

# TOWN OF GILL

M A S S A C H U S E T T S



## REPORT OF THE PLANNING BOARD

### MEMO

TO: Town Meeting Members  
Gill Board of Selectmen  
Town Clerk

FROM: Gill Planning Board

RE: Proposed Zoning Bylaw amendment

DATE: April 16, 2026

Pursuant to Chapter 40A, Section 5 of the Zoning Act, the Planning Board held a public hearing on the following proposed amendments to the Gill Zoning Bylaws:

Adopt changes to Section 2C. Table of Use Regulations and Section 17: Definitions on Manufactured Housing.

A new Section; 4: Accessory Dwelling Units to be added, to adopt changes to Section 2C. Table of Use Regulations and to adopt changes to Section 17: Definitions.

Strike in its entirety Section 15: Flood Plain Regulations and to adopt a new bylaw for Section 15: Floodplain Regulations that is in full compliance with the FEMA minimum requirements model bylaw.

A new Section; 18: Building-Integrated Energy Storage Systems (BESS) and Data Centers and adopt a one (1) year moratorium.

The petition was submitted to the Select Board by the Planning Board on Feb 24, 2026 and the public hearing was held on March 26, 2026. Public comments were received by the Planning Board at the public hearing.

After consideration of the public comments and suggestions received from other Town Departments, the Planning Board voted 4:0 (French was not present) on April 16, 2026 to recommend to Town Meeting the adoption of the proposed amendments to the Gill Zoning Bylaws as outlined above. The proposed bylaw amendments are attached.