**WARRANT**

COMMONWEALTH OF MASSACHUSETTS BERKSHIRE, SS

To: CYNTHIA ULLRICH, Clerk of the **Great Barrington Fire District**

You are hereby required to notify and warn the legal voters of said Fire District to meet at the Great Barrington Fire District Building, 17 East Street, in said Great Barrington, on Monday, May 15, 2023 at 6:00 P.M. and act on the following articles.

ARTICLE 1. To choose a moderator of said meeting.

ARTICLE 2. To elect two (2) members of the Prudential Committee and Board of Public Works each for a three (3) year terms, and to elect all other proper officers which said Fire District may lawfully elect and give them any necessary instructions. All of the above-named officers will be voted for on one ballot and the polls will be open from 6:00 P.M. to 8:00 P.M.

ARTICLE 3. To hear and act upon the reports of any officers or committees of said Fire District.

ARTICLE 4. To see if the District will vote to authorize the Treasurer, with the approval of the Prudential Committee, to borrow money from time to time in anticipation of the revenues of the fiscal year beginning July 1, 2023 in accordance with the provisions of the General Laws, Chapter 44, Section 4, and to issue a note or notes therefore, payable within one year and to renew any note or notes as may be given for a period of less than one year, in accordance with the General Laws, Chapter 44, Section 17.

ARTICLE 5. To see if the District will vote to raise and appropriate or transfer from available funds any sums of money for the following purposes, or take any action relative thereto:

1. For salaries and related expenses of the Fire District employees and officers.
2. For consulting fees and related expenses.
3. For the testing, construction and maintenance of the Water Department and purchase and installation of water meters and backflow testing.
4. For the purchase, care and repair of hydrants.
5. For the purchase of pipe.
6. For the care and maintenance of equipment and vehicles.
7. For engineering and map making.
8. For dues and membership fees.
9. For legal and educational fees.
10. For Tax Collector and Assessor services and supplies.
11. For office operation expenses.
12. For paying existing indebtedness and paying any interest which may come due.
13. For employment taxes.
14. For auditing the District records.
15. For insurance.
16. For water pumping expenses.
17. Building utilities and maintenance.
18. For the reserve fund.

ARTICLE 6. To see if the district will vote to raise and appropriate or transfer from available funds the sum of $91,939.00 or any other sum, to pay to the Treasurer-Custodian, Berkshire County Retirement System, in accordance with Chapter 530 of the Acts of 1951.

ARTICLE 7. To see if the district will vote to raise and appropriate or transfer from available funds the sum of $128,100.00 or any other sum of the employees’ and retired employees’ contributory group insurance, or take any other action relative thereto.

ARTICLE 8. To see if the district will vote to raise and appropriate or transfer from available funds the sum of $5,000.00 or any other sum, to pay for Other Post Employee Benefits, or take any other action relative thereto.

ARTICLE 9. To see if the District will vote to raise and appropriate or transfer from available funds the sum of $500,000.00 or any other sum for water exploration.

ARTICLE 10. To see if the District will vote to use $173,357.00 of Free Cash to reduce the tax levy for the fiscal year ending 2023, or take any other action relative thereto.

ARTICLE 11. To see if the District will vote to raise and appropriate, or transfer from available funds, the sum of $10,000.00, or any other sum, to the Employees’ Trust Fund, or take any other action relative thereto.

ARTICLE 12. To see if the District will vote to raise and appropriate, or transfer from available funds, the sum of $29,000.00, or any other sum, to the Stabilization Fund, or take any other action relative thereto.

ARTICLE 13. To see if the District will vote to authorize the Prudential Committee to sell at public or private sale any miscellaneous junk, metal or equipment no longer useful to said District, or take any other action relative thereto.

ARTICLE 14. To see if the District will vote to appropriate the sum of TWO MILLION FOUR HUNDRED THOUSAND AND NO/100 ($2,400,000.00) DOLLARS or any other amount to pay for the Green River Pump Station UV Disinfection Upgrades, including the payment of all other costs incidental and related thereto, and to meet this appropriation authorize the Treasurer, with the approval of the Prudential Committee, to borrow the sum of TWO MILLION FOUR HUNDRED THOUSAND AND NO/100 ($2,400,000.00) DOLLARS under and pursuant to CH. 44 Sec. (5) of the General Laws or pursuant to any other enabling authority, and to issue bonds or notes of the district therefore.

ARTICLE 15. To see if the District will vote to appropriate the sum of TWO MILLION TWO HUNDRED THOUSAND AND NO/100 ($2,200,000.00) DOLLARS or any other amount to pay for an Interconnection with Housatonic Water Works Company, including the payment of all other costs incidental and related thereto, and to meet this appropriation authorize the Treasurer, with the approval of the Prudential Committee, to borrow the sum of TWO MILLION TWO HUNDRED THOUSAND AND NO/100 ($2,200,000.00) DOLLARS under and pursuant to CH. 44 Sec. (5) of the General Laws or pursuant to any other enabling authority, and to issue bonds or notes of the district therefore.

ARTICLE 16. To see if the District will vote to appropriate the sum of FOUR HUNDRED THOUSAND AND NO/100 ($400,000.00) DOLLARS or any other amount to pay for an a New Source Test Well, including the payment of all other costs incidental and related thereto, and to meet this appropriation authorize the Treasurer, with the approval of the Prudential Committee, to borrow the sum of FOUR HUNDRED THOUSAND AND NO/100 ($400,000.00) DOLLARS under and pursuant to CH. 44 Sec. (5) of the General Laws or pursuant to any other enabling authority, and to issue bonds or notes of the district therefore.

ARTICLE 17. To see if the District will vote to annex to the said District the following described property and its inhabitants as part of the Great Barrington Fire District in accordance with the petition of Butternut Basin, Inc. and Jeffrey H. Murdock, owner of said territory which is described as the follows:

TRACT ONE Parcel I (380 State Road, Great Barrington, MA) and Parcel II (388 State Road, Great Barrington, MA):

Parcel I:

A certain tract of land with all buildings thereon, located southerly of the state highway leading from Great Barrington to Monterey, in the Town of Great Barrington, bounded and described as follows:

Beginning at a point in the southerly line of the said state highway at the northeast corner of the tract herein described and the northwest corner of land of one Miller;

Thence south 57° east 95 feet, more or less, along land of the said Miller;

Thence south 19° 23’ west 417.78 feet along land of said Miller and land formerly of one Freeman to a stake;

Thence south 3° 15’ west 650.76 feet along land of the said Freeman to a corner of land of the Commonwealth of Massachusetts;

Thence following six (6) courses and distances along land of the said Commonwealth of Massachusetts:

South 78° 13’ west 826.33 feet to a stake;

South 29° 30’ west 1036.2 feet to a stake;

North 57° 45’ west 709.5 feet;

Westerly 300 feet;

Northerly 900 feet, more or less, to the center of a small brook; and

Westerly to land of one Kirchhoff;

Thence following six (6) courses and distances along land of the said Kirchhoff:

North 13° 10’ east approximately 1170 feet;

North 45° east 369.5 feet;

North 34° west 272.7 feet;

North 15° 30’ east 153 feet;

North 22° 30’ west 141.2 feet; and

North 82° 15’ east 134 feet, more or less, to the southerly line of the said state highway;

Thence easterly along the southerly line of the said state highway 1355.8 feet, more or less, to a pipe at the northwest corner of land of G. Bar S. Ranch, Inc., said pipe being located north 22° 15’ west 86 feet from the northwest corner of a house on land of the said G. Bar S. Ranch, Inc.;

Thence the following three (3) courses and distances along land of the said G. Bar S. Ranch, Inc., now or formerly:

South 37° 55’ west 207 feet;

South 71° 55’ east 238.5 feet; and

North 26° 30’ east 178 feet to a point in the southerly line of the said state highway said point being located 194 feet easterly of the iron pipe at the northwest corner of land of the said G. Bar S. Ranch, Inc.;

Thence easterly along the southerly line of the said state highway 850 feet, more or less, to the place of beginning, containing 98 acres, more or less.

