

TOWN OF EAST LONGMEADOW
SPECIAL TOWN MEETING
October 27, 2014

In accordance with the Warrant of the Selectmen, the Annual Town Meeting was held in the Auditorium of the East Longmeadow High School on Monday evening, October 27, 2014. Town Moderator, Mr. James Sheils, called the meeting to order at 7:08PM; there being 116 registered voters present. Mr. Sheils offered the opening prayer and led the assembly in the Pledge of Allegiance.

Mr. Sheils then congratulated and recognized Ms. Sara Menard on her appointment as new Town Accountant.

The Town Moderator then proceeded with some housekeeping issues: location of fire exits, red tags for non-voters and white tags for registered voters, location of seating for red tag voters, warrant articles that can be moved within the warrant if approved by a 2/3rd's majority vote, silencing of cell phones, the securing of the doors by the Sergeant at arms in case of a teller count and the proper etiquette required of speakers.

The Town Moderator is now allowed to determine, without a count, based on the by-law change adopted in May 2006, whether a 2/3rd's quorum Town vote has been obtained, subject to the right of challenge by seven (7) voters as authorized the Town By-Law, Section 2.030 Chapter 13. If seven (7) or more voters challenge the vote, a teller count shall be required.

Article 1

Board of Selectmen – Funding for Cleanup of Nuisance Properties

No Motion

No Action Taken

Article 2

Board of Selectmen – Funding for Animal Control Officer Stipend

No Motion

No Action Taken

Article 3

Board of Selectmen – Funding of Benefits Administration Manger Contract

No Motion

No Action Taken

Article 4

Board of Selectmen – Funding of Town Accountant Contract

No Motion

No Action Taken

Article 5

Community Preservation Committee – Reversal of Appropriation – Pine Knoll Pool

Motioned that the Town re-appropriate \$25,000 of the appropriation from the Community Preservation Fund voted at the October 23, 2013 Special Town Meeting for the Pine Knoll Pool Article 9, to the legally undesignated fund Community Preservation Fund General Reserve, fund number 2615-3590, said money no longer being required to complete original purpose of the appropriation.

Community Preservation Committee Recommendation: Recommended
Passed Unanimously, as Declared by Town Moderator.

Article 6

Community Preservation Committee – Re-appropriate Appropriation – Historic Resources

Motioned that the Town re-appropriate the following amounts:

\$5,670 of the appropriation voted at the May 17, 2010 Annual Town Meeting for fencing the historic Green Lawn Cemetery, Article number 16, the funds not being required to fund the voted purpose;

the \$5,000 appropriation voted at the May 20, 2013 Annual Town Meeting for listing the Norcross House on the National Register of Historic Places, Article number 19, the funds not being required to fund the voted purpose;

and,

the \$35,000 appropriation voted at the October 15, 2007 Special Town Meeting for moving the historic Railroad Depot, Article number 7, the funds not being required to fund the voted purpose, and restore those funds to the Historic Resources Community Preservation Fund Reserve, fund number 2618-3590.

Community Preservation Committee Recommendation: Recommended
Passed by Majority, as Declared by Town Moderator.

Article 7

Community Preservation Committee–Re-appropriate Appropriation–Community Housing

Motioned that the Town re-appropriate the following amounts:

\$120 of the appropriation voted at the May 18, 2009 Annual Town Meeting for heating/vent/lighting improvements at Inward Commons, Article number 16, the funds not being required to fund the voted purpose;

\$26,656 of the appropriation voted at the May 17, 2010 Annual Town Meeting for replacement windows at Village Green, Article 17, the funds not being required to fund the voted purpose;

and \$275 of the appropriation voted at the May 21, 2012 Annual Town Meeting for an automatic door and concrete ramp at Inward Commons, the funds not being required to fund the voted purpose, and restore those funds to the Community Housing Community Preservation Fund Reserve, fund number 2619-3590.

Community Preservation Committee Recommendation: Recommended
Passed Unanimously, as Declared by Town Moderator.

