

COMMONWEALTH OF MASSACHUSETTS

FRANKLIN, SS.

TOWN OF GILL

ANNUAL TOWN MEETING: MAY 4, 2026

To any of the Constables of the Town of Gill in the County of Franklin,

Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of said town, qualified to vote in elections and in town affairs, to meet at the Gill Town Hall, 325 Main Road in said town on Monday, the Fourth day of May, in the year Two Thousand and Twenty Six (05/04/2026) at 7:00 PM then and there to act on the following articles.

Article 1: To elect the following officers: Two or more Field Drivers; Fence Viewers; Measurers of Wood, Bark and Surveyors of Lumber - all for one year; AND

To see if the Town will vote to accept and expend any sum of money that might be made available from State or Federal funds for roadwork or other purposes for the Fiscal Year 2027 and for the Chapter 90 type funds, authorize the Selectboard to enter into contracts with the Commonwealth of Massachusetts Department of Transportation; AND

To see if the Town will vote to accept any sum of money that might be made available from the Quintus Allen Trust during Fiscal Year 2027, and authorize the Selectboard to expend such funds in support of the Gill Elementary School, or take any action relative thereto.

Article 2: To see if the Town will vote to fix the maximum amount that may be spent during Fiscal Year 2027 beginning on July 1, 2026 for the revolving funds established in town by-laws for certain departments, boards, committees, agencies or officers in accordance with Massachusetts General Laws Chapter 44, Section 53E½, or take any other action relative thereto.

Table with 3 columns: Revolving Fund, Department, Board, Committee, Agency or Officer Authorized to Spend from Fund, Fiscal Year 2027 Spending Limit. Rows include Oil Burner Inspections, Energy Commission Programs, Zoning Board of Appeals (ZBA), Dog, Conservation Commission Project Review, Cemetery Opening Fees, Agricultural Commission Programs, Solid Waste & Recycling, and Electric Vehicle (EV) Charging Station.

Article 3: To see if the Town will vote to approve the \$3,798,130.00 borrowing authorized by the Gill-Montague Regional School District (the "District"), for the purpose of paying costs of a roof replacement and building accessibility compliance renovations for the Gill Elementary School located at 48 Boyle Road in Gill, Massachusetts, including the payment of all costs incidental or related thereto (the "Project"), which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended at the direction of the Gill Roof Replacement Committee. The MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any Project costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District and its member municipalities. Any grant that the District may receive from the MSBA for the Project shall not exceed the lesser of (1) seventy-seven and 47/100ths percent (77.47%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA, or take any action relative thereto.

**Article 4:** To see if the Town will vote to revise its Zoning Bylaws to update the definition of manufactured housing by amending or adding the following sections, or take any action relative thereto. (A 2/3 majority vote is required to amend the Zoning Bylaws.)

1. Amend Section 2C, Table of Use Regulations to change the label of item 1.f from “Trailer Park or Mobile Home” to “Manufactured Housing Community or Manufactured Home”; and
2. Amend Section 17, Definitions to delete the definition of MOBILE HOME OR TRAILER and insert new definitions of MANUFACTURED HOME and MANUFACTURED HOUSING COMMUNITY.

NOTE: The complete text of these proposed amendments is labeled “Proposed Changes to Gill Zoning Bylaws: Manufactured Housing” and is dated April 16, 2026. Copies of the complete text of the proposed Zoning Bylaw amendment are available at the Town Hall during its regular business hours, on the Town website at [www.gillmass.org/](http://www.gillmass.org/), and as handouts at Town Meeting.

**Article 5:** To see if the Town will vote to revise its Zoning Bylaws to allow for Accessory Dwelling Units (ADUs) by amending or adding the following sections, or take any action relative thereto. (A 2/3 majority vote is required to amend the Zoning Bylaws.)

1. Amend Section 2C, Table of Use Regulations to change the label of item 1.e from “Accessory Apartment” to “Accessory Dwelling Unit”; and
2. Create a new Section 4, Accessory Dwelling Units to establish the purpose, definitions, regulations, administration and enforcement, and severability relating to allowing Accessory Dwelling Units in Gill; and
3. Amend Section 17, Definitions to delete the definition of ACCESSORY APARTMENT and insert a definition of ACCESSORY DWELLING UNIT (ADU).