EXCEPTING THEREFROM a strip of land approximately fifty (50) feet in width along the easterly boundary of the above described premises, said strip being more particularly bounded and described as follows:

Beginning at a point in the southerly line of the said state highway at the northeast corner of the tract herein described and the northwest corner of land of one Miller;

Thence south 57° east 95 feet, more or less, along land of the said Miller;

Thence south 19° 23’ west 417.78 feet along land of the said Miller and land formerly of one Freeman to a stake;

Thence south 3° 15’ west 650.76 feet along land of the said Freeman to a corner of land of the Commonwealth of Massachusetts;

Thence south 78° 13’ west 50 feet along land of the said Commonwealth of Massachusetts to a stake;

Thence northerly along other land of Robert K. Wheeler, now or formerly, 1200 feet, more or less, to an iron pipe on the southerly side of said state highway located 50 feet westerly from the place of beginning;

Thence easterly along the southerly side of said state highway fifty (50) feet to the place of beginning.

Parcel II:

A certain parcel of land with all buildings thereon, located on the southerly side of the state highway leading from the village of Great Barrington to Monterey in the Town of Great Barrington, bounded and described as follows:

Beginning at an iron pipe in the southerly line of the state highway at the northwest corner of the said tract, said pipe being located north 22° 15’ west 86.0 feet from the northwest corner of a house on said tract;

Thence the following three (3) courses and distances along land now or formerly of G. Bar S. Ranch, Inc.:

South 37° 55’ west 207.0 feet;

South 71° 55’ east 238.5 feet to the southeast corner of said tract; and

North 26° 30’ east 178.0 feet to an iron pipe in the southerly line of the said state highway;

Thence westerly along the said state highway 194.0 feet to the place of beginning, containing 40,280 square feet.

Tract One is all and the same premises conveyed to Butternut Basin, Inc. by deed of Channing B. Murdock and Jane H. Murdock, dated January 8, 1963 and recorded in the Southern Berkshire Registry of Deeds in Book 337, Page 476.

TRACT TWO (4.3 acres, Off State Road, Great Barrington, MA):

A certain parcel of land situated southerly of the State Highway Route 23, known as Three Mile Hill, but not abutting thereon, bounded and described as follows:

Beginning at an iron pipe in an old stump at a corner of land of Butternut Basin, Inc. and the Commonwealth of Massachusetts;

Thence along land of said Commonwealth north 65° 07’ 50” west following the general line of a fence 199.54 feet to a small tree;

Thence still along land of said Commonwealth following the line of a stone wall, and the irregular line of a fence to a marked 10” maple tree, said maple being north 68° 28’ 06” west 511.04 feet from the last described point;

Thence along land of Clotilde M. Kirchhoff et als, now or formerly, north 68° 48’ 17” east 454.41 feet to a marked 18” pine tree;

Thence south 75° 56’ 13” east along an old fence line 254.00 feet to an iron pipe;

Thence north 09° 59’ 40” east 432.91 feet to an iron pipe;

Thence north 54° 32’ 12” east 69.10 feet to a fence post in the westerly line of land of the said Butternut Basin, Inc.;

Thence south 09° 47’ 30” west along land of the said Butternut Basin, Inc. 852.90 feet to the point of beginning, containing 4.3 acres of land.

Excepting any rights of way over the described premises.

Reference is made to a map entitled “Plan Showing Land to Be Conveyed to Butternut Basin, Inc. in Great Barrington, Massachusetts 1” = 60’, July 1971, Kelly and Granger, Engineers” recorded in the Southern Berkshire Registry of Deeds in Map File #16.

Tract Two is all and the same premises conveyed to Butternut Basin, Inc. by deed of Clotilde M. Kirchhoff, et als, dated August 9, 1971 and recorded in the Southern Berkshire Registry of Deeds in Book 376, Page 451.

TRACT THREE (3.781 acres, Off State Road, Great Barrington, MA):

Beginning at an iron pipe found in the southeast corner of the parcel herein described, said point being in line of land of Butternut Basin, Inc. and being a corner of a parcel of land conveyed to Butternut Basin in Book 376, Page 451;

Running thence N-09-59-40-E a distance of 432.91 feet along land of the said Butternut Basin, Inc. to an iron pipe found;

Running thence N 54-32-12-E a distance of 69.10 feet along land of the said Butternut Basin, Inc. to a point being the northeast corner of land conveyed to Butternut Basin, Inc. in Book 376, Page 451;

Running thence N-09-47-30-E a distance of 290.22 feet along land of the said Butternut Basin, Inc. to an iron pipe set in line of land of Edward P. Holohan, et als, now or formerly;

Running thence N-86-26-45-W a distance of 249.01 feet along other land of the said Holohan, et als, to an iron pipe set;

Running thence S-09-59-40-W a distance of 730.22 feet along other land of the said Holohan, et als, to an iron pipe set in the northerly line of land conveyed to Butternut Basin, Inc. in Book 376, Pag e451;

Running thence S-76-56-13-E a distance of 200.50 feet along land of the said Butternut Basin, Inc. to the point of beginning, containing 3.781 acres of land.