Article 8

School Committee – Amend General By-laws 4.100 School Committee

Motioned that the Town amend the Town of East Longmeadow General By-Laws by deleting section 4.100 (A) and inserting in place thereof:

(A) The School Committee shall consist of five members whose terms shall be three years each with the terms to begin July 1st and end June 30th; one shall be elected with a term to begin July 1, 2015; two to be elected with their terms to begin July 1, 2016; and two shall be elected with their terms to begin July 1, 2017; provided, however, the current School Committee members shall serve until the successor to his or her office takes the oath of office on the applicable July 1st or, if it is a Saturday or Sunday, the next business day.

School Committee: Recommended
Motion Fails as Declared by Town Moderator.

Article 9

School Committee – Amend General By-laws 4.030 Board of Selectmen

Motioned that the Town amend the Town of East Longmeadow General By-Laws: Board of Selectmen, 4.030 (A) by deleting the existing language and inserting in place thereof:

The Board of Selectmen consist of three members whose terms shall be three years each with the terms to begin July 1st and end June 30th; one shall be elected with a term to begin July 1, 2015; one to be elected with their term to begin July 1, 2016; and one shall be elected with their term to begin July 1, 2017; provided, however, the current Board of Selectmen members shall serve until the successor to his or her office takes the oath of office on the applicable July 1st or, if it is a Saturday or Sunday, the next business day.

Board of Selectmen: Recommended
Motion Fails as Declared by Town Moderator.

Article 10

Board of Public Works – Easement Request of National Grid – Meadow Brook School

No Motion

No Action Taken

Article 11

Board of Public Works – Easement Request of National Grid – DPW Service Area

Motioned that the Town authorize the Board of Selectmen to grant an easement for the transmission of electricity by National Grid to the Department of Public Works Service Area as described in the handout entitled “National Grid DPW Service Area Easement”.

**METES AND BOUNDS DESCRIPTION
MASSACHUSETTS ELECTRIC COMPANY EASEMENT A1**

A certain easement situated in the Commonwealth of Massachusetts, County of Hampden, Town of East Longmeadow, located easterly of South Main Street; now known as Somers Road, being shown as “**MASSACHUSETTS ELECTRIC COMPANY EASEMENT A1**” on a plan entitled “EASEMENT EXHIBIT PLAN, East Longmeadow Substation Off Callender Avenue and Somers Road...” dated July 25, 2014, prepared by Beals and Thomas, Inc., being more particularly bounded and described as follows:

Beginning at a point S 82° 27’ 29” W 10.92 feet from the most northeasterly corner of land of Town of East Longmeadow at the common boundary line between land of The Town of East Longmeadow and Massachusetts Electric Company, thence running:

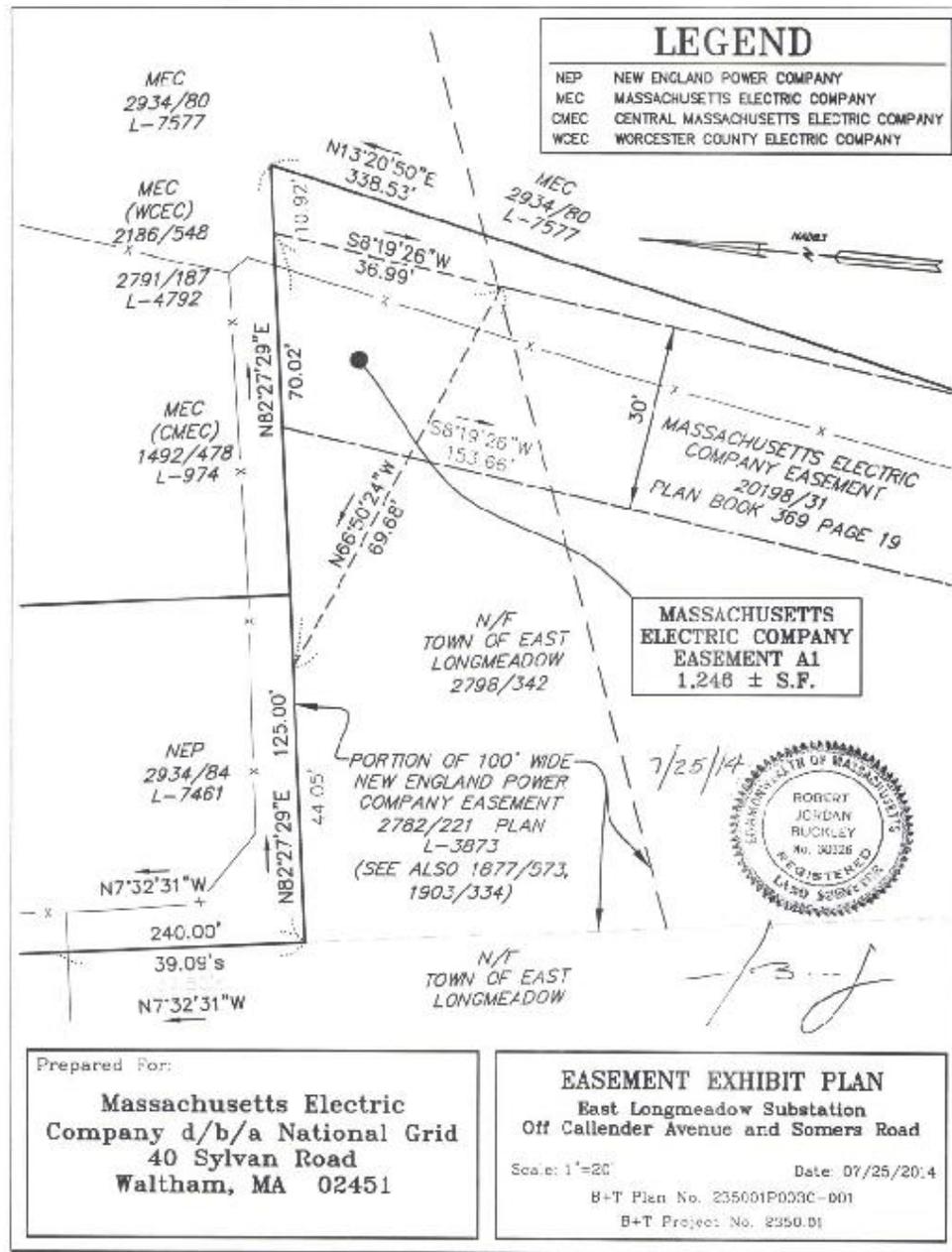
S 08° 19’ 26” W 36.99 feet to a point, said course being by the easterly boundary of an existing Massachusetts Electric Company easement, thence turning and running;

N 66° 50’ 24” W 69.68 feet to a point, thence turning and running;

N 82° 27’ 29” E 70.02 feet to the point of beginning, said course being in part by the common boundary line between land of New England Power Company and the Town of East Longmeadow and in part by the common boundary line between Massachusetts Electric Company and the Town of East Longmeadow.

Containing 1,246 square feet more or less.

Article 11 continued



Board of Public Works Recommendation: Recommended
 2/3rd's vote required
 Passed by 2/3rd's Majority as Declared by Town Moderator.

Article 12

Planning Board – Amend East Longmeadow Zoning By-law 1991 Revision

Motioned that the Town amend the East Longmeadow Zoning by-law 1991 Revision by replacing section §5.8 in its entirety all as set forth in Article 12 of the Warrant:

5.8 SIGNS

- A. No exterior or ground sign shall be created, placed, erected, altered or enlarged until a building permit has been issued by the Building Inspector, subject only to the exceptions in Section 5.81 B, D and E. below.
- B. All signs requiring building permits in all districts must be approved in writing by the Planning Board before a building permit may be issued by the Building Inspector.
- C. No sign shall incorporate or be lighted by flashing or blinking lights, Light Emitting Diode (LED) displays or be designed to attract attention by a change in light intensity or direction, or by repeated mechanical, electrical or computerized motion. All illumination shall have either a source of light from within or exterior to the sign and such exterior lighting shall be limited to white in color. No changeable and/or graphic display is allowed on any sign. These restrictions do not apply to digital clocks and thermometers.
- D. See Definitions, Section VIII, including but not limited to the following: (1) Ground sign; (2) sign; (3) sign, area of.

5.81 Residential District

No sign shall be permitted in a Residential District except:

- A. A professional nameplate having an area of not more than 144 square inches, in connection with permitted uses.
- B. A real estate sign having an area of not more than 10 square feet, advertising the sale, rental or lease of the premises on which they are placed.
- C. A church and/or school sign, 20 square feet maximum area.
- D. A contractor's sign as outlined in section 5.89.
- E. Temporary lawn signs for tag sales, election or other non-profit social events as outlined in sections 5.89 and 5.90 below.

