

Dedication

This Years Report is dedicated to William Harker in recognition of his many years of dedicated service and commitment to our community.

William Harker has served the town in numerous capacities, including as a member of the Selectboard, Conservation Commission, Board of Health, Planning Board and Earth Removal Committee, as well as serving as Town Constable. He started his town government career as a dog officer in 1974. In addition, he has been an active member of the Parks and Recreation Commission since 1977, where he, along with Thomas Shields, has taken on the important responsibility of maintaining and caring for the town fairgrounds, ensuring they remain a welcoming and well-kept space for all residents and visitors.

Throughout his many years in town government, Bill has consistently demonstrated a strong sense of duty, generosity, and pride in Charlemont. He is known for his willingness to step in whenever help is needed, always offering his time, skills, and steady presence for the benefit of the community.

The Town of Charlemont is deeply grateful for Bill's service, dedication, and the lasting impact he has had. It is with sincere appreciation that we honor him with this dedication.



Charlemont Fairgrounds Flagpole

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Town Officers

Select Board

Jared Bellows, Chair - Term Expires 2027

Kim Blakeslee - Term Expires 2026

Wilder Sparks – Term Expires 2028

Moderator

Robert Handsaker

Town Administrator

Sarah Reynolds

Town Clerk

Thorne Palmer

Town Treasurer and Tax Collector

Lynn Hathaway

Assessor and Finance Committee Clerk

Carlene Hayden

Secretary to the Boards

Star Atkeson

Emergency Management Director

Dennis Annear

Fire Department

Dennis Annear, Chief

Ambulance Director

Dana Johnson

Police Department

Jason Pelletier, Chief

Highway Superintendent

Scott Sullivan

Animal Inspector

Robert Lingle

Animal Control Officer

Kyle Dragon

Tree Warden

Jack Rybczyk
Term Expires 2028

Constables

Jared Bellows – Term Expires 2027

Erwin Reynolds – Term Expires 2028

William Harker – Term Expires 2026

Flag Committee

Jerry Dupree

Fence Viewer, Field Driver, Pound Keeper

Vacant

Measurer of Wood and Bark and Lumber

Vacant

Franklin County Cooperative Inspection Program

Jim Hawkins, Building Inspector

Jeff Gougeon, Building Inspector

Franklin County Plumbing and Wiring Inspection Program

Dana Spring, Wiring Inspector

Andrew French, Plumbing Inspector

Franklin Regional Transit Authority Representative

Kim Blakeslee

Sarah Reynolds, Alternate

Franklin County Solid Waste Management District Representative

Wilder Sparks

Sarah Reynolds, Alternate

Planning Board

Robert Nelson, Chair – Term Expires 2026

Jennifer Mooney – Term Expires 2028

Lori Shulda-Merrigan – Term Expires 2030

Liz Bouyea – Term Expires 2027

Molly Cantor – Term Expires 2029

Associate Member, Bill Harker – Term Expires 2027

Zoning Board of Appeals

Ronald Smith – Term Expires 2026

Charlotte Dewey – Term Expires 2028

Frank Carcio – Term Expires 2027

Vacant, Associate Member

Finance Committee

Richard Filoramo, Chair – Term Expires 2027

Amy Wales – Term Expires 2027

Lynn Hathaway – Term Expires 2028

Jay Healy – Term Expires 2026

Ron Smith – Term Expires 2026

Capital Planning Committee

Vacant – Term Expires 2027 (Select Board)

Tony Walker – Term Expires 2028 (Moderator)

Ronald Smith – Term Expires 2026 (Finance Committee)

Board of Health

Douglas Telling, Co-Chair – Term Expires 2027

Robert Lingle, Co-Chair – Term Expires 2026

Scott Randall – Term Expires 2028

Board of Assessors

Karen Rau, Chair - Term Expires 2026

Anthony Ostroski - Term Expires 2027

Andrea Santos - Term Expires 2028

Agricultural/ Forest Commission

Nathaniel Bellows, Chair – Term Expires 2026
Randy Prostack – Term Expires 2026
Sonny Crawford – Term Expires 2028
Victoria Valenti – Term Expires 2026
Vacant – Term Expires 2027

Alternates

Clare Pearson – Term Expires 2027
Paul Hicks – Term Expires 2027

Board of Registrars

Cheryl Handsaker – Term Expires 2027
Patricia Bergeron – Term Expires 2026
Marguerite Willis – Term Expires 2028
Thorne Palmer – Town Clerk

Charlemont School Committee

Ashley Sparks - Term Expires 2026
Anne Kaplan - Term Expires 2028
Betty Barrett – Term Expires 2027

Hawlemont School Committee

Ashley Sparks (Charlemont) Kenneth Bertsch (Hawley)
Anne Kaplan (Charlemont) Elizabeth Billings (Hawley)
Betty Barrett (Charlemont) Peggy Travers (Hawley)

Mohawk Trail Regional School Committee

Evie Locke - Term Expires 2028
Vacant - Term Expires 2027

Local Education Council

Ashley Sparks – Term Expires 2026

Library Trustees

Evelyn Locke, Chair – Term Expires 2028
Andrea Santos – Term Expires 2026
Esther Haskell – Term Expires 2027

Council on Aging

Linda Wagner, Chair/ Treasurer Nancy Noonan
Marjorie Porrovecchio, Secretary Linda Reynolds
Betty Hicks Agnes Newland Artis Noland

Trustees of the East Charlemont School

(The Little Red Schoolhouse)

Lida Bihun-Forbes, Chair - Term Expires 2026
Emily Crawford, Secretary - Term Expires 2028
Bambi Miller - Term Expires 2029
Elizabeth Healy - Term Expires 2029
William Harker - Term Expires 2028
Kerlin Conyngham - Term Expires 2027
Kate Stevens – Term Expires 2026

Historical Commission

William Coli – Term Expires 2026
Norma Coli – Term Expires 2027
Bambi Miller – Term Expires 2028

Charlemont Historical Society

Joanne MacLean

Parks and Recreation Commission

William Harker, Chair – Term Expires 2028
Neil Neuhauser – Term Expires 2027
Clay Herbert – Term expires 2030
Thomas Shields – Term Expires 2029
Barbara McKenna – Term Expires 2026

Conservation Commission

Thorne Palmer, Chair – Term Expires 2028
Bill Harker – Term Expires 2027
Clay Herbert – Term Expires 2026
Scott Randall – Term Expires 2026
Andrea Santos - Term Expires 2027

Earth Removal Committee

Wilder Sparks – Term Expires 2026 (Select Board Member)
Robert Lingle – Term Expires 2026 (Board of Health Member)
Erwin Reynolds – Term Expires 2028 (Appointed by Select Board)
William Harker – Term Expires 2027 (Conservation Commission Member)
Vacant – Term Expires 2027 (Planning Board Member)

Charlemont-Hawley Cultural Council

From Charlemont

Colleen Champ – Term Expires 2027

Anna Otto, Secretary – Term Expires 2026 (2nd term)
Zorah Miller – Term Expires 2026 (1st term)

From Hawley

Maggy Speier – Term Expires 2027
Peter Beck – Term Expires 2026
Joanne MacLean – Term Expires 2025

Town Calendar – Fiscal Year 2027

Tuesday, May 26, 2026	Annual Town Meeting
Tuesday, June 2, 2026	Town Election
Friday, June 19, 2026	Juneteenth
Saturday, July 4, 2026	Independence Day
Monday, September 7, 2026	Labor Day
Monday, October 12, 2026	Indigenous People’s / Columbus Day
Tuesday, November 3, 2026	Election Day
Wednesday, November 11, 2026	Veterans Day
Thursday, November 26, 2026	Thanksgiving
Friday, December 25, 2026	Christmas
Friday, January 1, 2027	New Years Day
Monday, January 18, 2027	Martin Luther King Day
Monday, February 15, 2027	Presidents’ Day
Tuesday, May 25, 2027	Annual Town Meeting
Monday, May 31, 2027	Memorial Day



**Minutes for the
2025 ANNUAL TOWN MEETING
TOWN OF CHARLEMONT
COMMONWEALTH OF MASSACHUSETTS**

Tuesday, the Twenty-seventh day of May, AD 2025 at 6:00 p.m. in the **Hawlemont School gym** at 10 School Street in said Charlemont

The Town Clerk opened the meeting at 6:00

The Town Clerk reported that we had reached a quorum.

The Town Clerk reported that the warrant for the May 27th, 2025 annual town meeting had been duly posted as required by law.

The Town Clerk called for the election of a temporary Moderator to facilitate the 2025 Town Meeting. Moved and seconded. Called for volunteers – Ron Smith alone stepped forward.

Ron Smith was **Elected Unanimously**.

Dana Johnson immediately made a motion that that Article 23 be moved earlier in the agenda.

Rich Filoramo suggested moving Article 23 before Article 21. **Motion Passed Unanimously**

Ron Smith proceeded to facilitate action on the following articles:

Article 1: To act on the Report of the Town Officers.

Article requires a majority vote. **Passed Unanimously**

Article 2: To see if the Town will vote to authorize the Select Board to apply for and accept any and all Federal and State grants or gifts from individuals or non-profit organizations which may become available during the fiscal year 2026.

Article requires a majority vote. **Passed Unanimously**

Article 3: To see if the Town will authorize the Treasurer to enter into a compensating balance agreement or agreements for fiscal year 2025, pursuant to Chapter 44, Section 53F of the Massachusetts General Laws.

There was a motion to fix the typo, the year in this article should be 2026. The motion Passed Unanimously.

Article requires a majority vote. **Passed Unanimously as Amended**

Article 4: To see if the Town will vote to establish the spending limits for the following revolving funds for fiscal year 2026:

1. Dog Fund = \$2,500.00
 2. Recycling = \$6,000.00
 3. Flags and Banners = \$1,200.00
 4. Fire Inspection = \$1,200.00
 5. Planning Board = \$950.00
 6. Parks & Recreation Commission - \$6,000.00
- Or take any other action relative thereto.

Article requires a majority vote. **Passed Unanimously**

Article 5: To see if the Town will vote to raise and appropriate, or otherwise provide, a sum or sums to defray the fiscal 2026 operation and capital budgets of the Town, and to establish the salaries for its elected Town Officers or take any other action relative thereto.

Article requires a majority vote.

There were holds places on items 18, 34, 38, 67, 70, 72, 73, 76, and 80. All of them were to request clarification.

Passed Unanimously

	ANNUAL TOWN MEETING MAY 27, 2025	ATM/STM
		FY 2026
General Government		
Miscellaneous Annual Expense		
1	Moderator	\$35.00
2	School Committee Stipends	\$750.00
3	East Charlemont School (Little Red Schoolhouse)	\$850.00
	Accounting Services	\$36,300.00
	Accounting Software	\$4,389.00
	Accounting Supplies	\$150.00
4	Total Accounting Expense:	\$40,839.00
5	Town Counsel	\$20,000.00
6	Town Electricity	\$22,000.00
7	Townwide Fuel	\$62,000.00
8	Annual Town Report	\$1,200.00
9	Reserve Fund	\$15,000.00
	Total Misc. Annual Exp:	\$162,674.00
Boards, Commissions and Programs		
10	Secretary to the Boards Salary	\$18,330.77
	Town Boards Postage	\$250.00
	Town Boards Supplies	\$50.00
11	Total Town Boards Expense:	\$300.00
	Finance Committee Expense	\$150.00
	Conservation Commission Expense	\$200.00
	Earth Removal Committee Expense	\$100.00
	Agricultural Commission Expense	\$500.00
	Planning Board Expense	\$700.00
	Zoning Board of Appeals Expense	\$200.00
	Care of Cemeteries	\$0.00
	Flag Committee Expense	\$350.00

	Historical Commission Expense	\$500.00
12	Council on Aging Expense	\$3,500.00
13	Memorial Day	\$500.00
14	Total Bds,Comm,Programs:	\$25,330.77
Veterans		
	Veterans Services District Assessment	\$3,288.91
	Veteran's Markers and Flags	\$450.00
	Veterans Benefits	\$2,000.00
15	Total Veterans:	\$5,738.91
Library		
16	Librarian Salary	\$21,799.18
17	Asst Librarian Stipend	\$796.63
	Library Automation	\$2,000.00
	Library Supplies	\$450.00
	Net Library Books	\$7,500.00
	Total Library Expense:	\$9,950.00
18	Total Library:	\$32,545.81
Parks and Recreation		
	Memorial Park Maintenance	\$1,200.00
	Memorial Park Mowing	\$3,800.00
19	Total Parks & Recreation:	\$5,000.00
Town Building (Town Hall)		
20	Town Hall Custodial Salary	\$3,521.22
	Town Hall Heating Oil	\$7,000.00
	Town Hall Sewer Expense	\$848.00
	Town Hall Building Maint	\$3,600.00
	Town Hall Contracted Svc	\$3,000.00
	Town Hall Telephone/Internet	\$13,500.00
21	Total Town Hall Expense:	\$27,948.00
	Total Town Building (Town Hall)	\$31,469.22
Franklin Regional Council of Governments Programs		
	FRCOG Core Assessment	\$7,608.00
	FRCOG Procurement Services	\$2,990.00
	FRCOG Coop. Fuel Purchasing	\$450.00

	FRCOG Emergency Communications Systems	\$7,101.18
	FRCOG Regional Health Inspection	\$15,950.00
	FRCOG Coop Building Inspection Program	\$7,873.00
22	Total FRCOG:	\$41,972.18
Pensions and Insurance		
	Franklin Regional Retirement System	\$100,343.00
	Line of Duty Insurance	\$16,500.00
	Workers Comp. Insurance	\$14,500.00
	Unemployment Insurance	\$1,710.84
	Group Health & Life Insurance	\$123,892.80
	Medicare & Social Security	\$33,000.00
	Property & Causaulty Insurance	\$36,500.00
	Bonding Town Officials	\$750.00
23	Total Pensions and Insurance	\$327,196.64
Total General Government:		\$631,927.53
Town Administration Departments:		
Select Board/Town Administration		
24	Select Board Salaries	\$6,000.00
25	Executive Secretary /Town Clerk Salary	\$46,269.63
26	Town Administrator Salary	\$71,281.33
	Select Board Advertising	\$750.00
	Select Board Recognition	\$250.00
	Select Board License/Dues	\$775.00
27	Total Select Board Expense	\$1,775.00
	Town Administrator Meeting & Travel	\$200.00
	Town Administration Postage	\$1,500.00
	Town Administration Supplies	\$1,500.00
	Technology Expenses	\$2,500.00
	Website Hosting Fees	\$1,100.00
28	Total Town Administration Expense	\$6,800.00
Total Select Board/Town Administration:		\$132,125.96
Board of Assessors		
29	Assessor's Salaries	\$4,386.00
30	Assessor/Finance Committee Clerk Salary	\$49,002.54
	Assessor's Appraiser	\$29,820.00

	Assessor's Postage/Advertising	\$900.00
	Assessor's Mapping	\$5,300.00
	Assessor's Training	\$300.00
	Assessor's Supplies/Bookbinding	\$700.00
	Assessor's Registry of Deeds	\$20.00
	Assessor's License/Dues	\$226.00
31	Total Assessor's Expense	\$37,266.00
	Total Board of Assessors:	\$90,654.54
Treasurer		
32	Treasurer's Salary	\$21,984.86
	Treasurer's Contracted Services	\$3,500.00
	Treasurer's Postage	\$2,000.00
	Treasurer's Banking Fees	\$1,800.00
	Treasurer's Supplies	\$800.00
	Treasurer's Payroll Service	\$7,500.00
	Treasurer's Licenses/Dues	\$60.00
33	Total Treasurer's Expense	\$15,660.00
34	Tax Title Taking	\$23,000.00
	Total Treasurer:	\$60,644.86
Tax Collector		
35	Tax Collector's Salary	\$26,404.66
36	Tax Collector Stipends; Sewer District	\$1,644.50
	Tax Collector Contracted Svc.	\$7,500.00
	Tax Collector Postage	\$3,200.00
	Tax Collector Telephone/Comp.	\$1,000.00
	Tax Collector Training	\$100.00
	Tax Collector Supplies	\$2,200.00
	Tax Collector Business Travel	\$1,050.00
	Tax Collector License/Dues	\$60.00
37	Total Tax Collector Expense	\$15,110.00
	Total Tax Collector:	\$43,159.16
Town Clerk		
	Town Clerk Contracted Svc	\$100.00
	Town Clerk Licenses/Dues	\$100.00

	Election Expense	\$2,000.00
38	Total Town Clerk	\$2,200.00
Total Town Administration Departments:		\$328,784.52
Town Safety Departments:		
Police		
39	Police Chief Salary	\$10,743.97
40	Police Salaries	\$85,003.38
	Crossing Guard Salary	\$0.00
41	Police/Highway Custodial Salary	\$3,045.78
42	River Patrols	\$2,939.82
	Police Building Maint	\$500.00
	Police Vehicle Maint	\$8,000.00
	Police Contracted Services	\$4,800.00
	Police Training	\$3,500.00
	Police Supplies	\$3,000.00
	Police Uniforms	\$2,500.00
	Police New Equipment	\$4,500.00
43	Total Police Expense	\$26,800.00
	Total Police:	\$128,532.95
Fire		
44	Fire Chief Salary	\$10,743.97
45	Fire Officer Salaries	\$7,465.14
46	Fire Other Salaries	\$28,520.63
47	Fire Custodian Salary	\$1,940.93
	Fire Building Heat	\$3,000.00
	Fire Building Maint	\$7,000.00
	Fire Vehicle Maint	\$25,000.00
	Fire Contracted Service	\$4,600.00
	Fire Radio Maint	\$3,000.00
	Fire Training	\$4,500.00
	Fire Supplies	\$3,000.00
	Fire Fuel	\$0.00
	Fire License/Dues	\$2,500.00
	Fire Breathing Aparatus R&M	\$4,000.00

	Fire Protective Gear	\$10,000.00
	Fire Equipment/Replacement	\$15,000.00
	Fire Hoses, Nozzles, Appliances R&M	\$3,000.00
48	Total Fire Expenses:	\$84,600.00
	Total Fire:	\$133,270.67
Ambulance		
49	Ambulance Director Salary	\$10,743.97
50	EMT Salaries	\$34,941.53
51	EMT Longevity	\$1,000.00
	Ambulance Vehicle Maintenance	\$2,000.00
	Ambulance Contracted Svc	\$4,000.00
	Ambulance Billing Service	\$7,500.00
	Ambulance Radio Maintenance	\$800.00
	Ambulance Training	\$3,500.00
	Ambulance Supplies	\$6,000.00
	Ambulance Equipment Inspection	\$3,000.00
	Ambulance Business Travel	\$500.00
	Ambulance License/Dues	\$3,000.00
52	Total Ambulance Expense	\$30,300.00
	Total Ambulance:	\$76,985.50
Emergency Management		
53	Emergency Management Director Salary	\$2,281.65
	Emergency Reverse 911	\$1,755.00
	Emergency Management Expense	\$2,000.00
	Emergency Generator Service & Fuel	\$500.00
	FRCOG REPC Assessment	\$150.00
54	Total Emergency Management Expense	\$4,405.00
	Total Emergency Management	\$6,686.65
Total Town Safety Departments:		\$345,475.77
Town Highway Departments:		
General Highway		
55	Highway Salaries	\$127,778.05
56	Highway Seasonal Labor	\$15,169.62

	Highway Contracted Svcs	\$19,500.00
	Highway Supplies	\$19,151.38
	Highway Fuel	\$0.00
	Highway Emergency Road Maintenance	\$8,721.61
	Highway Uniforms	\$5,720.00
	Highway Licences/Dues	\$750.00
57	Total General Highway Expense	\$53,842.99
Vehicle Maintenance (Machinery Maintenance)		
	Highway Vehicle Maintenance	\$20,310.28
	Highway Vehicle Contracted Svcs	\$19,655.31
58	Total Vehicle Maintenance	\$39,965.59
	Total Highway & Vehicle Maintenance:	\$236,756.25
Winter Roads Maintenance (Snow & Ice)		
59	Winter Roads Salaries	\$91,805.07
60	Winter Roads Seasonal Plowers	\$14,121.14
61	Winter Roads Overtime	\$26,264.47
	Winter Equipment Maintenance	\$51,660.02
	Winter Contracted Svcs	\$13,258.11
	Winter Fuel	\$0.00
	Winter Salt	\$26,276.09
	Winter Sand	\$55,424.13
	Winter Supplies	\$12,804.86
62	Total Winter Roads Expense:	\$159,423.21
	Total Winter Roads Maintenance:	\$291,613.89
Town Garage		
	Town Garage Heat	\$5,224.10
	Town Garage Sewer	\$0.00
	Town Garage Maintenance	\$1,599.36
	Town Garage Supplies	\$300.00
63	Total Town Garage:	\$7,123.46
Total Town Highway Department:		\$535,493.60
Health and Human Service Departments:		
Board of Health		
64	Board of Health Salaries	\$1,890.00
65	Board of Health Expense	\$700.00

	Total Board of Health:	\$2,590.00
Animal Inspector		
66	Animal Inspector Salary	\$1,202.62
67	Animal Inspector Expense	\$900.00
	Total Animal Inspector	\$2,102.62
Animal Control		
68	Regional Animal Control Officer	\$4,090.00
69	Regional Dog Kennel	\$385.00
	Total Animal Control	\$4,475.00
Tree Warden		
70	Tree Warden Tree Removal	\$11,000.00
71	Tree Warden Expense	\$200.00
	Total Tree Warden	\$11,200.00
Transfer Station & Franklin County Solid Waste Management District		
72	Transfer Station Salaries	\$22,721.36
	Transfer Station Maintenance	\$3,000.00
	Transfer Station Contracted Snow Removal	\$4,000.00
	Transfer Station Hauling	\$33,500.00
	Transfer Station Telephone	\$500.00
	Transfer Station Sanitary	\$2,500.00
	Transfer Station Trash Bags	\$1,500.00
	MRF Recycling Processing Fee	\$4,310.00
	Transfer Station Roll-off Containers	\$2,200.00
	Transfer Station Capital	\$0.00
73	3-Town Landfill Assessment	\$7,000.00
74	Total Transfer Station Expense	\$58,510.00
	Total Transfer Station	\$81,231.36
	F. C. Solid Waste Management District Assessment	\$5,359.00
	Household Waste Assessment	\$500.00
75	Total Franklin County Solid Waste Management District	\$5,859.00
	Total Transfer Station & FCSWMD:	\$87,090.36
Total Health and Human Service Departments:		\$107,457.98
Education - Schools:		

	Hawlemont Regional School District Operating Assessment	\$1,329,282.00
	HRSD Transportation Assessment	\$81,094.00
76	Total HRSD Operating Assessment	\$1,410,376.00
77	HRSD Capital Assessment	\$0.00
	Override Vote to Supplement Hawlemont Operating Assessment	\$0.00
	Total HRSD Assessment	\$1,410,376.00
	Mohawk Trail Regional School District Operating Assessment	\$701,024.00
	MTRSD Transportation Assessment	\$87,718.00
78	Total MTRSD Operating Assessment	\$788,742.00
79	MTRSD Capital Assessment	\$18,700.00
	Total MTRSD Assessment	\$807,442.00
80	Franklin Tech/Smith Voc. Tuition	\$272,000.00
81	Franklin Tech/Smith Voc. Transportation	\$91,000.00
	Total Franklin Tech/Smith Voc.	\$363,000.00
Total Education-Schools:		\$2,580,818.00
		\$4,529,957.40
Debt and Interest		
	FY19 Hwy Loader Principal	\$0.00
	FY19 Hwy Loader Interest Long-Term Debt	\$0.00
	FY20 Fire Rescue Truck Principal	\$0.00
	FY20 Fire Rescue Truck Interest	\$0.00
	FY 21 Hwy 1-Ton Principal	\$0.00
	FY 21 Hwy 1-Ton Interest Long-Term Debt	\$0.00
82	Broadband Principal	\$22,690.83
83	Broadband Interest Short Term Debt	\$59,957.20
	Total Broadband Debt	\$82,648.03
	Total Debt & Interest:	\$82,648.03
Total All Debt and Interest:		\$82,648.03
TOTAL TOWN BUDGET:		\$4,612,605.43

A motion was made to move Article 18 after Article 5. **Motion Passed Unanimously**

Article 18: To see if the Town will vote to raise and appropriate transfer from available funds or otherwise provide \$5,433.89 for Charlemont’s share of the Mohawk Trail Regional High School water heater repair.

Recommended by the Finance Committee

A motion was made to fund from Free Cash. **Passed Unanimously**

Passed Unanimously as Amended

Article 6: To see if the Town will vote to raise and appropriate, or transfer from available funds, sums of money for any and all Town expenses and purposes, including, without limiting the foregoing, debt and interest, out-of-state travel, wages and salaries, operation of the Town’s Broadband Enterprise and provide for a reserve fund, all for the Fiscal Year beginning on July 1, 2025 through June 30, 2026, inclusive; or take any other action relative thereto.

Article requires a majority vote.

A motion was made to amend the wording to read:

“To see if the town will vote to raise and appropriate \$431,082 for the FY 2026 operation of the Town’s Broadband Enterprise, including \$422,676 expenses, \$8,406 extra/unforeseen, and \$20,972 budgeted surplus, and that \$539,724 be raised from Broadband Enterprise Fund Departmental Receipts. In Addition, \$87,670 to be raised and appropriated in the General Fund Operation Budget and allocated to the Enterprise Fund for funding.”

Amendment Passed Unanimously and Article 6 Passed Unanimously as Amended

Article 7: To see if the Town will vote to raise and appropriate, transfer from available funds, otherwise provide, the sum of \$6,667.00 for Charlemont’s share of the Mohawk late bus, shared with Rowe and Heath.

Article requires a majority vote.

Information: This article was asked for by the Town of Rowe which currently funds the whole expense, the bus ridership is split evenly 1/3 of the riders are from Charlemont, 1/3 from the Town of Heath and 1/3 from the Town of Rowe.

A motion was made to fund from Free Cash. **Passed Unanimously**

Passed Unanimously as Amended

Article 8: To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide, the sum of \$1,000 to be used to maintain cemeteries in the Town of Charlemont, or take any other action relative thereto.

Recommended by the Finance Committee

.Article requires a majority vote.

Information: This article funds cemetery mowing and care in Town owned Cemeteries.

A motion was made to fund from Free Cash. **Passed Unanimously**

Passed Unanimously as Amended

Article 9: To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide \$20,000 for bridge repairs, or take any other action relative thereto.

Recommended by the Finance Committee.

Article requires a majority vote.

Information: This article helps with engineering, easement, and other expenses related to town bridge projects.

A motion was made to fund from Free Cash. **Passed Unanimously**

Passed Unanimously as Amended

Article 10: To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide \$40,000 for infrastructure repairs, or take any other action relative thereto.

Recommended by the Finance Committee.
Article requires a majority vote.

Information: This article is used for roadway projects such as mud road upgrades and general road improvements.

A motion was made to fund from Free Cash. **Passed Unanimously**

Passed Unanimously as Amended

Article 11: To see if the Town will vote to raise and appropriate transfer from available funds, or otherwise provide \$17,000 for a yearly financial audit, or take any other action relative thereto.

Recommended by the Finance Committee.
Article requires a majority vote.

Information: This article will fund a yearly Town Audit, allowing Charlemont to apply for federal grants, and create a better position for financing when needed.

A motion was made to fund from Free Cash. **Passed Unanimously**

Passed Unanimously as Amended

Article 12: To see if the Town will vote to raise and appropriate transfer from available funds, or otherwise provide \$ 26,740.19 for the purchase of a Lucas Machine for the Ambulance Department

Information: The Lund University Cardiopulmonary Assist System (LUCAS) device provides mechanical chest compressions to patients in [cardiac arrest](#). It is mostly used in emergency medicine as an alternative to manual [CPR](#) because it provides consistent compressions at a fixed rate through difficult transport conditions and eliminates the physical strain on the person performing CPR

Recommended by the Finance Committee

A motion was made to fund from Free Cash. **Passed Unanimously**

Passed Unanimously as Amended

Article 13: To see if the Town will vote to raise and appropriate transfer from available funds or otherwise provide \$10,846.93 to install heat pumps in the town hall.

Information: The town hall's current heating system is oil with steam radiators. It is inefficient and is at the end of its life. The town has a green communities grant to assist with the installation of heat pumps, improving the cost of heating the town hall.

Recommended by the Finance Committee

A motion was made to fund from Free Cash. **Passed Unanimously**

Passed Unanimously as Amended

Article 14: To see if the Town will vote to raise and appropriate transfer from available funds or otherwise provide \$70,000.00 For the purchase of a used over the rail tractor and mower.

Recommended by the Finance Committee

A motion was made to fund from Free Cash. **Passed Unanimously**

Passed Unanimously as Amended

Article 15: To see if the Town will vote to raise and appropriate transfer from available funds or otherwise provide \$150,000.00 to replace a 1999 Freightliner Dump Truck.

A Motion was Made to Pass Over, the Motion Passed Unanimously

Article 16: To see if the Town will vote to raise and appropriate transfer from available funds or otherwise provide \$150,000 to purchase a used fire engine if the current earmark request does not pass.

Recommended by the Finance Committee

Dennis spoke and recommended raising \$250,000 instead of \$150,000. Legal counsel said it was acceptable to change the amount on the floor with an amendment. The amendment reads as follows:

“To see if the Town will vote to borrow \$250,000 plus \$200,000 from last year to purchase a used fire engine.”

Passed Unanimously as Amended

Article 17: To see if the Town will vote to raise and appropriate transfer from available funds or otherwise provide \$8,000.00 to replace the hose on the Fire Tanker.

Recommended by the Finance Committee

A motion was made to fund from Free Cash. **Passed Unanimously**

Passed Unanimously as Amended

Article 19: To see if the Town will vote to transfer from its Surplus Revenue (Free Cash) (a sum) to the Town Stabilization Account or take any other action relative thereto.

Recommended by the Finance Committee.

Article requires a majority vote.

The article was amended to insert the total \$63,639 in place of the words “a sum” in parentheses. The Amendment Passed Unanimously. **Article Passed Unanimously as Amended**

Article 20: To see if the Town will vote to transfer from its Surplus Revenue (Free Cash) a sum for the purpose of reducing the tax levy for FY 2025 or take any other action relative thereto.

Article requires a majority vote.

Motion to Pass Over, Passed Unanimously

Article 23: To see if the Town will vote to authorize the Selectboard to petition the General Court for a special act in the form set forth below, establishing a Charlemont –Rowe Fire District; provided, however, that the General Court may make clerical or editorial changes of form only to the bill, unless the *Select Board* vote to approve amendments to the bill before enactment by the General Court; and, provided further that the *Select Board* is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition:

Chap. ___ An Act to establish the Charlemont – Rowe Fire District

Be it enacted by the Senate and House Representatives, in General Court assembled, and by the authority of the same, as follows:

Sect. 1. The inhabitants of the towns of Charlemont and Rowe in the county of Franklin, residents within the boundaries of said towns and qualified to vote in town affairs in their respective towns, may establish a fire department for said territory or district, the officers of which shall have charge of, and be responsible for, all the engines, apparatus and buildings for the extinguishment of fires within said district, in the same manner as the fire departments and the employees or volunteers of said departments are responsible.

Section 2. The first meeting of said district after the effective date of this act shall be called by a joint notice from the select boards of Charlemont and Rowe, stating the date, time and place for said district meeting. At the first meeting, the voters of said district shall elect by ballot a moderator, assessors, treasurer, collector, and a fire chief. At said meeting, the voters shall further elect by ballot a prudential committee to consist of three persons hold office, one until the expiration of three years, one until the expiration of two years and one until the expiration of one year from the next succeeding annual meeting, to constitute a board of water commissioners, and at each annual meeting thereafter one such commissioner shall be elected by ballot for the term of three years. All the authority granted to said district by this act and not otherwise specifically provided for shall be vested in said prudential committee, who shall be subject however to such instructions, rules and regulations as said district may impose by its vote. A majority of said commissioners shall constitute a quorum for the transaction of business. Any vacancy occurring in said board from any cause may be filled for the remainder of the unexpired term by said district at any legal meeting called for the purpose. Officers of the district shall be sworn into office by the moderator or a justice of the peace.

Sect. 3. Said district shall raise by taxation annually a sum sufficient to pay the current annual expenses of operating the firefighting operations, equipment, buildings and personnel of the district, as well as the interest accruing on any bonds, notes or certificates of debt issued by said district, together with such payments on the principal as may be required under the provisions of this act. The assessors chosen as aforesaid shall assess and apportion all and singular such sums of money voted to be raised by said district for the maintenance of said fire department, and in making such assessments shall observe and conform to the requirements of law obligatory upon assessors of towns; and they shall have all the power authority conferred upon town assessors. The list of taxes made by the assessors as aforesaid shall be committed to the collector of said district, for collecting the same; and the said collector shall observe all the rules and regulations, and have all the authority conferred by law upon collectors of taxes for towns, and said collector shall pay over all moneys so collected to the treasurer, who shall hold the same subject to the order of the prudential committee. The district shall have the same legal authority for collection of taxes as that held by municipalities, including but not limited to takings pursuant to chapter 60 of the General Laws or other statutory provision.

Sect. 4. For the purpose of paying the necessary expenses and liabilities incurred under this act, the district may, in addition to any other authority to borrow under the General Laws, borrow from time to time such sums as may be necessary, and may issue bonds or notes therefor. Each authorized issue shall constitute a separate loan, and such loans shall be payable in not more than 30 years from their dates. Indebtedness incurred under this act shall be subject to the provisions of chapter forty-four of the Massachusetts General Laws pertaining to such districts.

Sect. 5. The district may, by a vote of qualified voter residents of the district at any duly called district meeting, vote to increase the service area of the district into specific areas of any abutting town. Such areas shall be delineated by a sufficient metes and bounds or other description to establish the boundary of the district. Inhabitants of any such new areas of the district, registered to

vote in their town of residence, shall be subject to all benefits and responsibilities of this act, including but not limited to liabilities for district taxation and indebtedness as set forth in this act.

Sect. 6. All the provisions of this act and all the provisions of any and every act passed subsequent to the said general act, and relating to the same subject, not inconsistent with the foregoing provisions, shall be binding upon the inhabitants of said district; and the chief engineer and the assistant engineers shall possess the same power and authority as are therein delegated, and they, together with all of the other members of said fire department, shall be entitled to the same privileges and immunities.

Sect. 7. The district shall be subject to all General Laws applicable to districts, unless said statutes are inconsistent with the provisions of this act.

Sect. 8. The inhabitants of said district, so long as they shall maintain a sufficient fire department therein for the reasonable protection of the inhabitants and property within said limits from fire, shall be exempt from taxation in the respective towns to which they belong, for the maintenance and support of other fire departments in said towns.

Sect. 9. This act shall take effect upon its passage.

This was hotly debated and arguments ensued, yet it Passed Unanimously

Article 21: To See If the Town Will Accept the layout of the subdivision roads as described in accompanying map for Mountain View Drive, Potters Road and Potters Road Extension and add them to the towns accepted and maintained Roads List.

Sarah Reynolds made the point that the roads would never be paved but instead would remain gravel which will require less maintenance.

Passed Unanimously

Article 22: To see if the Town will discontinue and revert back to owner a Portion of Warfield Road on accompanying layout, portion is at the end of the town roadway.

Passed Unanimously

Article 24: To see if the Town will vote to accept the provisions of General Laws Chapter 59, Section 5, Clause 22I, which authorizes an annual increase in the amount of the property tax exemption granted to qualifying veterans under General Laws Chapter 59, Section 5, Clauses 22, 22A, 22B, 22C, 22E and 22F by the percentage increase in the Bureau of Labor Statistics, Consumer Price Index (CPI) for the previous year as determined by the Commissioner of Revenue, to be effective for applicable exemptions granted for any Fiscal Year beginning on or after July 1, 2025. Or take any other action relative thereto

Information: Acceptance of the provisions of General Laws Chapter 59, Section 5, Clause 22I would authorize an annual increase in the amount of the property tax exemption granted to qualifying veterans under Clauses 22, 22A, 22B, 22C, 22E & 22F by the percentage increase in the Consumer Price Index (CPI) for the previous year, as determined by the Commissioner of Revenue.

Charlemont currently has (4) Clause 22 (a-f) veterans who receive the \$400.00 statutory exemption and (4) Clause 22E veterans who receive the \$1,000.00 statutory exemption; these exemptions have been at the same amount since their inception.

FY 2026 CPI is 2.9%

Current Veterans Receiving Statutory Exemption				
Clause	Statutory Exemption	Exemption *Annual CPI	# Veterans	Total Exemption
22a-f	\$400.00	\$411.60	4	\$1,646.40
22E	\$1,000.00	\$1029.00	4	\$4,116.00
			8	\$5,762.40

Above article to be effective beginning in fiscal year 2026, if accepted.

Article 24 Passed Unanimously

Article 25: Residential Short-Term Rental Property Bylaw

§ 1 Purpose

This bylaw is adopted in accordance with the Town of Charlemont Home Rule Authority, in furtherance of the following public purposes:

1. To protect the health, safety, and welfare of tenants and other citizens of the Town of Charlemont by monitoring and enhancing compliance with basic life safety and sanitary codes through the registration and licensing of residential short-term rental units.
2. To ensure safe and sanitary conditions in the Town of Charlemont's rental housing stock.
3. To provide clear and accessible guidelines for the operation of residential short-term rental units for tenants, owners, landlords, and neighbors, and to extend awareness of related Town bylaws and health regulations related to operation of a rental property and those regulations related to noise, alcohol and nuisance behaviors.
4. To establish and expand awareness of the requirements for use and maintenance of rental housing exteriors and grounds, including parking requirements.
5. To ensure awareness of and responsibility for occupancy limits in rental units on the part of property owners, managers, tenants, and neighbors.
6. To help to stabilize, protect, and enhance the essential characteristics of and quality of life within the Town of Charlemont for all residents.

§ 2 Registration and license required.

Except as provided in § 4 below, no person, firm, trust, partnership, corporation or other legal entity may rent, or offer to rent, to individuals or households any short-term rental unit without a license issued by the Select Board.

§ 3. Enabling legislation and regulations.

All short-term rental units regulated hereunder shall comply with all applicable local bylaws and regulations, as well as all state laws and health, building and fire codes. All inspections, enforcement, and other actions taken under these regulations are authorized under those applicable local and state laws and regulations, as amended.

§ 4. Applicability and exemptions.

Licenses shall be required of all residential properties containing short-term rental units, or offered for that purpose, except for the following:

1. Lodging facilities. Hotels, motels, inns, hostels, owner occupied bed-and-breakfast facilities, and campgrounds
2. Halfway houses and group homes. Residential facilities authorized and operated under state and federal law, congregate or similar group housing for the elderly or disabled, halfway houses for persons with substance abuse problems, congregate living arrangements for persons with disabilities, or other similar housing facilities operated under license by the Commonwealth of Massachusetts.

Owner-occupied residential structures or accessory apartments or accessory dwelling units on a shared property with owner occupancy are exempt from licensing but shall comply with this bylaw as written

§ 5. Definitions.

Under these regulations, the following terms have the meanings indicated:

AFFORDABLE HOUSING UNIT — Dwelling units restricted to rental or purchase by households with an annual income no greater than 80% of the median income for Town of Charlemont, as calculated by the U.S. Department of Housing and Urban Development or any successor agency, adjusted for family size. Such units must be countable under MGL c. 40B as part of the Town's subsidized housing inventory.

CODE OFFICIAL — Any municipal or county employee or elected official with duties to enforce the regulations and bylaws of the Town of Charlemont and the Laws of the Commonwealth of Massachusetts. The specific Code Official in each instance will be the official duly designated under the relevant statute, bylaw, or regulation. This includes but isn't limited to Zoning Enforcement Officer, the Board of Health, Police Chief, Fire Chief, or their designees and/or any of the inspectors or officers authorized to enforce the law, regulations and codes listed under § 3 of this bylaw.

DAYS – Consecutive calendar days.

DWELLING UNIT — The room or group of rooms within a dwelling used or intended for use by one family or household for living, sleeping, cooking and eating. "Dwelling unit" shall also mean a condominium unit.

EMERGENCY — Events or conditions involving natural disasters, fire, or other threats to the health and safety of the residents of a rental property.

(Add Family Definition here)¹

OWNER — Every person who alone or jointly or severally with others: 1) has legal title to any building, structure, or property subject to this bylaw; or 2) has care, charge, or control of any such building, structure, or property in any capacity including but not limited to agent, executor, administrator, trustee or guardian of the estate of the holder of legal title; or 3) is a lessor under written agreement; or 4) is the mortgagee in possession; or 5) is the recognized agent, trustee or other person with care, charge, or control appointed by the courts.

OWNER-OCCUPANT(S) — One or more natural persons who, in their individual capacity as distinct from any representative capacity, own(s) a whole or undivided interest in fee simple of certain real property and at least one of whom occupies a dwelling unit thereon as his or her principal residence (see definition).

PERSON — An individual, corporation, trust, partnership (including general partnership, limited partnership, and limited liability partnership), and a limited liability company. In addition, any similar entity licensed by law to hold title to real estate shall for the purpose of this bylaw be deemed a person.

PRINCIPAL RESIDENCE — The primary residence of an individual, family (*as defined in the Zoning Bylaw*)², or property owner, i.e., the home where an owner, and the owner's family if applicable, resides as their primary dwelling; provided, however, that no person shall hold concurrent rights in more than one principal residence, as set forth under MGL c. 188, § 1, as amended. Regular or periodic interruptions in residency shall not be considered to change the status of principal residency where such interruptions are the result of illness, catastrophe, professional or academic scheduling, or other temporary reasons for absence which do not affect basic indices of residency. For the purposes of this bylaw, principal residency shall be determined by the Code Official based upon a preponderance of evidence, including but not limited to the following indicia of residency and address, as applicable: declaration of homestead, filing of state and federal income taxes, voter registration, annual street list, driver's license, motor vehicle registration, mortgage, mailing address, and telephone listing (if any).

SHORT-TERM RENTAL — Any rental of all or part of a dwelling unit for 31 consecutive days or less, including home-sharing and vacation rentals.

§ 6. Conditions.

Licenses for short-term rental use are conditioned upon the following:

1. Only spaces intended for human habitation may be offered for rent as short-term rentals. For example, the applicant cannot offer for rent an accessory structure such as a shed or garage.
2. Only legally established dwelling units may be offered for rent as short-term rentals.
3. Short-term rentals may not be advertised using any exterior signs or displays.
4. All short-term rental advertisements must include the license number issued by the Town.
5. Only owner-occupants may offer all or part of their principal residence as a short-term rental.
 - a. (1) Owner-occupied.
 - i. (a) The owner-occupant or their representative must reside on the property during the rental period to satisfy the owner occupancy requirement.
 - ii. (b) In the event the property is owned by multiple persons, related or unrelated, only one of the persons having an ownership interest in the property must reside on the property to be owner-occupied.
 - iii. (c) In the event the property is owned by a business entity, a designated owner representative must reside on the property in a permanent or ongoing basis to carry out the functions as if they were the owner of the property.
 - b. (2) Non-owner-occupied.
 - i. (a) The owner-occupant must be the license applicant.
 - ii. (b) The owner-occupant does not reside on the property during the rental period; however, they assume all responsibility for the operation and maintenance of the property
6. Licensees shall maintain liability insurance appropriate to cover short-term rental use.
7. Short-term rentals may only be rented to one party or group at a time; individual rooms may not be rented to separate, unrelated parties or groups at the same time.
8. The number of individual bedrooms made available for short-term rentals within a dwelling unit shall not be greater than the number of lawful bedrooms in the dwelling unit.

9. Renting for less than 24 hours is prohibited.
10. Commercial meetings and uses are prohibited.

§ 7. Licensing.

Application process and requirements. License applications shall be made on forms approved by the Town, and shall provide such information as the Building Commissioner shall deem reasonable and appropriate. Completed applications shall be submitted to the Town Clerk. Complete license applications shall be reviewed, and licenses shall be issued within 14 working days from the date of submission. A license application shall identify the total number of rental units on the property. Information required as part of a license application shall include:

Contact information. Name(s) and current contact information, including but not limited to mailing address, telephone number and email address, for all owners, or agent of the owner, and person who can be contacted 24 hours a day/seven days a week in case of emergency.

- i. **A list of each room**, including bedrooms, offices, dens, living rooms, kitchen, sunroom, in the dwelling unit. The list shall include for each room: i) whether or not the room will be rented; ii) the maximum number of overnight guests that will be allowed.
- ii. **An affidavit** certifying that the owner will comply with all of the provisions of the Residential short-term rental Property Bylaw.
- iii. **Compliance Through Self-Certification.** Evidence of current compliance with all applicable local zoning and regulations, as well as state health, fire and building codes, shall be provided through submission of an owner's self-inspection and certification checklist provided by the Town.
- iv. **Complete and accurate information required.** No incomplete application will be accepted. It shall be a violation of this bylaw for anyone to knowingly provide false or misleading information on an application and may constitute grounds for fines and other penalties hereunder.
- v. **Certification by the applicant** that the applicant is the owner-occupant of the principal residence which is the subject matter of the application.
- vi. The applicant shall provide certification that there are no deed restrictions on the property and if there are, that short term rentals do not violate said restrictions. The applicant must provide a copy of any restrictions.
- vii. **Renewal.** Licenses shall be valid for a period to begin on January 1 and shall end on December 31, regardless of when a license is applied for or approved and issued. Completed applications for license renewals shall be submitted and received by November 15 of each calendar year.
- viii. **License posted.** A license shall be conspicuously posted and maintained within the premises in a common area or area as is necessary to be visible to tenants and inspectors.
- ix. **Transferability.** Licenses shall not be transferable upon a change of ownership.
- x. **Limits on number of licenses.** Total number. Limits on the total number of licenses issued for the Town shall be 25 total active units or less at any one time.
- xi. **Distribution of Licenses Priority.** In the case where more applications are made than licenses available the Town of Charlemont Select Board shall use the following to determine priority order.

1. The duration in which the property being applied for has been in use as a short term rental. Properties that have had a license for use as a short term shall have priority over new license applications.
2. The number of license suspensions a property owner has received in the prior three years. Compliant owners shall have priority.
3. Number of properties owned by the applicant in the Town of Charlemont with existing Short Term Rental Licenses. Owners with fewer licensed properties shall have priority.

§ 8. Inspections and complaints.

1. Self-Certification Program. Owners of short-term rental property governed by this bylaw shall self-inspect. and certify their properties as required under this section. Nothing in the self-certification program shall limit the Town's authority or the authority and/or discretion of the Code Official to investigate and inspect a property in response to a complaint or for other good cause, or to compel abatement of any violation under this bylaw in a manner consistent with or required by the laws of the Commonwealth of Massachusetts.
2. Owner self-inspection and certification. Unless inspected by local, state or federal government officials, an owner or local agent shall conduct an annual inspection of the property, using a self- certification checklist provided by the Town. The owner or agent shall sign the checklist indicating that the information contained therein is complete and accurate as of the date of said annual inspection, and shall submit the checklist and any required materials along with the application for annual renewal of the license for the property in question. Any false statements or information provided on the checklist shall constitute a violation of this bylaw for which the owner shall be responsible.
3. Complaints and response process. Upon receipt of a complaint or notice of a complaint from any person alleging that the condition, operation, or use of a rental unit or property is in violation of any law or state or local requirement, including this bylaw, or constitutes a nuisance, an inspection of a premises shall be undertaken within a reasonable amount of time in accordance with the Code Official's duties and responsibilities. Subject to the above limitation, all rental units are subject to inspection upon complaint or request by a tenant. Issuance of a license to an owner does not preclude tenants' right to file a complaint with the Town, to which the Town will respond with an inspection in compliance with the provisions of state law and regulations. The licensee shall make a good faith effort to arrange access by authorized Town personnel to any licensed rental property for the purpose of conducting inspections within 24 hours of receiving a request.

§ 9. Tenant information.

The owner shall be required to distribute to tenants, or maintain documents on the premises for use by the tenants, the following information:

1. instructions for disposal of trash/waste per the Town's rules and regulations;
2. an emergency-exit diagram;
3. contact information for the owner or agent who is available to respond to all emergencies and problems which may arise during the rental period;
4. A copy of the short- term rental license issued by the Town of Charlemont

§ 10. Records.

The Licensee shall keep accurate books and records of all rentals, including the name and address of the tenant based on a legal form of identification, the length of stay and the rent charged. Said records must be

made available to the Town upon request within 72 hours and shall be retained for a period of three years from the date of the transaction.

§ 11. Occupancy limits.

The maximum number of adult persons who may occupy a dwelling unit shall be determined by state standards for fitness for habitation, the State Building Code and fire regulations.

§ 12. Parking.

All new or expanded parking on residential rental properties within the Town of Charlemont shall comply with the Town of Charlemont Zoning Bylaws

§ 13. Fees.

The Selectboard or its designee may set, and periodically revise, a schedule of fees for license applications, no less than **\$100** dollars a license. A license fee shall not be prorated if issued mid-year.

§ 14. Enforcement.

1. Enforcement personnel: the Town of Charlemont Select Board and Code Officials.
2. Enforcement options. This bylaw may be enforced by criminal complaint through a court of competent jurisdiction. In addition, any person committing a violation under this section may be subject to a fine or issued a citation under the noncriminal disposition process of MGL c. 40, § 21D. Furthermore, in appropriate circumstances, a license may be modified, suspended or revoked, or a civil action may be initiated to compel compliance herewith.
3. Fines. The Selectboard or designee may set, and periodically revise fines for any violation with ***no less than \$300 for each offense***³. Each day such violation continues shall be deemed a separate offense. Fines for other applicable local and state laws, regulations and codes, shall be set and assessed in a manner consistent with those laws, regulations, and codes, and the laws of the commonwealth.
4. Suspension. The Charlemont Select Board is authorized to suspend a license after a hearing. The Select Board shall provide written notice of a hearing to take place no sooner than 48 hours after notice is sent. The Select Board may suspend a license after the hearing for the following reasons:
 - a. An owner or agent has knowingly allowed or assisted in allowing violations of this Bylaw.
 - b. An owner or agent refuses or neglects to comply with an order of the Code Official. The Code Official must find that the owner or agent has not taken action to achieve compliance of the property and that at least 90 days have expired without compliance since the date of receipt of the enforcement order. During this time the Code Official shall inform the owner or agent in writing that the license is subject to suspension. Suspensions shall be as follows:
 - i. First offense: 90 days.
 - ii. Second offense in a twelve-month period: 180 days.
 - iii. Third offense in a twelve-month period: three years.
5. Immediate suspension. In those instances where a rental unit has been condemned or deemed an unsafe structure pursuant to health, building and fire regulations, the license shall be immediately suspended and shall remain suspended until as such time the property is found to be habitable and in compliance by the appropriate Code Official.
6. Owner responsibility. The owner shall be responsible for any violations of this bylaw, including acts or omissions of his/her agent.

§ 15. Appeals.

Appeals for any failure to issue a license or suspend in accordance with § 136-14D may be taken to Superior Court.

§ 16. Severability

- 1. If any provision of this By-law is declared invalid or unenforceable, the other provisions herein shall not be affected but shall continue in full force and effect.

Valentine Reid made a motion to amend the bylaw as follows (above sections that will change are in bold italics):

- 1. Add a definition for family:

“FAMILY – An Individual or two (2) or more persons related by blood or marriage, or a group of not more than five (5) persons not legally related, living together as a single housekeeping unit. Any unrelated over five (5) shall constitute another family.”

- 2. Modify **PRINCIPAL RESIDENCE** by removing:

“(as defined in the Zoning Bylaws)”

- 3. In Section 14 Enforcement, Part 3 – add after the word “offence”:

“no less than \$300 for each offense *per MGL c.40 s 40 & 41d*”

The Amendments Passed

A motion was made to table Article 25 until next meeting. The motion failed.

A motion was made to accept Article 25 as amended. **Article 25 Passed with 2/3 Majority**

Article 26:

The Charlemont Agricultural Commission, to both help and attract farmers to the town, and to encourage people to apply for permits for safety sake, the Commission is proposing a revision to current Building Permit Fees.

Currently, the Building Permit Fees are posted at \$7/\$1000 evaluation for anything over 200 sq. ft. The Agricultural Commission is proposing that this rate be reduced to \$4/\$1000 evaluation for Agricultural buildings while keeping the minimum square footage required for a permit the same.

Agricultural buildings include, but are not limited to sugarhouses, barns (for stock/poultry/live animals and/or market prep), chicken coops, sawmills, run-in sheds, grain silos, greenhouses, floriculture and aquaculture buildings.

“Farming” in Charlemont is considered as: the cultivation and tillage of the soil; dairying; the production, cultivation, growing and harvesting of any agricultural, aquacultural, floricultural or horticultural commodities; the growing and harvesting of forest products upon forest land; the raising of livestock including horses and the keeping of horses as a commercial enterprise; the keeping and raising of poultry, swine, cattle and other domesticated animals used for food purposes; the raising of bees, the raising of fur-bearing animals.

“A Farmer” is hereby defined as one engaged in agriculture or farming as herein defined, or on a farm as an incident to or in conjunction with such farming operations, including preparations for market, delivery to storage or to market or to carriers for transportation to market.

The Charlemont Agricultural Commission seeks to both secure as well as enhance and invite Agriculture in our town.

Passed Unanimously

Article 27: Charlemont Rec tax law

To authorize the Selectboard to petition the General Court for a special act in the form below, providing that the Town may assess a tax on commercial recreational activities; provided, however, that the General Court may make clerical or editorial changes of form only to the bill, unless the Selectboard approve amendments to the bill before enactment by the General Court; and provided further that the Selectboard is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition, or take any other action relative thereto;

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

SECTION 1. (a) Notwithstanding any general or special law to the contrary, the town of Charlemont may impose a recreation tax on the fee for service for guided and unguided commercial recreational activities within the town in the amount of three percent of the ticket price. Such tax shall be in addition to the amount of any sales tax imposed pursuant to chapter 64H of the General Laws. Upon each sale of a commercial recreational service under this act, the amount of tax collected by the vendor from the purchaser shall be stated and charged separately from the sales price and shown separately on any record thereof at the time the sale is made or on any evidence of sale issued or used by the vendor. The vendor shall pay the recreation tax imposed under this section to the commissioner of revenue at the same time and in the same manner as the sales tax due to the commonwealth.

(b) All sums received pursuant to this act shall be paid quarterly to the treasurer of the town of Charlemont by the state treasurer, upon certification of the commissioner of revenue.

SECTION 2. This act shall be submitted for acceptance to the qualified voters of the town of Charlemont at the next regular municipal election in substantially the form of the following question:

"Shall an act passed by the general court in the year authorizing the town of Charlemont to establish a tax on commercial recreation services, be accepted?"

Town counsel shall prepare a fair and concise summary of the act, which shall appear below the ballot question. If a majority of the votes cast in answer to the question are in the affirmative, section 1 shall take effect, but not otherwise.

Passed Unanimously

Article 28: FRCOG Council Changes

To see if the Town will vote on the following question:

Shall the following Charter amendments which were proposed by a two-thirds majority of the weighted vote of the full membership of the FRCOG Council and a majority vote of the Executive Committee be enacted?

FRANKLIN REGIONAL COUNCIL OF GOVERNMENTS CHARTER

Adopted by the following towns: Ashfield, Bernardston, Buckland, Charlemont, Colrain, Conway, Deerfield, Erving, Gill, Greenfield, Hawley, Heath, Leverett, Leyden, Monroe, Montague, New Salem, Northfield, Orange, Rowe, Shelburne, Shutesbury, Sunderland, Warwick, Wendell, Whately

Effective July 1, 1997

2025 Proposed Amendment to this Charter appear HIGHLIGHTED or in RED with explanations of the changes noted in FOOTNOTES at the end.

FRANKLIN REGIONAL COUNCIL OF GOVERNMENTS CHARTER

Preamble. We, the people of Franklin County, in order to serve the interests of the citizens of our region, do hereby affirm that the 26 ~~towns municipalities~~ in Franklin County have vital common concerns that transcend our individual borders and that the ability of our towns to address important public issues often depends on our local governments acting together. We therefore establish for ourselves and for our communities the means to effectively serve our ~~towns municipalities~~ and to deal with regional issues ~~which that~~ transcend the ~~existing boundaries political borders~~ of ~~town local~~ governments, and do hereby adopt this home rule Charter for the Franklin Regional Council of Governments pursuant to its enabling act 151 Acts 1996 sec 567 as amended.

ARTICLE 1 DEFINITIONS

The following words as used in this Charter shall have the following meanings:

- (a) Charter - The word "Charter" shall mean this Charter and any amendments to it which may hereafter be adopted.
- (b) County - The word "County" shall mean the geographic boundary of the County of Franklin.
- (c) Council - The representative body of the Franklin Regional Council of Governments
- (d) Council Agency - The words "Council agency" shall mean any board, commission, executive or representative body, committee or any department, division, or office of the Franklin Regional Council of Governments.
- (e) Days - The word "days" shall refer to business days, not including Saturdays, Sundays and legal holidays when the time set is less than seven days; when the time set is seven days or more, every day shall be counted, unless the last day is a Sunday or a holiday.
- (f) FRCOG - The acronym "FRCOG" shall mean the Franklin Regional Council of Governments.
- (g) Laws of the Commonwealth/ MGL - The official Laws of the Commonwealth of Massachusetts and the Constitution of the Commonwealth of Massachusetts, including all amendments adopted with respect thereto.
- (h) Majority Vote - The words "majority vote" shall mean a majority of the members present and voting, provided a quorum is present when the vote is taken, unless a higher number is required by law or bylaw.
- (i) Voters - The word "voters" shall mean persons who are registered to vote in any ~~town municipality~~.
- (j) FRPAB - The acronym "FRPAB" shall mean the Franklin Regional Planning ~~Advisory~~ Board.

- (k) Enabling Act - Section 567 of Chapter 151 of the 1996 Acts of the General Court of Massachusetts, as may be amended.
- (l) **Select Board – Select Board shall refer to the body of municipal chief elected officials known interchangeably as Select Board, Board of Selectmen and other iterations.**
- (m) **Chief Administrative Official – Town Administrator, Assistant Town Administrator, Town Coordinator, Town Manager or any other title used to refer to the lead position in a municipality that directly serves a municipality’s chief elected official(s).**
- (n) **Municipal Finance Official – municipal financial roles that include Collector, Treasurer, Accountant and/or Finance Committee member.**

ARTICLE 2 POWERS OF THE **FRANKLIN** REGIONAL COUNCIL OF GOVERNMENTS

SECTION 2.1 Incorporation

The Franklin Regional Council of Governments (**FRCOG**), within the corporate limits established by law, shall continue to be a body politic and corporate for the purposes of suits, of buying and holding, for FRCOG uses, personal property and real property, and of contracting and doing other necessary acts relative to its property and affairs.

SECTION 2.2 Powers of the FRCOG

2.2.1 The intent of this Charter **is** to obtain for the FRCOG all of the powers it is now possible or may be possible for a council of governments to have, and to hold and to exercise such powers and such policies under the

Constitution and Laws of the Commonwealth as fully and as completely as if each such power were specifically and individually enumerated in this Charter.

2.2.2 It also is the intent of this Charter to encourage a continuing review of the functions performed by the **Franklin Regional Council of Governments FRCOG** and enable it to perform any duty mandated to it in the most efficient manner possible, and without regard to the organizational, structural, or personnel provisions contained in any prior laws.

2.2.3 Nothing in this Charter shall be construed to impair, diminish, or infringe on the powers or duties of cities and towns under the Laws of the Commonwealth. The member **towns-municipalities** of **Franklin Regional Council of Governments FRCOG** are and shall remain the broad repository of local police power in terms of their right and power to legislate for the general health, safety, and welfare of their residents.

2.2.4 The FRCOG shall exercise all prerogatives and responsibilities enumerated for it by 151 Acts 96 section 567 as amended including such other powers as enumerated below without limitation:

- (a) The power to adopt, amend and repeal bylaws related to operations of the FRCOG.
- (b) The power to organize and regulate the internal affairs of the **Council of Governments FRCOG**; to create, alter, and abolish departments, offices, positions, and employment and to define functions, powers and duties thereof; to establish qualifications for persons holding offices, positions and employment, subject to the requirements of state law and this Charter; and provide for the manner of their appointment and removal and for their term and compensation.
- (c) The power of eminent domain only with respect to **former** County roadways under MGL Chaps. 81-88.
- (d) The power to construct, acquire, operate and maintain public improvements, capital projects, personal property and real property or other enterprises for any public purpose, subject to Laws of the Commonwealth.

(e) The power to have a corporate seal; to sue and be sued; to contract and be contracted with; to buy, sell, lease, hold and dispose of real and personal property; to appropriate and expend funds for ~~Council of Governments~~ FRCOG purposes, to retain trust funds of the former County of Franklin.

(f) The power to contract with or enter into agreements with any other entity or governmental unit and to provide jointly or for the other, or in cooperation with other entities, any service, activity, or undertaking which such entity or governmental unit is authorized by law to perform. Notwithstanding any other provision of law, municipalities entering into joint service agreements with FRCOG may do so upon authorization of the chief elected official or executive officer of the municipality.

(g) The power to establish membership assessments and service charges independent of the limitations of MGL chapter 59, commonly referred to as Proposition 2 1/2

(h) ~~The power, notwithstanding any special or general law to the contrary, to assess the Franklin County Retirement System for the services of the director of finance in administering the retirement system.~~¹

(~~hi~~) The powers of municipalities with respect to creating special fund accounts for the purpose of providing any service authorized by this charter. Such funds may include, but are not limited to, those authorized by MGL chapter 44, sections 53A (grant and gifts for municipal purposes), 53C (off-duty work details), 53D (recreation and park self-supporting service revolving funds), 53E (offset receipts), 53E ½ (departmental revolving), 53F (compensating balance agreements), 53F ½ (enterprise funds), 53G (special consultants), or any other special funds powers now or later enacted for municipalities. Adoption of such instruments by the Council shall require the same procedures of the executive and representative bodies of the FRCOG as may be required of the executive and legislative bodies of municipalities. The FRCOG shall be subject to any procurement regulations which apply to municipalities.

(~~ij~~) The powers of regional planning agencies and economic development areas as previously conferred upon the County of Franklin under Chapter 425 Acts 1963 as amended, MGL chapter 40B secs. 5, 5A, 5B ~~and 14~~ and as enumerated by 151 Acts 1996 sec. 567 as amended.

(~~jk~~) The power, notwithstanding any general or special law to the contrary, to retain all powers and authorities of the former County executive and legislative bodies necessary for the execution of any responsibility transferred to the ~~Council of Governments~~ FRCOG by 151 Acts 96 Sec. 567. Any responsibility of the former County of Franklin for which the Commonwealth has no explicit jurisdiction, shall be retained by the FRCOG and its successor offices, including but not limited to, appointment authority of the executive to other corporate bodies.

(~~kl~~) The powers of Massachusetts municipalities, special districts and authorities not specifically limited by this charter or its enabling act may be granted to the FRCOG by the bylaw approval process set forth by this charter.

(~~lm~~) The powers of Select ~~Boards men~~ under MGL chap. 41 sec. 52 and 56 approval of bills and warrants, the powers of the former County of Franklin under MGL chaps. 81-88 (county roads), ~~and~~ 32B (health insurance) ~~and 140 (dogs and other animals).~~²

(~~mn~~) The power to incur operating debt in anticipation of revenue up to one half of the most recent year's audited total revenues.

ARTICLE 3 LEGISLATIVE BODY: THE COUNCIL

SECTION 3.1 Structure

3.1.1 Composition ~~and Eligibility~~: The Council shall be comprised of one representative from each member town appointed by the Board of Selectmen or Chief Executive. ~~The representative shall be a Select Board member, the Chief Administrative~~

~~Official or a Municipal Finance Official from each Member Town, and the Mayor or designee from each Member City. Alternates may be provided for by Bylaw. The Franklin Regional Planning Advisory Board (FRPAB) shall elect or appoint one of its members to the Council. Representatives shall not be an employee of the FRCOG.~~

3.1.2 Term and Vacancies: Appointments shall be for the duration of a fiscal year. Procedures for notice of appointments to the FRCOG shall be outlined by bylaw. ~~For the purpose of forming the initial council, appointments shall be made by the member towns and FRPB within 30 days of the adoption of this charter.~~³ Vacancies shall be defined by bylaw and filled within 30 days by the appointing authority.

~~3.1.3 Eligibility: Representatives shall be residents and registered voters of the towns from which they are appointed. The FRPB representative shall be a resident of Franklin County or other member town. Representatives shall not be an employee of the Council.~~⁴

3.1.~~3~~⁴ Compensation and Benefits: Representatives shall not be eligible for salary or any personnel benefits.

3.1.~~4~~⁵ Organization: ~~In the month immediately following the approval of this Charter by 14 member towns, but not sooner than July 1, 1997, the first organizational meeting of the Council shall be held.~~⁵—The Council shall meet at least quarterly, and shall elect a Chair, Vice-Chair and Secretary at its annual organizational meeting, which shall be its first meeting following July 1 of each year.

3.1.~~5~~⁶ Voting: Each representative shall have one equal vote on all non-appropriations matters. On appropriations questions, each member municipality representative shall cast a weighted vote pursuant to their proportional share of the total member assessment outlined in Article 7 of this charter except that the ~~FRPB representative shall hold a vote of 1% creating a total possible vote of 101%. Regionally Elected members shall have a weighted vote of 1% creating a total possible vote of 102%.~~⁶

3.1.~~6~~⁷ Quorum: ~~All Council meetings require a simple majority. Any meeting that requires a financial vote requires both a simple majority and a financial majority of the Council. Not less than 50 percent of the total weighted or equal vote of the Council as applicable to the actions to be taken.~~

SECTION 3.2 Powers and Duties

3.2.1 Powers and Duties in General: Except as is otherwise provided by the Laws of the Commonwealth, all legislative powers of the FRCOG shall be vested in the Council which shall exercise its powers consistent with the Laws of the Commonwealth and this Charter.

3.2.2 Specific Powers of the Council:

By a simple majority of the weighted or equal vote present as applicable:

- (a) The power to pass whatever measures are deemed necessary and proper for the operation of the Council in accordance with the Laws of the Commonwealth.
- (b) The power to approve the Council annual operating budget and appropriate funds as required by the budget.
- (c) The power to conduct inquiries and investigations.
- (d) The power to pass resolutions and organization bylaws.
- (e) The power to establish internal rules of operation.
- (f) The power to establish standing committees as deemed necessary to carry out its duties.

By a two-thirds majority of the weighted or equal vote present as applicable:

- (a) The power to authorize the Council to enter into indebtedness for capital and real property acquisitions.
- (b) The power to recall a vote of the Executive Committee, procedures to be outlined by bylaw.
- (c) The power to approve acquisition and disposal of real property or significant capital assets, including. (d) The power to override Executive Committee rejection of amendments to organizational bylaws.

ARTICLE 4 EXECUTIVE BODY: THE EXECUTIVE COMMITTEE

SECTION 4-1 Structure

4.1.1 Composition: The executive powers of the ~~Franklin Regional Council of Governments FRCOG~~ shall be exercised by an Executive Committee which shall consist of five members, ~~no two of which shall be from the same Member town.~~⁷ Two nonpartisan members, who may not reside in the same municipality, shall be elected at the state biennial election, two shall be elected or appointed by the Council and one shall be elected or appointed by the Franklin Regional Planning ~~Advisory~~ Board. ~~No more than two members of the Executive Committee may reside in or represent the same town.~~

4.1.2 Term and Vacancies: The terms of Council and FRPAB members on the ~~E~~xecutive ~~C~~ommittee shall be for the duration of a fiscal year. Procedures for notice of appointment or election to the ~~E~~xecutive ~~C~~ommittee shall be outlined by bylaw. Vacancies shall be defined by bylaw and filled within 30 days by the appropriate board. ~~If a Council-appointed or FRPAB-appointed Executive Committee member has an unexcused absence for three consecutive meetings, the Executive Committee may request that the Council or FRPAB make a different appointment to the Executive Committee.~~ The two members chosen by the voters in the member towns at the biennial election shall serve four-year terms. ~~In the event of a vacancy of a regionally elected member to the Executive Committee, the Executive Committee shall identify and secure concurrence of the Council of an individual that resides in Franklin County to serve for the duration of the term of the vacated member or until the next bi-annual election, whichever comes first. If, at the bi-annual election the vacated position is not due for reelection, the position will be refilled by election only for the duration of the vacated term. (regional or districts by size or subregion). If a person from the same town as another candidate appears to be chosen, the person with the higher number of votes shall be declared elected. If a person residing in the same town as a still-sitting member of the committee resides, he shall not be declared elected. In such a case the person with the next highest number of votes, who lives in another town, shall be declared elected. Definition and procedures for filling vacancies shall be outlined by the bylaws.~~

4.1.3 Eligibility: Executive Committee members shall be residents and registered voters of member ~~towns municipalities~~. The FRPAB member shall be a resident ~~or employee~~ of a Franklin County ~~municipality~~ or other member ~~town municipality~~. Executive Committee members shall not be employees of the Council.

4.1.4 Compensation and benefits: The Council may establish an annual ~~salary stipend~~ for the ~~members of the~~ Executive Committee. ~~Other personnel benefits shall be granted as required by law. Executive Committee members are ineligible to receive FRCOG employee benefits.~~

4.1.5 Organization: ~~Within 30 days of the first meeting of the Council, the first meeting of the Executive Committee shall be held.~~ The Executive Committee shall meet ~~at least monthly regularly~~ and shall elect a Chair, Vice- Chair and Secretary at its annual organizational meeting, which shall be established by bylaw.

4.1.6 Voting: Each member shall have one equal vote on all matters.

4.1.7 Quorum: The Executive Committee shall conduct ~~all of~~ their official business with at least three members present, ~~provided proper notice has been given to all five members.~~ A ~~majority~~ vote of ~~the three~~ members of the Executive Committee ~~present and voting~~ shall be sufficient to exercise any power residing in the Executive Committee.

SECTION 4.2 Powers and Duties

4.2.1 Powers and Duties in General: The executive powers of the Council shall be vested solely in the Executive Committee and may be exercised either directly by the Executive Committee, or through the Executive Director as set forth in Article 5 of this Charter. The Executive Committee shall cause this Charter and the bylaws and orders for the administration of the FRCOG to be enforced. The Executive Committee shall exercise general supervision and direction over the FRCOG. Each FRCOG committee, employee, or agent shall furnish any documents or information, or shall appear before the Executive Committee as it may request.

4.2.2 Specific Powers of the Executive Committee:

- (a) The power to supervise the collection, disbursement, and deposit of all FRCOG funds.
- (b) The power to exercise all administrative and executive powers of the FRCOG by majority vote. (c) The power to prepare and submit an annual operating and a capital outlay budget to the Council for its consideration and adoption, and supervise and administer the budget adopted by the Council (d) The power to supervise the care and custody of all FRCOG property, institutions, and agencies.
- (e) The power to exercise the powers of eminent domain as permitted by law.
- (f) The power to identify emergency situations and call emergency meetings of the Council with 72 hours notice.
- (g) The power to call meetings of the Council with two weeks notice, subject to the bylaws of the Council. (h) The power to sign all deeds, contracts, bonds or other instruments ~~requiring the consent of the County Commissioners.~~⁸
- (i) The power to inquire at any time into the conduct of office or performance of duty of any ~~County officer-FRCOG employee, or county town meeting member.~~
- (j) The power to establish internal rules of operation and review FRCOG bylaws submitted by the Council.
- (k) The power to make appointments to others public and private bodies as required by law or request.
- (l) ~~The power to act as governing body and to represent the FRCOG or the region, as required by state and federal grants or programs, and the power to assign this responsibility to another FRCOG Board or Committee. (ml)~~ Such other powers as may be granted by the Laws of the Commonwealth.

4.2.3 Delegation and Appointments by the Executive Committee

- (a) Delegation of Authority - The Executive Committee may delegate to any subordinate officer or employee of the FRCOG the exercise of any power, function or duty assigned it by this Charter. All acts performed under such delegation shall be deemed to be the acts of the Executive Committee.
- (b) Appointments - The Executive Committee ~~shall may~~ appoint and in appropriate circumstances may remove, subject to the provisions of any applicable collective bargaining agreements, contracts, adopted personnel codes and Laws of the Commonwealth, any FRCOG employee.

ARTICLE 5 ADMINISTRATIVE ORGANIZATION

SECTION 5.1 Executive Director

Appointment, Qualification, Term of Office, Duties - The chief administrative officer of the FRCOG shall be an

Executive Director appointed by a majority vote of the Executive Committee to serve at their pleasure. The Executive Director shall be qualified by education, training and experience in public administration to perform the duties of the office, and shall exercise general day-to-day supervision and direction over all FRCOG activities. The Executive Director shall possess and exercise all the powers, rights and duties commonly associated with the office of chief administrative officer of a local governmental unit. Specific powers and duties of the Executive Director shall be further enumerated by bylaw.

~~SECTION 5.2 Director of Finance~~

~~The Director of Finance shall be appointed by the Executive Committee and report to the Executive Director. The Director of Finance shall be qualified by education, training and experience in finance and accounting to perform the duties of the office, and shall be responsible for overseeing financial operations of the FRCOG. The Director of Finance shall have all of the powers and duties enumerated by section 151A c. 96 sec 567, and such additional powers and duties as may be provided by general law or bylaw.~~

~~SECTION 5.3 Director of Planning and Development~~

~~The Director of Planning and Development shall be appointed by the Executive Committee and report to the Executive Director. The Director of Planning and Development shall be qualified by education, training and experience in planning to perform the duties of office and shall perform services in support of Article 8 of this Charter and such other duties as may be provided by general law or bylaw.~~⁹

ARTICLE 6 SEPARATION OF POWERS

SECTION 6.1 Separation of Powers

It is the intent of this Charter to give the Council general policy-making and investigative powers and to give the Executive Committee control over the administration of regional services provided for in this Charter. Members of the Council shall communicate with ~~Council of Governments~~FRCOG employees through the Executive Director in all matters concerning the administration of the Council of Governments and the provision of services, except as may be otherwise provided in this Charter. However, the Council may inquire into any act or problem of the ~~Council of Government~~ FRCOG's administration or require a report on any aspect of the organization at any time by written request to the Executive Committee.

ARTICLE 7 FINANCING AND MEMBERSHIP

SECTION 7.1 Membership Eligibility and Responsibilities

7.1.1 Eligibility: Membership in the ~~Franklin Regional Council of Governments~~ FRCOG is open to any ~~Franklin County~~ Massachusetts municipality which has secured an affirmative majority vote by its Legislative body accepting this Charter. ~~Municipalities outside of the geographic boundaries of Franklin County may request membership in the FRCOG provided that they have received a vote of concurrence from a financial majority of the FRCOG Council, withdraw from their designated Regional Planning Agency and join the FRCOG in accordance with the provisions of MGL chapter 40B, and have secured an affirmative majority vote of its Legislative Body accepting this Charter.~~

7.1.2 Members:

- (a) Any municipality that meets the criteria of section 7.1.1 ~~by July 1, 1998~~ will be deemed a Member.
- (b) Members will have representation on the Council in accordance with Article 3 of this Charter.
- (c) Members shall commit to membership in the FRCOG for no less than three years ~~effective July 1, 1998.~~

7.1.3 Other Members: Any other category of Members and related fee structures will be defined pursuant to the bylaws of the ~~Franklin Regional Council of Governments FRCOG~~.

7.1.4 Former Franklin County ~~Towns Municipalities~~ Responsibilities:

(a) Franklin County ~~Towns municipalities~~ that decide ~~not~~ to opt ~~in out~~ as Members of the FRCOG as of ~~July 1, 1998~~ shall continue to be responsible for their allocable share of all related retirement system costs, retiree health insurance, and any other ongoing fixed costs of the former County as approved by the Council.

(b) Payment for items under (a) shall be made pursuant to a schedule approved by the Council and submitted to each town affected by this section.

7.1.5 Member Assessments and Service Charges:

(a) Members will be assessed pursuant to the formula outlined in (b) below to fund that portion of the FRCOG general operating budget which is not offset by other revenues, including costs of the former County as noted in section 7.1.4(a). Service charges will be established pursuant to the Bylaws of the FRCOG. An annual FRCOG budget assessment shall be transmitted to each member by February 15 indicating the core assessment and service charges which comprise the total.

(b) Each member's core assessment shall reflect a 10% weight for its share of the total members' population and a 90% weight for its share of the total members' total equalized property valuation (EQV). Total equalized property valuation shall be the latest figure certified by the Massachusetts Department of Revenue and population shall be the latest completed decennial federal census.

Member's EQV X Total Core Assessment X .9 PLUS

Total Members' EQV

Member's Population X Total Core Assessment X .1 = Member Core Assessment Total Members' Population

(c) ~~Assessment invoices shall be issued by the FRCOG to Members~~ ~~Assessments shall be paid by Members~~ on a quarterly basis according to the following schedule: July 1, October 1, January 1, and April 1.

(d) If any payment of service charges or assessments is not made when required, the Director of Finance shall cause notice to be sent to the delinquent member. Ninety days delinquency in any such payments to which notice shall have been given to the member shall entitle the Executive Committee to suspend membership until the delinquency is satisfied.

7.1.6 Subscription to Bylaws of the ~~Franklin Regional Council of Governments-FRCOG~~: All members shall agree to be bound by the ~~Franklin Regional Council of Governments FRCOG~~ Charter and Bylaws, and all amendments thereto, as a condition of continued membership in the FRCOG.

7.1.7 Withdrawal from Membership in the ~~Franklin Regional Council of Governments FRCOG~~:

(a) After three years of membership, any Member may seek to withdraw from the ~~Franklin Regional Council of Governments FRCOG~~ by an affirmative majority vote at the annual meeting of its Legislative Body ~~and have withdrawn from the Regional Planning Agency in accordance with the provisions of MGL chapter 40B~~.

(b) In all cases, the terms of withdrawal will include provisions for payment of the Member's allocable share of planning and development costs related to programs which that municipality had accepted if such costs have been incurred but not financed at the time of withdrawal; and shall provide for payment for all of the municipality's share of the FRCOG budget for

the fiscal year following the vote to withdraw. The municipality shall also continue to be responsible for payments under 7.1.4.

(c) Procedures for withdrawal from Membership in the FRCOG shall be pursuant to the Bylaws of the FRCOG, but shall not supersede any provisions of this charter.

SECTION 7.2 Fiscal Procedures

7.2.1 Submission and Adoption of the Proposed Budget: The fiscal year of the FRCOG shall begin on July 1 and end on June 30. The Executive Director, operating within guidelines issued by the Executive Committee, shall by ~~December 1~~ **or about January 15** of each year, submit to the Council a proposed operating budget for the ensuing fiscal year with an accompanying budget message and supporting documents. The Executive Director shall also make available a proposed budget summary for public review. The Council shall adopt a proposed budget for the ensuing fiscal year not later than February 15. ~~Should town meeting actions require revisions in the budget for the ensuing year, the Council shall take final action on a budget not later than June 1.~~ ¹⁰

7.2.2 Actual and Estimated Income and Expenditures - The proposed operating budget shall provide a comprehensive financial plan of all FRCOG funds and activities. The budget shall show actual and estimated income and expenditures for the previous, current, and ensuing fiscal year and shall include proposed expenditures for current operations and proposed revenue sources; proposed capital expenditures and the proposed methods of financing capital expenditures; and estimated surplus revenue and ~~free cash undesignated fund balance~~ at the end of the current fiscal year, including estimated balances in any special accounts. The budget shall include a capital improvement program as appropriate. A cost allocation plan shall identify all costs and appropriations directly or proportionately attributable to each appropriated function. The budget shall in all events be a balanced budget.

ARTICLE 8 REGIONAL PLANNING AGENCY

SECTION 8.1 Purpose, Responsibilities and Powers of the Regional Planning Agency

~~As stated by the Franklin Council of Governments enabling act, 151 Acts 96 Section 567, as amended, any and all regional planning activities or functions established pursuant to the provisions of Chapter 425 of the Acts of 1963 (the Act which establishes the Franklin County Commissioners as the Regional Planning Agency for Franklin County), as amended, and Sections 1 through 8 of Chapter 40B of the Laws of the Commonwealth (the Act which defines the actions of the Regional Planning Agency), or any subsequent provisions of the Laws of the~~

~~Commonwealth with respect to regional planning, shall be the responsibility of the Franklin Regional Council of Governments under this Charter and subject to its provisions. The FRCOG shall be the Regional Planning Agency for the municipalities within the boundaries of the Franklin County, known as the "regional planning district", and may change such boundaries pursuant to general law or the provisions of this charter. The FRCOG may assume additional regional planning responsibilities granted by any subsequent provisions of state or federal legislation or regulations.~~

~~The purpose and objective of the Regional Planning Agency shall be to understand the resources problems and needs of Franklin County in the areas of climate resiliency, economic development, housing and land use, natural resources, transportation and infrastructure and other related planning disciplines, and to make recommendations for the betterment of the region, its people and its municipalities.~~

SECTION 8.2 Franklin Regional Planning Advisory Board - Purpose, Composition, and Responsibilities

8.2.1 Purpose: The Franklin Regional Planning Advisory Board shall consult with and advise the Council of Governments Executive Committee and Council on issues related to planning, advise and review RPA projects and programming and shall make recommendations as appropriate.

8.2.2 Composition: The Franklin Regional Planning Advisory Board shall include regional and geographic representation of the county and subject matter experts of the Regional Planning Agency focus areas, as enumerated in the Franklin Regional Planning Advisory Board Operating Procedures. Appointments shall be approved by the Executive Committee, generally at the July annual meeting. Changes to the Operating Procedures regarding composition of the FRPAB require FRCOG Executive Committee approval. The Franklin Regional Planning Advisory Board shall have voting representation on the Council and Executive Committee of the Franklin Regional Council of Governments.

8.2.3 Responsibilities: The Franklin Regional Planning Advisory Board shall work with staff, the FRCOG Executive Committee and Council to monitor and advise on planning issues and policies that will impact Franklin County and its municipalities. The Franklin Regional Planning Advisory Board may establish technical advisory subcommittees as may be needed to assist the Executive Committee, Council and/or planning staff of the Franklin Regional Council of Governments in their duties and functions.

~~SECTION 8.1 Purpose, Responsibilities and Powers~~¹¹

~~As stated by the Franklin Council of Governments enabling act, 151 Acts 96 Section 567, as amended, any and all regional planning activities or functions established pursuant to the provisions of Chapter 425 of the Acts of 1963 (the Act which establishes the Franklin County Commissioners as the Regional Planning Agency for Franklin County), as amended, and Sections 5, 5A, 5B, and 14 of Chapter 40B of the Laws of the Commonwealth (the Act which defines the actions of the Regional Planning Agency), or any subsequent provisions of the Laws of the Commonwealth with respect to regional planning, shall be the responsibility of the Franklin Regional Council of Governments under this Charter and subject to its provisions. The FRCOG shall be the Regional Planning Agency for the municipalities within the boundaries of the Franklin County, known as the "regional planning district", and may change such boundaries~~

~~pursuant to general law or the provisions of this charter. The FRCOG may assume additional regional planning responsibilities granted by any subsequent provisions of state or federal legislation or regulations.~~

~~The Franklin Regional Council of Governments shall be comprised of three bodies: The Executive Committee, acting as the executive body, the Council, acting as the representative body, and the Franklin Regional Planning Board, acting as the advisory body on regional planning issues and policies. The Executive Committee, the Council, and the Franklin Regional Planning Board shall jointly have and may exercise any and all authority for regional planning as may be authorized by current and future federal and state laws. The Executive Committee, in consultation with and based upon the recommendations of the Franklin Regional Planning Board, shall be responsible for establishing policies to guide all regional planning and development activities of the region. The Franklin Regional Council of Governments as the Regional Planning Agency shall be staffed with a Director of Planning & Development, with appropriate planning qualifications, and other staff as grant or other funding permits. The purpose and objectives of the FRCOG as the Regional Planning Agency are to balance economic development with the protection of natural and cultural resources which are the foundation of the region's rural character and heritage and to advocate at the state and federal level to ensure that programs, policies and funding are responsive to issues impacting the region.~~

~~SECTION 8.2 Franklin Regional Planning Board—Purpose, Composition, Responsibilities and Powers~~

~~8.2.1 Purpose: The purpose and objective of the Franklin Regional Planning Board ("FRPB") shall be to promote, with the greatest efficiency, sustainable economic development in the Franklin Regional Council of Governments region and to protect public health, safety and welfare and the natural and cultural resources of the FRCOG (the "Regional Planning District").~~

~~8.2.2 Composition: The Franklin Regional Planning Board shall consist of the following members:~~

~~(a) the Executive Committee (the Executive Body of the Franklin Regional Council of Governments);~~

~~(b) the Chair of the Board of Selectmen of each town or the Board of Selectmen's designee, who may be someone other than a member of the Board of Selectmen;~~

~~(c) the Chair of the Planning Board of each town or a member of that town's Planning Board; and~~

~~(d) up to eighteen (18) persons residing within the Regional Planning District, as "Members At Large" for the purpose of providing additional advice and guidance to the FRPB, with said persons broadly representative of business, labor, professional and social organizations, or interested in natural, cultural, historic and economic resources and other significant interests within the Regional Planning District. Such Members At Large shall be elected by the Franklin Regional Planning Board in accordance with its by-laws.~~

~~8.2.3 Term of Office: Each representative shall serve a term of three years. In the case of vacancies, new appointments shall be made in accordance with the provisions of the Franklin Regional Planning Board by-laws.~~

~~8.2.4 Voting Powers: Each Franklin Regional Planning Board member shall have one equal vote.~~

~~8.2.5 Quorum: Not less than 15 percent of the full Franklin Regional Planning Board membership shall constitute a quorum.~~

~~8.2.6 Organization: The Franklin Regional Planning Board shall establish by-laws for its proceedings and organization. The Franklin Regional Planning Board may establish such technical advisory subcommittees as may be needed to assist the planning staff of the Franklin Regional Council of Governments and the FRPB in their duties and functions. The Franklin Regional Planning Board shall have voting representation on the Council and Executive Committee of the Franklin Council of Governments.~~

~~SECTION 8.3 Responsibilities and Functions~~

~~8.3.1 General Powers: The Franklin Regional Planning Board shall consult with and make recommendations to the Franklin Regional Council of Governments executive and legislative bodies concerning the objectives, policies, programs, budget, administration or other items necessary for the preparation and implementation of studies, plans and proposals in furtherance of the purposes set forth above and as provided in the Franklin Council of Governments Legislation, 151 Acts 96 Section 567, as amended, in Chapter 425 of the Acts of 1963, as amended, which establishes the Franklin County Commissioners as the Regional Planning Agency for the County and as provided in Sections 5, 5A, 5B, and 14 of Chapter 40B of the Laws of the Commonwealth, which defines the actions of a Regional Planning Agency, and as may be further provided by amendment or by any other subsequent provisions of state or federal law or regulations.~~

~~8.3.2 Specific Powers:~~

~~(a) Economic Development: As authorized pursuant to Title IV, Part B of the Public Works and Economic Development Act of 1965, enacted by the United States Congress as Public Law 89-136, or current equivalent as amended, the Franklin Regional Planning Board shall oversee the development of and approve the Overall Economic Development Program (OEDP) for the Franklin Regional Council of Governments Regional Planning District and assist with other economic development activities in support of the OEDP.~~

~~(b) Transportation: As authorized by the Federal Highway Act of 1962 or current equivalent as amended, and the Massachusetts Executive Office of Transportation and Construction, the Franklin Council of Governments region is considered a metropolitan planning area. As such, its Metropolitan Planning Organization (MPO) is responsible for the planning and programming of financial resources for a multi-modal transportation system for the FRCOG region. The MPO~~

~~is made up of the Secretary of Transportation, the Commissioner of the Massachusetts Highway Department, the Chairman of the Franklin Regional Transit Authority, the Chairman of the Greenfield-Montague Transportation Area, and the Chair of the Franklin Regional Council of Governments Executive Committee. As authorized by Section 134 of the Federal Highway Act of 1962 or current equivalent as amended, the Franklin County Planning Board and its successor, the Franklin Regional Planning Board is authorized to act as the Joint Transportation Planning Committee (hereinafter referred to as the JTPC). The Executive Committee Chair shall receive recommendations from the Franklin Regional Planning Board in its capacity as Joint Transportation Planning Committee (JTPC). As the JTPC, the Franklin Regional Planning Board shall ensure that the transportation planning process in the FRCOG region is comprehensive, continuing and cooperative (3C) and shall have responsibility for approving the Unified Work Program and Transportation Improvement Program for the region.~~

~~8.3.3 Future Changes in Structure, Responsibilities and Functions: Any recommended changes in the structure, responsibilities or functions of the Franklin Regional Planning Board shall be made pursuant to the amendment or bylaw process outlined by this charter.~~

ARTICLE 9 GENERAL PROVISIONS

SECTION 9.1 Specific Provisions to Prevail

To the extent that any specific provision of this Charter conflicts with any provision expressed in general terms, the specific provision shall prevail. The enumeration of specific powers, however, shall not limit the intent of any general powers or responsibilities of the FRCOG or any office or board formed under this charter.

SECTION 9.2 Charter Amendment Procedures

The Council may, by a two-thirds majority of the weighted vote of its full membership, and a majority vote of the Executive Committee, submit proposed amendments to this Charter to the voters of member ~~towns municipalities~~. Amendments shall be adopted by a ~~two-thirds simple~~ majority vote in a two-thirds majority of member ~~towns municipalities~~. The warrant articles used when voting on a Charter amendment shall contain a question in substantially the following form: "Shall the following Charter amendment which was proposed by a two-thirds majority of the weighted vote of the full membership of the FRCOG Council and a majority vote of the Executive Committee ~~be~~ enacted?"

SECTION 9.3 Enabling Act Amendment Procedures

The Executive Committee may, by a two-thirds majority vote of the full Council membership, and with the majority vote of the Executive Committee, file a petition with the state legislature to amend the enabling act 151 Acts 96, sec567.

SECTION 9.4 Bylaw Adoption Procedures

Bylaws adopted by the Council by majority vote shall be presented to the Executive Committee for review. A majority vote of the Executive Committee shall be required for adoption. If the Executive Committee fails to take action on any bylaw within 21 days, the bylaw shall become effective. If the Executive Committee disapprove of any bylaw, they shall return the bylaw to the Secretary Council within 10 days with the specific reasons for the disapproval, in writing. If the Council does not override the disapproval of the Executive Committee by a two-thirds majority within ~~30~~ 60 days, the bylaw shall be rejected and may not be proposed again for one calendar year.

ARTICLE 10 TRANSITIONAL PROVISIONS

SECTION 10.1 Effective Date

This Charter shall become fully effective on the first business day following an affirmative vote by 14 towns of the former County of Franklin, but not sooner than July 1, 1997.

~~SECTION 10.2 Continuation of Personnel~~¹²

~~All former County personnel not transferred to the Commonwealth shall continue to perform their duties as employees of the Franklin Regional Council of Governments, subject to appropriation.~~

~~SECTION 10.3 Transition of Representative Body~~

~~The membership of the County Advisory Board of Franklin County shall remain the representative body through June 30, 1997 and continue as necessary under the enabling act as the Regional Advisory Board until such time as this Charter is adopted pursuant to the provisions above or June 30, 1998.~~

~~SECTION 10.4 Transition of Executive Body~~

~~The Franklin County Commissioners shall remain the executive body through June 30, 1997 and continue as necessary under the enabling act as the Franklin Council of Governments Committee until such time as this Charter is adopted or June 30, 1998. If the charter is adopted, the sitting Franklin County Commissioners shall constitute the regionally elected members of the executive committee until their term expires. Once the charter is adopted the three sitting County Commissioners of the former County of Franklin shall elect among themselves two members to fill the regionally elected positions until such positions are filled through the state biennial election or town election process outlined in Article 4.1.2 of this charter. Should the Commissioners fail to elect two of their number, the Council shall, at their first meeting, elect two of the sitting Commissioners. In the event that less than two of the sitting Franklin County Commissioners are ready, willing and able to accept a position on the Executive Committee, or if a vacancy occurs prior to the first election, the Council shall elect a Franklin County resident to fill such position(s), except that such individual shall not already be a member of the Council.~~

~~SECTION 10.5 Default in Event of Charter Vote Failure~~

~~In the event this charter is not adopted by a majority of voters in a majority of Franklin County towns by May 31, 1998, the former County Commissioners and County Advisory Board shall by June 15, 1998 adopt a plan for implementation effective July 1, 1998, which shall enumerate 1) any retirement liabilities of the former County, exclusive of those liabilities transferred to the Commonwealth, to be allocated among the towns of the former County; 2) any other fixed costs of the former county to be allocated among the towns of the former Franklin County according to the former county assessment formula; 3) a budget for a Franklin Regional Planning Commission (FRPC) to be assessed upon the towns for fiscal 1999 only, pending acceptance of membership in the FRPC by each municipality of the former Franklin County pursuant to MGL Chapter 40B sec 2A prior to June 30, 1999; 4) the transfer of all powers of the former Franklin County, such as those enumerated in Article 2 of this charter, to specific agencies of the Commonwealth, except those powers of the regional planning commission. The FRPC established by default of this charter shall be overseen by the former Franklin County Planning Board. Votes of acceptance of the FRPC shall be required as under MGL 40B to establish the FRPC as a 40B planning commission, and shall operate pursuant to all 40B requirements after July 1, 1999.~~

SECTION 10.26 Legislative Authorization of Certain Provisions

The Council shall immediately seek legislative amendment of the enabling act for any power granted to the Franklin Regional Council of Governments by this Charter but requiring further legislative approval.

Footnotes:

1 Reason: The Franklin County Retirement System transitioned to a regional retirement system, which eliminated the mandated role of the "county treasurer" as chair of the board.

2 Reason: The FRCOG has never been asked to handle a dog complaint and Dog Owners have recourse in District Court if the issue cannot be resolved locally (MGL Chapter 140, section 157 allows dog owners to appeal a ruling of the Select Board to district court).

3 Reason: Removing references to initial formation of the FRCOG that are no longer necessary.

4 Reason: Combined remaining relevant sections with 3.1.1 Composition.

5 Reason: Removing references to initial formation of the FRCOG that are no longer necessary.

6 Reason: Illogical that the Regionally Elected members have no weighted vote and FRPB has any vote in fiscal matter.

7 Reason: Moved this statement from total composition of the Executive Committee to the composition of the Regionally Elected members. This change ensures the original intent – to ensure no one town has inordinate power – but also allows more flexibility with Council and FRPB appointments.

8 Reason: vestige of initial transition.

9 Reason: The current organizational structure of the FRCOG includes two additional Director positions that do not require Executive Committee appointment. These other two positions should be added or all but Executive Director should be deleted. The decision was to delete this requirement for Directors of Finance and Planning so that any future organizational structure is not hampered by this section. (The FRCOG, as a matter of routine, creates diverse hiring committees for hiring and the requirement of including Ex Com members for upper management positions can be included in FRCOG Bylaws.)

10 Reason: Budget amendment procedures are clearly addressed in Council Bylaws and allow more flexibility than this sentence permits.

11 Reason: Section needed a full rewrite and simplification. Changed composition and structure and moving detail to the Board's Operating Procedure – unnecessary to be part of the Charter.

12 Reason: Removing references to initial formation of the FRCOG that are no longer necessary.

Moved to let Phoebe Walker speak about this Article. Accepted.

Valentine Reid raised concerns about the effects the changes would have on oversight.

Passed with a 2/3 Majority

Article 29: Petition for an update to the Charlemont Telecom By-Law, Charlemont, MA

To see if the town will vote to amend line item H. in the Personal Wireless Service Facility (PWSF) By-Law in section 2. "Conditions"

Line item H. currently reads:

Any new tower or mono-pole shall not be erected nearer to a property line than a distance equal to twice the vertical height of the structure, nor shall it be allowed nearer than 800 feet to any existing residential structure;

The amended line item H. would read:

H. Any new tower or mono-pole ***or so called "small cell" wireless installation*** shall not be erected nearer to a property line than a distance equal to twice the vertical height of the structure, nor shall it be allowed nearer than ***1500 feet to any residential structure in the Rural Residential districts. No new towers or mono-poles shall be allowed in the Village Center district. "Small Cell" wireless installations in the Village Center District shall be at least 500 feet apart, at least 350 feet from residential structures and at least 800 feet from any school.***

Background:

Studies have shown that placing wireless infrastructure close to residences decreases property values.¹²³

There is a long history of cell tower fires and collapses.⁴

¹ Koech Cheruiyot, Nosipho Mavundla, Mncedisi Siteleki, Ezekiel Lengaram (2024) Impact of proximity to cell phone tower

base stations on residential property prices in the City of Johannesburg, South Africa *International Journal of Housing Markets and Analysis, Volume 17 Issue 6.*

² Ermanno Affuso & J. Reid Cummings & Huubinh Le, 2018. "[Wireless Towers and Home Values: An Alternative Valuation Approach Using a Spatial Econometric Analysis](#)," *The Journal of Real Estate Finance and Economics*, Springer, vol. 56(4), pages 653-676, May.

³ Burgoyne Appraisal Company prepared a 2017 report "[Impact of Communication Towers and Equipment on Nearby Property Values](#)" stating that "In 32 years of experience as a Real Estate Appraiser specializing in detrimental conditions, takings, adverse impacts and right-of- way, I have found that aesthetics (or rather the adverse impact on aesthetics) of externalities routinely has the largest impact on property values. As a result, proximity to towers of all types (cell, wind turbine, and electric transmission) has an impact on property values. The same is true with all sorts of surface installations such as pump stations and communication equipment boxes. This would apply to new small cell and DAS equipment, although again, one would expect that the less intrusive the facility, the less significant the impact. Small cell and DAS installations can be unsightly, bulky, inconsistent, and even noisy."

⁴ <https://ehtrust.org/cell-tower-safety-risks-fires-and-collapse/>

In 2019, Shelburne voters adopted a 1500 foot setback for wireless installations of any kind and prohibited wireless infrastructure of any kind in their downtown commercial district in part in order to preserve the rural, appealing character of their village. They also chose a 3000 foot setback from schools. Given the amount of land available outside our Village Center District, there is plenty of space available for continued wireless deployments without putting the safety and property values of residents at risk. The Village Center District currently has coverage from the Verizon tower on Berkshire East. If the town was to choose to undertake a comprehensive evaluation of current wireless service and identify any gaps in coverage, for example, in the Village Center District, this amended line item H. would still allow for further deployments through carefully chosen placements along the Route 2 corridor that would make it less likely to decrease property values. Amending the by-law as specified above would give the Planning Board an additional tool for evaluating, negotiating and responding to future applications from wireless carriers. If Verizon, AT&T, etc. found any of these setbacks inconvenient, they would simply apply for a variance as they have been doing in most of their Franklin County applications for the last decade. Our current setback for 5G small cells is 0 feet, meaning there is little to stop carriers from placing an antenna just outside your window if your house happens to be close to the street.

Finally, for better or worse, due to satellite deployment the days of dropped calls are winding down. T-Mobile already has phone to satellite technology in place. Carriers continue to be motivated to place towers with the hopes of cutting into the home internet market which, in the case of Charlemont, would place our investment in municipally owned fiber at risk. Thank you for your consideration!

Town Counsel determined that Article 29 was out of order because it needs to go through the Town Zoning Bylaw process.

A motion was made to pass over Article 29. **Passed by Majority**

A motion was made to refer Article 29 to the Select Board for consideration. **Passed by Majority**

Business was concluded and the meeting was closed at 10:21pm

Respectfully Submitted
Thorne Palmer
Town Clerk



**Minutes for the
2025 SPECIAL TOWN MEETING
TOWN OF CHARLEMONT
COMMONWEALTH OF MASSACHUSETTS**

Tuesday, the Twenty-second day of July, AD 2025 at 6:00 p.m. in the **Hawlemont School gym** at 10 School Street in said Charlemont:

The Moderator, Bob Handsaker opened the meeting at 6:00pm.

The Town Clerk reported that the warrant for the July 22nd, 2025 special town meeting had been duly posted as required by law.

Article 1:

To see if the Town will vote to accept the Revised By-Laws as presented by the Town Clerk.

The Revised By-Law document was presented. After a brief discussion of the organizational process of the new document, Sarah Reynolds made the motion “to accept the bylaws as presented by the town clerk in this special town meeting.” It was seconded by Kim Blakeslee.

The Revised By-Laws were accepted with a unanimous vote.

Business being concluded the meeting was dissolved at 6:08pm.

Respectfully Submitted
Thorne Palmer
Town Clerk



**Minutes for the
2025 SPECIAL TOWN MEETING
TOWN OF CHARLEMONT
COMMONWEALTH OF MASSACHUSETTS**

Tuesday, the 9th day of December, AD 2025 at 6:00 p.m. in the **Hawlemont School gym** at 10 School Street in said Charlemont:

The Moderator, Bob Handsaker opened the meeting at 6:00pm and acknowledged the quorum.

The Town Clerk reported that the warrant for the December 9th, 2025 special town meeting had been duly posted as required by law.

Article 1:

To see if the Town will vote to raise and appropriate, borrow, or transfer from available funds, the sum of \$200,830.00 for the purpose of improving and renovating land known as The Tennis Court located at School Street in Charlemont, for park and active recreation purposes, and to meet said appropriation the Treasurer, with the approval of the Select Board, is authorized to borrow the sum of \$100,000.00 pursuant to MGL Chapter 44, Section 7(1) or any other enabling authority, and further to transfer the amount of \$100,830.00 from the Town's Recreation Earmark funds, in anticipation of receiving a grant from the Massachusetts Executive Office of Energy and Environmental Affairs (EEA) Parkland Acquisitions and Renovations for Communities (PARC) program (300 CMR 5.0) in the amount of \$100,000.00; and further to dedicate said land to park, playground, and recreation purposes pursuant to MGL Chapter 45, Section 3; and to authorize the Select Board to apply for, accept, and expend said PARC grant funds, and to enter into all necessary agreements and execute all instruments and take any other actions required for the project, or act on anything relative thereto.

There was a brief discussion, and a motion was quickly made and seconded to accept the article as written.

Article 1 passed unanimously.

Business being concluded the meeting was dissolved at 6:07pm.

Respectfully Submitted

Thorne Palmer
Town Clerk

Charlemont Annual Town Election Results for June 3, 2025

Hawlemont Elementary School, 12:00pm to 7:00pm

Officer Galeas inspected the ballot box and found it empty with the counter set to zero. Polls opened at 12:00pm. The election officials working throughout the day were Vivian Connant, Linda Dupree, Kathryn Hallenbeck, Marian Noga, Claire Pearson, Linda Reynolds, Patty Stafford, and Mary Stafford. Polls closed at 7:00 pm. 136 votes were cast. The results are as follows:

Select Board

Wilder Sparks - 86
Jeffrey Neilsen - 33
Erwin Reynolds - 14
Blank - 3

Moderator

*Bob Handsaker - 46

**Charlemont School
Committee**

Anne Kaplan - 106
Blank - 29
*Betty Barrett - 1

**Mohawk Trail School
Committee**

Evie Locke - 104

Board of Health

*Scott Randall - 37
Blank - 87
*Charles Ricko - 1
*Lydia Brisson - 2
*Camille White - 1
*Andrea Santos - 1
*Norma Coli - 1

Blank - 79
*Charlotte Dewey - 2
*Andrea Santos - 1
*Jay Healy - 1
*Jeffrey Brisson - 2
*Valentine Reid - 1
*Ron Smith - 1
*Bill Coli - 2
*Eric Dean - 1
Parks and Recreation
Commissioner
Clayton Herbert - 104
Blank - 32
Constable
Erwin Reynolds - 100
Blank - 33
*Mellisa Griswold - 1
*Jared Bellows - 1
*Kyle Sweeney - 1

Blank - 32
Tyler Memorial Library
Trustee
Evie Locke - 107
Blank - 29
Tree Warden
Jack Rybczyk - 109
Blank - 25
*Andy Meuller - 2

Charlemont School
Committee - 2 years
*Betty Barrett - 41
Blank - 91
*Julia White - 1
*Norma Coli - 1
*Betty Baker - 1
*Karen Rau - 1
*Jim Sinclair - 1

*Lisa Bellows - 1
*Anna Otto - 2
*Bill Harker - 2
*Doug Telling - 1
Board of Assessors
*Andrea Santos - 40
Blank - 93
*Douglas White - 1
*Bill Coli - 1
*Jared Bellows - 1
Planning Board
*Lori Shulda-Merrigan - 31
Blank - 98
*Molly Cantor - 1
*Valentine Reid - 1
*Martin Specht - 1
*Carla LaGrassa - 1
*Norma Coli - 1
*Colleen Champ - 1
*Jeff Nielsen - 1

Respectfully Submitted
Thorne Palmer, Town Clerk

*Write-In Candidates

Charlemont Selectboard

The 2025 Year in Review, Key Accomplishments, Infrastructure Upgrades, and New Developments for 2026

Transportation:

- Through a Massachusetts Works Grant, Bridge work on South River Road was contracted for the construction phase through Gill Engineering and completed in October, with preparation for the larger project on the Long Bridge.
- Continuing bridge work processes with the Department of Transportation (DOT) regarding East Oxbow Rd. & Chickley Bridges.
- We received funding for Legate Hill Rd. Bridge through the state's Small Bridge Program. We are currently in the grants' 2nd Phase/Construction Phase. The BOS approved and signed the agreement with Gill Engineering. The contract was awarded to Clayton D. Davenport Trucking, as they submitted the lowest bid of 9.
- A letter of support was drafted and sent to Sean Duffy, Secretary of Transportation, in favor of the Northern Tier Passenger Rail Project.
- A Town of Charlemont Road Layout Project initiative is underway to compile a listing of other road and bridge projects based on need. This lens will examine road layouts and each road's prescriptive use. This work will support future bridge grants and avert overlooked road issues.
- A grant application has been made for work on the Mountain Road Bridge.

Energy:

- New poles approved by the Charlemont Select Board for Avery Brook Road and Legate Hill Road after public Pole Hearings attended by Town of Charlemont registered voters for Q&A of National Grid and Charlemont Broadband Q & A.
- Continued discussion between the Charlemont Select Board, Charlemont Broadband, and National Grid regarding concerns about discrepancies in policy about the responsibility of payment to reattach broadband assets to the new poles.
- New Heat Pumps were installed at the Charlemont Town Hall.

Social/Digital:

- Through the Cybersecurity Grant Program, Charlemont Town Employees and Board Members are now using the Multifactor Authentication System.
- An Electric Vehicle Charger Agreement is in effect through a grant from the DEP. The location of the EV Chargers will be at The Hawlemont School near the Tennis Courts. The Town of Charlemont is waiting for some finish work with the contractor and National Grid before installation.
- The Charlemont Select Board approved the funding agreement for the Digital Equity Program grant. That funding includes extending Charlemont Town Library hours for training purposes and the purchase of Chromebooks, tablets, and furniture.
- The Charlemont Select Board approved earmarked Recreation money for a new Playground Structure at the Hawlemont School. The playground structure will remain on site as property of the Town.
- The PARC grant will support upgrades to the Tennis Courts.
- The Charlemont Select Board continues invitations for open discussion and information gathering from/with Martha Thurber & Sheryl Stanton for Q & A regarding plans and updates made (if any) to the school sustainability work RE: 2D8T, including the development of a newly revised Regional Agreement Timeline.
- Charlemont Select Board has supported the formation of a committee to independently evaluate the work of the 2D8T Steering Committee, its impact on proposals and options around the idea of Regionalization & School Districting,

- The Town of Charlemont received grant money to update the town's Master Plan reflecting the current town's needs & goals. The Open Space Plan was also approved, and that work supported the town's ability to apply for the PARC Grant (Tennis Courts).
- The Charlemont Select Board continued its focus on Short-Term Rental (STR) Bylaws. The Attorney General approved those Bylaws. The creation of a Short-Term Rental Application and License followed suit. Charlemont currently has 24 non-owner-occupied short-term rentals operating out of a potential 25, should all current STR's want to relicense.
- The Charlemont Select Board met with and continues to gather information from the Wild & Scenic Rivers Act, Section 7, as we contemplate its study of the Deerfield River, with some interest in being identified as a designated Wild & Scenic River. The Select Board will continue that collection of information before making a determination, weighing out the advantages and disadvantages. Overall, the designation would protect the river from new dams and water resource projects.

The Charlemont Select Board has joined the Town of Rowe for discussion and planning of the "shared" Fire Chief position, including the division of shared hours, salary & benefits. That discussion and planning also identified the overall savings to each town, respectively, and through the prospective partnership. Both Charlemont & Rowe will pursue hiring an interim Chief while waiting for the legislature to go through for a new Fire District. A letter of support for the Fire District was signed. Both towns have elected to utilize a consulting firm to assist with recruitment, applicant vetting, assessments, and ranking.

The Charlemont Select Board also established a consistency to Board Liaison work with Departmental Operations involving Strong Chiefs to identify staffing needs and departmental plans. That work was conducted with the Charlemont Police, Ambulance/EMS, and Fire Department, respectively. The Highway Department Superintendent was also engaged in needs and departmental planning for the same.

The Charlemont Select Board would like to recognize and welcome Wilder Sparks as its newest Select Board Member, completing his first year of a three-year term this spring. Wilder presents enthusiastically and is eager to serve the town in this capacity, asking thoughtful and thought-provoking questions during meetings and while interfacing with other groups and appointments. He has a deep interest in our children's education, preserving our agricultural lands, and assuring that we maintain our autonomy in matters of decision making. Thank you for your commitment to service Wilder!

The Charlemont Select Board would also like to recognize our town employees and volunteers for their tireless efforts to uphold their positions that support the town and all those who are so fortunate to call Charlemont home. Thank you!

In closing, I share a statement that leads me in my work as Select Board member for the Town of Charlemont, "Democracy at the local level is the foundation of public trust. By ensuring our town decisions are made with transparency, responsiveness, and fairness, we protect the rights of all residents and ensure our government works for everyone, not just a few special interests." I remain committed to upholding that trust.

It has been a pleasure co-chairing this past year with long-standing Select Board Member, Jared Bellows. Thank you for sharing that space with me, Jared! And a big thanks to our Town Administrator, Sarah Reynolds; I salute you!

Kim A. Blakeslee, Co-Chair, Charlemont Select Board

Charlemont Agricultural Commission Annual Town Report – 2025

The Charlemont Agricultural Commission remained committed throughout 2025 to supporting local agriculture, fostering community engagement, and maintaining the town's rural character. The Commission met periodically to address ongoing initiatives, administrative matters, and future planning.

Randy Prostack stepping down as Chair and Nathaniel Bellows assumed the role. The Commission extends its appreciation to Mr. Prostack for his work as chair. The rest of the committee members are Victoria Valenti, Clare Pearson, Sonny Crawford and Paul Hicks.

The Commission discussed potential future events aimed at strengthening community ties and promoting local agriculture. A Harvest Dinner was identified as a key event to pursue, with the goal of bringing residents together to celebrate local farms and food production.

Administrative matters were addressed, including review of the Commission's budget. The Commission agreed to level fund at \$500 for Fiscal Year 2026. As of this report, there remains one open seat on the Commission, and recruiting new members continues to be a priority.

Efforts to improve communication and outreach were initiated during the year. Annual notices were included in January tax bills to provide general information to residents. Separately, fee changes related to agricultural projects and buildings were approved at the Annual Town Meeting.

The Commission also began work on strengthening its communication network by gathering responses from community surveys. At the next meeting, members plan to review submitted surveys and begin developing a contact list to better connect with local farmers and residents. If you did not fill out a survey but would like to give us information you can reach out to any member.

The next meeting date has not yet been scheduled but will focus on survey review and communication planning.

The Charlemont Agricultural Commission appreciates the continued support of the community and looks forward to further strengthening local agriculture in the coming year

Respectfully Submitted,
Nathaniel Bellows

CHARLEMONT EMERGENCY SERVICES AMBULANCE

Charlemont, Massachusetts 01339

2025 Annual Report

The ambulance service took delivery of a new Ford 2024 F550 ambulance, which replaced our 2010 ambulance. The ambulance has a loading device installed, allowing the stretcher to be loaded in the back of the ambulance without the crew needing to lift it in. Its design is to help prevent injuries to personnel and has proven to be a great asset.

The request for ambulance services increased from the prior year's 177 calls for service to 300 requests in 2025. The increased call volume is not unique to Charlemont; the area ambulance, as well as an increase nationwide for ambulance services, has had a major impact on the pre-hospital health care system.

At the request of the Directors/Chiefs of the three West County Services, the towns of West County have been working along with the town officials and the Franklin Regional Council of Governments for the best way to address this major problem. These major issues not only affect one or two towns, but they affect all of us, and that will require all of us to come together to hopefully solve the problem and allow for pre-hospital ambulance service for all of us.

Our staff continues to use remote training opportunities, making for less travel and availability to train in a wider variety of classes to enhance our skills and care provided to our patients.

Please, if you have any interest, or know of anyone, interested in becoming an EMT talk to any of our EMTs or send an email to dana.johnson@townofcharlemont.org.

Your continued support is much appreciated.

Respectfully Submitted,

Dana Johnson

Dana Johnson, EMT-B, Ambulance Director

REAL PROPERTY VALUES AS OF JANUARY 1, 2025 (FY 2026)		
OWNER NAME	LOCATION	FINAL VALUE
107 MAIN STREET CHARLEMONT LLC	107 MAIN ST	170,600
10K PROPERTIES, LLC	60 SOUTH RIVER RD 5	194,800
127-128 MAIN STREET REALTY TRU	MAIN ST	46,900
127-128 MAIN STREET REALTY TRU	127 MAIN ST	355,300
127-128 MAIN STREET REALTY TRU	128 MAIN ST	86,300
133 WARFIELD REALTY, LLC	WARFIELD RD	93,400
133 WARFIELD REALTY, LLC	WARFIELD RD	94,300
133 WARFIELD REALTY, LLC	WARFIELD RD	95,100
133 WARFIELD REALTY, LLC	WARFIELD RD	95,800
133 WARFIELD REALTY, LLC	MAIN ST	5,700
558 S. RIVER ROAD REALTY TRUST C/O KONG, DAVID	558 SOUTH RIVER RD	210,500
ACADEMY AT CHARLEMONT INC	1359 ROUTE 2	1,890,000
ACADEMY AT CHARLEMONT INC	1351 ROUTE 2	173,900
ACADEMY AT CHARLEMONT INC	ROUTE 2	100
ACADEMY AT CHARLEMONT INC	ROUTE 2	100
ACADEMY AT CHARLEMONT, INC	BURRINGTON RD	101,300
ACADEMY AT CHARLEMONT, INC.	ROUTE 2	100
ACADEMY AT CHARLEMONT, INC.	1369 ROUTE 2	576,800
ADAMS, ROBERT ALLAN TRUSTEE / C/O ADAMS, EDWARD	ROUTE 2	46,000
ADAMS, ROBERT ALLAN TRUSTEE / C/O ADAMS, EDWARD	7 EAST OXBOW RD	266,900
ADAMS, ROBERT F. & MARY ANN P.	100 MAXWELL RD	244,700
ADDISON, SEAN K & COATES, AMY MARIE	336 WEST OXBOW RD	256,300
ADDISON, SEAN K & COATES, AMY MARIE	WEST OXBOW RD	63,900
ADDISON, SEAN K & COATES, AMY MARIE	WEST OXBOW RD	91,000
AGUIAR, ROBERT M.	53 SCHAEFER WAY	50,900
ALBEE, JOHN C. & JAYCEE ALBEE	430 SOUTH RIVER RD	157,700
ALMOST IN FLORIDA LLC, C/O PRESTIGE BUILDERS & CONTRACTORS	122 MAIN ST	594,900
ALTISON, JOHN P. & COLLEEN A.	SCHAEFER WAY	43,300
ALTISON, JOHN P. & COLLEEN A.	SCHAEFER WAY	51,300
ANDERSON, BURTON G., III	MAXWELL RD	28,500
ANGELICO, EMANUELE J. & CHRIST (LIFE ESTATE) & / ANGELICO, JOSEPH J.	60 SOUTH RIVER RD 1	195,500
ANNEAR, DOUGLAS S. TRUSTEE / ANNEAR INVESTMENT TRUST	247 LEGATE HILL RD	361,400
ANTON, BRIAN P. & LUTZ, KATHERINE M.	447 LEGATE HILL RD	415,700
ARON, CATHLEEN, REBECCA M. & PATRICIA M / ARON, JULIA A.	49 POTTERS RD	290,400
ARSENAULT, STEPHEN J.	502 SOUTH RIVER RD	296,500
ATWATER, ALEXANDER M.	EAST OXBOW RD	1,256
ATWATER, ALEXANDER M.	248 EAST OXBOW RD	643,615
AUBREY, BRIAN D. & BARBARA A.	230 MAIN ST	276,300
AUSTIN, MANILA STRINGER & / JENNINGS, RICHARD MICHAEL	POTTERS RD EXT	52,400

AVERY, DENNIS	RIDDELL RD	11,100
AVERY, DENNIS C & HOGNESS, KAR	99 HARRIS MOUNTAIN RD	311,100
AVERY, JONATHAN H., TRUSTEE / AMCOURT REALTY TRUST	AVERY BROOK RD	106,800
BABIONE, MICHELLE	169 MAIN ST	302,600
BALOG, VLADYSLAV A. & KAREN	655 TEA ST	414,400
BANKS, PHILIP A. & MARY ELLEN M., TRUSTE / BANKS RESIDENCE TRUST	247 ZOAR RD	622,000
BANNISH LAND PRESERVES, INC.	TODD MOUNTAIN RD	8,624
BANNISH LAND PRESERVES, INC.	LEDGE LANE	1,056
BANNISH LAND PRESERVES, INC.	TODD MOUNTAIN RD	31,866
BARBEAU, KENNITH G. & DARLENE E.	215 WEST OXBOW RD	292,700
BARBEAU, KENNITH G. & DARLENE E.	HAWK HILL RD	64,900
BARNAT, LESZEK & MCADAMS, MAR	255 WARNER HILL RD NO 2	345,000
BARNAT, LESZEK & MCADAMS, MART	WARNER HILL RD NO 2	55,600
BARNES, GARRETT & AMMIE	SCHAEFER WAY	50,500
BARONAS, WILLIAM P.	MAXWELL RD	48,000
BARTAK, ZACHARY E.	1689 ROUTE 2	302,300
BAUVER, DAVID B & CHRISTINA	LEGATE HILL RD	60,200
BEAR SWAMP POWER COMPANY, LLC / C/O BARCLAY DAMON LLP (AMO) BARCLAY DAMON LLP	ZOAR GAP PICNIC AREA	55,900
BEAR SWAMP POWER COMPANY, LLC / C/O BARCLAY DAMON LLP (AMO) BARCLAY DAMON LLP	ZOAR RD	23,800
BEAR SWAMP POWER COMPANY, LLC / C/O BARCLAY DAMON LLP (AMO) BARCLAY DAMON LLP	ZOAR RD	2,200
BEAUBIEN, NELSON L & BETTY, WOLAVER, MAT / WOLAVER, MATT	TOWER RD	57,700
BEAUSOLEIL, MAURICE J	CENTER HEATH RD	106,700
BEAUSOLEIL, MAURICE J	8 BASSETT RD EXT	343,300
BEHL, ELIZABETH & AMTER STEVEN / ELIZABETH BEHL REVOCABLE TRUST	SOUTH HEATH RD	1,584
BELANGER, ARTHUR R. JR. & LISA M.	ROUTE 2	1,700
BELANGER, ARTHUR R. JR. & LISA M.	1753 ROUTE 2	1,149,300
BELLEROSE, STEVEN F & KATHERINE G.	1451 ROUTE 2	244,900
BELLOWS, CHERYL A. & LIZA J.	184 EAST OXBOW RD	300,200
BELLOWS, JARED	ROUTE 2	79,700
BELLOWS, JARED CHARLES	1927 ROUTE 2	255,600
BENEDETTI, GERY & ANEMONE	526 ZOAR RD	758,600
BENEDETTI, GERY & ANEMONE	506 ZOAR RD	51,500
BENEDETTI, GERY & GUENTHER, ANEMONE	ROWE RD	5,700
BENEDETTI, GERY G TRUSTEE / BENEDETTI FAMILY TRUST	39 HIGH ST	474,800
BERARD, TAMMY J	207 WEST OXBOW RD	292,400
BERARD, TAMMY J.	BURNT HILL RD (OFF)	1,200
BERG, CHRISTIAN B. & ATKESON,	215 BURNT HILL RD	388,300
BERGERON, JOSEPH G. & PATRICIA	79 EAST HAWLEY RD	83,800
BERKSHIRE EAST SKI RESORT, LLC	SOUTH RIVER RD	43,900

BERKSHIRE EAST SKI RESORT, LLC	SOUTH RIVER RD	4,300
BERKSHIRE EAST SKI RESORT, LLC	SOUTH RIVER RD	53,300
BERKSHIRE EAST SKI RESORT, LLC	66 THUNDER MOUNTAIN RD.	2,720,195
BERKSHIRE EAST SKI RESORT, LLC	SOUTH RIVER RD	237,600
BERKSHIRE EAST SKI RESORT, LLC	SOUTH RIVER RD	51,000
BERKSHIRE EAST SKI RESORT, LLC	SOUTH RIVER RD	2,000
BERKSHIRE EAST SKI RESORT, LLC	EAST HAWLEY RD	58,200
BERKSHIRE EAST SKI RESORT, LLC	SOUTH RIVER RD	127,600
BERKSHIRE EAST SKI RESORT, LLC	SOUTH RIVER RD	81,600
BERKSHIRE EAST SKI RESORT, LLC	SOUTH RIVER RD	114,700
BERKSHIRE FELLOWSHIP LLC	2151 ROUTE 2	353,700
BERKSHIRE HIGHLANDS, LLC	SOUTH RIVER RD	23,470
BERNARD, TERRI J & SUSAN J HERRICK	64 AVERY BROOK RD	266,400
BILGRI, NICHOLAS & OTTO, ANNA	56 POTTERS RD	367,200
BILLINGS, DEANE M. & DONNA M.	552 SOUTH RIVER RD	222,300
BIMBO, EDWARD A. & DEBORAH A.	24 AVERY BROOK RD	391,800
BISSELL, LUKE A.	HEATH STAGE TERR	59,700
BISSELL, LUKE A.	63 HEATH STAGE TERR	320,300
BLACK, BRITTANY	214 MAIN ST	108,000
BLAKE, JENNIFER & PERREA, WAYN / C/O PERRA, WAYNE	215 HAWK HILL RD	235,200
BLAKESLEE, EVE M	LEGATE HILL RD	61,200
BLAKESLEE, EVE M	437 LEGATE HILL RD	307,800
BLAKESLEE, EVE M.	LEGATE HILL RD	54,000
BOEHMER, RICHARD W. & MARY E.	16 THUNDER LANE	202,300
BOGIN, MASAKO YANAGITA / C/O FRANKLIN LAND TRUST, INC.	39 VINCENT RD	241,300
BOHLKE, THOMAS & LARA K.	200 LEGATE HILL RD	76,500
BOULAIS, CHERYL J.	144 HAWK HILL RD	494,500
BOULTER, BRUCE A. & REEVE S. & JEANNE F. TRUSTEES / BOULTER, REEVE S. & JEANNE F. TRUSTEES R.SCOTT BOULTER	RIDDELL RD	42,400
BOUYEA, ELIZABETH	15 MOUNTAIN VIEW DR	60,400
BOUYEA, ELIZABETH A.	520 LEGATE HILL RD	325,500
BOUYEA, ELIZABETH A.	CHERRIE PIERSON RD	58,700
BOWEN, EARL W.	8 POTTERS RD EXT	617,300
BOYD, JOHN M. & DEBRA A.	735 TEA ST	380,100
BRADY, FIDELMA	HAWK HILL RD	58,600
BRAVMAN, JOSEPH S & LESLIE B JACOBSON	HARRIS MOUNTAIN RD	106,500
BRENNAN, PATRICIA E.	1593 ROUTE 2	325,600
BRESNAHAN, SEAN E.	10 WARFIELD RD	168,900
BRISSON, JEAN M.	14 EAST HAWLEY RD	474,300
BRISSON, JEFFREY T & FESSENDEN-SPRAGUE L	199 WEST HAWLEY RD	224,900
BROSCA, MICHAEL A. & LAURA A.	176 AVERY BROOK RD	272,600

BROWN, VIRGINIA & WEILAND, DAV TRUSTEES / BROWN WEILAND FAMILY TRUST	ROUTE 2	46,600
BROWN, VIRGINIA & WEILAND, DAV TRUSTEES / BROWN WEILAND FAMILY TRUST	ROUTE 2	200
BROWN, WILLARD A, JR	24 DEER RUN LANE	353,500
BRUFFEE, LAWRENCE R. & JEAN T.	2129 ROUTE 2	320,300
BRUNNER, WILLIAM C.	1205 ROUTE 2	259,000
BUDNIK, VIVIAN G	HAWK HILL RD	14,638
BURRINGTON, ROBERT D & PEARL M / TRSTEES R&P BURRINGTON IRREV RE TRST	ROUTE 2	30,000
BURRINGTON, ROBERT D & PEARL M LIFE ESTATE / LOVEN, KELLY A. & BURRINGTON ERIC D.	1681 ROUTE 2	357,900
BURRINGTON, ROBERT D. & PEARL LIFE ESTATE / LOVEN, KELLY A. & BURRINGTON ERIC D.	ROUTE 2	100
BUTTERFIELD, PATRICIA ANN, TRUSTEE OF THE CAVALIER REVOCABLE TRUST	236 EAST OXBOW RD	297,800
BYRNES, CHARLES JUSTIN	HARRIS MOUNTAIN RD	1,835
BYRNES, EDWARD A.	HARRIS MOUNTAIN RD	93,400
CADY, JEFFREY	25 BURRINGTON RD	578,522
CAFFERTY, JOSEPH F.	LEGATE HILL RD	64,100
CAFFERTY, JOSEPH F.	90 LEGATE HILL RD	181,200
CAMP LAND, LLC	16 SOUTH ST	49,100
CANON, LYDIA W. TRUSTEE CANON INVESTMENT TRUST	239 WEST HAWLEY RD	208,000
CANTOR, SHARON MOLLY	199 NORTH RIVER RD	358,000
CAPRISE, CYNTHIA / C/O CAPRISE, MICHAEL A.	HAWK HILL RD	58,600
CARANTIT, JEFFREY T & JULIE A.	327 WEST HAWLEY RD	222,700
CARCIO, FRANK & HELEN	MAIN ST	44,400
CARCIO, FRANK & HELEN	MAIN ST	2,800
CARCIO, FRANK & HELEN	MAIN ST	43,200
CARCIO, FRANK A & HELEN A	174 MAIN ST	309,000
CARCIO, FRANK A & HELEN A	ZOAR RD	2,800
CARCIO, FRANK A & HELEN A	2 LEDGE LANE	387,800
CARCIO, FRANK A. & HELEN A. & / CARCIO, CHRISTIAN J.	78 MAIN ST	341,800
CARLSON, MARGERY F., TRUSTEE / CARLSON INVESTMENT TRUST	92 MAIN ST	170,200
CARROLL, FRANK & NANCY M.	60 SOUTH RIVER RD 2	193,900
CARVALHO, REBECCA & FROMEAUX-DALLASERRA, AURE / FROMEAUX-DALLASERRA, AURLIEN	CHERRIE PIERSON RD	61,900
CASCADE FUNDING MORTGAGE TRUST / C/O PHH MORTGAGE CORPORATION	57 EAST HAWLEY RD	221,200
CASCONE, MICHAEL J & HILL, TERESA A.	22 HEATH STAGE TERR	268,700
CASHIN, THOMAS JAMES & JACQUELINE MARY	199 AVERY BROOK RD	415,300
CERSOSIMO INDUSTRIES, INC.	LAUREL LANE	321,500
CERVENY, NICHOLAS, R.	495 HARRIS MOUNTAIN RD	209,800
CHANDLER, MONTE D. & WILMA	AVERY BROOK RD	2,317
CHANDLER, MONTE D. & WILMA	319 AVERY BROOK RD	469,154

CHAREST, DANA	CHERRIE PIERSON RD	55,800
CHARETTE, TRACY L	188 MAIN ST	279,300
CHARLEMONT LAND CO INC / C/O EDWARD C. CHILDS	MAIN ST	58,764
CHARLEMONT SEWER DISTRICT	20 FACTORY RD	457,500
CHARLEMONT TOWN OF / VILLAGE CEMETERY	152 MAIN ST	37,500
CHARLEMONT, TOWN OF	AVERY BROOK RD	55,600
CHARLEMONT, TOWN OF	AVERY BROOK RD	58,600
CHARLEMONT, TOWN OF	279 AVERY BROOK RD	58,800
CHARLEMONT, TOWN OF	ROUTE 8A NORTH	65,000
CHARLEMONT, TOWN OF	BURRINGTON RD	41,800
CHARLEMONT, TOWN OF	WARNER HILL RD	18,700
CHARLEMONT, TOWN OF	394 ROUTE 8A NORTH	57,600
CHARLEMONT, TOWN OF	8 AVERY BROOK RD	53,100
CHARLEMONT, TOWN OF / BALL FIELD	SCHOOL ST	49,300
CHARLEMONT, TOWN OF / EAST CHARLEMONT SCHOOL	1811 ROUTE 2	209,000
CHARLEMONT, TOWN OF / FIRE STATION	138 MAIN ST	245,300
CHARLEMONT, TOWN OF	ZOAR RD	100
CHARLEMONT, TOWN OF / HEARSE HOUSE	HIGH ST	100
CHARLEMONT, TOWN OF / HIGHWAY GARAGE	12 FACTORY RD	622,900
CHARLEMONT, TOWN OF / HIGHWAY MACH. SHOP	12 FACTORY RD	27,900
CHARLEMONT, TOWN OF / KENCHEFF PROPERTY	ROUTE 8A NORTH	38,200
CHARLEMONT, TOWN OF / MEMORIAL PARK	60 PARK ST	431,500
CHARLEMONT, TOWN OF / OLD H.S.	8 SCHOOL ST	923,800
CHARLEMONT, TOWN OF / TENNIS COURT	SCHOOL ST	48,600
CHARLEMONT, TOWN OF / TOWN HALL	157 MAIN ST	697,900
CHARLEMONT, TOWN OF / TRANSFER STATION	NORTH RIVER RD	75,600
CHARLEMONT, TOWN OF / ZOAR CEMETERY	ZOAR RD	100
CHARLEMONT, TOWN OF	ROUTE 8A NORTH	46,400
CHENOWETH, ERICA & ZOOG MARKS,	7 AVERY BROOK RD	295,900
CHILDS, WILLIAM R. & DONNA K.	91 MAIN ST	190,300
CHLANDA, TORY J.	EAST HARMONY RD	52,400
CHOROS, JOHN & THEODORA S.	HAWK HILL RD	60,100
CHRISTOPH, GEOFFREY & LAURA RENEE	470 LEGATE HILL RD	304,300
CLARK, MATTHEW	58 MAIN ST	202,500
CLARK, MATTHEW M.	56 MAIN ST	192,400
CLARK, PAMELA	99 EAST HAWLEY RD	371,500
CLEARY, DANIEL A	8 CHERRIE PIERSON RD	179,600
CLEMENT, JULEE L	152 LEGATE HILL RD	227,400
CLEMENT, JULEE L.	LEGATE HILL RD	66,900
CLG SOLAR LLC	MAXWELL RD	59,400
CLG SOLAR LLC	MAXWELL RD	10,000
CLG SOLAR LLC	MAXWELL RD	43,700

CLIFFORD, BRANDON & LOBDELL JOHANNA	LEGATE HILL RD	105,200
CLOGSTON, GORDON M, III & SARA	20 ROWE RD	88,900
COATES, CHARLES L & GLORIA	209 WEST OXBOW RD	222,900
COATES, EDWARD & CHRISTINE	211 WEST OXBOW RD	101,900
COATES, ROBERT R	219 WEST OXBOW RD	323,500
COBURN, HERBERT D. & WALK, LUA	746 TEA ST	253,200
COLD RIVER PROPERTIES, LLC	31-33 MAIN ST	749,000
COLI, WILLIAM M & NORMA M	212 WARNER HILL RD NO 2	185,700
COLI, WILLIAM M & NORMA M., TR BLUE HERON FARM TRUST	23 WARNER HILL RD NO 1	109,100
COLI, WILLIAM M & NORMA M., TRUSTEES BLUE HERON FARM TRUST	8 WARNER HILL RD NO 1	305,901
COLI, WILLIAM M. & NORMA M., TRUSTEES BLUE HERON FARM TRUST	48 WARNER HILL RD NO 1	353,508
COLI, WILLIAM M. & NORMA M., TRUSTEES BLUE HERON FARM TRUST	216 WARNER HILL RD NO 2	123,000
COMMONWEALTH OF MASSACHUSETTS / DPT OF CONSERVATION & RECREATION	TOWER RD	92,611
COMMONWEALTH OF MASSACHUSETTS / DPT OF CONSERVATION & RECREATION	MOHAWK TRAIL STATE F	1,973,475
COMMONWEALTH OF MASSACHUSETTS / DPT OF CONSERVATION & RECREATION	MOHAWK TRAIL STATE F	524,996
COMMONWEALTH OF MASSACHUSETTS / DPT OF CONSERVATION & RECREATION	ROUTE 2	911
COMMONWEALTH OF MASSACHUSETTS / DPT. OF CONSERVATION & RECREATION	NORTH RIVER RD	110,147
COMMONWEALTH OF MASSACHUSETTS / MASSDOT	TEA ST	700
COMMONWEALTH OF MASSACHUSETTS / MASSDOT	TEA ST	127,600
COMMONWEALTH OF MASSACHUSETTS / MASSDOT	ROUTE 2	56,700
COMMONWEALTH OF MASSACHUSETTS / MASSDOT	SHUN PIKE-HAWKS CEME	67,200
COMMONWEALTH OF MASSACHUSETTS / MASSDOT	MAIN ST	3,300
COMMONWEALTH OF MASSACHUSETTS / DPT OF CONSERVATION & RECREATION	NORTH RIVER RD	6,762
COMMONWEALTH OF MASSACHUSETTS DOT / OFFICE OF REAL ESTATE, ROOM 5720	ZOAR RD	200
COMSTOCK, ALLEN M & LINDA E, TRUSTEES / COMSTOCK REALTY TRUST	HARRIS MOUNTAIN RD	23,500
COMSTOCK, ALLEN M & LINDA E, TRUSTEES / COMSTOCK REALTY TRUST	55 HARRIS MOUNTAIN RD	276,400
CONANT, VIVIAN E. & JAMES G.	150 MAIN ST	193,100
CONGREGATIONAL SOCIETY TRUSTEES / FEDERATED CHURCH	175 MAIN ST	1,057,700
CONLEY, MICHAEL & ROGAZZO, MAUREEN	230 EAST OXBOW RD	144,800
CONNOLLY, NANCY E	62 ROWE RD	101,500
COOKMAN, CARIN & CASTEN, RICHARD J.	28 HEATH STAGE TERR	236,100
COPPOLA, JOESPH & WILLS, LAURY	LEGATE HILL RD	28,600
COPPOLA, JOSEPH & WILLS, LAURY	534 LEGATE HILL RD	229,400
CORMIER, SHIRLEY A, MONIQUE A. & MARK A.	511 HARRIS MOUNTAIN RD	343,600
COUNTRY DEVELOPMENT CORP.	225 MAIN ST	311,300
COUNTRY DEVELOPMENT CORPORATION	MAIN ST	45,800

COWLS, W D INC	ROUTE 2 (OFF)	5,570
CRAWFORD-SIEBEN, JON	40 WINDY HILL RD	186,800
CROFTS, SCOTT T. & XIAOLLANG S.	210 HAWK HILL RD	430,600
CROSIER, CHARLES J.	77 ROWE RD	208,400
CROWNINGSHIELD, JEAN	26 HIGH ST	319,700
CROWNINGSHIELD, JEAN	HIGH ST	2,600
CROWNINGSHIELD, KEVIN L & JANINE P	376 LEGATE HILL RD	279,400
DARGIS, NEIL & DEBORAH	10 HARMONY HEIGHTS	224,800
DAVIS, CHRISTINE A.(LIFE EST) / C/O DAVIS, LOUIS A.	11 SOUTH ST	247,600
DAVIS, G. ALBYN	90 HAWK HILL RD	345,800
DE FILIPPI, RICHARD P. & ARRINGTON, LUCY A. / TRUSTEES RICHARD P. DE FILIPPI	32 LAUREL LANE	359,096
DE MENOCA, PETER B.	MAXWELL RD	3,600
DEAN, ERIC R & CHRISTINA L	92 AVERY BROOK RD	520,500
DEAN, ERIC R. & CHRISTINA L.	96 AVERY BROOK RD	725,900
DEAN, GLEN L. & CAITLIN E.	32 AVERY BROOK RD	569,810
DEAN, GLEN L. & CAITLIN E.	56 AVERY BROOK RD	1,690
DEAN, JODI L., TRUSTEE / DEAN INVESTMENT TRUST	1623 ROUTE 2	198,800
DEAN, JODI L., TRUSTEE / DEAN INVESTMENT TRUST	ROUTE 2 - REAR	13,206
DEAN, JODI L., TRUSTEE / DEAN INVESTMENT TRUST	ROUTE 2	3,957
DEAN, JODI L., TRUSTEE / DEAN INVESTMENT TRUST	1645 ROUTE 2	381,802
DEAN, JODI L., TRUSTEE / DEAN INVESTMENT TRUST	1605 ROUTE 2	291,900
DEERFIELD RIVER CLUB CONDOMINI / CARROLL, FRANK, TRUSTEE	SOUTH RIVER RD	55,700
DEFILIPPI, CHRISTOPHER & BRUCE NANCY	81 MAXWELL RD	436,500
DEGEORGES, DOROTHY E. TRUSTEE / DEGEORGES REVOC FAMILY TRUST	740 TEA ST	225,900
DEGEORGES, PAUL C & DOROTHY	HIGH ST	139,300
DEGUSTO, JOAN	440 ZOAR RD	229,100
DEMIRALI, MARY B & JOHN X	41 EAST HAWLEY RD	360,800
DEMUSZ, WALDEMAR & KRYSZYNA	40 CHERRIE PIERSON RD	535,600
DEMUSZ, WIESLAW A	CHERRIE PIERSON RD	68,000
DENIS, DANIEL & SANDRA	9 EAST HARMONY RD	154,900
DERAWAY, ROBERT / C/O DERAWAY, SUE	132 MAIN ST	155,200
DERAWAY, ROBERT / C/O DERAWAY, SUE	90 MAIN ST	270,700
DESCARO, GUY J & LINDA	7 LEDGE LANE	362,300
DESGRES, GARY G.	130 MAIN ST	255,800
DEWEY, CHARLOTTE R & SHIMANDLE, LINDA L	8 RIDDELL RD	180,700
DEWEY, JEAN S; & LOIS M	527 LEGATE HILL RD	439,200
DINICOLANTONIO, ROBERT P. & JEAN M	178 LEGATE HILL RD	286,800
DOLAN, ROBERT P. III & BOUDREAU, JANICE	375 HARRIS MOUNTAIN RD	216,600
DONAHUE, PATRICK M & CYNTHIA J	44 AVERY BROOK RD	398,100
DONELSON, RISTON E. & JENNIFER	313 WEST OXBOW RD	411,700

DONNELLY, PAUL & GAITONDE PRITI	25 THUNDER MOUNTAIN RD B	316,600
DORAN, SHANNON N.	56 BURREINGTON RD	307,600
DOWEY, EDWARD M. & JOANNA P. TRUSTEES / OF THE 39 PHIPPS ROAD CHARLEMO	39 PHIPPS RD	217,900
DOWNS, JAMES & LEANNE W. & JAMES E.	1245 ROUTE 2	56,800
DOWNS, JAMES & LEANNE W. & JAMES E.	ROUTE 2	100
DREW, FRANK W & CHRISTINE	24 ROWE RD	90,700
DUARTE, NOAH J., TE & CONVERSE, CARSON	64 HAWK HILL RD	334,700
DUFF, DAVID M	TOWER RD	55,900
DUNCAN, JENNIE LADEW	12 RIDDELL RD	184,400
DUNPHY, JOHN	2103 ROUTE 2	363,900
DUNPHY, JOHN	165 MAIN ST	372,500
DUPREE BRIAN E & CHRISTINA J	169 ROUTE 8A NORTH	600,179
DUPREE BRIAN E & CHRISTINA J	ROUTE 8A NORTH	56,500
DUPREE BRIAN E & CHRISTINA J	178 ROUTE 8A NORTH	298,240
DUPREE BRIAN E & CHRISTINA J	180 ROUTE 8A NORTH	123,300
DUPREE BRIAN E & CHRISTINA J	64 MAIN ST	400,400
DUPREE, BERT G. & LINDA B., TRUSTEES / DUPREE INVESTMENT TRUST	185 ROUTE 8A NORTH	427,200
DUPREE, LEANNE D. & GREGORY	139 ROUTE 8A NORTH	291,800
DUPREE, RYAN & MEREDITH M.	37 SCHAEFER WAY	314,500
DURANT, NICOLE ELISE	119 MOUNTAIN VIEW DR	18,500
DURANT, NICOLE ELISE	MOUNTAIN VIEW DR	18,400
DUSHANE, DONNA LEE WARD, JOAN MARIE, / PURINTON, JEFFREY ALBERT JACKMAN, KAREN ELIZABETH	64 WEST OXBOW RD	240,300
EARLE, RALPH JR & SHIRLEY SMIT / THE RALPH EARLE, JR 1991 TRUST	MAXWELL RD	4,928
EARLE, RALPH JR & SHIRLEY SMIT / THE RALPH EARLE, JR. 1991 TRUS	MAXWELL RD	10,912
EAST CHARLEMONT CEMETERY ASSOCIATION	ROUTE 2	42,600
EICHHOLZ, JOHN F & PATRICIA WATERS	WEST HAWLEY RD	40,100
EICHHOLZ, JOHN F & PATRICIA WATERS	309 WEST HAWLEY RD	125,800
EICHHOLZ, JOHN F & PATRICIA WATERS	WEST HAWLEY RD	9,900
EICHHOLZ, MARY & TIMOTHY TRUSTEES / OAKWOOD FARM TRUST	WEST HAWLEY RD	4,015
EICHHOLZ, MARY J, TIMOTHY A, KATHRYN R & KIRSTEN M; / TRUSTEES OF OAKWOOD FARM TRUST	279 WEST HAWLEY RD	379,246
EKOORB, LLC	BURNT HILL RD	6,743
EKOORB, LLC	BURNT HILL RD	3,159
EKOORB, LLC	BURNT HILL RD	64,800
EKOORB, LLC	192 BURNT HILL RD	1,481,500
EKOORB, LLC	176 BURNT HILL RD	357,700
EKOORB, LLC	WEST OXBOW RD	124,400
ELLIOTT, CARL F., C/O / KAGAN, KAREN A., P.R.	2167 ROUTE 2	201,400
ELLIS, PETER B. & CYNTHIA H.	1820 ROUTE 2	129,200
ELLSWORTH, CHARLES E JR	129 MOUNTAIN VIEW DR	184,800
ERWCO LLC	1 HIGH ST	289,400

FALANDES, ANDREW N & HUTCHINS, ROGER	789 TEA ST	363,500
FALANDES, JAMES C.	TEA ST	55,100
FALANDES, MAXIMILIAN P., HUTCH / HUTCHINS, ROGER F, FALANDES, A	TEA ST	23,500
FALANDES, MAXIMILIAN P., II	797 TEA ST	285,400
FAMOSI, DENESE A. LIFE ESTATE / FAMOSI, AARON M. TRUSTEE FAMOSI FARM REALTY TRUST	55 LEDGE LANE	186,800
FAMOSI, REYNOLD JR & DENESE	LEDGE LANE	76,300
FANTUCCHIO, DEBORAH ANN, TRUSTEE; DEBORAH ANN FANTUCCHIO LIV. TR. / FANTUCCHIO, PAUL RAYMOND, TRUS	559 TEA ST	1,289,400
FAUFAW, KRISTIE & SISUM, MICHAEL	29 MAIN ST	306,200
FAULKNER, TOM	766 TEA ST	196,400
FELICIANO, MELVIN & LUGO, JOVANNA	176 MAIN ST	236,400
FERRETTI, CARRIE H. (HENNESSY)	399 LEGATE HILL RD	504,600
FERSH, DAVID L.	1345 ROUTE 2	369,200
FERSH, DAVID L.	ROUTE 2	100
FILORAMO, MURIEL M., TRUSTEE / C/O FILORAMO, RICHARD; TRUSTEE	540 SOUTH RIVER RD	360,100
FINLEY, PARIS & LINDA F. JONES, TRUSTEES / FINLEY-JONES FAMILY TRUST	537 LEGATE HILL RD	254,900
FITZROY, ROBERT A	53 MAIN ST	157,700
FLAHERTY, JONATHAN J & TIMOTH	WARFIELD RD	92,700
FLAHERTY, MAUREEN LIFE ESTATE / FLAHERTY, TIMOTHY & JONATHAN J	9 NORTH ST	279,300
FLAHERTY, TIMOTHY & BETH M.	49 EAST HARMONY RD	262,100
FLAHERTY, TIMOTHY & BETH M.	EAST HARMONY RD	53,900
FLORES, SUSAN M., ARAM & JUANO TRUSTEES / C/O FLORES, JUANO	208 MAIN ST	421,800
FLYNN, AUDREY T. & FREY, LEIGH TRUSTEES / CAROL A. SUMMERS IRREVOCABLE T	1015 ROUTE 2	332,539
FLYNN, AUDREY T. & FREY, LEIGH TRUSTEES / CAROL A. SUMMERS IRREVOCABLE T	ROUTE 2	200
FORBES, DOUGLAS J. & BIHUN-FORBES, LIDA	100 RIDDELL RD	484,839
FORBES, DOUGLAS J. & BIHUN-FORBES, LIDA	RIDDELL RD	13,991
FORD, KEVIN G	279 WARNER HILL RD NO 2	187,000
FORTIER, JASON & ROBIN	1507 ROUTE 2	260,600
FORTIN, TROY ALAN & HALL, JORDYN	3 HIGH ST	327,000
FRANKLIN COUNTY REGIONAL HOUSING & REDEV / AUTHORITY	25 MAIN ST	352,700
FRIAS, MARIA & CARRASQUILLO MIGUEL	193 MAIN ST	367,100
FRIEND, DOUGLAS J.	MAXWELL RD	57,460
FULLER, DENNY A.	180 TOWER RD	223,200
FULTON, ALICE A & LORA	215 WEST HAWLEY RD	279,100
FURLON, SHANE A.	1 ELM ST	202,100
FURLON, SHANE A.	ELM ST	100
FYL LLC	MAXWELL RD	68,500
FYL LLC	MAXWELL RD	61,000
GAMMELL, KEITH P JR & RACHEL L	124 WEST OXBOW RD	226,400

GARLAND-KUNTZ, ELISABETH	CHERRIE PIERSON RD	45,900
GAROFALO, JOEL W	9 ELM ST	162,300
GEIER, CHRISTOPHER E. & FLANNERY M.	34 JOHNSON RD	463,400
GEIST, KATHE S. & STERNBACH, STEVEN	82 ROUTE 8A NORTH	311,800
GELFAN, STEPHANIE & LOWENTHAL, WOLFE	7 HAWK HILL RD	441,291
GELFAN, STEPHANIE & LOWENTHAL, WOLFE	HAWK HILL RD	454
GERRY, KIMBERLY J	749 TEA ST	464,800
GERRY, MICHAEL E & PAMELA C	ROUTE 2	100
GERRY, MICHAEL E & PAMELA C.	1449 ROUTE 2	366,600
GERRY, TYLER	25 THUNDER MOUNTAIN RD A	340,400
GERRY, TYLER & DONNELLY, PAUL & GAITONDE / DONNELLY, PAUL & GAITONDE, PRI	THUNDER MOUNTAIN RD	51,000
GETTINGS, HOLLY L. & BARTLETT,	1115 ROUTE 2	385,900
GETTINGS, HOLLY L. & BARTLETT,	ROUTE 2	100
GIBSON, BRYAN D.	506 TEA ST	65,900
GIFFIN, DOROTHY I TRUST	23 NORTH RIVER RD	258,200
GIFFIN, ROGER F. & ALAN S.	1525 ROUTE 2	194,456
GIFFIN, ROGER F. & ALAN S.	ROUTE 2	65
GILBERT, SCOTT J & PAMELA G	104 BURNT HILL RD	285,800
GILBERT, SCOTT J. & PAMELA G.	BURNT HILL RD	43,500
GINGRAS, DIANE G (LIFE ESTATE) / GINGRAS, CHERYL L.	57 ROUTE 8A NORTH	207,200
GODZINA, JOSEPH P & PHYLLIS / GODZINA, JOSEPH P. TRUST	ROUTE 2	6,800
GONZALEZ, ELIZABETH J.	71 WEST OXBOW RD	265,500
GORRELL, MADISON M. & WAGNER, JENNIFER R.	32 HEATH STAGE TERR	245,300
GOULD, RICHARD L	TEA ST	6,406
GOULD, RICHARD L	695 TEA ST	216,200
GOULD, RICHARD L.	TEA ST	5,063
GRADER, JEFFREY D.	19 WEST OXBOW RD	282,900
GRAHAM, D. JAMES & MELISSA E.	ROUTE 2	50,900
GRAHAM, D. JAMES & MELISSA E.	ROUTE 2	200
GRAVES, KENNETH	118 MAIN ST	167,500
GRAVES, NINA A. (LIFE ESTATE) / CHASE, SARAH N. & GRAVES, ANDR	1385 ROUTE 2	293,600
GREAT RIVER HYDRO, LLC	ROUTE 2	32,800
GREAT RIVER HYDRO, LLC	ROUTE 2	2,171,200
GREENE, DANIEL P.	221 NORTH RIVER RD	328,430
GRIBAUDO, JAMES LEO TRUSTEE OF / ZACHARY CHARLES GILCHREST IRRE	55 POTTERS RD	770,000
GRIBAUDO, JAMES LEO TRUSTEE OF / ZACHARY CHARLES GILCHREST IRRE	POTTERS RD	58,000
GRIBBIN, LAURA, PETER, MARY & JAMES	SOUTH HEATH RD	300
GRIBBIN, LAURA, PETER, MARY & JAMES	SOUTH HEATH RD	27,174
GRIBBIN, LAURA, PETER, MARY & JAMES	24 SOUTH HEATH RD	391,057

GRIFFIN, ELIZABETH TRUSTEE LIFE EST / HARDGROVE, MATTHEW, TRUSTEE ELIZABETH GRIFFIN IRR	512 TEA ST	134,000
GRINNELL, SARAH LYNN & MORRIS / MORRIS, JEREMY MICHAEL	104 MAIN ST	321,900
GRITZNER, ADAM & WAKEFIELD, ZOE	HIGH ST	37,100
GRITZNER, ADAM D & SLOCIK, LYN	THUNDER LANE	3,800
GRITZNER, ADAM D.	146 MAIN ST	429,200
GUEST, JOHN F JR C/O IRVIN, PATSY	46 SCHAEFER WAY	424,200
GUGGINO, NICHOLAS	LEGATE HILL RD	87,400
GULA, JOHN J & SUSAN R	LEGATE HILL RD	60,400
GUPTA, ADEETI	25 POTTERS RD	355,700
HALL, FRANCES W. & RICHARD A. TRUSTEES / 64 HEATH STAGE TERRACE TRUST	64 HEATH STAGE TERR	319,500
HALL, FRANCES W. (LIFE ESTATE) / HOLLIEN, CHARLES WILLIAM	44 HEATH STAGE TERR	354,400
HALL, KENNETH W & CAROLE L	20 RIDDELL RD	318,900
HALL, MARIE H.	7 TEA ST EXT	314,200
HALLENBECK, KATHRYN L. TRUSTEE HALLENBECK INVESTMENT TRU / HALLENBECK, ANN M. TRUSTEE ANN M. HALLENBECK INVESTM	73 ROUTE 8A NORTH	622,700
HALLENBECK, KATHRYN, TRUSTEE HALLENBECK INVESTMENT TRU	151 WEST HAWLEY RD	309,400
HANSAKER, ROBERT & CHERYL	464 HARRIS MOUNTAIN RD	346,134
HANSAKER, ROBERT E & CHERYL P	HARRIS MOUNTAIN RD	57,715
HANSAKER, ROBERT E. & CHERYL P.	HARRIS MOUNTAIN RD	2,587
HANSAKER, ROBERT E. & CHERYL P.	487 HARRIS MOUNTAIN RD	47,100
HANKS, SANDRA A. (LIFE ESTATE) / BRUFFEE, LAWRENCE & PATNO, LYN	50 HEATH STAGE TERR	267,800
HARKER, MASON E. / C/O HARKER, WILLIAM	WEST HAWLEY RD	1,500
HARKER, WILLIAM & PATRICIA	73 EAST HAWLEY RD	71,600
HARKER, WILLIAM D & PATRICIA	EAST HAWLEY RD	82,200
HARRINGTON, BENJAMIN TORRES & DAISY COULSON	23 LAUREL LANE	472,700
HARRIS, BARBARA J.B.	73 EAST HARMONY RD	258,400
HASKELL, MALCOLM N. TRUSTEE MALCOLM N. & / HASKELL, ESTHER A. TRUSTEE ESTHER A.	22 HIGH ST	307,800
HATHAWAY, GAIL S., TRUSTEE / HATHAWAY INVESTMENT TRUST	255 WEST HAWLEY RD	209,400
HATHAWAY, GAIL S., TRUSTEE / HATHAWAY INVESTMENT TRUST	WEST HAWLEY RD	61,000
HATHAWAY, GORDON TRUSTEE GORDON F. HATHAWAY REVOC / HATHAWAY, LYNN ANN, TRUSTEE LYNN ANN HATHAWAY REVOC T	727 TEA ST	332,100
HATHAWAY, LYNN ANN	TEA ST	606,500
HATHAWAY, LYNN ANN	LEGATE HILL RD	20,400
HATHAWAY, LYNN ANN	TEA ST	36,200
HAWKS RIVER, LLC	7 MAIN ST	471,847
HAWKS RIVER, LLC	17 MAIN ST	380,100
HAWLEMONT REGIONAL SCHOOL	10 SCHOOL ST	5,747,200
HAWTHORNE, DONALD, FBO CROWLE MOUNTAIN CLUB / C/O MARTIN C. GALE	331 AVERY BROOK RD	93,500
HAYES, CHARLES J.	1139 ROUTE 2	194,500
HAYWARD, HAROLD T & ANDREA G. SANTOS	464 TEA ST	133,000

HAYWARD, HAROLD T & SANTOS, AN	104 POTTERS RD	249,777
HAYWOOD, HAROLD THOMAS & SANTO / C/O LEPRECHAUN SHEEPSKIN	TEA ST	25,800
HAZARD, PAUL A. & LYNSEY	97 HARRIS MOUNTAIN RD	404,400
HAZEL, EDWARD D.	8 HARRIS MOUNTAIN RD	321,200
HAZLETT, DAVID L & PAMELA	24 LEGATE HILL RD	316,500
HAZLETT, DAVID L & PAMELA	LEGATE HILL RD	55,200
HEALY, JASON B., TRUSTEE / WINSTON HEALY REVOC. TRUST	1921 ROUTE 2	502,700
HEALY, JONATHAN L	BURNT HILL RD	4,100
HEALY, JONATHAN L	136 BURNT HILL RD	431,300
HEALY, JONATHAN L & ELIZABETH	BURNT HILL RD	9,500
HEALY, WINSTON JR., JONATHAN, & ELLIS, C / C/O HEALY, CYNTHIA ELLIS	1929 ROUTE 2	172,775
HEALY, WINSTON JR;HEALY,JONATHAN;ELLIS,C / C/O ELLIS, CYNTHIA HEALY	ROUTE 2	2,220
HEALY, WINSTON JR;HEALY,JONATHAN;ELLIS,C / C/O ELLIS, CYNTHIA HEALY	ROUTE 2	83,298
HEALY, WINSTON,JR;HEALY,JONATHAN;ELLIS,C / C/O ELLIS, CYNTHIA HEALY	ROUTE 2	5,806
HEARTH, MARY & SARA WILLOW	52 CHERRIE PIERSON RD	61,100
HEDDENS, RIANA C & PIZZI, ALDO	22 MAIN ST	213,600
HEROUX, DAVID B. & VIRGINIA M.	25 HEATH STAGE TERR	326,300
HERZIG, THOMAS J & LYNNE	712 TEA ST	232,500
HERZIG, WILLIAM A. & PAMELA A.	1475 ROUTE 2	129,100
HERZIG, WILLIAM A. & PAMELA A.	ROUTE 2	300
HICKS, BETTY A., LIFE ESTATE / HICKS, DIANE C.	15 EAST HARMONY RD	236,600
HICKS, JEFFREY N., LIFE ESTATE / HICKS, JESSICA L.	64 HICKS RD	96,200
HICKS, JUDITH M	HAWK HILL RD	58,600
HICKS, LORI	119 HICKS RD	216,900
HICKS, LORI A.	HICKS RD	25,521
HICKS, LORI L.	19 EAST HARMONY LANE	67,800
HICKS, NORMAN A & BETTY A	TEA ST	1,200
HICKS, PAUL R & RYAN P	1299 ROUTE 2	3,630
HICKS, PAUL R & RYAN P	ROUTE 2	495
HICKS, PAUL R & RYAN P	BURRINGTON RD	17,200
HICKS, PAUL R & RYAN P	HARRIS MOUNTAIN RD	2,200
HICKS, PAUL R.	79 BURRINGTON RD	182,300
HICKS, PAUL R. & RYAN P.	87 BURRINGTON RD	182,000
HICKS, PAUL R. & TAMMY E.	1255 ROUTE 2	222,500
HICKS, WALTER W. & BEVERLY J LIFE ESTATE / PRONOVOST, JUDITH, HICKS, ALLE JENKS, SUSAN	567 HARRIS MOUNTAIN RD	203,900
HILLIER, THOMAS J & DONALD W,	31 WEST OXBOW RD	363,700
HINATA RETREAT REALTY, LLC	133 WARFIELD RD	1,912,060
HINATA RETREAT REALTY, LLC	RIDDELL RD	1,342
HINKLE, MARK L III & SANDRA H HINKLE	CHERRIE PIERSON RD	45,600

HINKLE, SANDRA E	584 LEGATE HILL RD	246,300
HOAR, RYAN D. & HEATH, MATTESON M.	2183 ROUTE 2	375,754
HOBBS, MARGARET M.	480 WEST OXBOW RD	260,618
HOBBS, MARGARET M.	EAST OXBOW RD	414
HOFFMAN, JOHN S. & KATHRYN K. STEVENS	399 WEST OXBOW RD	408,209
HOFFMAN, JOHN S. & KATHRYN K. STEVENS	WEST OXBOW RD	48,800
HOGEN, SHERRILL	34 WINDY HILL RD	226,100
HOWLETT, MARGARET A.	RIDDELL RD	59,900
HOWLETT, MARGARET A.	35 RIDDELL RD	175,100
HOWLETT, MARGARET A.	RIDDELL RD	51,000
HOYT, MARLA I. & ANDREWS, JAME	194 MAIN ST	225,700
HUBBARD, JEFFREY A.	9 RICE FORT RD	145,300
HUDSON, WILLIAM H; SCOTT A., D / HUDSON; EDWARD T.; KRAWIECKI,	ZOAR RD	100
HUDSON, WILLIAM H; SCOTT A., D / HUDSON; EDWARD T.; KRAWIECKI,	15 LEDGE LANE	148,800
HUFF, DEBORAH (LIFE ESTATE) / SHIPPEE, KURT W. & LARNED HAILEY G.	39 HAWK HILL RD	177,100
HUMPHREY, TREVOR G. & ACQUAVIVA LISA	LEGATE HILL RD	91,800
HUNKLER, JAMES G.	168 MAIN ST	194,900
HUNT, ROBERT P. & HUNT CHAD R.	403 MAXWELL RD	67,300
HUTCHINS, ROGER, FALANDES, MAX / FALANDES, ANDREW & JAMES	TEA ST	52,800
HYER, TRICE	8 THUNDER LANE	271,000
HYTTINEN, MARIE	23 TEA ST EXT	121,900
INERGY PROPANE, LLC / ATTN: TAX DEPT	40 WEST HAWLEY RD	115,500
INERGY PROPANE, LLC / ATTN: TAX DEPT	WEST HAWLEY RD	4,300
INERGY PROPANE, LLC / ATTN: TAX DEPT	WEST HAWLEY RD	33,500
JALBERT, MAYA R.	DAVIS MINE RD	3,800
JARVENPAA, TYLER & SPURLING-WE	14 HEATH STAGE TERR	265,300
JARVIS, DAVID & JOANNE	28 NORTH RIVER RD	289,100
JENKINS, JARED & BRIGGS-JENKIN	CENTER HEATH RD	86,400
JENKS, THOMAS M & SUSAN	419 LEGATE HILL RD	291,300
JENKS, THOMAS M & SUSAN J	LEGATE HILL RD	56,600
JH DEERFIELD VALLEY PROPERTIES	14 EAST HARMONY RD	231,000
JILLSON, DOUGLAS R. & MANDY J.	12 ROUTE 8A NORTH	400,400
JILLSON, ROBERT A. & NANCY W. (LIFE ESTATE) / JILLSON, DOUGLAS R., CHERYL A. DENNIS S.	8 ROUTE 8A NORTH	227,200
JJ SMITH PROPERTIES LLC	158 MAIN ST	157,100
JJ SMITH PROPERTIES, LLC	160 MAIN ST	398,000
JJ SMITH PROPERTIES, LLC	97 MAIN ST	311,500
JOHNSON, DANA H & JUDITH A LIFE ESTATE / COOMBS, KIM M. & STETSON, CHRI	26 RIDDELL RD	134,900
JOHNSON, DOUGLAS	262 SOUTH RIVER RD	351,400
JOHNSTON, NICHOLAS J. & JAIME M JOHNSTON	1201 ROUTE 2	261,800

JOHNSTON, NICHOLAS J. & JAIME M JOHNSTON	SOUTH HEATH RD	225
JOIA VERDE LLC	95 TODD MOUNTAIN RD	623,700
JUBINVILLE, AVA	1365 ROUTE 2	452,000
JUJU'S PALACE, LLC	159 MAIN ST	424,400
KAMYK, ALEXANDRA N.	55 BARRINGTON RD	204,100
KARLIN, JOHN & BODINE, SAMANTHA	1859 ROUTE 2	928,300
KATZ, DEBORAH, QUINN ROSEMARY / & GOLDENHAR, EDITH, P.R.'S	MAXWELL RD	33,600
KATZ, DEBORAH, QUINN ROSEMARY / & GOLDENHAR, EDITH, P.R.'S	ROUTE 8A NORTH	5,500
KATZ, MICHAEL & RUDIN, MERRILL	205 HAWK HILL RD	267,900
KEARNEY, DAVID	ROUTE 2	64,800
KEARNEY, SAMUEL W & ROSALIE	LEGATE HILL RD	34,200
KEE, HOWARD CLARK & LAVINE, AU TRUSTEES HOWARD CLARK KEE / LAVINE, AUDREY S. & KEE, HOWAR TRUSTEES AUDREY S. LAVINE	117 HARRIS MOUNTAIN RD	181,700
KEE, HOWARD CLARK & LAVINE, AU TRUSTEES HOWARD CLARK KEE / LAVINE, AUDREY S. & KEE, HOWAR TRUSTEES AUDREY S. LAVINE	HARRIS MOUNTAIN RD	50,400
KEE, HOWARD CLARK & LAVINE, AU TRUSTEES HOWARD CLARK KEE / LAVINE, AUDREY S. & KEE, HOWAR TRUSTEES AUDREY S. LAVINE	HARRIS MOUNTAIN RD	34,400
KELLEHER, EDMUND C & CAREY M.	12 WARFIELD RD	247,000
KELLEHER, JOHN & EDITH	41 HEATH STAGE TERR	484,100
KEMP, JAMES M. & RINCON-KEMP BESS	120 HAWK HILL RD	366,200
KEMP, JAMES M. & RINCON-KEMP BESS	HAWK HILL RD	54,300
KENDRICK, JOHN D. & ANNE S CO-TRUSTEES / 211 ASH STREET REALTY TRUST	ROUTE 2	50,100
KENDRICK, JOHN D. & ANNE S CO-TRUSTEES / 211 ASH STREET REALTY TRUST	1935 ROUTE 2	434,572
KENDRICK, JOHN D. & ANNE S CO-TRUSTEES / 211 ASH STREET REALTY TRUST	ROUTE 2	100
KENDRICK, JOHN D. & ANNE S CO-TRUSTEES / 211 ASH STREET REALTY TRUST	119 WARNER HILL RD NO 2	3,344
KENDRICK, JOHN D. & ANNE S CO-TRUSTEES / 211 ASH STREET REALTY TRUST	160 WARNER HILL RD NO 2	4,136
KENDRICK, JOHN D. TRUSTEE PAUL J. KENDRICK TRUST	1945 ROUTE 2	318,500
KENDRICK, JOHN D. TRUSTEE PAUL J. KENDRICK TRUST	ROUTE 2	100
KENDRICK, PAUL J & JOHN D KEND / C/O KENDRICK, JOHN	EAST OXBOW RD	140,700
KENNEY, FRED & DOLORES	24 MOUNTAIN VIEW DR	604,900
KERR, PETER A. TRUSTEE	79 HAWK HILL RD	291,600
KETCHEN, WILLIAM K. & ANGELA	144 TOWER RD	325,600
KINCHLA, JOHN W.	TOWER RD	8,439
KINCHLA, JOHN W. & NANCY M.	16 TOWER RD	280,700
KINCHLA, JOHN W. & NANCY M.	TOWER RD	124,104
KINCHLA, JOHN W. & NANCY M.	TOWER RD	5,529
KING, ASHLEY M.	POTTERS RD EXT	57,300
KING, EDWARD J	2061 ROUTE 2	275,000
KING, EDWARD J	ROUTE 2	34,600
KING, EDWARD J	ROUTE 2	2,800

KING, LEA TRUSTEE OF LEA KING TRUST	421 LEGATE HILL RD	488,400
KING, RICHARD A & DARLENE	2045 ROUTE 2	417,600
KING, ROBERT PATRICK & PATRICIA	POTTERS RD EXT	34,200
KING, ROGER A	2055 ROUTE 2	271,800
KITCHEN, DENIS L., STACEY A. &	23 MOUNTAIN VIEW DR	220,600
KLEIN, HAILEY D.	8 NORTH ST	213,600
KLEMER, PAUL D.	245 MAIN ST	218,200
KLEMM, GEORGE M	SOUTH RIVER RD	6,300
KLINE, SHERI ANN, ROOT, JERRY & LARRY, / C/O ROOT, EDWARD J.	31 ROWE RD	112,800
KNOBLOCH, KEVIN T. & NICHOLE KATHRYN	LEGATE HILL RD	25,294
KOCHAPSKI, GARY	87 HAWK HILL RD	342,100
KOCHAPSKI, GARY	HAWK HILL RD	55,800
KOSTKA, STEFAN M & ROBERTSON, / KOSTKA ROBERTSON TRUST	BURNT HILL RD	54,600
KOSTKA, STEFAN M. & ROBERTSON, MARY / KOSTKA ROBERTSON TRUST	48 BURNT HILL RD	439,800
KOWALSKI, RICHARD / C/O COLUMBIA-DELTA CO	119 MAIN ST	221,700
KRANZ, SUSAN R, TRUSTEE KRANZ REALTY TRUST	12 WINDY HILL RD	286,700
KRUSZ, HOWARD M., TRUSTEE / LAWRENCE A. KRUSZ INVESTMENT T	63 WEST HAWLEY RD	512,606
KRUSZ, HOWARD M., TRUSTEE / LAWRENCE A. KRUSZ INVESTMENT T	82 EAST HAWLEY RD	136,800
KUGLER, CHESTER A	55 VINCENT RD	220,800
KUMPH, MICHAEL TRUSTEE / KUMPH INVESTMENT TRUST	355 HARRIS MOUNTAIN RD	403,200
KUROWSKI, ANDREW	BURNT HILL RD	4,538
LAGOY, ERIK E. & JENNIFER L.	207 MAIN ST	255,400
LAGRASSA, CARLA L	416 MAXWELL RD	441,405
LAGRASSA, CARLA L	MAXWELL RD	45,458
LAGRASSA, CARLA, DE MENOCAL, P LOOMIS, RUTH ELAINE / C/O LOOMIS, RUTH	MAXWELL RD	11,323
LAMA, SONAM	2217 ROUTE 2	212,300
LAMBERT, DEBORAH J.	1755 ROUTE 2	80,500
LAMBERT, GEORGE R. & DEBORAH J. / C/O LAMBERT, DEBORAH J	1757 ROUTE 2	344,600
LAMBERT, GEORGE R. & DEBORAH J. / C/O LAMBERT, DEBORAH J.	1760 ROUTE 2	61,800
LAMBOY, FAUSTO & LEBARON, ANDREW TRUSTEE / FBO SAGE WILLOW LAMBOY & CAI KIERNAN BRO	47 MOUNTAIN VIEW DR	335,100
LAMBOY, FAUSTO & LEBARON, ANDREW, TRUSTE / FBO SAGE WILLOW LAMBOY & CAI KIERNAN BRO	MOUNTAIN VIEW DR	23,500
LANOUE, JEREMY N. & JENNI L. LANOUE	454 SOUTH RIVER RD	367,500
LANOUE, NELSON E & BRENDA	486 SOUTH RIVER RD	260,700
LANOUE, NELSON E. & BRENDA	470 SOUTH RIVER RD	81,200
LAPOINTE, JANICE M	39 NORTH RIVER RD	243,200
LAPOINTE, LESLIE A. & JAMES H.	121 MAIN ST	202,600
LAUKKANEN, JACOB	POTTERS RD EXT	52,400
LAVELLE, KENAN T. & SUSAN E.	91 EAST HAWLEY RD	278,900
LAVELLE, KENAN T. & SUSAN E.	EAST HAWLEY RD	50,200
LAWLESS, JOHN C & SUSAN	32 EAST HAWLEY RD	733,000

LEACH, MICHAEL W.	11 BURREINGTON RD	188,600
LEAR, NEAL & CECILIA	THUNDER LANE	100
LEAR, NEAL & CECILIA	10 THUNDER LANE	281,900
LEAVITT CEMETERY TRUST / C/O MARIAN NOGA	ROUTE 2	56,100
LEDWELL, MARY A., TRUSTEE OF THE LEDWELL INVESTMENT TRUST	231 WEST HAWLEY RD	437,100
LEET, HARRY G & HOPE C	24 MOUNTAIN BRANCH RD	421,600
LEONARD, CRAIG S. & CHERYL L.	195 MAIN ST	287,800
LINGLE, ROBERT G.	464 ZOAR RD	152,100
LOCKE, EVELYN F	24 SCHAEFER WAY	344,800
LONG, BRANDON T. & AMY B.	42 BURREINGTON RD	427,200
LOOMIS, RUTH E.	LEGATE HILL RD	1,311
LOVETT, MATTHEW R & SHANNON M	38 HEATH STAGE TERR	338,800
LYMAN, DORTHY A., TRUSTEE OF THE LYMAN INVESTMENT TRUST	56 HEATH STAGE TERR	303,000
LYMAN, LYNDEN, TRUSTEE / LYNDEN LYMAN 2014 REVOCABLE TRUST	62 SCHAEFER WAY	383,800
LYNCH, JOHN & NORMA J.	20 WARFIELD RD	361,700
MACLEISH, WILLIAM H & ELIZABETH B	344 HARRIS MOUNTAIN RD	423,272
MAGNANI, THOMAS J	AVERY BROOK RD	41,400
MAGNANT, MICHAEL A	6 SOUTH ST	186,800
MAIER, CHARLES E. III & LANDAUER, ELLEN	87 WARNER HILL RD NO 2	281,500
MALMROS, MARY E	5 HARMONY HEIGHTS EXT	283,600
MANN, JOSHUA	145 MAIN ST	229,800
MANZI, PETER J	1231 ROUTE 2	197,400
MARANATHA BIBLE CHAPEL, INC.	1729 ROUTE 2	334,300
MARDER, DONNA G, TRUSTEE MARDER REAL ESTATE TRUST / C/O MARDER, ARIANE	100 VINCENT RD	343,600
MARSHALL, KATELYN & ELIJAH G.	23 WARFIELD RD	352,900
MARTEL, BONNIE	1509 ROUTE 2	145,400
MARTEL, BONNIE	ROUTE 2	100
MARTIN, CASPER	400 ZOAR RD	114,800
MARTIN, RYAN A. & SHIPPEE, KRISTEN	55 HEATH STAGE TERR	241,900
MARTIN, WALTER E.	47 WARNER HILL RD NO 2	250,200
MASON, DOUGLAS & MARSHALL, NINA	CENTER HEATH RD	12,760
MASON, DOUGLAS S. TRUSTEE DOUGLAS S. MASON FAMILY T / MARSHALL, NINA T. TRUSTEE NINA T. MARSHALL FAMILY T	7 BASSETT RD EXT	264,800
MATSON, CALVIN H & KATHLEEN A.	410 LEGATE HILL RD	57,100
MATTHEWS, SHARON	463 LEGATE HILL RD	130,000
MAYNARD, JUSTIN H.	200 AVERY BROOK RD	388,500
MCCUTCHEN, SHARON R	HAWK HILL RD	14,650
MCCUTCHEN, SHARON R	264 HAWK HILL RD	236,926
MCDONALD, DEANNA C.	567 LEGATE HILL RD	170,600
MCDONALD, DOUGLAS S. & DEANNA C.	551 LEGATE HILL RD	77,400
MCDONOUGH, MEGAN E. & GRANDIN, ADAM K.	30 WINDY HILL RD	333,600

MCHAFFIE, JAMES & PERDUE JONATHAN C / C/O PERDUE, JONATHAN C	16 RIDDELL RD	179,600
MCHUGH, LYNN M. TRUST	2120 ROUTE 2	196,700
MCKENNA, BARBARA A & CHAD E	23 EAST HAWLEY RD	425,100
MCKENNA, CHAD E & BARBARA A	200 HARRIS MOUNTAIN RD	53,900
MCKUSICK, ALEX H. EARLE, ILYZA S. / EARLE, GAVIN M.	164 MAIN ST	170,400
MEAD, AARON D. & ELIZABETH	23 HILLANDALE RD	293,700
MEAD, AARON D. & ELIZABETH	HILLANDALE RD	49,100
MEAD, AARON D. & ELIZABETH	ROUTE 2	200
MEAD, SUSAN E AND MICHAEL T	WEST OXBOW RD	41,500
MEAD, SUSAN E AND MICHAEL T	152 WEST OXBOW RD	398,900
MEADE, MATTHEW A. & PEREZ, AID	66 MAIN ST	229,600
MEEKS, EDITH & COSTON, PETER	MAXWELL RD	29,441
MEEKS, SUZANNE, EDITH & ELLEN	607 LEGATE HILL RD	324,604
MEEKS, SUZANNE, EDITH & ELLEN	LEGATE HILL RD	7,445
MENDES, JOSEPH	2161 ROUTE 2	275,000
MERCER, WALTER N. & ARLENE	447 HARRIS MOUNTAIN RD	58,500
MEYER, JOHN D & MILLER, ELEN M CO-TRUSTEES OF MEYER-MILL / CO-TRUSTEES OF MEYER-MILLER IN	WARNER HILL RD (OFF)	8,900
MEYER, JOHN D & MILLER, ELLEN M CO-TRUSTEES OF MEYER-MILL / CO-TRUSTEES OF MEYER-MILLER IN	88 WARNER HILL RD NO 1	366,300
MEYER, JOHN D.& MILLER, ELLEN M. CO-TRUSTEES OF MEYER-MILL / CO-TRUSTEES OF MEYER-MILLER IN	WARNER HILL RD (OFF)	49,900
MIENTKA, TUCKER J.	336 LEGATE HILL RD	259,700
MIGEON, JEAN-PAUL	SCHAEFER WAY	67,500
MIGEON, JEAN-PAUL	ZOAR RD	400
MILKA, WILLIAM M. & ANITA M.	ROUTE 8A NORTH	60,800
MILLER, DANIEL B & BAMBI	941 MAPLE TERRACE	392,100
MILLER, DANIEL B & BAMBI	ROUTE 2	200
MILLER, NICOLAS & MARGARET	7 SOUTH ST	248,600
MILLET, CARLENE	60 MAIN ST	304,000
MIRIN, JONATHAN & RICHARD, GODELIEVE	224 AVERY BROOK RD	280,200
MIRIN, JONATHAN & RICHARD, GODELIEVE	AVERY BROOK RD	91,100
MKH BURNT HILL, LLC C/O HOBBS, KATE	EAST OXBOW RD	18,800
MONTALBANO, PATRICIA E.	149 LEGATE HILL RD	378,400
MOONEY, FRANK J. & JENNIFER L.	98 MAIN ST	217,700
MORRELL, GLENN S. & HICKS LAURA, CO-TRUSTEES / IRREVOCABLE TRUST FOR DECENDAN OF NANCY S. MORRELL	191 LEGATE HILL RD	79,944
MOSELEY, STEVEN G.	AVERY BROOK RD	6,793
MOSHER, NATHAN F	MAXWELL RD	48,600
MOSHFEGH, DUBRAVKA	17 BASSETT RD EXT	232,000
MOSSMAN, CHRISTOPHER A	16 POTTERS RD	679,600
MUELLER, ANDREW	432 LEGATE HILL RD	280,300
MUNROE, CHRISTOPHER A.	LEGATE HILL RD	16,200

MUSIAK, WILLIAM & JESSICA	60 SOUTH RIVER RD 4	194,800
MUSKUS, ELIZABETH A	33 POTTERS RD	235,000
NAUGHTON, GEORGE B	POTTERS RD EXT	46,100
NEILSEN, JEFFREY	WARFIELD RD	105,100
NELSON, ROBERT B.	2160 ROUTE 2	266,200
NEW ENGLAND INVESTMENT HOLDING CORP.	300 ZOAR RD	216,100
NEW ENGLAND POWER / C/O PAULA LEAVERTON, PROPERTY TAX MGR.	ROUTE 2	151,600
NEW ENGLAND POWER COMPANY / C/O PAULA LEAVERTON, PROPERTY TAX MGR.	ZOAR RD	113,800
NEW ENGLAND POWER COMPANY / C/O PAULA LEAVERTON, PROPERTY TAX MGR.	ZOAR RD	72,500
NEW ENGLAND TELEPHONE/ VERIZON NEW ENGLA	ROUTE 2	31,500
NEW ENGLAND TELEPHONE/ VERIZON NEW ENGLA	10 SOUTH ST	150,300
NEWLAND, AGNES M	154 MAIN ST	179,600
NITSCHKE, ANDREW B. & MARYELIZABETH L.	144 AVERY BROOK RD	361,300
NOGA,MARGUERITE & MARIAN, GRAVES, NINA (LIFE ESTATE), / CHASE, SARAH N. & GRAVES, ANDR	ROUTE 2	100
NOGA,MARGUERITE & MARIAN, GRAVES, NINA (LIFE ESTATE), / CHASE, SARAH N. & GRAVES, ANDR	1393 ROUTE 2	433,600
NOLAN, ARDIS W. TRUSTEE, / WHEELER, ANN M., WILLIAMS, JAC	1215 ROUTE 2	240,900
NOONAN, NANCY S. & STRULES, JE	1151 ROUTE 2	423,800
NORTON, BARBARA H. & WRAY ZACHARY	23 DEER RUN LANE	246,200
NUGENT, BONNIE LEE	399 ZOAR RD	181,100
O'BRIEN, GREGORY S / KELLY, EDWARD F	TOWER RD	57,800
O'NEIL, AMY	1769 ROUTE 2	423,200
O'NEIL, AMY	ROUTE 2	146,500
O'NEIL, AMY	ROUTE 2	3,071
O'NEIL, DAVID M.	280 LEGATE HILL RD	341,200
O'NEILL, SEAN P. & JESSICA L.	39 HARRIS MOUNTAIN RD	419,400
OCALA REALTY SERIES, LLC	SOUTH HEATH RD	43,600
OLD DEERFIELD CONFERENCE	TEA ST	56,300
OLDE WILLOW INN LLC	1463 ROUTE 2	281,420
OLDE WILLOW INN LLC	ROUTE 2	100
OSTERGREN, MARK E & SHARON O PIERCE	WEST OXBOW RD	11,108
OSTWALD, JOHN & BROWNELL ELIZABETH & / GRANDPRE, STEVEN	CHERRIE PIERSON RD	31,400
OSTWALD, JOHN & EMBERLEY, CAROLYN TRUSTEES, MOONWOOD NOMINE	CHERRIE PIERSON RD	45,300
OVITT, BARBARA J. & GRISWOLD, LAURIE A.	ZOAR RD	1,200
OVITT, BARBARA J. & GRISWOLD, LAURIE A.	495 ZOAR RD	176,800
OVITT, BRIAN M & JOAN M	420 SOUTH RIVER RD	372,400
OVITT, ROBERT M. & ALLICIA M.	1903 ROUTE 2	336,000
OWNER UNKNOWN	ROUTE 2	100
OWNER UNKNOWN / C/O ASSESSORS	WEST HAWLEY RD	300
OWNER UNKNOWN / C/O ASSESSORS	WEST HAWLEY RD	2,400

OWNER UNKNOWN / C/O ASSESSORS	AVERY BROOK RD	1,400
OWNER UNKNOWN / C/O ASSESSORS	ROWE RD	100
OWNER UNKNOWN / C/O ASSESSORS	OFF ZOAR RD	100
OWNER UNKNOWN / C/O ASSESSORS OFFICE	SOUTH RIVER RD	200
OWNER UNKNOWN / C/O ASSESSORS OFFICE	NORTH RIVER RD - OFF	29,900
PAGE, LEROY F. JR. & MIENKA MADISON G.	114 WEST OXBOW RD	54,400
PAGE, THERESA A.	104 WEST OXBOW RD	331,400
PALMER, IVY GRIEL	2143 ROUTE 2	366,380
PALMER, THORNE DAVIS & CHAMP, COLLEEN	48 POTTERS RD EXT	320,600
PALMERI PROPERTIES, LLC	9 ROUTE 8A NORTH	328,800
PALMERI, MATTHEW R. & BUNKER, CHELSEA	111 EAST OXBOW RD	523,200
PAN AM SOUTHERN LLC / C/O GENESEE & WYOMING RR SERVI	SOUTH RIVER RD	1,200
PAN AM SOUTHERN LLC / C/O GENESEE & WYOMING RR SERVI	ZOAR RD	1,700
PAN AM SOUTHERN LLC / C/O GENESEE & WYOMING RR SERVI	ZOAR RD	15,900
PARISEAU, THOMAS JR. & MELISSA B.	57 WARNER HILL RD NO 2	308,400
PASTRICH-KLEMMER, RE INC. / C/O KLEMMER, KATHERINE	108 MAIN ST	457,500
PATEL, HARDIK K. & MAMTA H.	ROWE RD	12,628
PATLOVE, SUSAN A.	23 WINDY HILL RD	147,900
PAUL, DOUGLAS S., JR. & AMY LEE	MAXWELL RD	39,100
PEABODY, CHARLES A & SHARYN H.	2056 ROUTE 2	387,700
PEABODY, CHARLES A. & SHARYN H.	171 MAIN ST	267,900
PEARSON, CLARE & SPECHT, DAVID L	423 WEST OXBOW RD	318,400
PELLEGRINO, JOSEPH	182 MAIN ST	37,300
PENA, RUTH D. & DAVID	32 SOUTH RIVER RD	474,700
PENA, RUTH D. & DAVID	SOUTH RIVER RD	3,100
PERRY, FRANK E	WEST HAWLEY RD	93,700
PERRY, RICHARD & JOAN	MOUNTAIN VIEW DR	18,500
PETERMAN, THOMAS C., TRUSTEE / THOMAS C. PETERMAN TRUST	HARRIS MOUNTAIN RD	12,600
PETERMAN, THOMAS C., TRUSTEE / THOMAS C. PETERMAN TRUST	79 HARRIS MOUNTAIN RD	210,700
PETERMAN, THOMAS C., TRUSTEE / THOMAS C. PETERMAN TRUST	HARRIS MOUNTAIN RD	57,700
PETERS, TERRI & ROBERT N. TATR	ROUTE 2	47,700
PETERSON, ERIK & MICHELLE	280 WARNER HILL RD NO 2	380,800
PHILO, MARGIE PAPIER & DAVID L	19 ROUTE 8A NORTH	356,700
PIERCE, SHARON & OSTERGREN, MARK	136 WEST OXBOW RD	230,453
PITI THEATRE COMPANY INC.	AVERY BROOK RD	62,000
PIZZI, LAURA J, TRUSTEE C/O PIZZI, ALDO / C/O PIZZI, ALDO G.	1701 ROUTE 2	722,800
PIZZI, LAURA J, TRUSTEE C/O PIZZI, ALDO / C/O PIZZI, ALDO G.	ROUTE 2	100
PORROVECCHIO, LEWIS & MARJORIE (LIFE ESTATE) / PORROVECCHIO, WAYDE L, O'BYRNE KARLA & PORROVECCHIO, SCO	NORTH RIVER RD	41,200
PORROVECCHIO, LEWIS W & MARJORIE (LIFE ESTATE) / PORROVECCHIO, WAYDE L, O'BYRNE KARLA J & PORROVECCHIO, S	2211 ROUTE 2	288,800
PORTER-DEVRIESE, TIMOTHY & KHO	129 MAIN ST	221,400
PORTER-HENRY, GABRIEL	653 LEGATE HILL RD	309,100

PRATT, DOUGLAS F. JR.	39 HEATH STAGE TERR	218,900
PRATT, ROBERT J	17 WEST HAWLEY RD,8A S.	378,700
PRATT, ROBERT J	SOUTH RIVER RD	300
PRONOVOST, DONALD J & JUDITH M	253 HAWK HILL RD	342,400
PROSTAK, RANDALL G.	528 ZOAR RD	240,900
PURINTON, BARRY	89 WARFIELD RD	544,500
PURINTON, GLORIA JEAN & MICHELLE M.	42 HIGH ST	260,600
RADASCH, BONNIE JO	11 WARFIELD RD	278,000
RAE PROPERTIES, LLC / C/O JOSEPH S. RAE, LLC	ROUTE 2	360,400
RAE PROPERTIES, LLC / C/O JOSEPH S. RAE, LLC	2231 ROUTE 2	810,500
RALICKI, EDWARD A & ROBIN	47 DEER RUN LANE	347,800
RAMSDELL, PHILLIP L & IRENE	1553 ROUTE 2	440,800
RANCOURT, ANNIE E. (LIFE ESTATE) / RANCOURT, DENISE L, SEAN F & FLEMING, ERINN E.	255 HARRIS MOUNTAIN RD	233,100
RANDALL, SCOTT	184 WARNER HILL RD NO 2	219,500
RAVIELE, PATRICIA A, TRUSTEE / RAVIELE INVESTMENT TRUST	552 HARRIS MOUNTAIN RD	291,300
REYNOLDS, ERWIN & LINDA S	HARRIS MOUNTAIN RD	724
REYNOLDS, ERWIN D & LINDA S	256 HARRIS MOUNTAIN RD	275,960
REYNOLDS, KATHY A	225 ROUTE 8A NORTH	190,900
REYNOLDS, SARAH E.	14 HARMONY HEIGHTS	331,700
RHEINHEIMER, JACOB W. & TOTINO SHANA	225 AVERY BROOK RD	554,663
RICCI, KEVIN, TRUSTEE OF / RICCI REALTY TRUST	111 ROWE RD	315,500
RICCIO, MICHAEL W & AMANDA M	95 HARRIS MOUNTAIN RD	316,000
RICE, CRAIG S. & DANA L.	166 MAIN ST	308,600
RICE, DANA & CRAIG	MAXWELL RD	26,700
RICE, DANA L.	MAXWELL RD	50,600
RICE, DAVID S. JR, CAROL A. & CHRISTOPHER A.	279 LEGATE HILL RD	339,400
RICE, JOEL	426 ZOAR RD	172,100
RICH, LEONARD & LABRIOLE CARMEN & MICHAEL / C/O RICH LATELLA, TERRY	AVERY BROOK RD	51,300
RICHARDSON, PAULA L & LISA J HEMINGWAY	62 DEER RUN LANE	293,100
RICHARDSON, TODD P	SOUTH HEATH RD	9,700
RICHARDSON, TODD P & STANHOPE, PHILLIP	55 SOUTH HEATH RD	463,400
RICKO, CHARLES M., II & SOOKEY SARAH J.	283 LEGATE HILL RD	381,600
RILEY, JOHN P. & KELLY S.	495 TEA ST	203,100
RILEY, JOHN P. & KELLY T.	5 HEATH STAGE TERR	305,000
RILEY, KELLY & JOHN	HEATH STAGE TERR	17,000
RILEY, KELLY S.	TEA ST	71,500
RIVER GSO LLC	48 MAIN ST	365,400
RIVERA, DIEGO & OLGA I.	26 NORTH RIVER RD	256,200
ROACH, KAREN M. C/O RAU, KAREN M.	65 EAST HAWLEY RD	235,600
ROCKY RIVER REALTY CO / PROPERTY TAX DEPT.	NORTH RIVER RD	10,892
ROCKY RIVER REALTY CO / PROPERTY TAX DEPT.	NORTH RIVER RD	50,852

ROMAN CATHOLIC BISHOP OF SPRIN / ST JOSEPHS PARISH	180 MAIN ST	205,700
ROMAN, LEVI J. & TOYODA, KAORU	240 EAST OXBOW RD	456,900
ROSE, CHRISTOPHER C. & SHARON F.	75 DEER RUN LANE	362,800
ROSE, CHRISTOPHER M.	81 DEER RUN LANE	510,100
ROSE, CHRISTOPHER M.	DEER RUN LANE	59,000
ROSE, RACHEL E.	55 NORTH RIVER RD	342,400
ROSENBERG, DENNIS J & DEBRA	52 SOUTH RIVER RD	236,500
ROTH, ROBERT L. & ANNE J. KAPLAN, / ROTH, PURITA	160 HAWK HILL RD	368,200
ROTIMA S.A., INC. / C/O ATWATER, ALEXANDER	24 WEST OXBOW RD	1,090,182
ROTIMA S.A., INC. / C/O ATWATER, ALEXANDER	WEST OXBOW RD	1,705
ROTIMA S.A., INC. / C/O ATWATER, ALEXANDER	WEST OXBOW RD	796
ROTIMA S.A., INC. / C/O ATWATER, ALEXANDER	EAST OXBOW RD	5,280
ROTIMA S.A., INC. / C/O ATWATER, ALEXANDER	392 EAST OXBOW RD	1,056
ROTIMA S.A., INC. / C/O ATWATER, ALEXANDER	328 EAST OXBOW RD	57,808
ROTIMA S.A., INC. / C/O ATWATER, ALEXANDER	EAST OXBOW RD	26,120
ROTIMA S.A., INC. / C/O ATWATER, ALEXANDER	EAST OXBOW RD	12,201
ROTIMA S.A., INC. / C/O ATWATER, ALEXANDER	EAST OXBOW RD	6,030
ROTIMA S.A., INC. / C/O ATWATER, ALEXANDER	EAST OXBOW RD	3,080
ROTIMA S.A., INC. / C/O ATWATER, ALEXANDER	EAST OXBOW RD	7,480
ROWE ROAD TALL PINES LLC / C/O CONNOLLY, JOSEPH P. JR.	87 ROWE RD	423,200
ROWEHL, GREGORY C. & GABRIELA F.	72 MAIN ST	165,600
ROWLEY, ELEANOR, L	80 DEER RUN LANE	281,300
RYAN, DEBRA	2125 ROUTE 2	202,800
RYBCZYK, JACK & FELTON, EMILEE	191 HAWK HILL RD	295,800
SACCHITELLA, DAVID	60 SOUTH RIVER RD 6	194,800
SALL, LINDSEY J.	74 WARNER HILL RD NO 2	321,000
SANDERSON, RALPH W & MARY W. C/O SANDERSON, BARRY / SANDERSON, BARRY E., TRUSTEE	14 THUNDER LANE	315,700
SANDSTROM, RICHARD C. & BRENDA M.	418 LEGATE HILL RD	340,500
SARGENT, DAVID E.	187 MAIN ST	278,400
SARGENT, JOHN H., TRUSTEE JOHN H. SARGENT TRUST / JOHN H. SARGENT TRUST	328 WARNER HILL RD NO 2	1,892
SARGENT, JOHN H., TRUSTEE JOHN H. SARGENT TRUST / JOHN H. SARGENT TRUST	WARNER HILL RD	51,051
SARGENT, JOHN H., TRUSTEE JOHN H. SARGENT TRUST / JOHN H. SARGENT TRUST	289 WARNER HILL RD NO 2	74,669
SARGENT, JOHN H., TRUSTEE JOHN H. SARGENT TRUST / JOHN H. SARGENT TRUST	WARNER HILL RD NO 2	1,214
SARGENT, JOHN H., TRUSTEE JOHN H. SARGENT TRUST / JOHN H. SARGENT TRUST	WARNER HILL RD NO 2	1,525
SCANLON, JOHN R & ELAINE OLSHUFF	416 ZOAR RD	161,900
SCHAEFER, JAMES R.	54 SCHAEFER WAY	689,900
SCHAEFER, JAMES ROY	60 SOUTH RIVER RD 3	194,800
SCHAEFER, JONATHAN C.	WARFIELD RD	92,300

SCHAEFER, REBECCA L & JAMES R	SCHAEFER WAY	44,500
SCHAEFER, REBECCA L. & JAMES R	14 SCHAEFER WAY	396,500
SCHUSTER, GLORIA J., TRUSTEE; / SCHUSTER INVESTMENT TRUST	LEGATE HILL RD	2,900
SCOTT, DAWN M.& DEAN E.	TEA ST	500
SCOTT, MOLLY, TRUSTEE SCOTT INVESTMENT TRUST	327 WARNER HILL RD NO 2	264,902
SCOTT, MOLLY, TRUSTEE SCOTT INVESTMENT TRUST	360 WARNER HILL RD NO 2	56,481
SEAVER, CHRISTOPHER & JULIE	SOUTH HEATH RD	15,536
SEAVER, CHRISTOPHER C	48 SOUTH HEATH RD	548,700
SHAW, JEFFREY H. & ELLEN B.	20 NORTH RIVER RD	246,300
SHAW, LAWRENCE T. & MARY E.	2065 ROUTE 2	236,900
SHAW, LISA A, GROGAN, PAUL E GROGAN, JEFFREY S. & / CLARKE, KELLY L.	WARNER HILL RD	522
SHEEHAN, DANIEL J. & BRYANA J.	POTTERS RD EXT	42,800
SHELBURNE EQUITY LLC	ROUTE 2	300
SHELBURNE EQUITY LLC	1741 ROUTE 2	993,600
SHELBURNE EQUITY LLC	1745 ROUTE 2	295,400
SHERMAN, FLOYD L.; HEIRS OR DEVISEES OF / C/O DOHN SHERMAN	DAVIS MINE RD	44,800
SHERMAN, FLOYD L.; HEIRS OR DEVISEES OF / C/O DOHN SHERMAN	497 ROUTE 8A NORTH	61,400
SHERMAN, FLOYD L.; HEIRS OR DEVISEES OF / C/O DOHN SHERMAN	482 ROUTE 8A NORTH	61,100
SHIELDS, THOMAS W. & / SHIELDS, DAVID E	336 SOUTH RIVER RD	344,600
SHIELS, JOHN & LAURA	85 WARFIELD RD	465,100
SHIRE BASECAMP 413, LLC	198 MAIN ST	316,600
SHULDA MERRIGAN, LORI	192 MAIN ST	265,400
SILVER, CANDACE R	48 AVERY BROOK RD	129,000
SINCLAIR, JAMES B. & BARBARA A.	44 WARFIELD RD	449,600
SINISTORE, RICHARD C & JENNIFER S	35 WARNER HILL RD NO 2	352,000
SINISTORE, RICHARD C. & JENNIFER	WARNER HILL RD NO 2	54,400
SISUM, ISSAC N. & ROCCIO, MADISON E.	400 LEGATE HILL RD	248,600
SKIBIK, COLETON J. & ELISE	100 LEGATE HILL RD	231,500
SLOCIK, LYNDA & GRITZNER, ADAM	THUNDER LANE	24,200
SLOCIK, LYNDA & GRITZNER, ADAM	THUNDER LANE	100
SLOCIK, LYNDA J.	18 THUNDER LANE	230,400
SLOWINSKI, ANDREW M. & SARAH A.	WARNER HILL RD NO 2	44,000
SLOWINSKI, ANDREW M. & SARAH A.	79 WARNER HILL RD NO 2	384,900
SMITH, ANDREW E & NANCY A. TRUSTEES OF THE / SMITH INVESTMENT TRUST	426 ROUTE 8A NORTH	5,211
SMITH, ANDREW E & NANCY A. TRUSTEES OF THE / SMITH INVESTMENT TRUST	ROUTE 8A NORTH	263
SMITH, JOSHUA & JENNA SMITH	233 ROUTE 8A NORTH	48,100
SMITH, RONALD C. & DONNA M. TRUSTEES OF THE / SMITH INVESTMENT TRUST	290 LEGATE HILL RD	449,800
SMITH, SAMUEL BRADFORD	93 WARFIELD RD	590,800
SMITHERS, CHRISTOPHER S & SHANNA HAYRE	49 HAWK HILL RD	278,800
SNOW, MELANIE E	16 AVERY BROOK RD	340,800

SOCKOLOSKY, THOMAS & JUDITH	76 VINCENT RD	310,500
SOVIECKE, NICHOLAS J. & NAOMI	15 NORTH ST	318,300
SPARDA, JEFFREY A	496 TEA ST	413,800
SPARKS, WILDER B. & MUKTARIAN SIMON	63 HAWK HILL RD	352,200
SPECHT, MARTIN C. & HANNAH P.	400 WEST OXBOW RD	51,000
STAFFANSON, TIMOTHY MICHAEL & LISA LYNN, TRUSTEES / TIMOTHY & LISA STAFFANSON TRUS	MAXWELL RD	67,300
STAFFORD, MARY L. & PATRICIA A	172 MAIN ST	177,500
STARR, NORMAN & KIMBERLY	80 WARNER HILL RD NO 2	307,700
STEPHENS, WILLIAM S	248 MAIN ST	183,600
STEPHENS, WILLIAM S	MAIN ST	71,900
STERN, GARY M.	CHERRIE PIERSON RD	30,600
STEWART, ANDREW YOUNG & GROB RACHEL NELL, TRUSTEES OF / GROB, RACHEL NELL & STEWART ANDREW YOUNG, TRUSTEES OF	319 WEST HAWLEY RD	139,100
STONE, CATHERINE P.	33 WARFIELD RD	213,100
STONE, GARRETT T. & AMANDA K, TRUSTEES BALDISSEROTTO STONE LEGAC	63 ROWE RD	410,700
SULLIVAN, BARRY A & KAREN LOUI	ZOAR RD	100
SULLIVAN, JAMES D. & DORSEY, SARA J.	84 SCHAEFER WAY EXT	169,800
SULLIVAN, ROBERT W., ASHTON, MELISSA J. / & SULLIVAN, BARBARA L.	56 VINCENT RD	227,700
SUMNER, KEITH A.	18 BURRINGTON RD	214,700
SVELNIS, VINCENT C	125 EAST OXBOW RD	485,300
SWEENEY, DARCY K & ALBERTS, BERT H	271 WEST OXBOW RD	298,500
SWOPE, MICHELE B. & KENNETH E. STARK	2130 ROUTE 2	386,400
TALBOT, DANIEL & LINDA MATTHEW & JULIE	71 NORTH RIVER RD	450,987
TANGUAY, JODI M. & NEUHAUSER, NEIL R.	215 MAIN ST	248,500
TARTAGLIA, ANTHONY	539 LEGATE HILL RD	117,400
TATRO, ROBERT	2063 ROUTE 2	210,500
TATRO, ROBERT N	BURRINGTON RD	13,000
TATRO, ROBERT N	511 TEA ST	72,600
TATRO, ROBERT N.	22 BURRINGTON RD	369,700
TATRO, ROBERT N.	2069 ROUTE 2	286,700
TAYLOR, BETH & COHEN, MICHAEL H.	151 HARRIS MOUNTAIN RD	438,900
TAYLOR, BETH & COHEN, MICHAEL H.	HARRIS MOUNTAIN RD	249,000
TAYLOR, FLOYD H. JR. & DONNA L. LIFE ESTATE / KOUMBIS, ROBERT L. & KOUMBIS,	35 WARFIELD RD	387,600
TAYLOR, FRANKLIN A. (LIFE ESTATE) / C/O RILEY, KELLY T. & TAYLOR,	488 TEA ST	276,200
TAYLOR, FRANKLIN A. & COREY L.	471 TEA ST	8,700
TELLING, DOUGLAS C. TR. DOUGLAS C. TEL & / CONYNGHAM, ANN KERLIN TR. ANN KERLIN CO	296 CHICKLEY RD	474,600
TEPEDINO, MICHAEL E & PAMELA	SOUTH RIVER RD	4,500
TERAULT, CINDY ANN & NILSEN, JA	7 HARMONY HEIGHTS	227,200
TETREAULT, RICHARD J & MARCIA J	1891 ROUTE 2	235,000
THE PARSONAGE, LLC	181 MAIN ST	268,000

THOMPSON, ROBERT H.	15 NORTH RIVER RD	213,800
THOMPSON, TOM B. & BARBARA J.	1431 ROUTE 2	276,800
THOMPSON, TOM B. & BARBARA J.	ROUTE 2	100
THURLOW, KOREY LEIGH & GRAY MATTHEW RYAN	1177 ROUTE 2	238,200
TILLEY, CHRISTOPHER J. & LAVAL	67 DEER RUN LANE	340,900
TOWER, LAWRENCE G. C/O BOWER / C/O BOWER, JESSICA	TOWER RD	45,400
TOWER, LAWRENCE G. C/O BOWER / C/O BOWER, JESSICA	TOWER RD	44,100
TOWER, LAWRENCE G. C/O BOWER / C/O BOWER, JESSICA	80 TOWER RD	258,800
TRIGGS, BRIAN E. & VALENTI, VICTORIA A.	2067 ROUTE 2	182,800
TRUMONT LLC / STRAUTMAN, LARISSA	42 THUNDER MOUNTAIN RD	241,900
TRUSTEES OF CAMP CAMPESTRE / KEATING, WILLIAM	ZOAR RD	3,600
TURNER, DORA / C/O LORENE SMALL	RICE FORT RD	1,700
TURNER, ROBERT & MARY ANN	87 LEDGE LANE	85,300
TURNER, ROBERT & MARY ANN	LEDGE LANE	58,600
TURNER, ROBERT E. & MARY ANN	143 LEDGE LANE	170,400
TYLER, ROBERT & KAREN M.	HAWK HILL RD	69,500
UPTON, DONALD J. LIFE ESTATE / C/O JOHNSTON, RICHARD	ROUTE 2	47,900
VACATIONLAND, LLC	232 ZOAR RD	108,000
VACATIONLAND, LLC	ZOAR RD	27,400
VALLEY LAND FUND, INC / C/O KESTREL LAND TRUST	MOUNTAIN VIEW DR	25,500
VALLEY ZENDO INC.	295 WARNER HILL RD NO 2	282,900
VAN IDERSTINE, JEFFREY	184 MAIN ST	314,500
VANIDERSTINE, BRUCE & WEIS LIFE ESTATE / PODGURSKI, LAUREN M.	176 HAWK HILL RD	338,000
VEITH, MARGARET J.	170 TOWER RD	553,100
VEITH, MARGARET J.	17 WARFIELD RD	258,600
VEITH, MARGARET J.	WARFIELD RD	53,400
VELLA, JR. , JOSEPH P., TRUSTEE & / STIGAS, LAWRENCE A.	LEGATE HILL RD	33,000
VERIZON PROP TAX C/O MCI COMMUNICATIONS SV / MCI COMMUNICATIONS SERVICES	ZOAR RD	19,500
VICKAMYN, LLC	151 MAIN ST	397,400
VIGHT, JAMES J. & SUZANNE M. VIGHT	32 HAWK HILL RD	310,200
VON HAUGG, LYNETTE A & MARK B JR.	103 WEST OXBOW RD	194,700
VROOM, RICHARD	LEGATE HILL RD	57,900
WAGNER, LINDA A.; TRUSTEE / WAGNER INVESTMENT TRUST	SOUTH HEATH RD (OFF)	38,100
WAGNER, LINDA A., TRUSTEE; / WAGNER INVESTMENT TRUST	2023 ROUTE 2	550,700
WAKEFIELD, ZOE	HIGH ST	83,300
WALES, AMY M., TRUSTEE / WALES INVESTMENT TRUST	112 MAXWELL RD	236,100
WALKER, GISELA INVESTMENT TRUST	24 WINDY HILL RD	312,600
WALLACE, DAVID & JILL	16 LAUREL LANE	369,718
WALLACE, DAVID W & JILL	LAUREL LANE	73,824
WALLACE, DAVID W. & JILL L. COTE-WALLACE	LAUREL LANE	7,976
WALSH, MICHAEL J. & KATHERINE	HAWK HILL RD	58,600

WALSH, MICHAEL JOSEPH & KATHERINE M	183 HAWK HILL RD	401,700
WALSH, MICHAEL JOSEPH & KATHERINE M	HAWK HILL RD	58,500
WARD, JAMES & HOLLIE	SOUTH RIVER RD	148,800
WARD, JAMES & HOLLIE	310 SOUTH RIVER RD	399,000
WARINNER, PETER Q.	SOUTH RIVER RD	108,000
WEBBER, DOUGLAS K & NORMA J	372 MAXWELL RD	168,200
WEEKS, JAMES A III, C/O BAKER, HELEN A., S.P.R. / BAKER, HELEN A., S.P.R.	ROUTE 2	300
WEEKS, JAMES A III, C/O BAKER, HELEN A., S.P.R. / BAKER, HELEN A., S.P.R.	1249 ROUTE 2	115,300
WESTORT, AARON M & SIMONNE A	8 HARMONY HEIGHTS	217,600
WHITAKER, BILLY K.	1095 ROUTE 2	314,700
WHITAKER, BILLY K.	ROUTE 2	100
WHITE, CAMILLE	1165 ROUTE 2	238,800
WHITE, DOUGLAS M & JULIA E	773 TEA ST	382,200
WHITE, DOUGLAS M & JULIA E	LEGATE HILL RD	53,400
WHITE, DOUGLAS M. & DAVID C.	WEST HAWLEY RD	53,800
WHITE, MARK A.	WEST HAWLEY RD	1,496
WHITE, MARK A.	WEST HAWLEY RD	1,019
WHITE, RAMOND E & KATHLEEN L	31 SOUTH HEATH RD	275,700
WHITE, TROY A.	45 MAIN ST	246,800
WILES, GEEG & ST PIERRE, JENNA	103 MOUNTAIN VIEW DR	18,700
WILES, GEEG & ST. PIERRE, JENN	MOUNTAIN VIEW DR	60,400
WILES, GEEG & ST. PIERRE, JENN	MOUNTAIN VIEW DR	63,000
WILLIAMS, JAMES R, TRUSTEE JAMES R. WILLIAMS TRUST / WILLIAMS, SUSAN L, TRUSTEE SUSAN L. WILLIAMS TRUST	30 HIGH ST	292,100
WILLIS, MARGUERITE M	23 LEGATE HILL RD	380,600
WILSON, GEOFFREY A, TRUSTEE OF GEOFFREY A. WILSON INV. T	2 POTTERS RD	342,500
WINDY HILL HOMEOWNERS / C/O JON CRAWFORD-SEIBEN	WINDY HILL RD	87,300
WINFISKY, JONATHAN L	40 POTTERS RD	444,400
WINTER, NANCY T, TRUSTEE / REVOCABLE INDENTURE OF TRUST OF N.WINTER	HARRIS MOUNTAIN RD	45,400
WOOD, PHILIP R., SR.	16 VINCENT RD	131,000
WOODLAND MHP, LLC	280 ZOAR RD	768,500
WOODWARD, GUY C. HEIRS OR DEVISEES OF	OFF ROWE RD	6,700
WRIGHT, BONNIE MARIE	1401 ROUTE 2	102,900
YAZWINSKI, CHESTER T. JR. TRUSTEE / YAZWINSKI INVESTMENT TRUST	68 COLRAIN RD	522,300
YOUNG, DONALD FRANKLIN	10 NORTH ST	175,900
ZAMACHAJ, STANLEY E	29 LEGATE HILL RD	211,400
ZAMACHAJ, STANLEY E	LEGATE HILL RD	15,381
ZANELLA, DAVID M	MAXWELL RD	43,500
ZASADA, PETER P	BURNT HILL RD	55,400
ZOAR OUTDOOR ADVENTURE RESORT LLC	TEA ST	400

ZOAR OUTDOOR ADVENTURE RESORT LLC	920 TEA ST	155,700
ZOAR OUTDOOR ADVENTURE RESORT,	MAIN ST	200
ZOAR RIVER HOLDINGS, LLC	456 ZOAR RD	460,400
ZUKOWSKI, JOHN P JR & DEBORAH L	479 WEST OXBOW RD	233,300

PERSONAL PROPERTY VALUES AS OF JANUARY 1, 2025 (FY 2026)		
OWNER NAME	LOCATION	FINAL VALUE
10K PROPERTIES, LLC	60 SOUTH RIVER RD 5	6,506.00
127-128 MAIN STREET REALTY TRUST	127 MAIN ST	81,864.00
558 S. RIVER ROAD REALTY TRUST C/O KONG, DAVID	558 SOUTH RIVER RD	5,641.00
ADAMS, ROBERT ALLAN TRUSTEE	7 EAST OXBOW RD	6,680.00
ARDINE, DONNA JEAN	32 HEATH STAGE TERR	6,493.00
BALOG, VLADYSLAV A. & KAREN	655 TEA ST	11,540.00
BANKS, PATRICK & KATIE	232 ZOAR RD	6,026.00
BARNAT, LESZEK & MCADAMS, MAR	255 WARNER HILL RD NO 2	9,439.00
BELANGER, ARTHUR & LISA	1753 ROUTE 2	136,975.00
BERKSHIRE EAST SKI RESORT, LLC	66 THUNDER MOUNTAIN RD.	8,214,370.00
BOGIN, MASA KO YANAGITA	39 VINCENT RD	6,002.00
BOYD, JOHN & DEBRA	735 TEA ST	4,113.00
BRUFFEE, LAWRENCE R. & JEAN T.	2129 ROUTE 2	6,927.00
BULMER, DALE	399 ZOAR RD	2,992.00
CARANTIT, JEFFREY T. & JULIE A.	327 WEST HAWLEY RD	5,845.00
CARCIO, CHRIS	78 MAIN ST	6,879.00
CARCIO, CHRIS	78 MAIN ST	20,817.00
CARVAL, AB ATTN JULIE KRANZ	TEA ST	2,362,204.00
CASCADE FUNDING MORTGAGE TR C/O PHH MORTGAGE CORP	57 EAST HAWLEY RD	6,012.00
CHENOWETH, ERICA & ZOOG MARKS, ZOE ELIZABETH	7 AVERY BROOK RD	7,438.00
CHILDS, WILLIAM R. & DONNA K.	91 MAIN ST	5,120.00
CHRISTOPH, GEOFFREY & LAURA RENEE	470 LEGATE HILL RD	8,086.00
CLARK, GWYNETH	56 MAIN ST	1,618.00
CLARK, MATTHEW	56 MAIN ST	12,635.00
CLEARY, DANIEL A	8 CHERRIE PIERSON RD	4,031.00
CLOGSTON, GORDON M.,III & SARAH J.	20 ROWE RD	2,057.00
COATES, EDWARD & CHRISTINE	211 WEST OXBOW RD	1,516.00
COBURN, HERBERT D. & WALK, LUAN	746 TEA ST	6,800.00
COLI, WILLIAM & NORMA	23 WARNER HILL RD NO 1 LOG CABIN	1,901.00
COLI, WILLIAM & NORMA	48 WARNER HILL RD NO 1 THE MAPLES	3,793.00
COLI, WILLIAM & NORMA	212 WARNER HILL RD NO 1 THE COTTAGE	3,560.00
COLI, WILLIAM & NORMA	216 WARNER HILL RD NO 1 BUNGALOW	3,084.00

COMSTOCK, ALLEN M & LINDA E, T	55 HARRIS MOUNTAIN RD	7,037.00
CONLEY, MICHAEL & ROGAZZO, MAUREEN	230 EAST OXBOW RD	2,652.00
COOKMAN, CARIN & CASTEN, RICHA	28 HEATH STAGE TERR	6,199.00
COPPOLA, JOSEPH & WILLS, LAURY	534 LEGATE HILL RD	4,940.00
CRONIN, ANNA & LINDSEY, BRUCE	31 MAIN ST	24,149.00
CROWLE MTN CLUB, C/O MARTIN C. GALE	331 AVERY BROOK RD	1,703.00
CROWN CASTLE FIBER LLC	UNKNOWN	62,265.00
DANEK, THOMAS & HELEN	300 ZOAR RD	122,800.00
DE FILIPPI, RICHARD & ARRINGTON, LUCY	32 LAUREL LANE	8,701.00
DEAN, ERIC	92 AVERY BROOK RD	20,290.00
DEFILIPPI, CHRISTOPHER & BRUCE, NANCY	81 MAXWELL RD	11,680.00
DEGEORGES, DOROTHY E. TRUSTEE	740 TEA ST	5,678.00
DEMUSZ, WALDEMAR & KRZYSTYNA	40 CHERRIE PIERSON RD	15,782.00
DESCARO, GUY J & LINDA	7 LEDGE LANE	10,584.00
DIRECTV, LLC	UNKNOWN	3,425.00
DONNELLY, PAUL & GAITONDE, PRI	25 THUNDER MOUNTAIN RD B	10,521.00
DOWEY, EDWARD M. & JOANNA P., TRUSTEES OF THE 39 P	39 PHIPPS RD	5,063.00
DUNPHY, JOHN	2103 ROUTE 2	10,705.00
DUNPHY, JOHN	165 MAIN ST	11,379.00
DUPREE, BRIAN E. & CHRISTINA J.	180 ROUTE 8A NORTH	114,854.00
EKOORB, LLC	176 BURNT HILL RD	8,888.00
EKOORB, LLC	192 BURNT HILL RD	42,111.00
ELLIS, PETER B. & CYNTHIA H.	1820 ROUTE 2	3,761.00
ERWCO LLC	1 HIGH ST	8,547.00
FANTUCCHIO, PAUL & DEBORAH	559 TEA ST	57,800.00
FAUFAW, KRISTIE & SISUM, MICHA	29 MAIN ST	9,041.00
FLORES, JUANO	208 MAIN STREET	12,228.00
FLYNN, AUDREY T. & FREY, LEIGH	1015 ROUTE 2	8,921.00
FRIAS, MARIA & CARRASQUILLO, MIGUEL	193 MAIN ST	11,279.00
FULLER, DENNY A.	180 TOWER RD	5,301.00
GERRY, TYLER	25 THUNDER MOUNTAIN RD A	11,252.00
GOULD, RICHARD L	695 TEA STREET	5,254.00
GRIBAUDO, JAMES LEO, TRUSTEE	55 POTTERS RD	17,862.00
GRIBBIN, JANE LINDON, & FAMILY	24 SOUTH HEATH RD	10,731.00
GRITZNER, ADAM D.	146 MAIN ST	10,557.00
GUPTA, ADEETI	40 POTTERS RD	9,656.00
HANSAKER, CHERYL P.	464 HARRIS MOUNTAIN RD	1,046.00
HAYWARD, HAROLD T.	464 TEA ST	27,490.00
HEALY, JASON B., TRUSTEE	1921 ROUTE 2	15,250.00
HEDDENS, RIANA C & PIZZI, ALDO	22 MAIN ST	5,424.00
HICKS, PAUL R.	79 BURREINGTON RD	4,349.00
HOWLETT, MARGARET A.	35 RIDDELL RD	4,409.00

HUDSON, WILLIAM H; SCOTT A., D	15 LEDGE LANE	2,979.00
HUGHES NETWORK SYSTEMS, LLC	UNKNOWN	2,873.00
JOIA VERDE LLC	95 TODD MOUNTAIN RD	12,448.00
JUJU'S PALACE, LLC	159 MAIN ST A	2,821.00
JUJU'S PALACE, LLC	159 MAIN ST B	3,593.00
JUJU'S PALACE, LLC	159 MAIN ST	8,729.00
KATZ, MICHAEL	205 HAWK HILL RD	6,764.00
KEE, HOWARD CLARK & LAVINE, AUDREY	117 HARRIS MOUNTAIN RD	3,637.00
KEMP, JAMES & RINCON-KEMP, BESS	120 HAWK HILL RD	9,813.00
KING, ROGER A	2055 ROUTE 2	7,074.00
KITCHEN, DENNIS L. & STACEY A.	23 MOUNTAIN VIEW DR	5,411.00
KLEMER, DR. KATE	108 MAIN ST	3,976.00
KOWALSKI, RICHARD, C/O COLUMBIA-DELTA CO	119 MAIN STREET	6,356.00
KRUSZ, HOWARD M. TRUSTEE	63 WEST HAWLEY RD	12,649.00
LAMA, SONAM	2217 ROUTE 2	15,507.00
LAMBERT, DEBORAH J.	1755 ROUTE 2	1,366.00
LAMBERT, GEORGE R. & DEBORAH J	1757 ROUTE 2	9,736.00
LAMBOY, FAUSTO	47 MOUNTAIN VIEW DR	2,103.00
LANGFORD, DANIEL/ CHARLEMONT REALTY TRUST	122 MAIN ST	18,661.00
LANOUE, NELSON E. & BRENDA	470 SOUTH RIVER RD	1,042.00
LONG, BRANDON & AMY	42 BURLINGTON RD	3,415.00
LYMAN, LYNDEN, TRUSTEE	62 SCHAEFER WAY	11,015.00
MANZI, PETER J	1231 ROUTE 2	4,593.00
MARDER, DONNA G, C/O ARIANE	100 VINCENT RD	7,204.00
MASON, DOUGLAS S. & MARSHALL, NINA T.	7 BASSETT RD EXT	4,593.00
MASSACHUSETTS ELECTRIC COMPANY ATTN PROPERTY TAX D	UNKNOWN	5,420,118.00
MCDONALD, DEANNA C.	567 LEGATE HILL RD	3,317.00
MCI COMMUNICATIONS SERVICES, INC.	UNKNOWN	546,100.00
MCI METRO ACCESS TRANS SERVICES OF MA PROP TAX DEP	UNKNOWN	3,300.00
MEEKS, SUZANNE, EDITH & ELLEN	607 LEGATE HILL RD	8,293.00
MOONEY, FRANK & JENNIFER	2056 ROUTE 2	103,694.00
MORRELL, GLEN S. & HICKS, LAURA M.	191 LEGATE HILL RD	1,723.00
MUSKUS, ELIZABETH A	33 POTTERS RD	5,127.00
NARAIN, DHRUV & SUBBARAO, SAND	60 SOUTH RIVER RD 4	6,506.00
NEW ENGLAND POWER COMPANY ATTN PROPERTY TAX DEPT	UNKNOWN	984,663.00
NSTAR ELECTRIC CO D/B/A EVERSOURCE ENERGY ATTN TAX	UNKNOWN	16,340.00
OVITT, RENE CARSON	7 EAST OXBOW RD	2,617.00
PAGE, LEROY SR.	104 WEST OXBOW RD	5,263.00
PALMERI PROPERTIES, LLC	9 ROUTE 8A NORTH	9,743.00
PEABODY, CHARLES A. & SHARYN H	171 MAIN ST	7,826.00

PENA, RUTH D. & DAVID	32 SOUTH RIVER RD	14,379.00
PETERMAN, THOMAS C., TRUSTEE	79 HARRIS MOUNTAIN RD	4,459.00
PETERSON, ERIK & MICHELLE	280 WARNER HILL RD	10,685.00
PHILO, MARGIE PAPIER & DAVID L	19 ROUTE 8A NORTH	10,554.00
PIERCE, SHARON & OSTERGREN, MARK	136 WEST OXBOW RD	5,858.00
PIZZI, LAURA C/O ALDO PIZZI	1701 ROUTE 2	13,638.00
PUTNAM, BRANDEN	75 DEER RUN LANE	3,534.00
RAE, JOSEPH S., LLC	2231 ROUTE 2	388,651.00
RICCI, KEVIN, TRUSTEE OF	111 ROWE RD	8,741.00
RICCIO, MICHAEL W & AMANDA M	95 HARRIS MOUNTAIN RD	8,961.00
RILEY, JOHN P. & KELLY S.	495 TEA ST	5,097.00
RIVER GSO LLC	48 MAIN ST	10,417.00
ROWE ROAD TALL PINES LLC	87 ROWE RD	12,575.00
ROWEHL, GREGORY & GABRIELA	72 MAIN STREET	8,371.00
RUMGAY, JEFF	2069 ROUTE 2	9,311.00
RYAN, DEBRA	2125 ROUTE 2	5,254.00
S&D COFFEE	66 SOUTH RIVER RD	1,664.00
SCHAEFER, JAMES & MYA	66 THUNDER MTN ROAD	31,159.00
SCHAEFER, JAMES R.	54 SCHAEFER WAY	21,436.00
SCHAEFER, JAMES ROY	60 SOUTH RIVER RD 3	6,506.00
SCHAEFER, THOMAS E. & GABRIELL	60 SOUTH RIVER RD 6	6,506.00
SEAVER, CHRISTOPHER	48 SOUTH HEATH RD	21,524.00
SHARMA, VIVEK	151 MAIN ST	5,844.00
SHAW, LAWRENCE & MARY	2065 ROUTE 2	6,349.00
SHELBURNE EQUITY LLC-TRAVIS DECERE	1741 ROUTE 2	9,752.00
SHULDA MERRIGAN, LORI	159 MAIN ST	1,975.00
SOCKOLOSKY, THOMAS & JUDITH	76 VINCENT RD	8,166.00
STARK, KENNETH E.	2130 ROUTE 2	17,350.00
STEWART, ANDREW Y & GROB, RACHEL	319 WEST HAWLEY RD	3,053.00
SUBURBAN PROPANE, LP ATTN: TAX DEPT	UNKNOWN	21,153.00
TATRO, ROBERT	2063 ROUTE 2	5,561.00
TATRO, ROBERT	2069 ROUTE 2	6,176.00
TAYLOR, BETH & COHEN, MICHAEL	151 HARRIS MOUNTAIN RD	11,209.00
THE PARSONAGE, LLC	181 MAIN ST	7,625.00
T-MOBILE NORTHEAST, LLC	UNKNOWN	62,495.00
TOWER, LAWRENCE C/O BOWER	80 TOWER ROAD	7,154.00
TRUMONT LLC	42 THUNDER MOUNTAIN RD.	6,597.00
VEITH, MARGARET J.	170 TOWER RD	16,316.00
VEITH, MARGARET J.	17 WARFIELD RD	7,198.00
VERIZON NEW ENGLAND, INC.	UNKNOWN	1,547,000.00
WEBBER, SUZANNE & MILLER, WILL	463 LEGATE HILL RD	2,365.00
WEEKS, JAMES C/O BAKER, HELEN	1249 ROUTE 2	3,427.00

WILSON, GEOFFREY A, TRUSTEE OF	2 POTTER RD	9,245.00
WINFISKY, JONATHAN	40 POTTER RD	3,720.00
ZOAR OUTDOOR ADVENTURE RESORT, LLC	17 MAIN ST	6,194.00
ZOAR OUTDOOR ADVENTURE RESORT, LLC	7 MAIN STREET	122,702.00
ZOAR RIVER HOLDINGS, LLC	456 ZOAR RD	13,270.00

BOARD OF ASSESSORS

2025 ANNUAL REPORT

The Board of Assessors for 2025 were: Karen Rau, Anthony Ostroski, and Andrea Santos. The Assessor’s office wishes to thank Jacqueline Cashin, for her 14 years of serving on the board, Jackie resigned to spend more time with family. In Jackie’s place, the Board welcomed back former Assessor Andrea Santos.

In November, 2025 we set our (Fiscal Year 2026) tax rate at \$16.81 per \$1,000 of valuation. Below is a breakdown of the count, valuation and percentage of the tax levy, by property class.

<u>Parcel Count</u>	<u>Classification</u>	<u>Valuation</u>	<u>% of Levy</u>
776	Residential	\$176,231,557	81.5739%
22	Commercial	\$15,208,003	7.0364%
7	Industrial	\$3,160,200	1.4621%
163	Personal	\$21,534,692	9.9636%
54	Exempt	\$18,108,803	0%

Total Taxable Property Value: \$216,134,452, Total Tax Levy: \$3,633,220.

New Growth Valuation

Charlemont had \$3,050,573 in new growth value for 2025, which consisted of utility companies’ new growth, new residential construction, new assets to existing businesses and new second home accounts.

Sales prices for both vacant and improved properties continued to sell for higher than assessed values, requiring increases to our land and building table rates. The increase in values contributed to the drop in the tax rate.

Property Tax Abatements and Exemptions Approved (Fiscal Year 2025)

There were no real or personal property tax abatements for Fiscal Year 2025.

There were (23) Statutory Exemptions of Real Estate Tax Totaling \$27,818.20 (the State reimburses for a portion of these).

Motor Vehicle Excise Abatements/Exemptions Approved

1. (23) 2025 Motor Vehicle Excise Abatements: \$2,156.68
2. (4) 2024 Motor Vehicle Excise Abatements: \$456.05
3. (4) 2024 DV Motor Vehicle Excise Exemptions: \$267.61 (the State reimburses in full for these)
4. (1) 2023 Motor Vehicle Excise Abatement: \$33.72

Assessor Warrant Article

The Board of Assessors brought a local option article for consideration to the May 27, 2025 Annual Town Meeting, which authorizes an annual increase to the property tax exemption granted to qualifying veterans by the percentage increase in the Consumer Price Index (CPI) for the previous year. The local option was implemented as part of the Hero Act for veterans. The article passed unanimously at ATM and became effective for Fiscal Year 2026. If you would like more information on this or other property tax exemptions, please contact the Assessor’s Office.

Meetings/Trainings Attended

The Assessor's Clerk attended (5) meetings and workshops in 2025:

- Franklin County Assessor's Association Assessor's Roundtable Meeting
- Hampshire/Hamden County Assessor's Association Chapterland Meeting
- DLS annual What's New in Municipal Law seminar
- Cybersecurity Zoom tabletop exercise
- MAAO webinar: Behind the Appeal

The Assessors meet on the first Monday of the month at 6:30 p.m. in the Assessor's office.

Charlemont Board of Assessors:

Karen Rau

Anthony Ostroski

Andrea Santos

Carlene Hayden, Assessor's Clerk

Board of Health

Annual Report 2025

The work of the Board of Health is detailed below:

Charlemont remains a member of the Co-operative Public Health Service. The Board of Health engages in many activities, including:

Infectious diseases: subsidized tick testing, vaccine clinics, and disease surveillance;

Housing: Involvement in housing assessment and improvement;

Training: Board members attend various training programs relevant to Public Health law and practice;

Business/Industry: helping local businesses with regulatory compliance.

For 2026, the Board will continue to offer subsidized tick testing (contact the laboratory at www.tickreport.com), nursing services on every third Wednesday of the month and at Good Neighbors at the Federated Church on every third Tuesday, and vaccination clinics and home visits for those in need.

For a more detailed accounting of what we did this past year, see the Co-operative Public Health Service annual report.

Respectfully Submitted by,

Doug Telling Co-chair

Rob Lingle, Co-chair

Scott Randall



SERVICES TO CHARLEMONT IN 2025

COMMUNITY HEALTH

- Supported the Town in spending its opioid settlement funds regionally to bring addiction recovery supports to local residents and hosted a regional listening session to ensure compliance with the state settlement agreement.
- Conducted the annual student health survey to assess teen attitudes and behavior among middle and high school students. Staff reported to Mohawk Trail Regional School administrators on results from 130 Mohawk students, representing 76% of the 8th, 10th, and 12th grade classes. Survey data is valuable for grant writing and program planning. The 2025 survey includes the Prevention Needs Assessment (PNA).
- Met with school district administrators and staff to present their individual district's 2025 survey results, share custom written reports, provide assistance with interpretation and ad hoc analyses, and discuss how the district might use their survey results.
- Supported Mohawk Trail Regional School district in obtaining professional development in anti-bias education for middle and elementary school staff.
- Provided training, materials, and technical assistance for the evidence-based PreVenture substance use prevention and mental health promotion program in the school district.
- Collaborated with the district's restorative practices coordinator on implementing Restorative Practices school climate improvements.
- To help the Town meet mandated Massachusetts workforce standards, staff mentored and provided training, distributed job aids, maintained resources and lending libraries, and taught multi-session courses leading to certification.
- Provided \$4,662 of food supplies to Good Neighbors through State Office of Rural Health grant that also supported digital opportunities to CPHS public health inspectors who serve Charlemont. They gave technical assistance, reviewed documents, developed and access programming for older adults at sites in six towns, including Tyler Memorial Library.

ECONOMIC DEVELOPMENT

- Coordinated permitting and contracting for the porta-potties located at the Shunpike Rest Area during the summer months, as funded by the town.

LAND USE AND RESILIENCE

- Convened and met with town staff and board members to continue to address abandoned and derelict housing in Charlemont.
- Provided data to the town's consultant to assist with the Comprehensive Plan update.

SHARED MUNICIPAL SERVICES

- Collective Purchasing program staff facilitated a bid for the Legate Hill Road bridge replacement project.
- The FRCOG Cooperative Inspections program issued 61 building permits, 47 electrical permits, 34 plumbing/gas permits, and 12 Certificates of Inspection for Charlemont in 2025.
- Charlemont is a member of the CPHS, a regional health district based at the FRCOG, which conducts all the town's public health work. CPHS staff:
 - Gave 288 Flu and 285 COVID vaccinations at district drop-in nursing hours, at Hawlemont Regional School, and home visits. Charlemont residents received 72 vaccines at these visits and were served by a regional clinic at Mohawk Trail as well.
 - Hosted drop-in nursing hours at the Senior Center at Charlemont Federated Church serving 47 different people in 95 separate contacts.

Charlemont Broadband Committee / Municipal Light Plant (MLP)

The town of Charlemont built and owns a fiber-optic network that reaches all homes and businesses in town. The network currently serves over 500 subscribers with gigabit-speed broadband internet service. Internet service on the town's network is provided by Whip City Fiber (part of Westfield Gas and Electric), which serves as the internet service provider and network operator for the town. The town internet service costs \$79.99 per month; optional phone service costs an extra \$19.99 per month (plus taxes). To get connected, contact Whip City Fiber online at <http://whipcityfiber.com/charlemont> or by telephone at 413-485-1251.

The town network is operating "in the black". Subscriber fees cover all operating expenses, and no property taxes are used to subsidize the network. In the annual budget for the broadband network, we set aside money for emergency repairs, normal maintenance and eventual replacement of the core network components. Overall, the network is in sound financial shape.

Highlights from this year:

National Grid Resilience Project. National Grid has announced multiple projects to improve the resiliency of our power grid: one on Legate Hill Rd. and the other on Avery Brook Road, South River Road, Burrington Road and Mountain Road, which includes an upgrade to three-phase power. Because the municipal fiber network leases space on the poles, changes to the pole infrastructure or the path of the electrical service can incur significant costs to the MLP. The Charlemont MLP has been working with our Selectboard, our legislators, and National Grid to mitigate impacts to ratepayers. Work is underway on the larger project and is expected to start on the Legate Hill project in 2026. We have added extra contingency funds to the broadband budget for both last year and this year in preparation for this work.

Digital Equity Grant. Charlemont applied for and received a digital equity grant for \$46,800. We developed a digital equity plan that includes monthly technology workshops and weekly one on one tech mentorship at the library through GCC's Cyber Seniors program. The grant has purchased two movable bookshelves and plans for one lighter table to make the library a more flexible space for programming. The grant has distributed twenty eight (28) devices to qualifying citizens as of this report with an additional five (5) purchased for future distribution. There are plans to provide training and accessible technology for meetings, including Annual Town Meeting.

Low-income Internet Subsidy. To help make internet affordable, last year the town added a low-income subsidy for any subscribers that qualify for the federal lifeline discount. Once qualified, the subscriber receives a federal benefit of \$9.25 per month and a town benefit of \$30 per month. Together, these cover approximately half the monthly cost of town internet service. Contact WhipCityFiber to see if you qualify.

Increased Installation Subsidy. For FY26, the town increased the first-time installation subsidy from \$500 to \$700 to help offset rising installation costs. For FY27, the broadband committee is recommending a further increase to \$900, effective July 1, 2026.

A core goal of the broadband committee is to ensure that the town network maintains a strong financial footing while providing affordable internet to everyone who wants a connection.

Respectfully submitted,

Bob Handsaker (MLP Manager and broadband committee chair)

Members: Mary Ellen Banks, Ken Hall, Cheryl Handsaker, Amy Wales

Charlemont-Hawley Cultural Council Report for 2025

THE CHARLEMONT-HAWLEY ARTS COUNCIL WELCOMES YOUR FEEDBACK! If you have questions, suggestions, or comments about any of our activities, please contact any member of the council. In Hawley, that would be Peter Beck, Joanne MacLean, Maggie Speier, and Tinky Weisblat; in Charlemont, Colleen Champ, Zorah Miller, Anna Otto, Andrea Santos, Kate Stevens, and Julia White. Of course, Hawley residents may talk to Charlemont members and Charlemont residents may talk to Hawley members.

Meanwhile, here is a brief report on what we have been up to. We allocated more than \$12,000 in state funds to individuals and groups in our towns for the 2025 grant cycle.

We continued to place a priority on education, funding events at Hawlemont School such as the weaving program and an astronomy program. We also gave the Pioneer Valley Symphony funding for an education concert that included Charlemont and Hawley students. And we awarded money to the Hilltown Youth Recovery Theater.

We helped fund local concerts, including the Mohawk Trail Concerts summer season, Plainfield's Concerts at 7, and Heath Fair music. We followed through on our commitment to diversity through grants to Indigenous Voices in the Berkshires, Racial Justice Rising, Franklin County Pride, the Nolumbeka Project, and KlezCummington.

We supported poetry, theater, the creation of visual art, and the discussion of social issues.

A full list of programs our towns have funded, as well as our local guidelines and other information, may be found at <http://www.mass-culture.org/Charlemont-Hawley#>. Our emphasis is on programs that take place in our two-town area, and we are politically neutral as required by the state: that is, we do not take politics into consideration when making decisions about grants.

We love helping our towns support the arts in our communities. We encourage all townspeople to attend as many local cultural events as possible.

Charlemont Conservation Commission 2025 Annual Report

The primary responsibility of the Conservation Commission is local enforcement of the Massachusetts State Wetlands Protection Act and the Rivers Protection Act.

The commission also makes site visits and is required to sign off on building permit requests for work in protected areas. Residents are encouraged to contact the Conservation Commission before beginning any building project or doing any other work on their property that might be in protected areas. There are numerous perennial and intermittent streams in Charlemont as well as ponds and other wetlands that are within the jurisdiction of the Conservation Commission.

The commission will make site visits to determine if your work location falls within a protected area. Site visits are free and can prevent future issues and costly remediation. The Conservation Commission phone number is 413-339-4335, option 6, then option 3.

The Conservation Commission also reviews and acts on Requests for Determination of Applicability (RDAs) and Notices of Intent (NOIs), as well as issuing Enforcement Orders.

The Commission meets on the second Thursday of each month at 7:00 pm. Site visits and additional meetings are scheduled as needed.

Respectfully submitted:

Andrea Santos, Bill Harker, Clay Herbert, Scott Randall, and Thorne Palmer

Charlemont Conservation Commission

2025 Annual Report of the Emergency Management Department

This past year was the first time in many years that the Town declared a “State of Emergency”. This declaration was made due to the unusual snow and wind that we experienced in the Spring of 2025.

This storm resulted in the main power feed from the Bear Swamp Switchyard that supplies power to Rowe, most of Charlemont, Heath and Monroe. On the part of National Grid there was major confusion in locating and accessing the damage. This resulted in the power being out for over 48 hours for our citizens.

The Town activated an Emergency Operations Center and working together we provided house to house checks to ensure people were okay, a warming shelter/overnight shelter was opened at the Federated Church and staffed with volunteers from the local Food Pantry and the Red Cross overnight.

This incident provided the Town with the opportunity to take a look at how it works in this type of situation. Overall, the incident went very well.

As a Town we continue to work towards updating our policies and procedures for these types of incidents.

The Town’s largest hazard is the Deerfield River, and we continue to work with Great River Hydro and Brookfield Power in order to be prepared for any event that involves the dams along the river.

Charlemont Finance Committee 2026 Annual Report

The Finance Committee is responsible for advising and recommending to Town Meeting on the budget, capital articles, and other financial areas., as well as administering the Reserve Fund. The Finance Committee works with the Select Board, Capital Planning Committee, and Town Administrator during the budget process; reviews the proposed annual omnibus budget and evaluates changes; reviews warrant articles; evaluates projected revenues and estimates funds available; makes recommendations on financial articles at annual and special town meetings; and recommends funding sources.

FY 2026 Annual Town Meeting:

A total of \$5,807,406 was appropriated for town operations, Broadband/Enterprise Fund operations, and capital articles. This was funded from the following funding sources: Raise and Appropriate \$4,619,272; Borrowing \$250,000; Free Cash \$289,382; and Broadband Enterprise Fund User Fees \$518,752.

The table below lists the articles, amount funded and from what sources:

CHARLEMONT FY 2026 ATM SOURCES AND USES

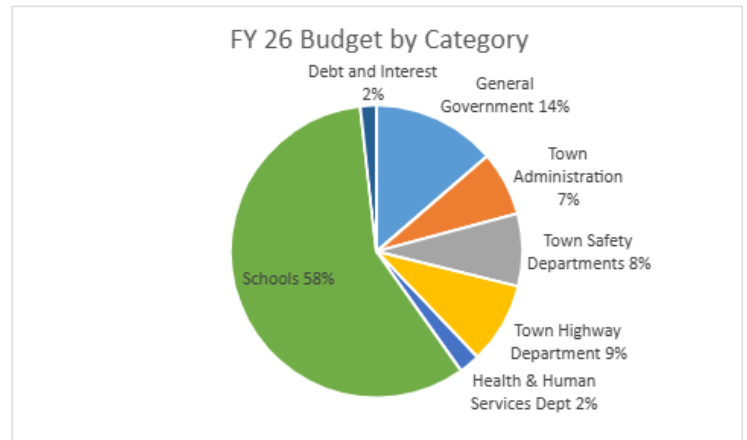
	USES	AMOUNT	SOURCES					TOTAL
Article #	Description	Amount	Raise & Approp.	Borrow/ Lease	Free Cash		Broadband Enterprise	
5	Operating Budget	4,612,605	4,612,605					4,612,605
6	Broadband (see note A.)	518,752					518,752	518,752
7	Mohawk Late Bus (op bud)	6,667	6,667					6,667
8	Cemetery Maintenance	1,000			1,000			1,000
9	Bridges	20,000			20,000			20,000
10	Infrastructure	40,000			40,000			40,000
11	Annual Town Audit	17,000			17,000			17,000
12	Ambulance Lucas Machine	26,740			26,740			26,740
13	Town Hall Heat Pumps	10,847			10,847			10,847
14	Rail Tractor & Mower	70,000			70,000			70,000
15	1999 Dump Truck							(article passed over)
16	Fire Tanker Hose	8,000			8,000			8,000
17	Fire Engine	250,000		250,000 250,000				250,000
18	MTRS water Heater Repair	5,434			5,434			5,434
19	Transfer to Stabilization	70,361			70,361			70,361
	Town Budget Totals	5,657,406	4,619,272	250,000	269,382	-	518,752	5,657,406

A. Enterprise fund appropriations include \$87,670 in indirect costs that offset costs in the operating budget, including borrowing and administrative costs.

Operating Budget appropriations, with changes from the prior year are as follows:

	ATM	ATM	ATM	% Change	\$ Change
	FY2024	FY2025	FY2026	% Change FY 2025-26	\$ Change FY 2025-2026
General Government	584,435	608,115	631,928	3.92%	\$23,813
Town Administration	329,964	326,726	328,784	0.63%	\$2,058
Town Safety Departments	311,167	329,682	345,476	4.79%	\$15,794
Town Highway Department	504,317	524,049	535,494	2.18%	\$11,445
Health & Human Services Dept	94,587	99,786	107,458	7.69%	\$7,672
Schools	2,404,706	2,456,000	2,587,485	5.35%	\$131,485
Debt and Interest	145,787	82,648	82,648	0.00%	\$-
TOTAL Appropriations	\$4,374,963	\$4,427,006	\$4,619,272	4.34%	\$192,267

The following pie chart shows the % of each expenditure categories make up the total budget:



Tax rate is a factor of total assessed property value and the amount needed to be raised by taxation. The Town has one tax rate for all property types.

Total assessed property values for Charlemont increased by about 40% over the past 5 years:

Fiscal Year	Residential	Open Space	Commercial	Industrial	Personal Property	Total	RO% of Total*	CIP% of Total**
2022	131,147,637	0	10,399,245	2,130,600	10,649,234	154,326,716	84.98	15.02
2023	132,973,918	0	10,659,986	2,753,700	11,929,859	158,317,463	83.99	16.01
2024	144,978,259	0	11,709,082	2,849,600	12,967,596	172,504,537	84.04	15.96
2025	156,277,001	0	14,310,902	2,857,400	20,446,493	193,891,796	80.6	19.4
2026	176,231,557	0	15,208,003	3,160,200	21,534,692	216,134,452	81.54	18.46

* RO = Residential/Open Space. ** CIP = Commercial/Industrial/Personal Property

<p>Tax rates have decreased over the past 5 years:</p> <table border="1"> <thead> <tr> <th>Municipality</th> <th>Fiscal Year</th> <th>Residential</th> </tr> </thead> <tbody> <tr> <td>Charlemont</td> <td>2022</td> <td>20.73</td> </tr> <tr> <td>Charlemont</td> <td>2023</td> <td>20.63*</td> </tr> <tr> <td>Charlemont</td> <td>2024</td> <td>20.70**</td> </tr> <tr> <td>Charlemont</td> <td>2025</td> <td>18.30</td> </tr> <tr> <td>Charlemont</td> <td>2026</td> <td>16.81</td> </tr> </tbody> </table> <p>* Does not include proposition 2 ½ override appropriation. ** Includes FY23 proposition 2 ½ override appropriation.</p>	Municipality	Fiscal Year	Residential	Charlemont	2022	20.73	Charlemont	2023	20.63*	Charlemont	2024	20.70**	Charlemont	2025	18.30	Charlemont	2026	16.81	<p>Due to the increase in assessed values, the Town’s average single family assessed value and single family tax bill has increased over the past five years, even as the tax rate decreased:</p> <table border="1"> <thead> <tr> <th>Fiscal Year</th> <th>Avg Single Family Value</th> <th>Single Family Tax Bill</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>221,964</td> <td>4,601</td> </tr> <tr> <td>2023</td> <td>225,044</td> <td>4,643</td> </tr> <tr> <td>2024</td> <td>245,460</td> <td>5,081</td> </tr> <tr> <td>2025</td> <td>267,678</td> <td>4,898</td> </tr> <tr> <td>2026</td> <td>296,032</td> <td>4,976</td> </tr> </tbody> </table>	Fiscal Year	Avg Single Family Value	Single Family Tax Bill	2022	221,964	4,601	2023	225,044	4,643	2024	245,460	5,081	2025	267,678	4,898	2026	296,032	4,976
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The Finance Committee appreciates the work that all Town employees and volunteers do to keep the Town operating and note that the Finance Committee couldn’t do our job without Town Hall Staff – Sarah Reynolds, Carlene Hayden, and Star Atkeson.

Amy Wales, Chair; Ron Smith, Secretary; Rich Filoramo; Lynn Hathaway; Jay Healy

Fire Department Annual Report for 2025

Dear Honorable Board of Selectmen and Citizens of the Town of Charlemont.

The Fire Department had a busy year in 2025. We responded to 150 calls for service. This number represents a 74% increase over 2024. While the number of calls is not extensive many of the calls were for an extended period of time this past year. The Responses were as follows:

Investigation – 12 Vehicle Fire – 3 Structure Fire – 1 Carbon Monoxide - 5
Motor Vehicle Crash – 15 Service Call – 6 Assist EMS – 17
Outside Fire – 3 Trees/Wires – 20 Landing Zone – 10 River Rescue – 8
Fire Alarm – 26 Mutual Aid – 21 Equipment Fire – 1 Assist other Agency – 2

The department members would like to thank the citizens for their support at the annual Town Meeting with the vote to borrow money for the purchase of used pumper. After many hours of searching, we were able to find a NEW pumper for \$450,000.00. This apparatus is a pumper built on speculation that it would sell so we were able to get it without waiting extensively. The apparatus was built by a small family-owned company in Michigan. While this vehicle did not meet all of the specifications, we wanted it provides the necessary items of a 1500 gpm pump, 1000 gallons of water, plenty of storage space for the equipment and a partially computerized pump. The biggest loss was we were only able to get a two-man cab which to meet the local requirements to respond Mutual Aid we have to send a second vehicle to meet the 4 person minimum.

The department continues to meet every Thursday evening and some weekends to make sure we are prepared to respond to the many different requests for service that we are called for. This also keeps our vehicles in better shape as they are exercised more frequently.

