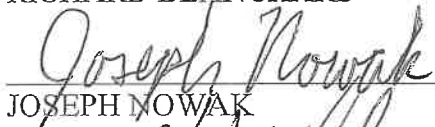
JOHN E. DUVAL



CHRISTINE HOYT



RICHARD BLANCHARD



JOSEPH NOWAK




HOWARD ROSENBERG

BOARD OF SELECTMEN
ADAMS, MASSACHUSETTS

Adams, Massachusetts

Date: May 23, 2022

I have served the foregoing warrant by posting in three public places in the said Town of Adams true and attested copies thereof, seven days at least before the time of holding said meeting.



THOMAS A. SATKO
Constable of the Town of Adams

ATTESTED TO BE A TRUE COPY:



THOMAS A. SATKO

Constable of the Town of Adams