Being the same premises shown on a plan of land entitled “Plan of Land Surveyed for Butternut Basin, Inc., Great Barrington, Massachusetts, April, 1982, Scale 1” = 60’, Kelly, Granger, Parsons & Associates, Great Barrington, Massachusetts”, recorded in Map Book #6, Page 125.

Tract Three is all and the same premises conveyed to Butternut Basin, Inc. by deed of Edward P. Holohan, et als, dated April 15, 1982 and recorded in the Southern Berkshire Registry of Deeds in Book 506, Page 213.

TRACT FOUR (Lake Buel Road, Great Barrington, MA):

A parcel of land southerly of Route 23, also known as Three Mile Hill and westerly of Lake Buel Road, bounded and described as follows:

Beginning at a point in the westerly line of Lake Buel Road, said point being also in the southerly line of a particular 33-foot Right of Way leading from said Lake Buel Road westerly up Warner Mountain, so-called;

Thence westerly just southerly of said wood road along a line of 16.5 feet southerly of the centerline of said road and Right of Way to a point;

Thence crossing said Right of Way to the land of the Commonwealth of Massachusetts;

Thence northerly about 150 feet and northwesterly about 95 feet to the southerly line of said Route 23, the last two courses being along land of said Commonwealth;

Thence easterly along said sideline about 622 feet to the said westerly line of Lake Buel Road;

Thence southerly in said line to the point of beginning, containing about one acre of land.

Tract Four is all and the same premises conveyed to Butternut Basin, Inc. by deed of Jimmy Jay Jacobs dated August 2, 1971 and recorded in the Southern Berkshire Registry of Deeds in Book 376, Page 425.

TRACT FIVE (Lake Buel Road, Great Barrington):

Beginning at an iron pipe in the northeasterly corner of the premises herein described and the northwesterly corner of the premises reserved to one Werner in the deed from said Werner to Jimmy Jay Jacobs, said pipe being just southerly of the wood road leading to Warner Mountain, so-called, thence westerly (just southerly of said wood road) along a line 16.5 feet southerly of the centerline of said wood road to a point in the line of land of the Commonwealth of Massachusetts;

Thence south 19° 23’ west along said Commonwealth land about 200 feet;

Thence south 03° 15’ west still along said Commonwealth land about 500 feet to a point, said point being 150 feet north 03° 15’ east from the southeasterly corner of said Commonwealth’s land;

Thence southeasterly along land now or formerly of the said Jimmy Jay Jacobs about 100 feet to a point, said point being 150 feet north 35° east of said corner;

Thence north 35° east still along land now or formerly of the said Jimmy Jay Jacobs about 411 feet to a corner of land of one Keefner;

Thence northeasterly along said Keefner about 350 feet to a point in the line of land of one Hankey;

Thence northwesterly along said Hankey land to a corner;

Thence northerly still along land of said Hankey to their northeast corner, said point being described as a chestnut stump and also as the southwest corner of land reserved by said Werner;

Thence north 07° west about 207 to the point of beginning, containing about 8.3 acres of land, more or less, tougher with the use of a right-of-way in common with the said Jimmy Jay Jacobs and others over and upon the said wood road 33 feet in width extending from Lake Buel Road in a general westerly direction along the northerly line of said land of Werner and along the northerly line of the above described premises.

Tract Five is all and the same premises conveyed to Butternut Basin, Inc. by deed of Sonja L. Murdock dated August 24, 1982 and recorded in the Southern Berkshire Registry of Deeds in Book 511, Page 296.

TRACT SIX (370 State Road, Great Barrington):

|  |
| --- |
| PARCEL I |

A certain tract or farm of land, situated on both sides of the State Road, so-called,  
leading from Great Barrington to Monterey, bounded and described substantially as follows:  
On the north by the Old Highway, so-called;  
On the east by land now or formerly of George S. Day and Martha J. Busby;  
On the south by land now or formerly of Noble B. Turner and Carrie E. Rote; and  
On the west by land now or formerly of Curtis R. Dubia.  
Containing ninety acres, more or less.

1. That portion of the premises herein described that was conveyed to  
   Johnson by deed of Holohan et al dated November 24, 1978 and  
   recorded with the Berkshire County South District Registry of Deeds,  
   Book 456, Page 127 and is shown on as Parcel B on a plan recorded with said Deeds;
2. Those portions of the premises herein described taken along State Road,  
   so-called, by the Commonwealth of Massachusetts pursuant to  
   instruments recorded with said Deeds Book 300, Pages 67, 68 and 69;
3. The following described piece or parcel of land situated on the northerly  
   side of Route 23, bounded and described as follows:

Beginning at an iron pipe found in the northerly line of said Route 23  
roadway, said point being the southwest corner of this excluded parcel  
and the southeast corner of land conveyed from Murdock to Holohan;

running thence NORTH 45° 25’ 59” EAST a distance of 126.61 feet along land conveyed from Murdock to Holohan to an iron pipe found in the approximate centerline of an old county road;

running thence SOUTH 58° 56’ 10” EAST a distance of 157.60 feet along land conveyed from Murdock to Holohan and the approximate centerline of an old county road to a point;

running thence SOUTH 59° 17’ 28” EAST a distance of 188.00 feet along land conveyed from Murdock to Holohan and the approximate centerline of an old county road to an iron pipe found;

running thence SOUTH 54° 28’ 28” EAST a distance of 22.17 feet along land conveyed from Murdock to Holohan and the approximate centerline of said old county road to an iron pipe found at the corner of land of one Roger;

running thence SOUTH 33° 36’ 48” WEST a distance of 222.03 feet along other land of said Holohan to an iron pipe in the northerly line of said Route 23;

running thence NORTH 44° 34’ 01” WEST a distance of 401.82 feet along the northerly line of said Route 23 to the place of beginning. Containing 1.525 acres.

PARCEL II

A certain parcel of land situated southerly of the premises formerly occupied by Russell Kilbourn bounded as follows:

Beginning at the southeast corner at a chestnut stump with stones about it, formerly a large chestnut tree;

thence NORTH 30° WEST 48 rods to a large chestnut tree, marked;

thence WEST 30° SOUTH 66 ½ rods to a chestnut tree, marked;

thence SOUTH 30° WEST 29 ½ rods to a large chestnut tree, marked; thence to the  
first bounds. Containing 16 acres, more or less.

PARCEL III

A certain parcel of land bounded and described as follows:

Beginning at a stake standing at the northwesterly corner of the described tract, it being a corner of lands now or formerly of Isoline G. Day and Ruth B. McArdle;

thence SOUTH 22° EAST 412.5 feet bounding on other land now or formerly of

said McArdle and land now or formerly of Mrs. Martha Busby to a stake standing at an angle in the line of land now or formerly of said Isoline G. Day;

thence SOUTH 10° 30’ EAST 362 feet bounding on land now or formerly of said Busby and other land now or formerly of said McArdle to a stake standing at the southwesterly corner of the described tract;

thence NORTH 45° EAST 369.5 feet along land now or formerly of said Isoline G. Day;

thence NORTH 34° WEST 272.7 feet bounding on land now or formerly of said Isoline G. Day to a stake;

thence NORTH 15° 30’ EAST 153 feet bounding on other land now or formerly of said Isoline G. Day to a stake;

thence NORTH 22° 30’ WEST 141.2 feet to a stake standing in the easterly line of other land now or formerly of said McArdle;

thence SOUTH 82° WEST 341 feet along said line to the place of beginning. Containing 4 ½ acres.

PARCEL IV

A certain parcel of land bounded and described as follows:

Beginning at the center of a large maple tree and in the supposedly westerly line of land formerly of Guy Day; thence the following four courses, as the fence now stands, to wit:

NORTH 10° 10’ EAST 154 links to the center of a gate post;

NORTH 8° 45’ EAST 202 links to the center of a fence post in range with the northerly side of a barn standing on the described premises;

NORTH 9° 55’ EAST 1,571 links to the end of a board fence;

NORTH 14° EAST 103 links to a stake and stones 1 foot westerly of said board fence;

thence SOUTH 66 ½° WEST 2,548 links to a stake and stones at the bottom of a gully;

thence SOUTH 77° EAST 372 links to a stake and stones;

thence NORTH 76° 40’ EAST 288 links to a black birch straddle marked;

thence SOUTH 60° 30’ EAST 386 links to a stake and stones;

thence SOUTH 27° WEST 276 links to the southwesterly side of a large maple tree;

thence SOUTH 37° EAST 150 links to the southerly side of a maple tree;

thence SOUTH 55° EAST 111 links to the southerly side of a maple tree;

thence SOUTH 64° 40’ EAST 736 links to an apple tree center;

thence SOUTH 84 ½° 304 links to the place of beginning. PARCEL IV contains twenty acres, more or less.

Excepting and reserving, however, the following parcels:

1. One-half acre, more or less, which was conveyed to the Commonwealth of Massachusetts by deed of George H. Kirchhoff dated April 25, 1938 and recorded with said Deeds, Book 264, Page 129;
2. Premises conveyed to Butternut Basin, Inc. by deed of Clotilde I. Kirchhoff, Edward P. Holohan, Margaret K. Holohan and Patricia E. Holohan dated August 9, 1971 and recorded with said Deeds, Book 376, Page 451; and
3. Premises conveyed to Butternut Basin, Inc. by deed of Edward P. Holohan, Margaret K. Holohan and Patricia E. Holohan dated April 15, 1982 and recorded with said Deeds, Book 506, Page 213.

PARCEL V

A certain tract or parcel of land located on the southerly side of the highway leading from Great Barrington over Three Mile Hill so-called and known as the State Road, bounded and described as follows:

Beginning at a stake and stones standing in the westerly line of land now or formerly of Guy Day at the southeasterly corner of land set to Peter H. Pixley;

thence SOUTH 59° 50’ WEST 100 rods and 6 links to the corner of a fence, being the southwesterly corner of land set to said Pixley;

thence by old survey of Pixley’s land SOUTH 79° WEST 67 rods to a stake and stones by a marked chestnut tree;

thence in the westerly line of Pixley’s mountain land SOUTHEAST about 40 rods to a stake and stone standing 35 links northwest from a stone on a very large rock, which stake and stones bears north 66 ½° east 5 rods and 3 links from a prominent hemlock tree blazed on its south side;

thence NORTH 66 ½ **°** EAST48 rods and 10 links to a stake and stones standing in a gully by a fence at the easterly side of the sprout land;

thence the same course NORTH 66 ½ **°** EAST 101 rods and 15 links to a stake and stones in the westerly line of land now or formerly of said Guy Day;

thence in line of land of said Day NORTH 13**°** 5’ WEST 20 rods and 4 links to a post at the northerly end of a board fence;

thence in the westerly line of land now or formerly of said Day NORTH 24 ¾° WEST 14 rods and 10 links to the place of beginning. PARCEL V contains 31 ½acres, more or less.

Notwithstanding anything to the contrary contained herein all of the premises shown as Lot A (3.22 acres) and Lot B (4.83 acres) on a plan entitled “Plan of Land Surveyed for Edward P., Margaret K. & Patricia E. Holohan” recorded with said Deeds, Map Plat A-103 are EXCLUDED from PARCEL I, PARCEL II, PARCEL III, PARCEL IV and PARCEL V.

Tract six is all and the same premises conveyed to JEFFREY H. MURDOCK by deed of KURT F. SOMERVILLE and STEPHEN W. KIDDER, AS TRUSTEES OF THE MURDOCK HOLOHAN REALTY TRUST dated February 16, 2012 and recorded on February 22, 2012 at the Southern Berkshire Registry of Deeds in Book 2100, Page 194.

Witness our hands this 2nd day of May, 2023

Members of the Prudential Committee of the Great Barrington Fire District

Walter F. Atwood, III

Kenneth Schumacher

Robert G. Hammer

William F. Foster

William M. Brinker

Agreeable to the above request, I hereby notify and warn the legal voters of the Great Barrington Fire District to meet at the Great Barrington Fire District Building at 17 East Street, in said Great Barrington, on Monday, the 15th day of May, 2023, to hear and act upon the above articles.

Cynthia Ullrich, Clerk