With the addition of the new pumper, we were able to retire the 1996 International. The average age of the 5 vehicles we operate is now 15.6 years old. It is still very concerning that we are operating vehicles of this age to provide our life and property saving mission to you the citizens. The vehicles that we operate are:

2025 Freightliner/Spencer Pumper.

2005 International/Fort Gerry Tanker – This vehicle is our primary water supply truck.

2000 Freightliner/Toyne Rescue Truck – This vehicle required over \$12,000.00 in maintenance this past year. Front Brakes had to be replaced and the on board generator had to be replaced.

2010 Chevrolet 2500 Utility – This vehicle is used for transport of the extra personnel required for Mutual Aid and as a brush truck.

2008 Chevrolet Tahoe – This vehicle will require body work in the next few months in order to keep it inspected as the rocker panels are very rusted

The department looks forward to the passing of legislation in order to allow us to form the Fire District which will cover the Towns of Charlemont and Rowe. They also are looking forward to having a shared full-time Chief with the Town of Rowe beginning in July of 2026.

The department is always accepting new members. If you or anyone wants to find out about joining stop by the station on Thursday evenings or send me an email at dennis.annear@townofcharlemont.org.

I thank all of the members of the department and their families for giving as much time as they do so that we can provide this vital service to you the citizens of Charlemont.

Respectfully submitted:

Dennis M. Annear – Fire Chief/NREMTP

TO THE SELECT BOARD AND RESIDENTS:

In 2019, the Franklin County Sheriff’s Office in partnership with the Towns of Buckland, Colrain, Gill, Heath, Monroe, Northfield, and Shelburne join to create the Franklin County Regional Animal Control program to provide Full-time services to these towns. Since its inception, the Franklin County Regional Animal Control program has expanded to provide these services to (20) towns in Franklin County, with the Towns of Deerfield, Montague, Shutesbury, Warwick, and the City of Greenfield joining the program in 2025.

During 2025, ACO Gower departed our agency. ACO Sonn was transition to fulltime and we added (2) additional full-time officers Hillary Szteliga and Kyle Sweeney.

During 2025, Franklin County Regional Animal Control logged 1173 total events for service between January 1st and December 31st 2025

Calls for Service:

- 🐾 70 – Animal Bite Reports.**
 - 🐾 643 – Animal Complaints or Concerns.**
(Domestic, Livestock, and Wildlife)
 - 🐾 120 – Investigations.**
 - 🐾 175 – Found or Lost animals.**
 - 🐾 35 – Inspections.**
 - 🐾 101 – Assistance to other agencies.**
 - 🐾 29 – Hearings, Meetings or Trainings.**
- *Note: The above does not represent all the calls that where received, this only highlights to majorities.*

Breakdown of calls by Town:

🐾 Bernardston:	<u>56</u>
🐾 Buckland:	<u>46</u>
🐾 Charlemont:	<u>27</u>
🐾 Colrain:	<u>49</u>
🐾 Conway:	<u>36</u>
🐾 Deerfield:	<u>106</u>
🐾 Gill:	<u>54</u>
🐾 Greenfield:	<u>425</u>
🐾 Heath:	<u>47</u>
🐾 Leyden:	<u>19</u>
🐾 Leverett:	<u>45</u>
🐾 Monroe:	<u>7</u>
🐾 Montague:	<u>233</u>
🐾 New Salem:	<u>35</u>
🐾 Northfield:	<u>75</u>
🐾 Shelburne:	<u>56</u>
🐾 Shutesbury:	<u>21</u>
🐾 Warwick:	<u>13</u>
🐾 Wendell:	<u>29</u>
🐾 Whately:	<u>34</u>
🐾 Other*:	<u>126</u>

In the spring of 2025 with the assistance of the Franklin County Regional Dog Shelter and local veterinarians Rob Schmidt and Jaimie Remillard we were able to host rabies clinics in Greenfield and Heath.

Anyone with Animal Control questions or issues can contact us by email at animalcontrol@fcso-ma.us or by phone at **413-774-7340 x2**. If you have an urgent or immediate situation, please contact the Shelburne Falls Regional Communications Center at **413-625-8200**.

Respectfully Submitted,

*Kyle Dragon, Lead Regional Animal Control Officer
Heather Sonn, Regional Animal Control Officer
Hillary Szteliga, Regional Animal Control Officer
Kyle Sweeney, Regional Animal Control Officer*

Charlemont Highway Department Annual Report for 2025

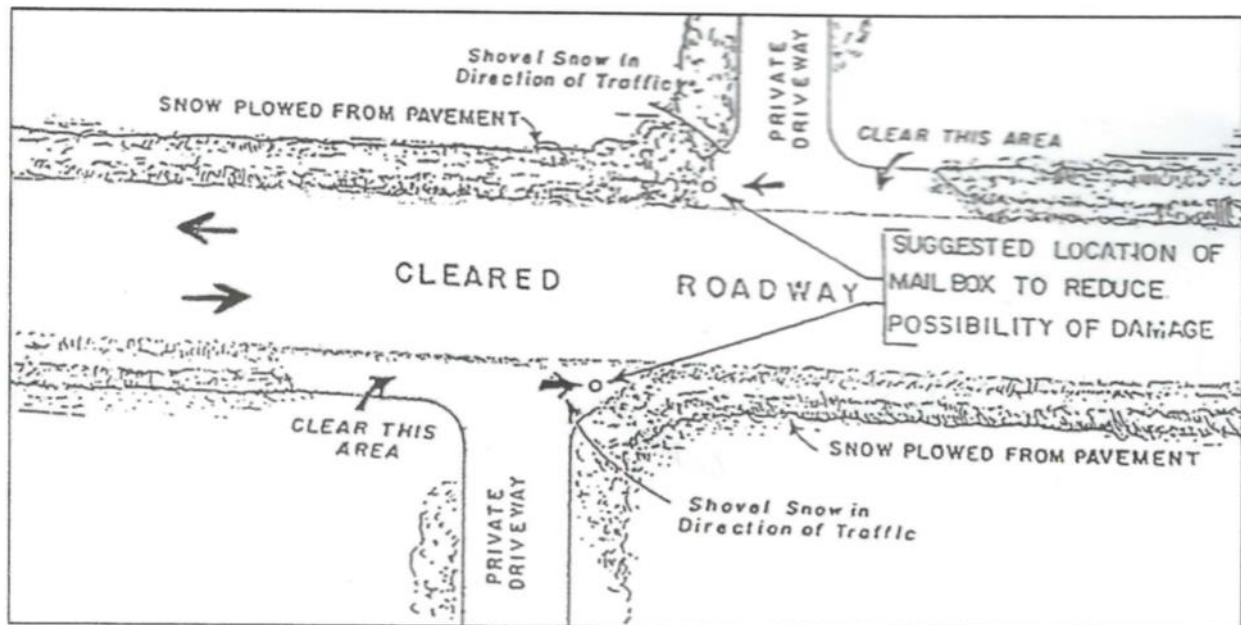
After a rather short mud season this year, we started our Spring work. We started sweeping the sand up off the tar roads, grading the gravel roads and other miscellaneous jobs.

For pavement preservation this year, we Chip Sealed Zoar Rd and crack sealed numerous roads in town.

There were two bridge projects this year that were completed. One was the bridge at the Charlemont – Florida town line. The bridge deck had a lot of cracking on the surface, so working with the Town of Florida we milled two inches of the surface pavement and paved two inches back on it. The second bridge project was the bridge on South River Road by Dodge corner Road. That project was a rehabilitation project. Work on the first bridge on East Oxbow Road continues, with an anticipate completion date in the year 2026.

The used mower tractor we purchased this year was a big help in managing the roadside vegetation.

Municipalities are not responsible for any damage caused during snow removal operations. In most cases, mailboxes are damaged by the weight of the snow and not from direct contact from plow equipment. Please refer to the following sketch to minimize excess snow being plowed into your driveway and damage to your mailbox.





2025 ANNUAL REPORT

2025 was a banner year for the Mary Lyon Foundation. We completed our \$5,000,000 Campaign for Student Success, surpassing our goal by \$100,000. This success highlights the strong support from our donors and partners, reinforcing their vital role in our progress. Our ongoing goals remain the same: stabilizing operations, securing funding, and expanding our support to more students, families, and educators. For example, we supported 1,100 students and families, demonstrating our tangible community impact.

Our vision for the future is to ensure that:

1. All students have the resources they need to be ready to learn, to succeed in school, and to thrive in the wider world.
2. All families have access to the services needed to foster a healthy and stable learning environment at home and school.
3. All educators have the tools and resources they need to give their students the very best education possible.

We have realized this vision through newly created programs, collaborations with other agencies, and the use of your fundraising dollars, which directly enable us to expand services like wrap-around support and community hubs, making you an essential part of our progress and impact.

Over the last year, our programs continued to expand, and we found ourselves in need of a

Program Director. Liza Manchester joined our team in late July, and with her help, we were able to successfully supplement food to the students in the districts throughout the SNAP crisis.

As we enter 2026, we are focused on supporting families and educators today while planning for the future, reinforcing our commitment to community growth and shared success.

We enter 2026 inspired and motivated to continue offering, building, and creating a sustainable community resource in West County and continue to expand our help throughout Franklin County and areas of Hampshire County.

Total raised in 2025 in cash and pledges: \$1,134,266.74. This strong financial support enables us to sustain current programs and invest in new initiatives, such as expanding wrap-around services and community hubs, ensuring long-term impact and stability for the foundation's mission.

The Mary Lyon Foundation depends on your generosity and grant funding to fulfill our mission. Your continued support enables us to grow our endowments and provide essential care and programs to those who need us most, fostering a sense of shared purpose and trust.

Thank you for all the support and generosity in 2025, and we hope you will continue to join

us in 2026.

CEO/Executive Director

Sincerely yours,



Kristen Tillona Baker

Charlemont Parks & Recreation Commission

2025 Annual Report

The Charlemont Parks and Recreation Commission has lost one of our dedicated members who always went over and above helping maintain keeping the Charlemont Fairground in magnificent shape. Its beauty, history and tranquility are something that was important to Mike Hayden who dedicated his free time to ensure the Fairgrounds were in exceptional condition for the town of Charlemont residents to enjoy. Even through Mikes through times, he was there to lend a hand. His illness did not hold him back from anything that had to do with the Fairgrounds, and he will be missed.

The Charlemont Parks and Recreation Board consists of Chairman Bill Harker, Tom Shields, Neil Newhauser, Barbra Mckenna and Clay Herbert. The primary responsibilities are to take care of the Fairgrounds and other properties throughout the town. Although all the members are dedicated to keeping the Fairgrounds pristine, Bill Harker and Tom Shields are the driving factors and the ones most responsible for maintenance and repairs throughout the Fairgrounds. Without Bill Harker and Tom Shields constantly making improvements, and repairs on their own time we would not have such an awesome place if it wasn't for them.

The Charlemont beautification group is always there planting flowers and maintaining the flower beds for everyone to appreciate. The are also residents who put their own time in planting flowers throughout the town constantly adding new flowers and adding beauty to our town. They not only help with beauty but also organize the buildings' storage to areas, making it more convenient and useful. Mowing is a weekly process and a lot of work with Bill Harker, Tom Shields, and Barbra McKenna keeping the grounds mowed. This is done by dedicated commission members at no cost except for the fuel needed to run the machines. Just think of all the moving and weed whacking required for such a large property, which is a large undertaking for a small group who always get it done. Every time we see a recreation commission board member we should all thank them for their hard work in taking such good care of our Fairgrounds.

New Fencing was installed going up to the exhibit hall were added with the path wider for easy access. Future discussions for improvements we are adding a few benches around the track so people walking can sit and rest if needed. The broken fences are planned to be repaired, and some will be removed. New signs are being added, and more security cameras are being installed. We were informed that we have a grant to build new bathrooms in its own building, which we hope to get going soon. For more activities we have discussed rebuilding the horseshoe pits and adding a nine-hole disc golf course that could be used by anyone. Many residents walk their dogs around the track daily, and I bet the dogs love it! We know the people who use it appreciate what we have and, in most cases, utilize the bags and pick up after their pet. This is your fairground to enjoy so if you see anyone leaving a mess, damaging the property or something that you know is wrong, please say something or contact the authorities.

The events in 2025 were all a success starting with the Stars & Stripes Car Show sponsored by the Charlemont Lions. You can check out the event on starsandstripescarshow.com to see what an awesome time it is and a place to bring your family for the day. Berkshire East had the Eastern States Mountain Bike event, drawing large crowds to visit our town. Reggae Fest is also a well-known event at the Fairgrounds in August which is such a fun family event. Then we had the town picnic that was really a lot of fun. They had potluck with some corn whole which really was a blast. This year we are hoping to have the horseshoe pits ready and plan on some cornhole competitions. If you did not go last year, up it on your Calander you will be glad you did.

The commissioners want to thank everyone who uses the Fairgrounds for helping to keep it clean a beautiful. Any suggestions for improvements or events please feel free to contact the Charlemont Parks and Recreation commissions. Thank You!!

Charlemont Planning Board Annual Report 2025

The report on the activities of the Charlemont Planning Board is below and submitted for record.

The members of the Charlemont Planning Board for year 2025 were as follows: Bob Nelson—Chair, Lori Shulda-Merrigan, vice Chair, Liz Bouyea clerk, Jennifer Mooney, Molly Cantor (joined in June 2025); Bill Harker associate

Secretary Star Atkeson

The Planning Board approved the following Permits in 2025:

1. Granted Special Permit to Travis DeCere/Shelburne Equity, LLC to partially change the classification of use from R-1 (transient stays) motel to R-2 (non-transient stays) motel at The Oxbow, 1741 Rte. 2.
2. Signed Approval Not required, parcel division to Larry Bruffee 2129 Route 2

The Planning Board took part in these activities in 2025:

1. Helped to facilitate and complete the Charlemont Master Plan Update with Dodson and Flinker LLC.
2. Sent letter to the business owner at the Former Tatro trucking location asking for an updated Special permit.
3. Reviewed the Short-Term Rental bylaw brought by the Select Board
4. Reviewed Jonathan Mirin's Personal wireless facilities setback draft, to be brought by Citizen's petition to Town Meeting.
5. Went over neighbor's concerns and questions regarding parking layout near 225 Avery Brook Road.
6. Consulted with Jonathan Mirin about his plans for The Arts and Ecological Center at 225 Avery Brook Road
7. Recommended Molly Cantor to join the Planning Board
8. Started Discussions regarding Zoning Bylaw changes to make for next year: State mandated requirements for Town regarding Marijuana applicants; Accessory Dwelling Units language for bylaws
9. Attended FRCOG online presentation about the new Massachusetts Accessory Dwelling Unit (ADU) law and regulations
10. Conducted a site visit at Hinata
11. Liz Bouyea drafted a call for Master Plan Implementation committee

Current Charlemont Planning Board:

Bob Nelson, Chair, Lori Shulda-Merrigan Vice-Chair, Jennifer Mooney, Molly Cantor, Bill Harker (Associate Member)

Charlemont Police Department Annual Report

Mission Statement

“We, the members of the Charlemont Police Department are Committed, take Pride, and are Dedicated to the need of our vibrant community in the delivery of quality police services in an effective, responsive, transparent, and professional manner.”

Purpose:

To provide the 2025 Charlemont Police Department Annual Report to the residents of Charlemont. We extend our sincere appreciation to the residents of Charlemont for the continued support and remain steadfast in delivering transparent and professional police services for the community.

Staffing:

The Charlemont Police Department is comprised of 5 part-time police officers and 4 traffic controllers. Shifts normally consist of one patrol officer per night, while covering both day and night during the weekends. Due to staffing shortages caused by Officers’ other employment and the resignation of one officer coverage has been limited to high call volume periods based on trends and analysis. An increase in officer presence generally begins in the summer months during the heightened traffic and population due to recreational and outdoor resources our community offers. The Charlemont Police Department works closely with bordering agencies, and the Massachusetts State Police and staff located out of the Shelburne Falls State Police Barracks.

Calls for Service:

In 2025 the Charlemont Police Department completed approximately 978 calls for service. These included but were not limited to: Burglar Alarms, Animal Complaints, Assaults, Breaking and Entering, Disturbances, Medical Emergencies, Motor Vehicle Complaints, Officer Wanted, and Assist other Agencies. Additionally, the Charlemont Police Department had 15 investigations and 6 arrests. To provide an idea of the types of calls for service our officers respond to a table representing call type and frequency has been included. While less frequent, incidents occurring in bordering communities in which our officers are asked to provide mutual aid are recorded by those neighboring agencies and not included in this table. Therefore, these calls for service represent an approximate number and not exact.

209A VIOLATION	9	209A SERVICE	5
911 CALL	62	ABANDONED 911 CALL	6
911 MIS DIAL	23	911 HANG UP	13
ADMINISTRATIVE	13	ABANDONED MV	1
EMS ALARM - LIFELINE ACTIVATED	9	ALARM BURGLAR OR HOLDUP	14
ANIMAL COMPLAINT	39	FIRE ALARM	22
ASSIST OTHER AGENCY	7	ASSIST CITIZEN	11
ARTICLES LOST	5	ASSAULT	4
BREAKING & ENTERING PAST	2	ARTICLES RECOVERED	4

DISABLED MV	17	DISTURBANCE	14
Drill/Testin	8	DOMESTIC	7
EXPLOSION	1	ESCORT/TRANSPORT	2
FIRE, OTHER NON-SPECIFIC	3	BRUSH FIRE	6
FIRE WORKS	6	VEHICLE FIRE	2
FRAUD/SCAM	5	FOLLOW UP INVESTIGATION	17
GENERAL INFO	40	GAS LEAK	2
HIT AND RUN	1	HARASSMENT	5
ILLEGAL DUMPING	8	ILLEGAL BURN	2
KEEP THE PEACE	3	INVESTIGATION	8
LINE DOWN, POWER, PHONE OR CABLE	8	LARCENY	6
MEDICAL EMERGENCY	164	LOCKOUT	3
MISCELLANEOUS	5	MISSING PERSON	2
MOTOR VEHICLE COMPLAINT	31	MOTOR VEHICLE ACCIDENT NO INJURY	20
MOTOR VEHICLE - STOLEN	1	MOTOR VEHICLE ACCIDE W/INJURY	2
NOISE COMPLAINT	5	MOTOR VEHICLE VIOLATION	99
ODOR INVESTIGATION	2	NOTIFICATION	14
PAPERWORK SERVICE	18	OFFICER WANTED	41
PARKING COMPLAINT	2	ANNOYING PHONE CALLS	2
RADAR/TRAFFIC ENFORCEMENT	52	POWER OUTAGE/FAILURE	2
RESCUE CALL	1	REPOSSESSION	1
Section 12	3	SAFETY HAZARD	20
SHOTS FIRED	4	SERVICE CALL	2
SOLICITING	6	SMOKE INVESTIGATION	1
SUSPICIOUS PACKAGE	1	SUSPICIOUS PERSON	3
SUICIDE THREAT	2	SUSPICIOUS ACTIVITY	8
THREAT	6	SUSPICIOUS VEHICLE	5
TRESPASS	2	TRAFFIC HAZARD	13
SERVE WARRANT	1	UNWANTED PERSON	1
CHECK WELFARE	23	BUILDING/LOCATION CHECK	3
COMPLAINT	6	COMMUNITY POLICING	4
DEATH	1	Car vs. Deer	8

Looking to the Future:

Although faced with staffing shortages in recent years the Charlemont Police Department remains committed to providing the highest standards of policing the residents of Charlemont deserve. As we move forward, we will continually monitor and enhance our professional services, while remaining abreast of best practices in law enforcement, and seek continual opportunities to enhance our officers' levels of experience and expertise within the profession. Additionally, by seeking an increase in budget for FY27 the Charlemont Police Department will closely align with surrounding agency pay scales for an increase in staffing opportunities and coverage by full-time officers for the residents and visitors of Charlemont. Thank you for your ongoing support and know that the Charlemont Police Department remains loyal and committed to our community's safety, security, and police service's needs.

Sincerely,
Jason J. Pelletier
Chief of Police
Charlemont Police Department

Carl H. Nilman Scholarship Fund Annual Report 2025

The Fund was established under the provisions of the Will of Carl H. Nilman for the purpose of providing scholarships.

Recipients shall reside in the nine Town School District and be graduates of the Mohawk Trail Regional High School who desire and are deemed worthy of post high school education or training and who are in need of financial assistance.

Each one of the nine Towns has a representative on the Committee:

Ashfield	Jennifer Pease	Buckland	Marion Scott
Charlemont	Marge Porrovecchio	Colrain	Michelle Hillman
Hawley	Lisa Johnson	Heath	Robert Gruen
Plainfield	Vacant*	Rowe	Carol Lively
Shelburne	Sherry Taylor		

Additional members:

Chairperson of the School Committee:	Martha Thurber
School Committee Member:	Suzanne Crawford
Past School Committee Member:	Robin Hartnett
Members at Large:	Pamela Guyette, Donald Purington & Angel Bragdon

Elections of Officers were held at our meeting on September 9, 2025. Marge Porrovecchio and Robin Hartnett remain as Co-chairs. Pamela Guyette is Secretary, and Bing Waldsmith is Treasurer.

In 2025 the Awards Committee read 35 applications. Sixteen applications were from Seniors and nineteen applicants were from students continuing their higher education. The total funds awarded was \$45,800. Seniors received \$13,740 and \$32,060 was awarded to continuing ed students.

From 1991-2025 a total of \$1,254,275 has been awarded in scholarships. Mohawk Seniors have received \$383,565 and Mohawk graduates have received \$870,710.

Mr. Nilman will long be remembered for his generosity and foresight in supporting higher education for the students of Mohawk Trail Regional High School. Our committee members are honored to bring the wishes of Mr. Nilman's Will to fruition.

Students of any age who are graduates of Mohawk (and living in the nine-town area at the time of graduation) are encouraged to apply for scholarships to help meet their continuing education needs.

Applications are available at the guidance office at Mohawk Trail Regional High School.

2025 Annual Report of the Principal—Hawlemont Elementary School

Hawlemont Elementary School's vision is a community of learners where everyone will flourish. To flourish, we will work together to foster positive emotions, active engagement, strong relationships, meaning in our work, and acknowledge accomplishments. This year, the Hawlemont community continues building momentum in literacy skill-building and instructional practices. I am grateful to say that our amazing staff stays committed to our school improvement goals and to providing authentic, engaging, and student-centered learning to our students.

Our school staff maintains the momentum, increasing our familiarity with the EL curriculum and making connections with FYT writing curriculum. The ILT (instructional leadership team) is focusing on accountable talk and writing and increasing student ownership and pride in work. We conduct learning walkthroughs to assess progress towards our goals and gear future pd to meet staff needs. We ended the 2024-2025 school year celebrating student growth, with 55% of students meeting literacy benchmarks, 72% more students exceeding grade level expectations at the end of the school compared to the start. The celebration continued when we learned our MCAS scores increased, with Hawlemont meeting or exceeding 54% of the goals DESE set! We received accolades and a certificate of recognition from DESE for raising our ELA MCAS achievement above our pre-pandemic records. Well done, Hawlemont students! Hawlemont continues to grow. This summer, we partnered with Mohawk Trail Regional School District elementary schools to create a larger summer program to build community, confidence, and continued skill work in academics, speech, and fine and gross motor skills. This program supported students who benefit from additional time on learning or thrive with the routines of school. Highly qualified educators designed and implemented a curriculum that was specific to individual student needs and offered recreational and enrichment opportunities for the 4 week program. We currently have 77 students enrolled in PK-6 for the 2025-2026 school year. Though small, we are mighty. The teaching assignments for the 2025-2026 school year are as follows: Preschool Full Day: Ann Hallenbeck, Kindergarten: Daphne Clark, First Grade: Michelle Gajda and Jennifer Sinistore, Second Grade: Alecia Briggs, Third Grade: Sarah Ricko, Fourth Grade: Abby Clark, Fifth Grade: Amy Quist, Sixth Grade: Stephen Bechtel, HAY Agriculture Coordinator: Jennifer Sinistore, Special Education: Emily Eller, Paula MacLean, Music Teacher: Janet Ryan, Art/PE/Library: Kylee Bunker, and Psychologist/School Counselor: Devon Kelleher. We have many wonderful paraprofessionals who provide additional support in classrooms; our nurse is Julie Senecal, and Rachel Gammell and Heather Lengieza are the cafeteria staff.

At our open house we invited community organizations, such as Mary Lyons and Good Neighbors Food Pantry to join us. The larger community toured classrooms, worked on art projects, and enjoyed a soup and salad dinner made by staff. We continue to build relationships with our families and within our community. We partnered with Mary Lyons, Good Neighbors, and Hilltown Food Pantry to provide grocery bags going to households experiencing food hardships during the temporary hold of SNAP benefits. We also welcomed the Hawley and Charlemont senior citizens for lunch in November and December and will continue to invite them in . More than 20 residents joined our students, enjoying the good company and the good food.

Hawlemont's 4H programming includes novice and advanced weaving, craft, rabbit, baking, and animal science. Extracurricular activities, like baseball, basketball, and dance, teach our students teamwork and good sportsmanship. We are always looking for community members with a passion or expertise to run after school programs.

Hawlemont's Local Educational Council (LEC) is composed of family members, community members, staff, and myself. Together we approved a School Improvement Plan (SIP) that focuses on the following areas: Effective Instruction focusing on Educational Space, Student Empowerment and Meaningful Assessment, Professional Learning Communities and Ongoing Communication. This fall and winter, we have geared meetings around community engagement and connections and centered student voice by sharing each student's reflections of their learning and goals and highlighting a piece of work they are proud of.

I would like to thank the teachers, staff, parents, students, and community members for making Hawlemont a great school where everyone shows goodwill, responsibility, integrity and teamwork. I look forward to next year and continued growth towards educational excellence at Hawlemont.

Respectfully submitted,

Amber Tulloch, Principal

2025-6 Annual Report of the Principal

Mohawk Trail Regional School

Culture building

Peer relationships and student-staff relationships continue to strengthen through our daily advisory program in grades 7-12, as well as regular student-led whole school assemblies on Wednesday mornings. Additionally, our focus on providing opportunities for student voice and students to authentically lead their own learning is apparent through our prioritizing student-led conferences and standards-based teaching and learning, and a concentration on the mastery and application of curricular skills beyond MTRS.

We continue to emphasize student autonomy through the three main pillars, which greet everyone in our main lobby:

- I am part of this community
- I can contribute in a positive way
- I will be accountable for my words and actions

This past year, thanks to our ongoing relationship with Suffolk Centre for Restorative Practices, 28 unit A staff received tier 1 RJ training. Building administrators and counselors received tier 2 training.

A new Assistant Principal was hired at the end of the 24-25 school year, and they will continue to work with the building and district restorative initiatives in the 25-26 school year.

Schedule changes

Unit A staff worked with building and district staff to plan and implement a new schedule to be implemented at the start of the 25-26 school year. This marks a move away from a block schedule, more typically used in a larger school, to a daily schedule and trimesters rather than semester-long classes. The intention was to provide more options and opportunities for students and a more equitable distribution of class sizes from 7 to 12. As well as providing more opportunities for ELA and Math interventions and support, this new schedule design has provided opportunities for teachers to engage with students in all grade levels, rather than a traditional MS or HS setting. Additionally, through the Flex block, there are opportunities for students to continue to participate in clubs as well as take advantage of academic support blocks during the day.

Feedback and Communication

A key part of culture building is that transparent communication continues to be important to MTRS. There are numerous ways for the community to provide continuous feedback to MTRS as a way of improving the student and family experience. These include bimonthly drop-in hours, a student advisory group, and an annual "How are we doing?" Surveys to students, families, and staff. These ongoing structures continue to provide opportunities for community members to give immediate feedback on what goes on at MTRS. In addition, the Local Educational Committee continues to provide input into both the school and district improvement plans.

Barr funding and Innovation

In January of 2024 MTRS received the first of two annual \$450,000 grants from the Barr Foundation to support phase two of our unique Trailblazer model. This payment will allow us to continue implementing new initiatives and curricular programs to redesign the school experience for all students. This will provide students, staff, and community members with the opportunity to engage in professional development, working groups, and site visits in order to continue to implement and refine our Trailblazer Model.

The second phase of the Trailblazer Model continues to build on the existing key focus areas: high-quality instruction through a shift to standards-based teaching and learning; advisory and social-emotional learning; restorative practices; equitable educational experiences for all students; communications and community outreach; distributed leadership; and student-led conferences.

Working with a variety of nationally recognized organizations, students, families, and staff will be supported in developing and refining a unique transformational school experience which includes:

- Internships and work study opportunities, on campus and off
- Social Emotional Learning supports, including: EL Advisory model for all grades 7-12, site-based therapeutic services, and college and career planning
- Pedagogical supports for staff as the school shifts towards competency-based education through a standards-based teaching and learning approach
- Building a portfolio of student work and student-led conferences
- Senior Capstone project culminating with a site-based internship
- Continued community outreach, including a Trailblazer Community Group comprised of staff, parents, students, and community members that meets several times a year
- Opportunities for teacher leadership in continuing to develop elements of our Trailblazer model

Distributed leadership and District-Wide structures

A number of staffing changes have been made in the service of continuing to promote and support the Trailblazer model of distributed leadership, opportunities for student voice, and increased Social and Emotional Learning. Lead teachers continue to work with EL in order to provide leadership for staff and support with rolling out Standards-Based Teaching and Learning (SBTL) in grades 7-12. The District Athletic Director also continues to focus on the growth and promotion of sports in the district, as well as helping retain students at the end of grades 6 and 8.

Distributed leadership continues to be evident through the work of the teacher-based Instructional Leadership Team (ILT) and their work in designing and delivering staff PD on Standards-Based Teaching and Learning development, as well as our successful adaptation of twice yearly Student-led Conferences.

Finally, the district literacy and numeracy coaches have helped create and support data-driven grade-level numeracy and literacy teams in grades 7 and 8 to help strengthen the student learning experience.

College and Career supports

MTRS continues to focus on supporting students in taking their learning beyond the classroom. In addition to providing opportunities for students to participate in Dual Enrolment classes at GCC, the guidance team has focused on providing grade 12 students with the opportunity, as part of their schedule, to extend their Capstone projects into work-based learning and Internship opportunities with businesses and organizations in the community.

Our guidance team continues to define Pathways and early college/ dual enrollment opportunities beyond MTRS for all of our students. Additionally, the team is working with Masshire and other partners to look at ways to provide students with the opportunity to obtain certification for CPR, First Aid, ServeSafe, and Driver's Ed.

College preparedness and student retention

The guidance team held a second annual alumni college conversation with students in December. This is a great opportunity for returning students to talk to current MTRS students about life and college experience beyond Mohawk Trail.

In addition to the alumni event, the guidance team helped provide grade 8 students with an information morning as well as the opportunity to experience a day in high school. Admin will visit grade 6 classes later in the winter/spring to talk with students about life and opportunities at MTRS.

Field Trips

We have been incredibly lucky to have been able to utilize the two new district mini-buses for local trips as we continue to innovate in providing students with learning experiences outside of the classroom. To date this year, teachers have led field trips to the following locations:

Smith College, GCC, UMASS Amherst, Springfield College, Amherst Art Museum, Boston Aquarium, Clarke Museum, Shelburne Falls, and numerous other locations are linked to classroom activities.

Community Involvement

We continue to be thankful to parents and care providers for their active involvement in MTRS life through the Local Education Committee (LEC)

Other community-wide opportunities, such as Open House, the Celebration of Learning, and the Mohawk Trail Athletic Association (MTAA), organized Spring Fling, continue to imbibe MTRS with positive community spirit. Additionally, Graduation took place indoors in the MTRS auditorium in May of 2025, and we are planning for this to be the venue for a combined graduation and scholarship event for the Class of '26 on Friday, 29th May, 2025.

Communications and Outreach

Communications and Outreach Coordinator Carol Foote continues to support all schools in the Mohawk Trail and Hawlemont Regional School Districts through internal and external coverage of school- and community-related news and events.

She serves as a resource and point of contact for and to: district staff, students, caregivers, community members, The Mary Lyon Foundation, school- and town-based newsletter editors, reporters from the Greenfield Recorder, town officials and legislators, organizations, and businesses. Her design and writing work may be seen around our buildings and towns, as well as on our websites and on social media.

Communications and outreach are also part of the planning, creating, and implementing work of the communications subcommittee of the MTRSD school committee and the 2 Districts 8 Towns sustainability study. Budget season keeps this office particularly busy as we strive for transparency for the taxpayers in presenting the numbers and process.

Music and Theatre

We are really pleased with the continued resurgence of music and drama at MTRS in the past year. As well as a spring musical in 2024, *Charlie Brown*, a winter play, *And then there was one*, took place in early January 2025. Our annual Winter Concert took place on December 18th, and our Spring school concert and district concerts are scheduled for later in 2026.

Athletics

2025 was another incredible year for Mohawk Trail athletics! While continuing to offer programming for grades K-12, our athletic department benefited from record-breaking participation numbers in every athletic season. All told, over HALF of Mohawk Trail students participate in Mohawk Trail athletics EVERY season. Well above both the State and National averages. Also, to quickly shine a light on some notable news in the Mohawk Trail Athletics world, we are proud to share that after a 5-year hiatus, Boys Varsity Basketball is back! In addition to this, for the first time in nearly a decade, our boys' basketball program is able to field a team at all three levels: middle school, junior varsity, and varsity! To conclude, we wouldn't want to forget to mention that for the third time in four years, our girls' alpine ski team was able to bring home a State Championship! A truly dynastic run by our flagship program!

Youth Athletics

Similar to years past, Mohawk Trail has continued to work closely with West County Baseball, West County Soccer, and the Hilltown Basketball League to offer seasonal athletic opportunities to our district students in grades K-6. In addition to these programs, summer offerings through the Mohawk Trail Athletic Department include both the Summer Track Series and youth field hockey clinics. Both are held weekly throughout the summer months! All of these programs are run by community volunteers, as well as Mohawk Trail coaches and athletes. We cannot thank these contributors enough for all of the hard work and dedication they have put into ensuring the sustainability of our district's athletic programs.

Middle School Athletics

Mohawk Trail continues to have incredibly high participation rates amongst our 7th and 8th-grade students. More than 77% of our Mohawk Trail middle school students participate in at least one athletic season, while many participate in as many as three! Middle school students have the ability to choose from 14 different athletic offerings, spread out over three seasons. Middle school students account for nearly half of the total athletes in grades 7-12, and continue to play a huge role in the success and sustainability of our varsity programs.

Cooperative Programs

In order to ensure the continued success and sustainability of athletic programs in rural areas, the MIAA (Massachusetts Interscholastic Athletic Association) has continued to allow smaller schools in rural areas to join forces in order to field teams that they would not be able to field on their own. Currently, the Mohawk Trail Regional School District is involved in eight separate cooperative programs. They include...

Varsity Golf - Host School (w/ Greenfield High School)
Wrestling - Host School (w/ Greenfield High School)
Football - Guest School (w/ Greenfield High School)
Boys and Girls High School Soccer - Guest School (w/ Greenfield High School)
High School Baseball - Guest School (w/ Greenfield High School)
Nordic Skiing - Host School (w/ Hampshire Regional)
Hockey - Guest School (w/ Greenfield High School)
Boys Tennis - Guest School (w/ Greenfield High School)

Our district has developed great working relationships with both the Greenfield Public School System and Hampshire Regional. By the start of FY27, Mohawk Trail should be able to offer as many athletic opportunities to its students as a much larger school that is three or four times our size. With enrollment essentially stagnant and budgets becoming tighter, we in the Mohawk Trail Athletic Department will continue to prioritize giving our students every opportunity to compete in the sport of their choice, at the absolute highest level. Go Warriors!

[Get Involved!](#)

Curious as to how you can help facilitate the success of the Mohawk Trail Athletic Department? Please reach out to District Athletic Director Greg Lilly at glillyAD@mtrsd.org or Mohawk Trail Athletic Association President Jenn Pease at jpease@admin.umass.edu to see how you can lend a helping hand!

[Student numbers](#)

At the December mid-point of the 2025-2026 school year, student enrollment in grades 7-12 is 297. Current enrollment numbers for middle school include approximately 73 students in seventh grade and 74 students in eighth grade. Enrollment for ninth grade is 36 students; 10th grade has 41 students; 44 members of the Junior class, and 29 MTRS seniors. We have 1 student enrolled in our post-graduate program.

Respectfully submitted,

Chris Buckland

Principal

2025 Annual Town Report: Special Education and Pupil Services

The Mohawk Trail and Hawlemont Regional School Districts provide special education and related services to students in five buildings: Buckland-Shelburne Elementary School, Colrain Central School, Sanderson Academy, Hawlemont Regional School, and Mohawk Trail Regional School. The primary function of special education is to ensure that students with disabilities who are eligible for an Individualized Education Plan (IEP) are provided with a *free, appropriate, public education (FAPE) in the least restrictive environment (LRE)*. Students with disabilities who are not eligible for an IEP may qualify for a Section 504 Plan. A 504 plan provides accommodations for students in general education settings in order to ensure access to instruction among their peers. An IEP provides specialized instruction that is evidence-based and designed to meet the unique needs of the student, in addition to accommodations in general education settings. Under both plans, student progress is regularly monitored by teachers and specialists to ensure that students with disabilities are making effective progress given the necessary supports and services.

In addition to specialized academic instruction, special education provides related services in other areas that are critical to learning. The table below includes related services that are provided by school-based employees or for which we contract with outside providers.

Related Service	Licensed Professional
Speech and/or language (S/L)	Licensed Speech/Language Pathologist (CCC-SLP)
Reading	DESE Reading Specialist Licensure
Occupational Therapy (OT)	Licensed Occupational Therapist (MS, OTR/L)
Physical Therapy (PT)	Physical Therapist (PT) or Doctor of Physical Therapy (DPT)
Counseling	Adjustment Counselor (MSW, LMHC) or School Psychologist (NCSP)
Behavior Support	Board Certified Behavior Analyst (BCBA)
Vision	Teacher of Students with Visual Impairments (TVI)
Hearing	Audiologist (CCC-A)
Orientation & Mobility (O&M)	Certified Orientation & Mobility Specialist (COMS)

The Mohawk Trail District currently employs four full-time Speech/Language Pathologists who provide services to students attending Buckland-Shelburne, Colrain, and the Mohawk Trail school. Speech and language service needs at Hawlemont and Sanderson Academy are met through contracted providers. The districts share

one Physical Therapist (PT), and the equivalent of 1.5 Occupational Therapists (OTs): one OT is full-time, and one OT has a 0.5 contract. In addition, to meet the rising needs of students with fine and gross motor limitations in the classroom, as well as sensory challenges, Mohawk Trail contracts with an outside provider for an additional 0.4 OT. We employ two full-time school psychologists. Every school building has an assigned mental health counselor, and there are three counselors providing services to middle and high school students at Mohawk Trail. The number of service providers in each building is based on student population, student needs, and the legal requirements of the IEP.

Mohawk Trail and Hawlemont share one Special Education Parent Advisory Council (SEPAC). This is a small group of volunteer parent leaders, in conjunction with the Director of Pupil Services, who work to build effective parent-school partnerships specifically designed for families of students with disabilities. Massachusetts state law assigns both an advisory and participatory function to SEPACs. Membership is offered to all parents of children with disabilities and other interested parties. Meetings are held monthly and are open to the public.

Buckland-Shelburne is our largest elementary school campus. On-site, we provide a substantially separate setting for students with cognitive and behavioral challenges that prevent them from being fully included in grade-level classrooms. This program, known as the HUB, is available to students across our two districts. The HUB is overseen by a special education teacher with expertise in severe-needs programming, as well as our Board Certified Behavior Analyst (BCBA). Students access this separate setting to varying degrees according to their individual learning needs. On the Mohawk Trail campus, we offer two substantially separate classrooms for students in grades 7 and above. The Mohawk Trail Supported Classroom (MTSC) provides a full-time clinician and two special education teachers for students with social-emotional challenges which prevent them from accessing grade-level instruction independently. The MTSC has both a middle school classroom, for 7th and 8th graders, and a high school program, for those in 9th grade and above. Additionally, the Mohawk Trail Vocational Program (MVP) provides life skills training and academic instruction that is modified to meet the needs of students who are working on common core curriculum standards below grade level. Students within the MVP program may receive educational services at Mohawk Trail until they are 22. All of our substantially separate programs for students with unique learning needs are designed to improve outcomes for students and promote their inclusion in classrooms among their peers to the greatest extent possible. These programs also enable our districts to meet students’ needs in their local schools.

The tables below include data reflecting special populations within our school districts. These data were provided by the Department of Elementary and Secondary Education in Massachusetts (DESE) and were last updated on January 8th, 2026.

Mohawk Trail Regional School District

Selected Populations: 2025-2026	% of the District	% of the State
First Language Not English	1.4%	27.3%
English Language Learner	0.5%	13.4%
Low-income ¹	41.8%	41.1%

¹ Low-income status is calculated based on a student's participation in one or more of the following state-administered programs: the Supplemental Nutrition Assistance Program (SNAP); the Transitional Assistance for Families with Dependent Children (TAFDC); the

Students with Disabilities	25.1%	21.1%
High Needs ²	54.1%	55.4%

Hawlemont Regional School District

Selected Populations: 2025-2026	% of the School/District	% of the State
First Language Not English	1.4%	27.3%
English Language Learner	0.0%	13.4%
Low-income	54.8%	41.1%
Students with Disabilities	37.8%	21.1%
High Needs	67.6%	55.4%

Demographic trends in special populations across both districts have largely mirrored trends at the state level, with the exception of the enrollment rate of English Language Learners and students for whom English is not their first language. Compared to the previous school year, in 2025-20206 schools within the Mohawk Trail Regional District observed a slight increase in students with disabilities, while the state observed a slight decrease. In the Hawlemont Regional School District, there is a greater percentage of students with disabilities enrolled compared to the state average. However, given the small size of the overall student body in Hawlemont, this increased percentage reflects a relatively small number of students. As a district, Hawlemont serves a larger population of students identified as High Needs compared to the state. The percentage of students identified as High Needs within the Mohawk Trail district is very near the state-wide average.

Respectfully Submitted,

Julia Lignori

Julia Lignori, Ed.S.

Director of Pupil Personnel Services

Mohawk Trail and Hawlemont Regional School Districts

Department of Children and Families' (DCF) foster care program; expanded MassHealth (Medicaid) up to 185% of the federal poverty level; students that are homeless

² High Needs statues is calculated based on the number of high needs students, divided by the adjusted enrollment. A student is high needs if he or she is designated as either low income (prior to 2015, and from 2022 to present), economically disadvantaged (from 2015 to 2021), EL/former EL, or a student with disabilities. A former EL student is a student not currently an EL, but had been at some point in the four previous academic years.

data as of: October 1, March 1, End of Year

**TAX COLLECTOR ANNUAL REPORT
DECEMBER 31, 2025**

Once again, the new Quarterly Tax billing has been very trying too many as the process continue to be understood. A reminder to all that when you receive your new FY 27 Preliminary bills, there will be two vouchers, one will be for the first payment due August 1, 2026, and the second voucher will be due on November 1, 2026, you will not receive a second mailing for the November payment.

As we experience economic turmoil and State Aid cuts it is very important to take care of any tax due to the Town of Charlemont. With your help on this very important situation, you will be helping the Town of Charlemont balance the budget and keep the Town in a sound financial position.

The Tax Collector's office continues to work with the Sewer Department on outstanding sewer amounts. These amounts are treated the same as past due real estate. If not paid in full a lien will be placed on the property. The Town continues to have Jeffrey & Jeffrey, as our Deputy Collector. The Registry continues to use their marking system for non-payment of motor vehicle excise tax.

BALANCES AS OF DECEMBER 31, 2025

Please note that some of these balances have dropped since 12/31/25

Real Estate

2019 – 2025 are in a payment plan

Real Estate		Personal Property	
2019	610.89	2022	2,022.75
2020	5,006.27	2023	2,250.82
2021	5,621.57	2024	4,608.10
2022	10,265.26	2025	3,257.79
2023	26,270.37	2026	78,416.02
2024	70,543.01		
2025	106,946.33		
2026	189,946.26		

MVE

From 2015 – 2024 are with Jeffrey & Jeffrey Deputy Tax Collector Total \$22,733.83

2025 14,445.25

Respectfully Submitted/Lynn Hathaway

Town Administrators Report

In 2025 the Town was awarded \$442,093.00 for the Legate Hill small bridge construction project. This is an important investment in one of our critical infrastructure needs, and it will go a long way toward improving safety and accessibility for our residents. We were also awarded a \$100,000 PARC Grant for the Tennis Court resurfacing. This award was made possible by the work that went into updating our Open Space and Recreation Plan, which has now been approved and has a shelf life of ten years. Having an up-to-date plan not only reflects our community's priorities but also keeps us eligible for valuable funding opportunities.

In addition, we submitted two applications through the new Unpaved Roads Program and are currently waiting to hear back. These applications are part of our ongoing efforts to improve road conditions, particularly in areas that have historically been more challenging to maintain.

As has been the case in recent years, much of our grant work continues to focus on bridges and roads. These are essential components of our Town's infrastructure and maintaining them is critical to the safety and daily lives of our residents. We will continue to pursue outside funding wherever possible to help offset costs and lessen the impact on taxpayers.

Town Clerk's Report

Vitals Report

Registered Births	7
Marriage Licenses Issued	11
Registered Deaths	16

Dog License Report

Spayed Females	65	@ 5.00	325.00
Neutered Males	45	@ 5.00	225.00
Unaltered Females	3	@ 5.00	15.00
Unaltered Males	13	@ 5.00	65.00
Service Dogs	2	Free	0.00

Total 630.00

TREASURERS ANNUAL REPORT

DECEMBER 31, 2025

The financial condition of the Town remains steady. Revenues from the State continue to diminish while pressures come from all sides to increase expenses. Since implementing the Quarterly Tax Billing, the Town has not had to borrow to make ends meet.

It still appears that the State and its Towns are going to continue to experience difficult times and tough decisions will need to be made. We are fortunate that we should be able to weather this period, due to the fiscal prudence exhibited by the Town.

The office has been working with Berenson & Bloom on Tax Title accounts. There are, 0 account's in Land court at this time. Things seem to be moving along with the Tax Title accounts. Two accounts have been taken out and paid.

The Town has one loan outstanding for Broadband \$717,000.00

The Tow has a new loan out for New Pumper Truck \$450,000.00

TRUST ACCOUNT'S

Passbook Savings M & T Bank

Tyler Memorial Library	6,684.77
Charlemont Free Public Library	704.33
Local Culture Council	9,309.50

Passbook Savings Greenfield Savings Bank

FL Tyler Memorial Library	243.17
Maxwell Library	1,064.52
Stephen Leonard School Fund	3,252.56
Cemetery Perpetual Care	2,564.87
Charlemont Village Cemetery	3,763.28

Passbook Savings People's United Bank

Tyler Memorial	12,023.14
Tyler Memorial Library	17,922.12
Donald T. Hillier Trust - CD	9,562.82
Charlemont Village Cemetery	3,536.75
East Charlemont Cemetery	CLOSED

MMDT Savings I	469,902.22
Stabilization (MMDT)	457,482.40
MMDT Savings II	288,664.97
UNiBank	7,724.91
Eastampton Savings Bank	267,730.85
Greenfield Cooperative Bank – Money Market	336,449.50
Respectfully Submitted/Treasurer – Lynn Hathaway	

Office of the Tree Warden Annual Report 2025

The tree warden operates under the authority of the Massachusetts Public Shade Tree Law (MGL Part 1, Title XIV, chapter 87) and is responsible for maintenance and removal of trees on all town property and rights-of-way. In 2025, the tree warden and contractors removed 16 such hazard trees. Additionally, National Grid completed two major utility upgrades that included 37 removals on Avery Brook road, and 67 on South River road.

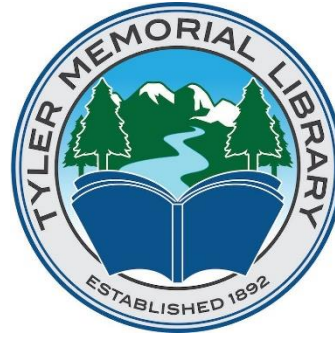
Residents are the tree warden's best resource for identifying hazard trees. If you observe a potentially hazardous tree along Charlemont's roads, public property, or National Grid's rights-of-way, please notify the office of the tree warden.

What happens to wood from hazard trees? Charlemont's Wood Policy states that the property abutter has the right of first refusal. If the abutter declines the wood, it becomes available for Charlemont's wood bank.

Like food banks, the wood bank relies on donations from arborists, the town, and homeowners to provide firewood to community members in need. Charlemont's wood bank is located at Hawlemont School, and both pickups and donations can be coordinated through the town office.

For any matters regarding public trees, please contact the office of the tree warden.

Jack Rybczyk Tree Warden



TYLER MEMORIAL LIBRARY 2025 ANNUAL REPORT

Library Hours Tuesday 1 – 5 pm Thursday 3 – 7 pm Saturday 10 am – 2 pm

Highlights for 2025

- A Digital Equity Grant started in September of 2025. Technical Support hours staffed by a local teen have been popular, and classes on various subjects such as Google Drive, Artificial Intelligence, and Digital Privacy have been offered among others.
- The Trustees have begun work on a new five-year Strategic Plan for the Library. A Community Survey was distributed and completed by 57 residents of Hawley and Charlemont. Focus groups were conducted with key stakeholder Charlemont and Hawley residents in October of 2025.
- The Friends of the Tyler Memorial Library continue to support the Library with volunteer hours and outreach to the community.

Access to Library Materials

Tyler Memorial Library belongs to the CWMARS consortium, a network of 150+ libraries in Central and Western Massachusetts, with access to a large catalog of books, movies, magazines, and more. Visit the library's website at charlemontlibrary.org to start your search.

Books, DVDs, or audio books can be requested from any CWMARS library and delivered to the library of your choice. For your convenience, items from other libraries can be returned to Tyler Memorial Library.

Downloadable books, audio books and magazines are available from the Libby app and the Hoopla app. The Tyler Memorial Library Card opens many doors for Charlemont and Hawley residents.

Library Certification

Tyler Memorial Library has completed the FY26 Annual Report Information Survey (ARIS) and the FY26 State Aid to Public Libraries Financial Report for the Massachusetts Board of Library Commissioners (MBLC). Tyler Memorial Library has been re-certified by MBLC for FY26 and will continue to receive State Aid to Public Libraries. Because the Library meets the standards for certification, Charlemont received \$5,617.09 and Hawley received \$4,467.51 in Library State Aid for FY25.

Library Programs & Events

Please look for announcements of events on Facebook, by email through Wowbrary, emails from the towns of Charlemont and Hawley and from the schools, as well as on posters at Avery's and the Post Office. Sign up for

weekly emails to find out what's new at the library each week at wowbrary.org. The Library offered 6 programs for adults, 4 programs for children, and 4 programs for All Ages in 2025.

Collection Development

Tyler Memorial Library strives to meet the needs of community members for information, education, and entertainment. Each year the Library purchases items for patrons of all ages. The Library seeks to purchase materials recommended by patrons. Please talk to the librarian about your requests.

Library Statistics

Patron visits are defined as use of the Library during open hours to obtain resources. The Library Statistics below reflect usage of the library for the Fiscal Year 2025, which ended June 30, 2025. The number of visits to the library increased 15% in 2025 over 2024. Program attendance is up 35% in 2025. The increase in circulation reflects a significant jump in the circulation of downloadable materials as well as a smaller increase in physical materials.

	Number of Patron Visits to Library	Number of Library Program Participants	Number of Wi-Fi Sessions
FY 2023	1,147	187	301
FY 2024	1,059	174	288
FY 2025	1,224	235	256

Circulation	Adults	Young Adults	Children	Totals
FY 2023	3,839	76	397	4,312
FY 2024	3,717	72	672	4,461
FY 2025	4,549	208	1,216	6,866

The Friends of the Tyler Memorial Library

The Friends of the Tyler Memorial Library hosted an Open House at the Library to celebrate National Library Week in April. Highlights of other activities in 2025 include organizing a Library Cookbook Potluck and a Tea Party. The annual meeting was held in June. Contact the Library Director, Kim Gabert, at charlemont.hawley.library@gmail.com if you are interested in joining the Friends of the Tyler Memorial Library.

Board of Trustees

Tyler Memorial Library Trustee Chair Evie Locke, Trustees Esther Haskell and Andrea Santos, and Hawley Representative Lisa Johnson meet every four to six weeks, and provide guidance and assistance in all areas of library function.

Respectfully submitted, Kim Gabert Library Director

ANNUAL REPORT OF THE FRED WELLS TRUSTEES

This trust fund was established under the Will of Fred W. Wells. Mr. Wells, a former resident of Greenfield, directed that a portion of income from the fund be used for awarding scholarships in agricultural, mechanical or professional fields. Funds available for the Fiscal Year 2025/2026 were \$343,207.22 (inclusive of unused scholarship money from previous years that was reallocated to be granted this year).

EDUCATION

The Trustees received 180 applications and approved 178 of those received. Trustees awarded a total of **\$271,520.00**. This amount includes two \$1,000.00 scholarships in honor of Ralph and Hilda Haskins. The Trustees worked diligently throughout the year to provide all eligible applicants an award to assist in their education.

HEALTH

Ten applicants were provided grants totaling \$51,481.08

Bernardston Senior Center	\$ 2,000.00
Conway Council on Aging	\$ 2,000.00
Greenfield Council on Aging	\$10,000.00
Heath Council on Aging	\$ 1,000.00
Leyden Council on Aging	\$ 1,000.00
Life Path, Inc.	\$12,481.08
Northfield Senior Center	\$ 2,000.00
South County Senior Center	\$ 5,000.00
The Care Collaborative	\$10,000.00
The Senior Center – West County Consortium	\$ 6,000.00

Total Health Grants awarded were \$51,481.08.

AGRICULTURE

Three applicants were provided grants totaling **\$17,160.00**

Franklin County Agricultural Society	\$7,722.00
Heath Agricultural Society	\$7,722.00
Shelburne Grange Fair	\$1,716.00

Total Agriculture Grants awarded were \$17,160.00

Charlemont Zoning Board of Appeals

2025 Annual Report

The Zoning Board of Appeals consists of three regular members— Charlotte Dewey, Ron Smith and Frank Carcio, who were appointed by the Select Board. The ZBA meets as needed to act on applications for variances or appeals to violation notifications by the Building Inspector.

In 2025, Gordon Clogston received a variance to place a shed less than 25’ from side property line at 20 Rowe Rd.

Geeg Wiles and Jenna St. Pierre received a variance to build a house 14’ too close to the road on Mountain View Drive.

The ZBA level-funded their budget again for Fiscal Year 2026.

Respectfully submitted,

Charlotte Dewey, Chair

Charlemont ZBA

TOWN

Schedule A All Parts
Schedule A Part 1 - Fiscal Year 2025

Schedule A Part 1 - General Fund Revenues and Other Financing Sources (Fund 01)

Acct. No.	Item Description	Amount
A. TAXES		
4110	Personal Property Taxes	275,348
4120	Real Estate Taxes	3,231,344
4150	Motor Vehicle Excise	224,611
4179	Penalties and Interest	90,125
4180	In Lieu of Taxes	873
4191	Hotel/Motel Excise	63,496
4192	Meals Excise	16,835
4193	Cannabis Excise	
4194	Boat Excise	
4198	Urban Redevelopment Excises	
4199	Other Taxes	660
A. TOTAL TAXES (NET OF REFUNDS)		3,903,292
B. CHARGES FOR SERVICES/OTHER DEPARTMENTAL REVENUES		
4211	Water Charges	
4212	Other Utility Charges	
4229	Other Charges	94,166
4243	Parking Charges	
4244	Park and Recreation Charges	
4246	Sewerage Charges	
4247	Trash Collection Charges	28,645
4248	Transit Charges	
4370	Other Department Revenue	18,646
B. TOTAL CHARGES FOR SERVICES/OTHER DEPARTMENTAL REVENUES		141,457
C. LICENSES, PERMITS AND FEES		

4322	Fees Retained from Tax Collection	1,125
4323	Cannabis Impact Fee	
4324	Short-term Rental Community Impact Fee	
4400	Licenses and Permits	5,519
	C. TOTAL LICENSES, PERMITS AND FEES	6,644
	D. FEDERAL REVENUE	
4540	Unrestricted - Direct	
4580	Unrestricted - Through the State	
	D. TOTAL FEDERAL REVENUE	
	E. REVENUES FROM STATE	
4600	State Revenue	356,476
	E. TOTAL REVENUES FROM STATE	356,476
	F. REVENUES FROM OTHER GOVERNMENTS	
4695	Court Fines	

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Schedule A Part 1 - Fiscal Year 2025

Acct. No.	Item Description	Amount
4720	Received From the County for Services Performed	
4730	Received From Other Municipalities for Services Performed	
	F. TOTAL REVENUES FROM OTHER GOVERNMENTS	
	G. SPECIAL ASSESSMENTS	
4750	Special Assessments	
	G. TOTAL SPECIAL ASSESSMENTS	
	H. FINES, AND FORFEITURES	
4770	Fines and Forfeitures	4,692
	H. TOTAL FINES AND FORFEITURES	4,692
	I. MISCELLANEOUS REVENUES	
4800	Miscellaneous Revenues	20,345
4820	Earnings on Investments	48,482
	I. TOTAL MISCELLANEOUS REVENUES	68,827
	TOTAL GENERAL FUND REVENUES	4,481,388
	J. OTHER FINANCING SOURCES	
4990	Other Financing Sources	
	J. TOTAL OTHER FINANCING SOURCES	
	TOTAL GENERAL FUND REVENUES AND OTHER FINANCIAL SOURCES	4,481,388
	K. INTERFUND OPERATING TRANSFERS	
4972	Transfers from Special Revenue Funds	

4973	Transfers from Capital Projects Funds	
4975	Transfers from Enterprise Funds	87,117
4976	Transfers from Trust Funds	
4977	Transfers from Agency Funds	
	K. TOTAL INTERFUND OPERATING TRANSFERS	87,117
	TOTAL GENERAL FUND REVENUES, OTHER FINANCING SOURCES, AND INTERFUND OPERATING TRANSFERS	4,568,505

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Charlemont

TOWN

Schedule A All Parts
Schedule A Part 2 - Fiscal Year 2025

Schedule A Part 2 - General Government (100)

Acct. No.	Object of Expenditure	Legislative	Executive	Accountant Auditor	Collector	Treasurer	Law Department Town/City Counsel	Public Building/ Properties Maintenance	Assessors	Operations Support	License and Registration	Land Use	Conservation Commission	Other
5100	Salary and Wages	36,319	69,543		27,400	21,450		2,450	4,264					60,853
5700	Expenditures	3,545	2,650	40,689	15,844	11,844	15,262	48,555	37,207	4,063	3,684	404	152	100
5800A	Construction													
5800B	Capital Outlay							16,265						
	TOTAL	39,864	72,193	40,689	43,244	33,294	15,262	67,270	41,471	4,063	3,684	404	152	60,953

Schedule A Part 2 - Public Safety (200)

Acct. No.	Object of Expenditure	Police	Fire	Emerg. Med. Services	Inspection	Other
5100	Salary and Wages	87,590	45,992	63,518		2,226
5700	Expenditures	35,330	75,558	30,143	7,600	15,608
5800A	Construction					
5800B	Capital Outlay	68,000		239,382		

TOTAL	190,920	121,550	333,043	7,600	17,834
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Schedule A Part 2 - Education (300)

Acct. No.	Object of Expenditure	Education	Reg. School Assessment-1	Reg. School Assessment-2	Reg. School Assessment-3	Reg. School Assessment-4
5100	Salary and Wages	600				
5700	Expenditures		1,324,871	828,761	331,386	
5800A	Construction					
5800B	Capital Outlay			22,498		
	TOTAL	600	1,324,871	851,259	331,386	

Schedule A Part 2 - Public Works (400)

Schedule A All Parts
Schedule A Part 2 - Fiscal Year 2025

Acct. No.	Object of Expenditure	Hwy/Streets (Snow/Ice)	Hwy/Streets (Other)	Waste Collect/Disp	Sewer Collect/Disp	Water Distribution	Parking Garage	Street Lighting	Other
5100	Salary and Wages	117,364	136,155	17,258					
5700	Expenditures	150,104	148,075	55,489					10,000
5800A	Construction								
5800B	Capital Outlay		109,045						
	TOTAL	267,468	393,275	72,747					10,000

Schedule A Part 2 - Human Services (500)

Acct. No.	Object of Expenditure	Health Services	Clinical Services	Special Program	Veterans Services	Other
5100	Salary and Wages	1,260				880
5700	Expenditures	16,162		1,196	3,764	2,501
5800A	Construction					
5800B	Capital Outlay					
	TOTAL	17,422		1,196	3,764	3,381

Schedule A Part 2 - Culture and Recreation (600)

Acct. No.	Object of Expenditure	Library	Recreation	Parks	Historical Commission	Celebrations	Other
5100	Salary and Wages	21,651					
5700	Expenditures	9,125		1,114	584		
5800A	Construction						
5800B	Capital Outlay						
	TOTAL	30,776		1,114	584		

Schedule A All Parts
Schedule A Part 2 - Fiscal Year 2025

Schedule A Part 2 - Debt Service (700)

Acct. No.	Object of Expenditure	Total
EXPENDITURES		
5100	Salary and Wages	716,773
5700	Expenditures	3,231,370
5800A	Construction	
5800B	Capital Outlay	455,190
5900	Debt Service	82,647
0001	Unclassified	302,374
	TOTAL GENERAL FUND EXPENDITURES	4,788,354
OTHER FINANCING		

Acct. No.	Object of Expenditure	Retirement of Debt Principal	Interest on Long Term Debt	Interest on Short Term Debt	Other Interest
5900	Debt Service	22,916		59,731	
	TOTAL	22,916		59,731	

Schedule A Part 2 - Unclassified (900)

Acct. No.	Object of Expenditure	Workers Compensation	Unemployment	Health Insurance	Other Emp. Benefits	Court Judgements	Other Insurance	Intergovt. Assessments	Retirement	Other
0001	Unclassified	30,461	446	123,919			35,409	10,996	100,343	800
	TOTAL	30,461	446	123,919			35,409	10,996	100,343	800

Schedule A Part 2 - Transfers/Other Financing Uses (0001)

Acct. No.	Object of Expenditure	Amount
5960	Transfers to Other Funds	
5990	Other Financing Uses	
	TOTAL	

Schedule A All Parts

Schedule A Part 2 - Fiscal Year 2025

Schedule A Part 2 - Total All General Fund Expenditures

Acct. No.	Object of Expenditure	Total
	USES	
5960	Transfers to Other Funds	
5990	Other Financing Uses	
	TOTAL TRANSFERS AND OTHER FINANCING USES	
	TOTAL GENERAL FUND EXPENDITURES AND OTHER FINANCING USES	4,788,354

Schedule A All Parts
Schedule A Part 3 - Fiscal Year 2025

Schedule A Part 3 - Federal Grants (FG01)

Acct. No.	Item Description	General Government	Public Safety	Public Works	Education	Federal Emerg. Mgmt. Agency	Culture and Recr.	Community Development Block	Other Housing and Urban Development	Other	Total
REVENUES											
4100	Taxes and Excises										
4200	Charges for Services										
4500	Federal Revenue										
4600	State Revenue										
4800	Miscellaneous Revenues	5,500									5,500
4820	Earnings on Investments										
	TOTAL REVENUES	5,500									5,500
OTHER FINANCING SOURCES											
4910	Bond Proceeds										
4970	Transfers From Other Funds										
4990	Other Financing Sources										
	TOTAL OTHER FINANCING SOURCES										
	TOTAL REVENUES AND OTHER FINANCING SOURCES	5,500									5,500
EXPENDITURES											
5100	Salary and Wages										
5700	Expenditures	2,010									2,010
5800A	Construction										
5800B	Capital Outlay										
5900	Debt Service										
	TOTAL EXPENDITURES	2,010									2,010
OTHER FINANCING USES											
5960	Transfers to Other Funds										
5990	Other Financing Uses										
	TOTAL OTHER FINANCING USES										
	TOTAL EXPENDITURES AND OTHER FINANCING USES	2,010									2,010
	Excess (Deficiency) of Revenues Over Expenditures and Other Financing Sources (Uses)	3,490									3,490
0002	Fund Balance Beginning of Year	506,344		7,945							514,289
0003	Adjustments										
0004	Fund Balance End of Year	509,834		7,945							517,779

Charlemont

TOWN

Schedule A All Parts
Schedule A Part 3 - Fiscal Year 2025

Schedule A Part 3 - State Grants (SG01)

Table with columns: Acct. No., Item Description, General Government, Public Safety, Public Works, Education, Mass. Emerg. Mngmt. Agency, Culture and Recr., Council on Aging, Library, Other, Total. Rows include REVENUES, OTHER FINANCING SOURCES, EXPENDITURES, OTHER FINANCING USES, and Fund Balance Beginning/End of Year.

Charlemont TOWN

Schedule A All Parts
 Schedule A Part 3 - Fiscal Year 2025

Schedule A Part 3 - Receipts Reserved for Appropriation (RA01)

Acct. No.	Item Description	Education	Waterways Improvement	Wetlands Protection	Parking Meters	Ambulance	Ins. Reimb over \$150,000	Sale of Real Estate	Sale of Cemetery Lots	Other	Total
REVENUES											
4100	Taxes and Excises										
4200	Charges for Services										
4500	Federal Revenue										
4600	State Revenue										
4800	Miscellaneous Revenues			555							555
4820	Earnings on Investments										
	TOTAL REVENUES			555							555
OTHER FINANCING SOURCES											
4910	Bond Proceeds										
4970	Transfers From Other Funds										
4990	Other Financing Sources										
	TOTAL OTHER FINANCING SOURCES										
	TOTAL REVENUES AND OTHER FINANCING SOURCES			555							555
EXPENDITURES											
5100	Salary and Wages										
5700	Expenditures			486							486
5800A	Construction										
5800B	Capital Outlay										
5900	Debt Service										
	TOTAL EXPENDITURES			486							486
OTHER FINANCING USES											
5960	Transfers to Other Funds										
5990	Other Financing Uses										
	TOTAL OTHER FINANCING USES										
	TOTAL EXPENDITURES AND OTHER FINANCING USES			486							486
	Excess (Deficiency) of Revenues Over Expenditures and Other Financing Sources (Uses)			69							69
0002	Fund Balance Beginning of Year			5,510							5,510
0003	Adjustments										
0004	Fund Balance End of Year			5,579							5,579

Charlemont

TOWN

Schedule A All Parts
Schedule A Part 3 - Fiscal Year 2025

Schedule A Part 3 - Revolving Funds (RF01)

Acct. No.	Item Description	Education	Athletic	Parks and Recreation	Ch. 44, 53E 1/2	Other	Total
REVENUES							
4100	Taxes and Excises						
4200	Charges for Services						
4500	Federal Revenue						
4600	State Revenue						
4800	Miscellaneous Revenues				5,407		5,407
4820	Earnings on Investments						
	TOTAL REVENUES				5,407		5,407
OTHER FINANCING SOURCES							
4910	Bond Proceeds						
4970	Transfers From Other Funds						
4990	Other Financing Sources						
	TOTAL OTHER FINANCING SOURCES						
	TOTAL REVENUES AND OTHER FINANCING SOURCES				5,407		5,407
EXPENDITURES							
5100	Salary and Wages						
5700	Expenditures				3,067		3,067
5800A	Construction						
5800B	Capital Outlay						
5900	Debt Service						
	TOTAL EXPENDITURES				3,067		3,067
OTHER FINANCING USES							
5960	Transfers to Other Funds						
5990	Other Financing Uses						
	TOTAL OTHER FINANCING USES						
	TOTAL EXPENDITURES AND OTHER FINANCING USES				3,067		3,067
	Excess (Deficiency) of Revenues Over Expenditures and Other Financing Sources (Uses)				2,340		2,340
0002	Fund Balance Beginning of Year				29,924	5,307	35,231
0003	Adjustments						
0004	Fund Balance End of Year				32,264	5,307	37,571

Charlemont TOWN

Schedule A All Parts
Schedule A Part 3 - Fiscal Year 2025

Schedule A Part 3 - Other Special Revenue (OS01)

Acct. No.	Item Description	Water	Sewer	Education	School Lunch	Adult Education	Professional Development	Comm. Preserv. Act	MWPAT	Title V	Gifts and Donations	Other	Total
REVENUES													
4100	Taxes and Excises												
4200	Charges for Services												
4500	Federal Revenue												
4600	State Revenue												
4800	Miscellaneous Revenues										22,038	5,600	27,638
4820	Earnings on Investments												
	TOTAL REVENUES										22,038	5,600	27,638
OTHER FINANCING SOURCES													
4910	Bond Proceeds												
4970	Transfers From Other Funds												
4990	Other Financing Sources												
	TOTAL OTHER FINANCING SOURCES												
	TOTAL REVENUES AND OTHER FINANCING SOURCES										22,038	5,600	27,638
EXPENDITURES													
5100	Salary and Wages												
5700	Expenditures											7,043	7,043
5800A	Construction												
5800B	Capital Outlay												
5900	Debt Service												
	TOTAL EXPENDITURES											7,043	7,043
OTHER FINANCING USES													
5960	Transfers to Other Funds												
5990	Other Financing Uses												
	TOTAL OTHER FINANCING USES												
	TOTAL EXPENDITURES AND OTHER FINANCING USES											7,043	7,043
	Excess (Deficiency) of Revenues Over Expenditures and Other Financing Sources (Uses)										22,038	-1,443	20,595
0002	Fund Balance Beginning of Year										35,314	215	35,529
0003	Adjustments												
0004	Fund Balance End of Year										57,352	-1,228	56,124

Charlemont TOWN

Schedule A All Parts
Schedule A Part 3 - Fiscal Year 2025

Schedule A Part 3 - Total All Special Revenue Funds and Expenditures

Acct. No.	Item Description	Total
REVENUES		
4100	Taxes and Excises	
4200	Charges for Services	
4500	Federal Revenue	
4600	State Revenue	639,513
4800	Miscellaneous Revenues	39,100
4820	Earnings on Investments	1
	TOTAL REVENUES	678,614
OTHER FINANCING SOURCES		
4910	Bond Proceeds	
4970	Transfers From Other Funds	
4990	Other Financing Sources	
	TOTAL OTHER FINANCING SOURCES	
	TOTAL REVENUES AND OTHER FINANCING SOURCES	678,614
EXPENDITURES		
5100	Salary and Wages	
5700	Expenditures	612,768
5800A	Construction	
5800B	Capital Outlay	
5900	Debt Service	
	TOTAL EXPENDITURES	612,768
OTHER FINANCING USES		
5960	Transfers to Other Funds	
5990	Other Financing Uses	
	TOTAL OTHER FINANCING USES	
	TOTAL EXPENDITURES AND OTHER FINANCING USES	612,768
	Excess (Deficiency) of Revenues Over Expenditures and Other Financing Sources (Uses)	65,846
0002	Fund Balance Beginning of Year	327,626
0003	Adjustments	
0004	Fund Balance End of Year	393,472

Charlemont TOWN

Schedule A All Parts
Schedule A Part 4 - Fiscal Year 2025

Schedule A Part 4 - Capital Project Funds

Acct. No.	Item Description	Water	Sewer	Schools	Municipal Buildings	Landfill	Highways (Chapter 90)	Other	Total
REVENUES									
4100	Taxes and Excises								
4200	Charges for Services								
4500	Federal Revenue								
4600	State Revenue						186,967		186,967
4800	Miscellaneous Revenues								
4820	Earnings on Investments								
	TOTAL REVENUES						186,967		186,967
OTHER FINANCING SOURCES									
4910	Bond Proceeds								
4970	Transfers From Other Funds								
4990	Other Financing Sources								
	TOTAL OTHER FINANCING SOURCES								
	TOTAL REVENUES AND OTHER FINANCING SOURCES						186,967		186,967
EXPENDITURES									
5100	Salary and Wages								
5700	Expenditures						114,955		114,955
5800A	Construction						69,355		69,355
5800B	Capital Outlay								
5900	Debt Service								
	TOTAL EXPENDITURES						184,310		184,310
OTHER FINANCING USES									
5960	Transfers to Other Funds								
5990	Other Financing Uses								
	TOTAL OTHER FINANCING USES								
	TOTAL EXPENDITURES AND OTHER FINANCING USES						184,310		184,310
	Excess (Deficiency) of Revenues Over Expenditures and Other Financing Sources (Uses)						2,657		2,657

0002	Fund Balance Beginning of Year						28,797	34,732	63,529
0003	Adjustments								
0004	Fund Balance End of Year						31,454	34,732	66,186

Charlemont
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Schedule A All Parts
 Schedule A Part 5 - Fiscal Year 2025

Schedule A Part 5 - Enterprise Funds

Acct. No.	Item Description	Water	Sewer	Electric	Landfills	Hospital	Health Care	Airport	Harbor	Golf Courses	Public Recreation	Other	Total
	REVENUES												
4100	Taxes and Excises												
4200	Charges for Services											579,422	579,422
4500	Federal Revenue												
4600	State Revenue												
4800	Miscellaneous Revenues											897	897
4820	Earnings on Investments												
	TOTAL REVENUES											580,319	580,319
	OTHER FINANCING SOURCES												
4910	Bond Proceeds												
4970	Transfers From Other Funds												
4990	Other Financing Sources												
	TOTAL OTHER FINANCING SOURCES												
	TOTAL REVENUES AND OTHER FINANCING SOURCES											580,319	580,319
	EXPENDITURES												
5100	Salary and Wages												
5700	Expenditures											332,168	332,168
5800A	Construction												
5800B	Capital Outlay												
5900	Debt Service												
	TOTAL EXPENDITURES											332,168	332,168
	OTHER FINANCING USES												
5960	Transfers to Other Funds											87,117	87,117
5990	Other Financing Uses												
	TOTAL OTHER FINANCING USES											87,117	87,117
	TOTAL EXPENDITURES AND OTHER FINANCING USES											419,285	419,285
	Excess (Deficiency) of Revenues Over Expenditures and Other Financing Sources (Uses)											161,034	161,034
0002	Fund Balance Beginning of Year											424,698	424,698
0003	Adjustments												
0004	Fund Balance End of Year											585,732	585,732

Charlemont
 TOWN

Schedule A All Parts
 Schedule A Part 6 - Fiscal Year 2025

Schedule A Part 6 - Non-Expendable/Expendable Trusts (NE01)

Acct. No.	Item Description	Non-Expendable	Workers Compensation	Pension Reserve	Stabilization	Spl. Purpose Stabilization	Hlth Claim C/T Share	Hlth Claim Employee	Conservation	OPEB	Other	Total
REVENUES												
4100	Taxes and Excises											
4200	Charges for Services											
4500	Federal Revenue											
4600	State Revenue											
4800	Miscellaneous Revenues											
4820	Earnings on Investments				20,119						28	20,147
	TOTAL REVENUES				20,119						28	20,147
OTHER FINANCING SOURCES												
4970	Transfers From Other Funds											
4990	Other Financing Sources											
	TOTAL OTHER FINANCING SOURCES											
	TOTAL REVENUES AND OTHER FINANCING SOURCES				20,119						28	20,147
EXPENDITURES												
5100	Salary and Wages											
5700	Expenditures											
5800A	Construction											
5800B	Capital Outlay											
5900	Debt Service											
	TOTAL EXPENDITURES											
OTHER FINANCING USES												
5960	Transfers to Other Funds											
5990	Other Financing Uses											
	TOTAL OTHER FINANCING USES											
	TOTAL EXPENDITURES AND OTHER FINANCING USES											
	Excess (Deficiency) of Revenues Over Expenditures and Other Financing Sources (Uses)				20,119						28	20,147
0002	Fund Balance Beginning of Year				431,837						65,617	497,454
0003	Adjustments											
0004	Fund Balance End of Year				451,956						65,645	517,601

Schedule A All Parts

Schedule A Part 7 - Fiscal Year 2025

Schedule A Part 7 - Agency Funds

Acct. No.	Item Description	Balance July 1,2024	Additions	Transfer From	Deductions	Transfer To	Balance June 30,2025
	ASSETS						
0005	Cash	-28,555	7,882		18,307		-38,980
0006	Accounts Receivable						
	TOTAL ASSETS	-28,555	7,882		18,307		-38,980
	LIABILITIES						
0007	Police Outside Detail						
0008	Fire Off Duty Detail						
0009	Tax Due State						
0010	Meals Tax Due State						
0011	Licenses Due State						
0012	Due County/Retirement Systems						
0013	Guarantee Bid Deposits						
0014	Unclaimed Items						
0015	Other Liabilities	-28,555	7,882		18,307		-38,980
	TOTAL LIABILITIES	-28,555	7,882		18,307		-38,980

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Schedule A Part 8 - Personnel Expenditures

Total Salaries and Wages as of December 31, -1 as Reported on IRS Form W-2 699,436

Total Number of Employees (FTE) for Calendar Year Ending December 31, -1 79

Schedule A All Parts
Schedule A Part 8 - Fiscal Year 2025

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Schedule A Part 9 - Schedule of Cash and Investments

Acct. No.	Item Description	Cash and Investments
	FUNDS	
0016	General Fund	1,095,005
0017	Special Revenue	393,471
0018	Debt Service Fund	
0019	Capital Project Funds	66,186
0020	Enterprise Funds	583,955
0021	Trust Funds	510,405
0022	Agency Funds	-36,498
	TOTAL ALL FUNDS	2,612,524

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Schedule A All Parts
Schedule A Part 9 - Fiscal Year 2025

Schedule A Part 10 - Schedule of Debt Outstanding, Issued and Retired this Fiscal Year

Acct. No.	Item Description	Outstanding July 1,2024	Issued this Fiscal Year	Retired this Fiscal Year	Outstanding June 30,2025	Interest this Fiscal Year
	A. GENERAL OBLIGATION BONDS					
	INSIDE DEBT LIMIT					
D001	BUILDINGS					
D002	DEPARTMENT EQUIPMENT					
D003	SCHOOL BUILDINGS					
D004	SCHOOL - ALL OTHER					
D005	SEWER					
D006	SOLID WASTE					
D007	OTHER INSIDE LIMIT	800,000		22,916	777,084	59,731
	TOTAL INSIDE DEBT LIMIT	800,000		22,916	777,084	59,731
	OUTSIDE DEBT LIMIT					
D008	AIRPORT					
D009	HOSPITAL					
D010	ELECTRIC					
D011	GAS					
D012	SCHOOL BUILDINGS					
D013	SEWER					
D014	SOLID WASTE					
D015	WATER					
D016	OTHER OUTSIDE LIMIT					
	TOTAL OUTSIDE DEBT LIMIT					
	TOTAL LONG TERM DEBT	800,000		22,916	777,084	59,731
D023	TOTAL DEBT REFUNDING					
	B. REVENUE AND NONGUARANTEED BONDS					
D021	REVENUE AND NONGUARANTEED BONDS					
	C. SHORT TERM DEBT					
D017	TAX ANTICIPATION NOTES					
D018	BOND ANTICIPATION NOTES					
D019	GRANT ANTICIPATION NOTES					

Schedule A All Parts

Schedule A Part 10 - Fiscal Year 2025

D020	OTHER SHORT TERM DEBT				
	TOTAL SHORT TERM DEBT				
	D. OTHER INTEREST				
D022	OTHER INTEREST				
	Item Description	Authorized	Issued/Retired Rescinded	Unissued June 30, 2025	
	Authorized and Unissued - Inside Debt Limit				
	Authorized and Unissued - Outside Debt Limit				
	Total Authorized and Unissued				

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Charlemont

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Schedule A All Parts
Schedule A Part 11 - Fiscal Year 2025

**Schedule A Part 11 - Reconciliation of Fund Equity (Retained Earnings) for the
Fiscal Year End June 30, 2025**

	Item Description	General	Special Revenue	Capital Projects	Enterprise	Trust	Total
1	Total Revenue	4,481,388	678,614	186,967	580,319	20,147	5,947,435
2	Total Expenditures	4,788,354	612,768	184,310	332,168		5,917,600
3	TOTAL EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES (LINE 1 - LINE 2)	-306,966	65,846	2,657	248,151	20,147	29,835
4	Transfers From Other Funds	87,117					87,117
5	Other Financing Sources						
6	Transfers To Other Funds				87,117		87,117
7	Other Financing Uses						
8	TOTAL OTHER FINANCING SOURCES (USES) SUM OF LINES 4 AND 5 MINUS LINES 6 AND 7	87,117			-87,117		
9	TOTAL EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES AND OTHER FINANCING SOURCES (USES) (SUM OF LINES 3 AND 8)	-219,849	65,846	2,657	161,034	20,147	29,835
10	Fund Equity (Retained Earnings) Beginning of Year	1,254,690	327,626	63,529	424,698	497,454	2,567,997
11	Other Adjustments						
12	TOTAL FUND EQUITY (RETAINED EARNINGS) END OF YEAR (SUM OF LINES 9 THROUGH 11)	1,034,841	393,472	66,186	585,732	517,601	2,597,832

Charlemont

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Schedule A All Parts
Schedule A Submission - Fiscal Year 2025

Schedule A Submission

Signatures
Town Accountant David Fierro, Accountant , Charlemont , dfierro@hill-town.com 413-652-1284 1/12/2026 12:37 PM
Documents
No documents have been uploaded.

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Schedule A All Parts
Schedule A KAR-1 - Fiscal Year 2025

Schedule A KAR-1

Cash Balance

Fund	Balance Sheet	Schedule A	Variance
General Fund	1,095,005	1,095,005	
Special Revenue	393,471	393,471	
Capital Project Funds	66,186	66,186	
Enterprise Funds	583,955	583,955	
Trust & Agency Funds	473,907	473,907	
Debt Service Fund		0	

Total	2,612,524	2,612,524
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Fund Equity Balance

Fund	Balance Sheet	Schedule A	Variance
General Fund	1,034,841	1,034,841	
Special Revenue	393,472	393,472	
Capital Project Funds	66,186	66,186	
Enterprise Funds	583,955	585,732	
Trust Funds	510,405	517,601	
Total	2,588,859	2,597,832	

Comments

Complete both sections for UMAS communities and the cash section for STAT communities.
 If there are variances, they must be explained by the Accountant/Auditor.