NOTE: The complete text of these proposed amendments is labeled “Proposed Changes to Gill Zoning Bylaws: ADUs” and is dated April 16, 2026. Copies of the complete text of the proposed Zoning Bylaw amendment are available at the Town Hall during its regular business hours, on the Town website at [www.gillmass.org/](http://www.gillmass.org/), and as handouts at Town Meeting.

**Article 6:** To see if the Town will vote to revise its Zoning Bylaws to incorporate updated Floodplain Regulations that are in full compliance with the FEMA minimum requirements model bylaw and are based upon the FEMA Flood Insurance Rate Map (FIRM) dated June 18, 1980 by amending or adding the following sections, or take any action relative thereto. (A 2/3 majority vote is required to amend the Zoning Bylaws.)

1. Delete in its entirety the existing Section 15, Flood Plain Regulations; and
2. Create a new Section 15, Floodplain Regulations to establish the purpose; district, administrator, and permits; floodway encroachment, zoning, use regulations, and permitted uses; notification; variances; disclaimers; and definitions relating to allowed uses of floodplains in Gill.

NOTE: The complete text of these proposed amendments is labeled “Proposed Changes to Gill Zoning Bylaws: Floodplain Regulations” and is dated April 16, 2026. Copies of the complete text of the proposed Zoning Bylaw amendment are available at the Town Hall during its regular business hours, on the Town website at [www.gillmass.org/](http://www.gillmass.org/), and as handouts at Town Meeting.

**Article 7:** To see if the Town will vote to revise its Zoning Bylaws to allow for Building-Integrated Energy Storage Systems (BESS) and Data Centers by amending or adding the following sections, or take any action relative thereto. (A 2/3 majority vote is required to amend the Zoning Bylaws.)

1. Create a new Section 18, Building-Integrated Energy Storage Systems (BESS) and Data Centers to establish a one-year moratorium on Building-Integrated Energy Storage Systems (BESS) having an aggregate energy capacity equal to or greater than 50 kWh and less than 100 MWh and establish a one-year moratorium on Data Centers, in order to provide the Planning Board with sufficient time to study, consider, and adopt zoning regulations governing the siting, permitting, construction, installation, operation, and maintenance of the same.

NOTE: The complete text of these proposed amendments is labeled “Proposed Changes to Gill Zoning Bylaws: Building-Integrated Energy Storage Systems (BESS) and Data Centers” and is dated April 16, 2026. Copies of the complete text of the proposed Zoning Bylaw amendment are available at the Town Hall during its regular business hours, on the Town website at [www.gillmass.org/](http://www.gillmass.org/), and as handouts at Town Meeting.



*A motion to continue the meeting until Monday, June 8, 2026, at 7:00 PM at the Town Hall is anticipated at this point. The additional time will allow the Town to complete the budget process for Fiscal Year 2027.*



**Article 8:** To see if the Town will vote to fix the salaries or compensation of the several officers of the Town as follows, or take any action relative thereto.

- Constable(s) – Each Posting
- Moderator – Annual Town Meeting  
Special Town Meeting, Each
- Selectboard Chair  
2<sup>nd</sup> & 3<sup>rd</sup> Member, Each
- Board of Assessors Chair  
2<sup>nd</sup> & 3<sup>rd</sup> Member, Each
- Board of Health Chair  
2<sup>nd</sup> & 3<sup>rd</sup> Member, Each
- Town Clerk
- Registrars – Three members, Each  
Town Clerk, as Chair

**Article 9:** To see if the Town will vote to raise and appropriate by taxation, transfer from available funds or otherwise provide a sum or sums of money to implement updates to the Town’s Wage Compensation Plan as recommended by the Personnel Committee and Selectboard, or take any action relative thereto.

**Article 10:** To see if the Town will vote to raise and appropriate by taxation a sum or sums of money to provide a cost of living adjustment (COLA) for all appointed Town employees and certain elected officials, or take any action relative thereto.

**Article 11:** To see if the Town will vote to raise and appropriate by taxation, transfer from available funds or otherwise provide a sum or sums of money for the maintenance of the several departments of the Town (the “Omnibus budget”) for Fiscal Year 2027, and for other necessary charges, in accordance with the amounts recommended by the Selectboard, or take any action relative thereto.

**Article 12:** To see if the Town will vote to raise and appropriate by taxation, transfer from available funds or otherwise provide \$2,149,571.00 for its Fiscal Year 2027 operating assessment for the Gill-Montague Regional School District, or take any action relative thereto.