5.82 Commercial District

Signs shall only be permitted in a Commercial (COM) District subject to the following conditions:

A. Location and Size:

All permitted signs shall be attached to a primary building. Attached signs may not exceed 5 feet in height nor 30 square feet in area, shall not project toward the street more than 2 feet, and shall not extend vertically above the parapet or ridge line, subject only to the following exceptions:

Article 12 continued

1. One ground sign not to exceed 15 square feet in area nor exceeding 10 feet above ground, which sign shall comply with the setback and side yard requirements for a primary building;
or,
 2. A sign for a building directory of occupants or tenants not to exceed 40 square feet;
- B. Number:
1. There shall not be more than one attached building sign per building occupant/commercial use.
 2. A commercial building housing more than one occupant/commercial use is entitled to only one ground sign or one tenant directory sign.
- C. Construction:
- No sign shall be painted or posted directly on the exterior surface of any wall, including windows and doors. All signs must be painted, posted or otherwise securely affixed to a substantial intermediary removable surface and such surface shall be securely affixed to a wall of the building. The foregoing, however, shall not prevent installation of a sign by individual letters or devices cut into or securely affixed to the exterior wall of a building, provided that such letters or devices have a minimum depth or projection of one-fourth (1/4) of an inch. The material of the sign and intermediary surface and the manner of affixation of the sign to the intermediary surface and of the intermediary surface to the wall of the building shall be subject to the approval of the Building Inspector for the purpose of protecting safety of the public.
- D. Illumination:
- Signs may illuminated, but shall be non-flashing, non-moving, and non-animated. If lighting is provided, the source of light shall be either from within or exterior to the sign and shielded so as to prevent direct glare from the light source onto any public street or onto any adjacent property; restrictions that pertain to movement do not apply to digital clocks and thermometers.
- E. Signs must identify or otherwise relate to the primary building or tenants in such building, and may not be used for other purposes except that on vacant lots, non-illuminated real estate signs having an area of not more than 20 square feet advertising the sale, rental or lease of the premises on which such signs are located, are permitted;
- F. Plans for all signs shall be submitted to the Planning Board for approval.

5.83 Business District

Signs shall only be permitted in the Business (BUS) District subject to the following conditions.

A. Location:

All permitted signs shall be attached to a primary building and shall not extend vertically above the parapet or ridgeline subject to the following conditions.

1. A sign attached to a building shall be securely affixed to one of the walls or a roof of the building. If affixed to a wall, it shall be parallel with and not project more than twelve (12) inches from the face of such wall and shall not project beyond the face of any other wall of the building. If affixed to the roof, it shall be parallel

Article 12 continued

with the front wall of the store and shall not project beyond the face of any wall of the building. No sign, whether affixed to a wall or roof of a building, shall project above the highest line of the main roof of the building.

- B. A sign attached to a building shall not be more in area than three (3) square feet per linear foot of building front. A sign on the exterior wall of the first floor of a building may extend across the full width of the store wall, unless the store occupies the entire first floor of a detached building, in which event the sign may extend across not more than three-fourths (3/4) of the width of the wall. The width of signs of stores occupying other than the first floor of a building shall not exceed three (3) feet. No sign shall exceed 100 square feet in area.
- C. Number:
1. Exterior wall signs: There shall not be more than one exterior wall sign for each business except that if the business has a direct customer entrance in a wall other than the business front, there may be a second sign affixed to such wall, and if the store has a wall other than the store front with outside wall fronting on a street, there may be a second sign affixed to such wall, whether or not such wall contains an entrance to the store, provided however, that no store shall have more than two secondary signs, in any event. The area of the secondary sign or signs shall not exceed fifty percent (50%) of the maximum permissible area of the sign on the storefront. In addition to the foregoing sign or signs, there may be one directory of the occupants or tenants of the building affixed to the exterior wall of the building at each entrance to the building. Such directory shall not exceed an area determined on the basis of one-half (1/2) square foot for each occupant or tenant of the building.
 2. Ground Signs: One only ground sign is allowed subject to the following conditions:
 - a. This sign shall be placed so as to comply with the setback and side yard requirements for a primary building. The top of the sign shall not be more than 20 feet above the mean grade level of the building on the lot on which the sign is placed. Such sign shall not contain more than 50 square feet.
 - b. During the construction of a building, a ground sign may be erected on the premises identifying the building, the owner, the contractors, the architects or the engineers, but such sign shall not exceed thirty-five (35) square feet in surface area. Such sign shall be removed promptly after the completion of the building.
 - c. A building housing more than one business is entitled to only one ground sign per the requirements set forth in section 5.83 (2) (a) above. Businesses sharing a common wall are considered to be housed in the same building.

The total area, in aggregate, of all signs, including ground sign, shall not exceed 100 square feet per business use.

D. Construction:

Article 12 continued

No sign shall be painted or posted directly on the exterior surface of any wall, including windows and doors. All signs must be painted, posted or otherwise securely affixed to a substantial intermediary removable surface and such surface shall be securely affixed to a wall of the building. The foregoing, however, shall not prevent installation of a sign by individual letters or devices cut into or securely affixed to the exterior wall of a building, provided that such letters or devices have a minimum depth or projection of one-fourth (1/4) of an inch. The material of the sign and intermediary surface and the manner of affixation of the sign to the intermediary surface and of the intermediary surface to the wall of the building shall be subject to the approval of the Building Inspector for the purpose of protecting safety of the public.

E. Illumination:

Moving and flashing signs are prohibited. No /red or green/ lights shall be used on any sign if, in the opinion of the Building Inspector, such lights would create a driving hazard. No sign may be illuminated between 12 a.m. and 6 a.m. except signs identifying police or fire stations and such other signs as the Planning Board may specifically authorize to be illuminated at other house, if the Board finds that the nature of the use of the premises is such that such illumination should be permitted in the public interest. The provisions of this paragraph shall apply not only to exterior signs but also to interior signs that are designed or placed so as to shine through windows or doors of the building. If lighting is provided, the source of light shall be either from within or exterior to the sign and shielded so as to prevent direct glare from the light source onto any public street or onto any adjacent property. These restrictions do not apply to digital clocks and thermometers.

F. Signs must identify or otherwise relate to the primary building or tenants in such building, and may not be used for other purposes except that on vacant lots, non-illuminated real estate signs having an area of not more than 20 square feet advertising the sale, rental or lease of the premises on which such signs are located, are permitted;**G. Gasoline and/or Compressed Natural Gas (CNG) filling and/or electric charging stations and garages:****1. Gasoline and/or CNG filing and/or electric charging stations and garages are limited to the following signs:**

- a. They may, if they elect to do so, divide the one exterior sign affixed to the front wall of the building, to which they are entitled as hereinabove provided, into separate signs affixed to and parallel to such wall and indicating the separate operations or departments of the business, provided however, that the total of the area of the separate signs shall not exceed the maximum area permitted under this Bylaw for a single exterior sign on such wall. In addition, one sign conforming with the terms of section 5.83 C. 2., standing, indicating the company whose gasoline is being sold, may be erected of such type, in such location, and in such manner as the Planning Board may permit. The standard type of gasoline pump bearing thereon in usual size and form, the name or type of gasoline and the price

Article 12 continued

b.thereof shall not be deemed to be in violation of this Bylaw. Temporary or movable signs of any and every type are specifically prohibited.

H. Window Signs:

Signs painted or place on the inside of the glass of a window shall be permitted, provided that the aggregate area of such signs does not exceed 30 percent of the area of the window glass.

5.84 Industrial District

Signs shall only be permitted in an Industrial (IND) District subject to the following conditions:

- A. Signs must identify or otherwise relate to the primary use of the building or tenants in such building and may not be used for other purposes (except that on vacant lots, non-illuminated real estate signs having an area not more than 35 square feet on which such signs are located is permitted).
- B. One (1) ground sign shall be permitted and shall conform to the set back, side yard, and rear yard for the Industrial District. The top of the sign shall not be more than 20 feet above mean grade of the building lot on which the sign is placed. Such sign shall not contain more than 50 square feet.
- C. Signs may be illuminated, but shall be non-flashing, non-moving and non-animated. If lighting is provided, the source of light shall be either from within or exterior to the sign and shielded so as to prevent direct glare from the light source onto any public street or onto any adjacent property.
- D. No sign shall have a square footage in excess of five percent (5%) of the square footage of the front elevation of the primary building, but in no case shall the square footage of the sign be required to be less than 100 square feet.
- E. No sign shall project more than five (5) feet above the roof level of the primary building.
- F. Construction: No sign shall be painted or posted directly on the exterior surface of any wall, including windows and doors. All signs must be painted, posted or otherwise securely affixed to a substantial intermediary removable surface and such surface shall be securely affixed to a wall of the building. The foregoing, however, shall not prevent installation of a sign by individual letters or devices cut into or securely affixed to the exterior wall of a building, provided that such letters or devices have a minimum depth or projection of one-fourth (1/4) of an inch. The material of the sign and intermediary surface and the manner of affixation of the sign to the intermediary surface and of the intermediary surface to the wall of the building shall be subject to the approval of the Building Inspector for the purpose of protecting safety of the public.
- G. Gasoline and/or Compressed Natural Gas (CNG) filling and/or electric charging stations and garages:
 - 1. Gasoline and/or CNG filling and/or electric charging stations and garages are limited to the following signs.
 - a. They may, if they elect to do so, divide the one exterior sign affixed to the front wall of the building, to which they are entitled as hereinabove provided, into separate signs affixed to and parallel to such wall and

Article 12 continued

b. indicating the separate operations or departments of the business, provided however, that the total of the area of the separate signs shall not exceed the maximum area permitted under this Bylaw for a single exterior sign on such wall. In addition, one sign conforming with the terms of section 5.84 B, standing, indicating the company whose gasoline is being sold, may be erected of such type, in such location, and in such manner as the Planning Board may permit. The standard type of gasoline pump bearing thereon in usual size and form, the name or type of gasoline and the price thereof shall not be deemed to be in violation of this Bylaw. Temporary or movable signs of any and every type are specifically prohibited.

5.85 Industrial Garden Park District

Signs shall only be permitted in an Industrial Garden Park (IGP) District subject to the following conditions:

- A. Signs must identify or otherwise relate to the primary use of the building or tenants in such building and may not be used for other purposes (except that on vacant lots, non-illuminated real estate signs advertising the sale of the lot on which it is located, and having an area of not more than 20 square feet is permitted).
- B. One ground sign shall be allowed to be placed no closer than ten (10) feet from the front property line. The top of the sign shall not be more than 20 feet above the mean grade level of the building on the lot on which the sign is placed. Such sign shall not contain more than 50 square feet and shall be used only to identify or otherwise relate to the primary use of the building or tenants in such a building and no other purpose. One (1) freestanding sign, not exceeding an area of four (4) square feet, located no nearer than ten (10) feet to any street or entrance drive curb, shall be permitted at each entrance drive into a site. Such signs shall not exceed an area of four (4) square feet on any one sign and a height of ten (10) feet to the top of the sign measured from the pavement grade of the adjacent entrance drive.
- C. Signs may be illuminated, but shall be non-flashing, non-moving and non-animated. If lighting is provided, the source of light shall be either from within or exterior to the sign and shielded so as to prevent direct glare from the light source onto any public street or onto any adjacent property.
- D. No sign shall have a square footage in excess of five percent (5%) of the square footage of the front elevation of the primary building, but in no case shall the square footage of the sign be more than 100 square feet.
- E. No sign shall project more than five (5) feet above the roof level of the primary building.
- F. Construction: No sign shall be painted or posted directly on the exterior surface of any wall, including windows and doors. All signs must be painted, posted or otherwise securely affixed to a substantial intermediary removable surface and such surface shall be securely affixed to a wall of the building. The foregoing, however, shall not prevent installation of a sign by individual letters or devices cut into or securely affixed to the exterior wall of a building, provided that such letters or devices have a minimum depth or projection of one-fourth (1/4) of an inch.

Article 12 continued

The material of the sign and intermediary surface and the manner of affixation of the sign to the intermediary surface and of the intermediary surface to the wall of the building shall be subject to the approval of the Building Inspector for the purpose of protecting safety of the public.

5.86 Golf Recreation District

Signs shall only be permitted in a Golf Recreation (GRD) District subject to the following conditions;

- A. For a Residential use, the provision of Section 5.81 shall apply.
- B. For other Golf Recreational uses, the following provision shall apply:
 - 1. Only one ground sign is allowed subject to the following conditions;
 - a. This sign shall be placed so as to provide a setback and side yard of not less than 50 feet. The top of the sign shall not be more than 15 feet above the grade level below the sign. Such sign shall not be more than 5 feet from the base of the actual sign to the top of the actual sign, and shall not contain more than 50 square feet.
 - b. Signs attached to the primary building may not project toward the street more than 2 feet, may not exceed 5 feet in height from base of the sign to the top of the sign, and may not exceed 50 square feet. The top of such sign shall not extend above the parapet or ridgeline.
 - c. Signs may be illuminated, but shall be non-flashing, non-moving and non-animated. If lighting is provided, the source of light shall be either from within or exterior to the sign and shielded so as to prevent direct glare from the light source onto any public street or onto any adjacent property.
 - d. Signs must identify or otherwise relate to the primary building or tenants of such building or the use to which such building is placed, and shall not be used for other purposes.
 - e. Plans for all sign shall be submitted to the Planning Board for approval.

5.87 Non-Conforming Signs

Any non-conforming sign, legally erected prior to the adoption of this Bylaw, may continue to be maintained and repaired. Such a sign shall not be enlarged, reinstated, altered, or the copy and wording thereon may not be changed in any way other than the normal maintenance and repair, unless it is brought into conformity with this Bylaw.

The exemption herein granted is terminated with respect to any sign which:

- A. Shall have been abandoned;
- B. Advertises or call attention to any products, business or activities which are no longer carried or sold at the premises;
- C. Shall not have been repaired or property maintained within 60 days after notice to that effect has been given by Building Inspector.

Article 12 continued**5.88 Maintenance**

All signs, whether erected before or after the effective date of this Bylaw, shall be maintained in a safe condition and in substantially the same condition when created all to the satisfaction of the Building Inspector.

5.89 Contractor's Lawn Signs

A contractor's lawn sign shall be one sign not exceeding six (6) square feet in area, maintained on the premises while services of a contractor are in process, and containing information identifying the contractor. Such sign shall be removed upon completion of contractor's services. Only one contractor's sign is allowed on the premises at one time.

5.90 Political, Message and/or Non-Profit Event Lawn Signs**A. Election Signs**

Election signs shall be those signs pertaining to a candidate for election or ballot question. Such signs shall be removed within two (2) days after the election or vote. Each sign shall not exceed six (6) square feet in size.

B. Message Signs shall be those signs displaying a political, religious or other non-commercial free speech message other than that allowed under Section 5.81. Each sign shall not exceed six (6) square feet in size.

C. No political sign of any sort shall be placed on town property.

D. Other non-profit message signs, including Tag Sales, shall not exceed 6 sq. ft. in area and must contain a date of the event. Such signs shall be displayed not more than two weeks prior to the event and must be removed within two days after the event.

E. Temporary banners of any size are not permitted unless approved by the Planning Board.

2/3 rd's vote required

Passed by 2/3'rds Majority as Declared by Town Moderator.

Article 12 amendment Approved by the Office of the Attorney General – January 26, 2015

Article 13**Citizen's Petition – Street Taking – Betterley Lane**

Motioned that the Town authorize the Board of Selectmen to take in fee simple, pursuant to the provisions of Massachusetts General Laws, Chapter 79, or otherwise acquire as a Town way:

Betterley Lane: Beginning at an iron pin in the easterly line of Prospect Street, said iron pin being at the northwesterly corner of land addressed as #232 Prospect Street and running thence;

Article 13 continued

N 05 -01'-00" E along the easterly line of Prospect street a distance of eighty five (85.00) feet to a concreted bound thence;

By a curve to the left having a radius of twenty five (25.00) feet and a length of thirty nine and 27/100 (39.27) feet to a concrete bound, thence;

S 84 -59'-00" a distance of one hundred seventy four and 92/100 (174.92) feet to a concrete bound, thence;

By a curve to the right having a radius of one hundred eighty (180.00) feet and a length of one hundred twenty one and 48/100 (121.48) feet to a concrete bound, thence;

S 46 -18'-59" E a distance of fifty nine and 24/100 (59.24) feet to a concrete bound, thence;

By a curve to the left having a radius of one hundred twenty (120.00) feet and a length of eighty three and 15/100 (83.15) feet to a concrete bound, thence;

S 86 -00'-56" E a distance of forty and 15/100 (40.15) feet to a concrete bound, thence;

By a curve to the left having a radius of thirty (30.00) feet and a length of thirty-six and 93/100 (36.93) feet to a concrete bound, thence;

By a curve to the right having a radius of sixty (60.00) feet and a length of two hundred sixty two and 35.100 (262.35) feet to a concrete bound, thence;

N 86 -00'-56" W a distance of one hundred twenty five (125.00) feet to a concrete bound, thence;

By a curve to the right having a radius of one hundred eighty (180.00) feet and a length of one hundred twenty four and 72/100 (124.72) feet to a concrete bound, thence;

N 46 -18'-59" W a distance of fifty nine and 24/100 (59.24) feet to a concrete bound, thence;

By a curve to the left having a radius of one hundred twenty (120) feet and a length of eighty and 98/100 (80.98) feet to an iron pin, thence;

N 84 -59'-00" W a distance of one hundred ninety nine and 92/100 (199.92) feet to the iron pin at the point of beginning.

Containing 44,083 square feet;
and no damages be awarded for said taking.

Petition of Michael Smith and Others

2/3rd's vote required

Passed Unanimously as Declared by Town Moderator.

Recorded-Hampden County Registry of Deeds 11-25-2014, Bk 20512, Pg 170

Article 14

Citizen's Petition – Street Taking – Wisteria Lane

Motioned that the Town authorize the Board of Selectmen to take in fee simple, pursuant to the provisions of Massachusetts General Laws, Chapter 79, or otherwise acquire as a Town way:

Wisteria Lane: Beginning at a concrete bound set on the Southerly line of Somers Road, said bound be located Southeast a distance of 55.80 feet from a stone bound found on the Southerly line of Somers Road;

Thence along the easterly line of Wisteria Lane measured on a curve to the right having a radius of 25.00 feet an arc length of 38.91 feet to a concrete bound;

Thence along the Westerly line of Wisteria Lane S 18°58'57" W a distance of 174.69 feet to a concrete bound;

Thence along the Westerly line of Wisteria Lane measured on a curve to the right having a radius of 470.00 feet an arc length of 99.44 feet to a concrete bound;

Thence along the Westerly line of Wisteria Lane measured on a curve to the right having a radius of 25.00 feet an arc length of 23.45 feet to a concrete bound;

Thence along the Southerly line of Wisteria Lane measured on a curve to the left having a radius of 60.00 feet an arc length of 292.33 feet to a concrete bound;

Thence along the Easterly line of Wisteria Lane measured on a curve to the right having a radius of 25.00 feet an arc length of 20.18 feet to a concrete bound;

Thence along the Easterly line of Wisteria Lane measured on a curve to the left having a radius of 530.00 feet an arc length of 119.76 feet to a concrete bound;

Thence along the Easterly line of Wisteria Lane N 18°58'57" E a distance of 172.23 feet to a concrete bound;

Thence along the Easterly line of Wisteria Lane measured on a curve to the right having a radius of 25.00 feet an arc length of 40.05 feet to a concrete bound;

Thence along the Southerly line of Somers road measured on a curve to the left having a radius of 4960.00 feet an arc length of 110.44 feet to a concrete bound at the point of beginning;

The above described parcel of land is shown as Wisteria Lane on a plan recorded in the Hampden County Registry of Deeds in Plan Book 363 Page 2, and no damages be awarded for said taking.

Petition of: Alfred Joyce and others

2/3rd's vote required

Passed Unanimously as Declared by Town Moderator.

Recorded: Hampden County Registry of Deeds 11-25-2014, Bk 20512. Pg 174

Motion to Adjourn

The Annual Town Meeting was adjourned at 7:40 p.m., the business of the Warrant having been completed.

••☪ Certificate of Quorum ☪••

This is to certify that more than 100 Registered Voters were present at the Special Town Meeting held on October 27, 2014. Voter attendance was recorded as follows:

Precinct 1	26
Precinct 2	34
Precinct 3	27
Precinct 4	<u>29</u>
Total	116

True Record: Attest:

Thomas P. Florence
Town Clerk