**Article 13:** To see if the Town will vote to raise and appropriate by taxation, transfer from available funds or otherwise provide a sum or sums of money to add to the account to be used toward the costs associated with an appraisal of the real and personal property in the Town of Gill owned by FirstLight Power and Northfield Mountain LLC and an appraisal of the personal property in the Town of Gill owned by National Grid, New England Power Company, and NSTAR Electric Company d/b/a Eversource Energy, or take any action relative thereto.

**Article 14:** To see if the Town will vote to raise and appropriate by taxation, transfer from available funds or otherwise provide a sum or sums of money to add to the Board of Assessors Revaluation Account (001-142-5801), or take any action relative thereto.

**Article 15:** To see if the Town will vote to raise and appropriate by taxation, transfer from available funds or otherwise provide a sum or sums of money to add to the Town Audit Account to be used toward the cost to conduct an independent financial audit of the Town, or take any action relative thereto.

**Article 16:** To see if the Town will vote to transfer from the PEG Access and Cable Related Fund (account 256) a sum or sums of money to add to the account (001-159-5846) previously established to provide for Public, Educational, and Governmental (PEG) Access operations and other municipal cable-related expenses, or take any action relative thereto.

**Article 17:** To see if the Town will vote to raise and appropriate by taxation, transfer from available funds or otherwise provide a sum or sums or money for the Other Post-Employment Benefits Liability Trust Fund, or take any action relative thereto.

**Article 18:** To see if the Town will vote to raise and appropriate by taxation, transfer from available funds or otherwise provide a sum or sums or money to be expended by the Town Treasurer for the purpose of paying legal fees, recording fees, land court proceedings, and other necessary expenses related to the enforcement, collection, and foreclosure of tax titles and tax takings, pursuant to Massachusetts General Laws Chapter 60, Section 50B and other applicable laws; or take any action relative thereto.

**Article 19:** To see if the Town will vote to raise and appropriate by taxation, transfer from available funds, or otherwise provide a sum or sums of money to purchase a wood chipper and related accessories for the Highway Department, including borrowing costs that may be associated with said purchase and authorize the Town Treasurer with the approval of the Selectboard, to borrow in accordance with Massachusetts General Laws Chapter 44, Section 7; all or some of which may be contingent upon a Proposition 2 1/2 debt exclusion vote override, or take any other action relative thereto. (A 2/3 vote is required for authorization to borrow.)

**Article 20:** To see if the Town will vote to transfer a sum or sums of money from unappropriated funds (Free Cash) or other available funds and place said amounts into one or more of the following stabilization funds: Capital Stabilization Fund, Education Stabilization Fund, Energy Stabilization Fund, Fire Department SCBA/Air Packs Stabilization Fund, and General Stabilization Fund, or take any action relative thereto.

**Article 21:** To see if the Town will vote to transfer a sum or sums of money from unappropriated funds (Free Cash) or other available funds to be used to reduce the tax rate and stabilize the tax levy for Fiscal Year 2027, or take any action relative thereto.

And you are directed to serve this Warrant by posting up attested copies thereof at the Town Hall, Main Road; Post Office, Mt. Hermon; The Gill Tavern, Main Road; and Riverside Municipal Building, Route 2, in said Town seven days at least before the time of holding said meeting.

Hereof fail not and make due return of this Warrant with your doings thereon to the Town Clerk at the time and place of meeting, as foresaid.

Given under our hand this 23<sup>rd</sup> day of April in the year Two Thousand Twenty Six (04/23/2026).

**Selectboard of Gill**

\_\_\_\_\_  
Charles J. Garbiel II, Chair

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John R. Ward, Board member

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Gregory M. Snedeker, Board member

A true copy Attest:

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Doreen J. Stevens, Town Clerk

Date: April 23, 2026

Individuals who may need auxiliary aids for effective communication for this meeting should call the Gill Town Hall at (413) 863-9347.

Pursuant to the within Warrant, I have notified and warned the inhabitants of the Town of Gill by posting up attested copies of the same at Town Hall, Main Rd.; Post Office, Mt. Hermon; The Gill Tavern, Main Rd.; and Riverside Municipal Building, Route 2, seven days before the date hereof, as within directed.

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Constable of Gill                      Date: