

ANNUAL TOWN MEETING
TOWN OF MONTAGUE
COMMONWEALTH OF MASSACHUSETTS
May 2, 2026



Franklin, ss.

To either of the Constables of the Town of Montague 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 the Town of Montague qualified to vote in Town affairs to meet in the Turners Falls High School Theater, 222 Turnpike Road, Montague on Saturday, May 2, 2026, at 9:00 A.M. and to act on the following articles and any motions which may be presented.

ARTICLE 1: To see if the Town will vote to receive the reports of the Officers of the Town and any committees, or pass any vote or votes in relation thereto.

(Selectboard Request)

ARTICLE 2: To see if the Town will vote to fix the salaries of all elected officials as required by law for the fiscal year beginning July 1, 2026, as set forth in Schedule I, Elected Officials, or pass any vote or votes in relation thereto.

**SCHEDULE I
Elected Officials**

<u>TITLE</u>	<u>FY26 BUDGET</u>	<u>FY27 REQUEST</u>	<u>FY27 RECOMMEND</u>
MODERATOR	500	500	500
SELECTBOARD			
Chairman	2,640	2,640	2,640
Second/Third Members	2,400	2,400	2,400
BOARD OF ASSESSOR			
Chairman	1,980	1,980	1,980
Second/Third Members	1,800	1,800	1,800
BOARD OF HEALTH			
Chairman	1,980	1,980	1,980
Second/Third Members	1,800	1,800	1,800

(Selectboard Request)

ARTICLE 3: To see if the Town will vote to fix the salaries of all appointed officials as required by law for the fiscal year beginning July 1, 2026, as set forth in Schedule II, Appointed Officials, or pass any vote or votes in relation thereto.

**SCHEDULE II
Appointed Officials**

<u>TITLE</u>	<u>FY26 BUDGET</u>	<u>FY27 REQUEST</u>	<u>FY27 RECOMMEND</u>
ANNUAL STIPENDS			
BOARD OF REGISTRARS (3)	625	625	625
BOARD OF REGISTRARS TOWN CLERK	900	900	900
EMERGENCY MGMT DIRECTOR	6,444	6,444	6,444
ANIMAL INSPECTOR	1,764	1,764	1,764
BARN INSPECTOR	1,400	1,400	1,400
IT COORDINATOR	2,352	2,352	2,352
POLICE IT ADMINISTRATOR	6,000	6,000	6,000
FOREST WARDEN	1,882	1,882	1,882
TREE WARDEN	1,764	1,764	1,764
HEARING OFFICER	2,500	2,500	2,500
FARMERS MARKET MANAGER	3,750	3,750	3,750
FARMERS MARKET ASST MANAGER	750	750	750
SEXTON STIPEND	4,032	4,032	4,032
RATES PER INSPECTION			
ASST. BUILDING INSPECTOR	45.00	45.00	45.00
GAS INSPECTOR	45.00	45.00	45.00
PLUMBING INSPECTOR	45.00	45.00	45.00
ELECTRICAL INSPECTOR	45.00	45.00	45.00
HOURLY RATES			
EXTRA CLERICAL	<u>Ranges/hr.</u> 15.00-18.75	<u>Ranges/hr.</u> 15.00-18.75	<u>Ranges/hr.</u> 15.00-18.75
ELECTION WORKERS	15.00-19.75	15.00-19.75	15.00-19.75
SUMMER HIGHWAY	15.00-18.75	15.00-18.75	15.00-18.75
SNOWPLOW DRIVERS	15.00-27.00	15.00-27.00	15.00-27.00
PART TIME POLICE OFFICERS	29.00-37.00	29.00-37.00	29.00-37.00
PART TIME DISPATCHERS	22.00-27.00	22.00-27.00	22.00-27.00
PARKS & RECREATION	15.00-24.25	15.00-24.25	15.00-24.25
AIRPORT INTERN	15.00-18.75	15.00-18.75	15.00-18.75

**SCHEDULE II
Appointed Officials**

<u>TITLE</u>	<u>FY26 BUDGET</u>	<u>FY27 REQUEST</u>	<u>FY27 RECOMMEND</u>
SHIFT DIFFERENTIALS			
<u>PART TIME POLICE OFFICERS</u>			
SECOND SHIFT	1.00	1.00	1.00
THIRD SHIFT	1.25	1.25	1.25
<u>PART TIME DISPATCHERS</u>			
SECOND SHIFT	1.00	1.00	1.00
THIRD SHIFT	1.25	1.25	1.25
<u>PART TIME CLERICAL/LIBRARIES</u>	1.00	1.00	1.00

**SCHEDULE II
Appointed Officials**

NON-UNION EMPLOYEES NOT SHOWN ABOVE

	<u>Grade</u>	<u>Range FY2026</u>		<u>Range FY2027</u>	
<u>SALARIED</u>		Start	End	Start	End
TOWN ADMINISTRATOR	A	98,027	127,920	100,477	131,118
ASSISTANT TOWN ADMIN	C	76,616	99,938	78,531	102,880
TOWN ACCOUNTANT	C	71,508	93,275	73,298	95,607
TAX COLLECTOR/TREASURER	C	71,508	93,275	73,298	95,607
TOWN CLERK	C	71,508	93,275	73,298	95,607
CHIEF OF POLICE	A	104,562	136,448	107,176	139,859
DPW SUPERINTENDENT	B	89,877	117,270	92,124	120,202
DIRECTOR OF HEALTH	C	71,508	93,275	73,298	95,607
LIBRARY DIRECTOR	C	71,508	93,275	73,298	95,607
CWF SUPERINTENDENT	B	89,877	117,270	92,124	120,202
<u>HOURLY</u>					
EXECUTIVE ASSISTANT	E	28.28	36.90	28.99	37.82
POLICE LIEUTENANT	C	39.29	51.25	40.27	52.53
POLICE CUSTODIAN	I	18.07	23.58	18.52	24.17

Informational Only: Fiscal Year 2027 budgeted wages –

TOWN ADMINISTRATOR.....	120,507	EXECUTIVE ASSISTANT.....	35.65
ASSISTANT TOWN ADMIN	102,880	DPW SUPERINTENDENT	107,280
DIRECTOR OF HEALTH	80,498	CWF SUPERINTENDENT	113,733
TAX COLLECTOR/TREAS	90,597	TOWN ACCOUNTANT.....	90,597
TOWN CLERK.....	80,498	LIBRARY DIRECTOR.....	90,473
CHIEF OF POLICE*	165,448	POLICE LIEUTENANT.....	52.53
POLICE CUSTODIAN	24.17		

*includes additional 25% educational incentive pay

(Selectboard Request)

ARTICLE 4: To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of \$13,815,938, or any other amount, for the maintenance of the several departments of the Town, said sum to be allocated in accordance with Schedule III, Budget, and for any other necessary charges, or pass any vote or votes in relation thereto.

**Schedule III
Town Operating Budget**

DEPT NO.	BUDGET FY26	REQUEST FY27	SELECTBOARD FIN COMM RECOMMEND FY27
GENERAL GOVERNMENT			
113	3,180	3,180	3,180
122	324,662	343,147	343,147
131	600	575	575
132	50,000	49,000	49,000
135	101,374	98,297	98,297
141	180,122	185,805	185,805
145	208,335	205,816	205,816
151	82,475	67,475	67,475
155	103,352	110,279	110,279
159	104,930	107,180	107,180
161	219,144	248,690	248,690
175	142,394	152,701	152,701
176	700	686	686
190	145,000	146,300	146,300
197	5,700	5,950	5,950
	TOTAL GENERAL GOVT	1,725,081	1,725,081
PUBLIC SAFETY			
211	2,069,965	2,315,855	2,308,855
211	-	-	-
212	410,868	448,858	448,858
241	149,926	162,498	162,498
244	7,182	7,182	7,182
291	6,944	6,944	6,944
292	24,185	24,817	24,817
294	1,882	1,882	1,882
299	30,474	29,774	29,774
	TOTAL PUBLIC SAFETY	2,997,810	2,990,810

	PUBLIC WORKS			
420	DEPT OF PUBLIC WORKS	1,810,284	1,875,942	1,875,942
420	EQUIPMENT LEASE PAYMENT	-	-	-
423	SNOW & ICE	324,750	324,750	324,750
433	SOLID WASTE	835,300	873,737	873,737

**Schedule III
Town Operating Budget**

DEPT NO.		BUDGET FY26	REQUEST FY27	SELECTBOARD FIN COMM RECOMMEND FY27
	PUBLIC WORKS			
480	CHARGING STATIONS	3,000	6,500	6,500
491	CEMETERIES	32,150	32,150	32,150
	TOTAL PUBLIC WORKS	<u>3,005,484</u>	<u>3,113,079</u>	<u>3,113,079</u>
	HUMAN SERVICES			
511	BOARD OF HEALTH	172,144	175,954	175,954
541	COUNCIL ON AGING	77,207	81,085	81,085
543	VETERANS' SERVICES	101,000	81,000	81,000
	TOTAL HUMAN SERVICES	<u>350,351</u>	<u>338,039</u>	<u>338,039</u>
	CULTURE & RECREATION			
610	LIBRARIES	521,033	542,084	542,084
630	PARKS & RECREATION	169,326	179,107	179,107
691	HISTORICAL COMMISSION	500	500	500
693	WAR MEMORIALS	1,600	1,600	1,600
	TOTAL CULTURE/RECREATION	<u>692,459</u>	<u>723,291</u>	<u>723,291</u>
	DEBT SERVICE			
700	DEBT SERVICE	1,160,025	1,175,422	1,175,422
	INTERGOVERNMENTAL			
840	INTERGOVERNMENTAL	119,041	126,678	126,678
	MISCELLANEOUS			
910	EMPLOYEE BENEFITS	3,177,301	3,502,336	3,502,336
946	GENERAL INSURANCE	119,600	121,202	121,202
	TOTAL MISCELLANEOUS	<u>3,296,901</u>	<u>3,623,538</u>	<u>3,623,538</u>
	TOTAL TOWN BUDGET	<u><u>12,997,655</u></u>	<u><u>13,822,938</u></u>	<u><u>13,815,938</u></u>

ARTICLE 5: To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of \$3,306,973, or any other amount, for the purpose of operating the Clean Water Facility and associated pumping stations, said sum to be allocated in accordance with Schedule IV, CWF Budget, or pass any vote or votes in relation thereto.

**Schedule IV
Clean Water Facility Budget**

DEPT NO.		BUDGET FY26	REQUEST FY27	SELECTBOARD FIN COMM RECOMMEND FY27
	CLEAN WATER FACILITY			
440	Wages & Expenses	2,209,442	2,218,829	2,218,829
440	Capital Outlay	58,500	-	-
700	Debt Service	485,028	514,159	514,159
910	Employee Benefits	383,183	488,835	488,835
	SUBTOTAL CWF	3,136,153	3,221,823	3,221,823
449	DPW SUBSIDIARY			
	Wages & Expenses	85,150	85,150	85,150
	Capital Outlay	-	-	-
	SUBTOTAL DPW SUBSIDIARY	85,150	85,150	85,150
	TOTAL CWF	3,221,303	3,306,973	3,306,973

(Sewer Commission Request)

ARTICLE 6: To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of \$452,272, or any other amount, for the purpose of operating the Turners Falls Airport, said sum to be allocated in accordance with Schedule V, Airport Budget, or pass any vote or votes in relation thereto.

**Schedule V
Airport Budget**

DEPT NO.		BUDGET FY26	REQUEST FY27	SELECTBOARD FIN COMM RECOMMEND FY27
	AIRPORT			
482	Wages & Expenses	271,625	288,504	288,504
482	Capital Outlay/Local Share	-	-	-

700 Debt Service	99,935	101,015	101,015
910 Employee Benefits	54,172	62,753	62,753
TOTAL AIRPORT	425,732	452,272	452,272

(Airport Commission Request)

ARTICLE 7: To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of \$52,250, or any other amount, for the purpose of funding the operations and maintenance of the Colle Building, or pass any vote or votes in relation thereto.

(Selectboard Request)

ARTICLE 8: To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of \$1,131,215, or any other amount, for the purpose of paying the Franklin County Technical School District for Montague’s share of the assessment for the yearly operation of the Franklin County Technical School, or pass any vote or votes in relation thereto.

(Franklin County Technical School Request)

ARTICLE 9: To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of \$13,120,375, or any other amount, for the purpose of paying the Gill-Montague Regional School District for Montague’s share of the assessment for the yearly operation of the Gill-Montague Regional Schools, or pass any vote or votes in relation thereto.

(Gill-Montague Regional School District Request)

ARTICLE 10: To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of \$163,717.50, or any other amount, for the purpose of funding the following Gill-Montague Regional School District materials and programs, or pass any vote or votes in relation thereto.

- A. \$80,000 for textbooks and instructional materials for Turners Falls High School
- B. \$70,000 for Sheffield Afterschool program
- C. \$13,717.50 for textbooks and instructional materials for Sheffield and Hillcrest Schools

(Gill-Montague Regional School District Request)

ARTICLE 11: To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of \$12,634, or any other amount, for the following Parks and Recreation Department projects, including any and all incidental and related costs, or pass any vote or votes in relation thereto.

- A. \$5,500 for preventative maintenance at Unity Park Skatepark
- B. \$7,134 for improvements to the Montague Center Park

(Parks and Recreation Request)

ARTICLE 12: To see if the Town will vote to raise and appropriate, transfer from available funds, borrow or otherwise provide the sum of \$211,300, or any other amount, for the following Police Department

capital and non-capital equipment requests, including all incidental and related costs, or to pass any vote or votes in relation thereto.

A. \$13,200 for a new evidence refrigerator, replacement radio batteries, and a radio battery reconditioner

B. \$161,000 for the purchase of two (2) equipped police cruisers

C. \$37,100 for the rehabilitation of HVAC controls at the Police Station

(Police Request)

ARTICLE 13: To see if the Town will vote to authorize the Selectboard to enter into a five (5) year agreement, for the purchase and maintenance of tasers and related equipment for use by the Police Department, subject to the Selectboard's determination that the contract is in the best interests of the Town, or take any other action relative thereto.

(Police Request)

ARTICLE 14: To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of \$168,500, or any other amount, for the following Airport projects and vehicle, including any and all incidental and related costs, or pass any vote or votes in relation thereto.

A. \$26,000 to upfit and equip a heavy-duty pickup truck

B. \$142,500 for the construction of a multi-use path on Industrial Boulevard and upgrades to the passenger terminal

(Airport Request)

ARTICLE 15: To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of \$8,144, or any other amount, for the purpose increasing FY26 Turners Falls Municipal Airport operating budget, including any and all incidental and related costs, or pass any vote or votes in relation thereto.

(Airport Request)

ARTICLE 16: To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of \$233,705.08, or any other amount, for the following Clean Water Facility capital purchases and projects, including any and all incidental and related costs, or pass any vote or votes in relation thereto.

A. \$85,000 for purchase and equipping of a heavy-duty pickup truck with plow

B. \$125,000 for a wastewater facility planning study

C. \$23,705.08 for the costs of redesigning the CWF main generator project

(Clean Water Facility Request)

ARTICLE 17. To see if the Town will vote to appropriate the sum of \$966,000 for the purpose of replacing two secondary clarifier mechanisms for the Clean Water Facility, including but not limited to engineering, bidding, and construction, as well as all other costs incidental and related thereto, and to meet this appropriation to authorize the Treasurer, with the approval of the Selectboard, to borrow said sum under General Laws Chapter 44, Sections 7 and 8, and/or Chapter 29C, or any other lawful enabling authority and to issue bonds or notes of the Town therefor; that the Treasurer with the approval of the Selectboard is authorized to borrow all or a portion of such amount from the Massachusetts Clean

Water Trust established pursuant to Chapter 29C and in connection therewith to enter into a financing agreement and/or security agreement with the Trust and otherwise to contract with the Trust and the Department of Environmental Protection with respect to such loan and for any federal or state aid available for the project or for the financing thereof; and that the Selectboard, the Clean Water Facility Superintendent, or other appropriate local body or official is authorized to enter into a project regulatory agreement with the Department of Environmental Protection, to expend all funds available for the project and to take any other action necessary or convenient to carry out the project; while the entire borrowing will be issued as a general obligation of the Town payable from all sources of revenues, it is anticipated that the principal and interest due such borrowing shall be repaid in the first instance through sewer user fees; and further to authorize the Selectboard to execute any such documents and/or agreements necessary to effectuate the purposes of this vote; or pass any vote or votes in relation thereto.

(Clean Water Facility Request)

ARTICLE 18: To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of \$330,000, or any other amount, for the following Department of Public Works vehicles and equipment, including all equipment and any and all incidental and related costs, or pass any vote or votes in relation thereto.

- A. \$35,000 for the purchase of a ride-on compaction roller
- B. \$80,000 for the purchase of a heavy-duty pickup truck with plow
- C. \$150,000 for the purchase of a hydraulic excavator (approximately 30,000 lb. operating weight)
- D. \$65,000 for the purchase of a compact utility tractor

(Department of Public Works Request)

ARTICLE 19: To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of \$75,000, or any other amount, for the following Department of Public Works projects, including any and all incidental and related costs, or pass any vote or votes in relation thereto.

- A. \$30,000 for an automated transfer station security gate
- B. \$30,000 for paving municipal alleyways and other municipal rights of way
- C. \$15,000 for replacement and repair of municipal sidewalks

(Department of Public Works Request)

ARTICLE 20: To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of \$30,785, or any other amount, for the purpose of purchasing, equipping, and making major repairs to DPW vehicles and equipment, including all incidental and related costs, or pass any vote or votes in relation thereto.

(Department of Public Works Request)

ARTICLE 21: To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of \$16,500, or any other amount, for the purpose of funding roof repairs for the Carnegie Public Library, including any and all incidental and related costs, or pass any vote or votes in relation thereto.

(Libraries Request)

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ARTICLE 22: To see if the Town will vote to appropriate the sum of \$23,704,053 for the purposes of assessment, planning, feasibility and/or design, permitting, constructing, equipping, and furnishing a new main library to be located at 38 Avenue A in Turners Falls, and for all other costs incidental or related thereto; and, in order to fund said appropriation, authorize the Treasurer with the approval of the Selectboard to borrow said funds pursuant to G.L. c.44, §7 or any other enabling authority and issue bonds and notes therefor; to authorize the Town to apply for any grants, incentives, or loans available for the project, and accept and expend the grant from the Massachusetts Public Library Construction Program, and, further, that the amount of the authorized borrowing under this vote shall be reduced by any grants, incentives, unrestricted grants or gifts received by the Town from any source on account of this project, which is received prior to the issuance of bonds or notes under this vote; provided however, that the vote taken hereunder shall be expressly contingent upon approval by the voters of the Town at an election to exempt from the limitation on total taxes imposed under G.L. c.59, §21C (Proposition 2½) the amounts required to pay the principal of and interest on the borrowing authorized by this vote.

(Libraries Request)

ARTICLE 23: To see if the town will vote to:

- A. Acquire and accept, by donation, from the Montague Economic Development and Industrial Corporation, or the current owner, the real property located at Second Street, Turners Falls, Montague, and shown as Assessor's Map 04-0-0280, and being Parcel 1 on a plan entitled "Turners Falls Heritage Park in Montague, Massachusetts Surveyed for Commonwealth of Massachusetts Dept. of Environmental Management," dated July 14, 1989, recorded with the Franklin Registry of Deeds in Plan Book 75, Page 48, being a portion of the property described in an Order of Taking recorded with said Registry in Book 2366, Page 337, for library purposes and other purposes incidental thereto, on such terms and conditions as the Selectboard shall deem to be in the best interest of the Town; and to authorize the Selectboard to take all actions and execute all documents necessary for said acquisition; and
- B. Convey to the Commonwealth of Massachusetts, acting by and through its Department of Conservation and Recreation, an easement for parking, placement of a dumpster and related purposes, upon Parcel 1, as described above, and upon the "Alley" located northeasterly of Parcel 1, as shown on the aforementioned plan, on such terms and conditions as the Selectboard shall deem to be in the best interest of the Town; and to authorize the Selectboard to take all actions and execute all documents necessary to convey said easement;

Or pass any other vote or votes in relation thereto.

(Selectboard Request)

ARTICLE 24: To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of \$100,000, or any other amount, for the purpose of accessibility and other facility improvements to the Shea Community Theater, including any and all incidental and related costs, or pass any vote or votes in relation thereto.

(Selectboard Request)

ARTICLE 25: To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of \$25,000, or any other amount, for the purpose of floor tile replacement and HVAC repairs to the Colle Building, including any and all incidental and related costs, or pass any vote or votes in relation thereto.

(Selectboard Request)

ARTICLE 26: To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the following sums, or any other amount, for the purpose of increasing the special purpose funds set forth below, or pass any vote or votes in relating thereto.

Fund	Amount (\$)
Franklin County Technical School Stabilization	\$50,000
Town Capital Stabilization Fund	\$100,000
Gill-Montague Regional School District Stabilization	\$89,489
OPEB Trust Fund	\$100,000
Total:	\$339,489

(Finance Committee Request)

ARTICLE 27: To see if the Town will vote to authorize the Selectboard to enter into a five (5) year lease agreement for a postage machine in FY2027, subject to the Selectboard’s determination that the contract is in the best interest of the Town, or take any vote or votes in relation thereto.

(Selectboard Request)

ARTICLE 28: To see if the Town will vote to amend its Zoning Bylaws by amending Section 5.4 - Accessory Uses by inserting the text shown as underlined and deleting text shown as ~~struckthrough~~, by deleting Section 8.5 - Accessory Apartments and replacing it with an entirely new Section 8.5 – Accessory Dwelling Unit, and by amending Section 9.1.2(e) by deleting text shown as ~~struckthrough~~, all as shown below, or take any action relative thereto.

SECTION 5. DISTRICT REGULATION

5.4 Accessory Uses

Any use which is, in Franklin County, customarily accessory and incidental to a permitted Principal Use shall be permitted on the same lot with said Principal Use, or on a lot adjacent thereto in the same ownership, and with the exception of Protected Use Accessory Dwelling Units, all accessory uses are subject to the general limitation that it shall not be detrimental to the neighborhood or the property in the vicinity, and subject further to the following provision: wherever a Principal Use is allowed by Special Permit then Accessory Uses to the Principal Use shall be subject to a Special Permit, unless otherwise provided in the bylaws, and with the exception of Protected Use Accessory Dwelling Units. The following accessory uses have specific requirements in Section 8 SPECIAL REGULATIONS:

- *Trailers, Mobile Homes, and Campers, §8.1*

- *Home Occupations, §8.3*
- *Boarding of Animals, §8.4*
- *Accessory Apartments Accessory Dwelling Units (ADU), §8.5*
- *Solar Energy Installations, §8.9*

SECTION 8.5 ACCESSORY DWELLING UNIT

8.5.1 Purpose

Accessory Dwelling Units (ADUs) allow the Town of Montague to expand and diversify its housing supply by making efficient use of resources without requiring the creation of new lots. ADUs are intended to meet the changing housing needs of the community by providing smaller units in existing residential neighborhoods.

8.5.2 Applicability

The Town of Montague permits two types of Accessory Dwelling Units: a Protected Use ADU in accordance with MGL c. 40A §3 and 760 CMR 71.00, and a Local ADU. Both types of ADUs shall be permitted in any single-family residential zoning district that allows a single-family dwelling as-of-right or by Special Permit, including: AF, AF-2, AF-4, RS-1, RS-2, RB, NB, GB, HI, and SGODs Zoning Districts.

- (a) A Protected Use ADU shall meet the State definition per MGL c. 40A §1A, as well as State regulations under 760 CMR 71.00. The use of land or structures for a Protected Use ADU shall be as-of-right, meeting all requirements associated with the issuance of a building permit and meeting certain requirements listed in this section of the Zoning Bylaw, provided, however, that only one ADU on a lot may qualify as a Protected Use ADU.
- (b) A Local ADU shall meet the definition and specific requirements in this section of the Zoning Bylaw and shall only be allowed by Special Permit from the Zoning Board of Appeals. When a lot has a Protected Use ADU and a second Protected Use or Local ADU is proposed, the second ADU shall be permitted by a Special Permit from the Zoning Board of Appeals.
- (c) Either ADU type may be completely contained within the Principal Dwelling, attached to a Principal Dwelling, detached as a separate building or within a detached structure (e.g. above an existing detached garage). Any ADU may be within an existing building or new construction.

8.5.2 Definitions

For the purposes of this section of the Zoning Bylaw, the following definitions shall apply:

- (a) **Local Accessory Dwelling Unit (Local ADU):** A Local ADU that is not a Protected Use ADU and shall be a self-contained residential dwelling unit, inclusive of sleeping, cooking, and sanitary facilities on the same lot as a Principal Dwelling that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the Principal Dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger than a Gross Floor Area of 1,200 square feet; and (iii) is subject to such additional requirements found in this section of the Zoning Bylaw.
- (b) **Protected Use Accessory Dwelling Unit (Protected Use ADU):** Pursuant to MGL c. 40A §1A, and its associated state regulations under 76 CMR 71.00, a Protected Use ADU is a self-contained residential dwelling unit, inclusive of sleeping, cooking, and sanitary facilities on the same lot as a

Principal Dwelling, subject to otherwise applicable dimensional and parking requirements, that (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the Principal Dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger than a gross floor area of 900 square feet, provided that only one ADU on a Lot may qualify as a Protected Use ADU; and (iii) is subject to such additional requirements found in this section of the Zoning Bylaw.

(c) **Gross Floor Area (GFA).** The sum of the areas of all stories of the building of compliant ceiling height pursuant to the Building Code, including basements, lofts, and intermediate floored tiers, measured from the interior faces of exterior walls or from the centerline of walls separating buildings or dwelling units but excluding crawl spaces, garage parking areas, attics, enclosed porches and similar spaces. Where there are multiple Principal Dwellings on the Lot, the GFA of the largest Principal Dwelling shall be used for determining the maximum size of a Protected Use ADU.

(d) **Principal Dwelling.** A structure, regardless of whether it, or the Lot it is situated on, conforms to Zoning, including use requirements and dimensional requirements, such as setbacks, bulk, and height, that contains at least one Dwelling Unit and is, or will be, located on the same Lot as a Protected Use ADU.

(e) **Transit Station.** A Subway Station, Commuter Rail Station, Ferry Terminal, or Bus Station.

(f) **Bus Station.** A location serving as a point of embarkation for any bus operated by a Transit Authority.

1.a.3 General Requirements for Protected Use Accessory Dwelling Units and Local Accessory Dwelling Units

(a) All ADUs shall be located on the same lot as the Principal Dwelling.

(b) There shall be no more than one Local ADU and one Protected Use ADU permitted on the same lot as the Principal Dwelling.

(c) All ADUs are exempt from the additional lot area/dwelling requirements of Section 5.5.1 of the Zoning Bylaw.

(d) All ADUs shall meet the dimensional requirements for accessory structures under Section 5.5.2 of the Zoning Bylaw.

(e) No additional or separate driveway curb cut to serve any ADU shall be permitted unless approved by the Department of Public Works.

(f) All exterior lighting shall be designed and installed so as to be shielded, downcast, and dark sky compliant to avoid light trespass onto adjacent properties.

(g) On-site storage and management of waste and recycling shall be located on the interior of the dwelling, within an attached garage or other accessory outbuilding, or screened appropriately from public view.

(h) To the extent feasible, a newly constructed detached ADU shall be located behind the front building line of the Principal Dwelling closest to the street.

(i) No camper or mobile home, as defined in Section 8.1.2 of the Zoning Bylaw, may be used as a Protected Use or Local ADU, nor may either ADU be mounted on a trailer.

1.a.4 Specific Requirements for Protected Use Accessory Dwelling Units

(a) There is no minimum lot size required for a Protected Use ADU.

(b) The more permissive (i.e. least restrictive) dimensional regulations found in Section 5 of the Zoning Bylaw for a detached single-family dwelling, the Principal Dwelling or an accessory structure, shall apply to the Protected Use ADU.

(c) A minimum of one (1) parking space shall be provided for a Protected Use ADU that is further than 1/2 mile from the nearest transit station. In accordance with 760 CMR, no parking space shall be required for a Protected Use ADU located within 1/2 mile of a transit station.

1.a.5 Specific Requirements for Local Accessory Dwelling Units

(a) A minimum of one (1) parking space shall be provided for a Local ADU.

(b) A Local ADU shall be designed so that the appearance and scale of the structure is compatible with the Principal Dwelling.

(c) The Gross Floor Area for a Local ADU does not include the area of unfinished basement space used for storage or utilities.

SECTION 9. SITE PLAN REVIEW AND SPECIAL PERMITS

9.1. Site Plan Review

9.1.1 Purpose

The purpose of the Site Plan Review process is to provide detailed review of certain uses and structures which have a potential for significant impact on the character, infrastructure, and natural resources of the Town of Montague.

9.1.2 Applicability

The following activities and uses are subject to site plan review:

(a) All uses that involve the construction or expansion or change of use of over 3,000 square feet of floor area.

(b) All uses that involve the development of over 130,680 square feet (3 acres) of land.

(c) Any new structure, group of new structures, changes of use, or additions which result in an increase of 500 or more vehicle trips per day, as proposed in an applicant's business plan acceptable to the reviewing authority or estimated by a professional engineer.

(d) All uses that involve the construction or expansion of a parking area that creates ten (10) or more new parking spaces, per §7.2.6

(e) Specific Uses identified elsewhere in this bylaw:

- Accessory Apartments within existing single family homes, per §8.5*
- Self-storage facilities, per §8.9*

- *Solar energy and battery energy storage facilities, per §8.9*
- *Medical Marijuana Treatment Center or Marijuana retailer, cultivation, production, research or testing, per §8.10*
- *Open Space Residential Development, per §8.11*
- *Planned Unit Development, per §8.12*

(Planning Request)

ARTICLE 29: To see if the Town will vote to (a) authorize the Selectboard to acquire, by purchase, gift and/or eminent domain, on such terms as the Selectboard deems appropriate, the land and/or permanent and temporary easements in, on, under, over, across and along certain parcels of land located on or near the North Leverett Road Bridge over Sawmill River and approximately shown on plans entitled "Massachusetts Department of Transportation Highway Division Plan and Profile of North Leverett Road Over the Sawmill River (Bridge No. M-28-034) in the Town of Montague Franklin County," prepared by TransSystems, on file with the Town Clerk, as said plans may be amended from time to time and/or incorporated into an easement plan, and land within 200 feet of said parcels, for public way purposes, including without limitation, for the construction, installation, inspection, maintenance, improvement, repair, replacement and/or relocation of a bridge, rights of way, sidewalks, drainage, utilities, driveways, retaining walls, guardrails, slopes, grading, rounding, construction, landscaping, and other structures and/or appurtenances, to enable the Town to undertake the Bridge Reconstruction Project and for any and all purposes and uses incidental or related thereto; (b) transfer the care, custody, and control of the portions of the Town-owned properties shown on the aforesaid plans from the board or officer having custody of the same for the purposes for which such properties are currently held to the Selectboard for the foregoing purposes and further to dedicate said portions of the Town-owned properties to said bridge and public way purposes, and, if applicable, authorize the Selectboard to submit petitions to the General Court to permit the foregoing under Article 97 of the Massachusetts Constitution or otherwise; (c) raise and appropriate, transfer from available funds, and/or borrow a sum of money to fund the foregoing project and any and all costs incidental or related thereto, including, without limitation, the cost of any land/easement acquisitions, appraisals, and surveys; (d) and, further, authorize the Selectboard to enter into all agreements and take any and all actions as may be necessary or appropriate to carry out the purposes of this article, or pass any vote or votes in relation thereto.

(Selectboard Request)

ARTICLE 30: To see if the Town will vote to (a) authorize the Selectboard to acquire, by purchase, gift and/or eminent domain, on such terms as the Selectboard deems appropriate, the land and/or permanent and temporary easements in, on, under, over, across and along certain parcels of land located on or near the intersection of Industrial Boulevard and Millers Falls Road, and approximately shown on plans entitled "Town of Montague ROW Plans FRTA-Industrial Bld/Millers Falls Rd Bus Stop Improvements," prepared by Fuss & O'Neill, on file with the Town Clerk, as said plans may be amended from time to time and/or incorporated into an easement plan, and land within 200 feet of said parcels, for public way purposes, including without limitation, for the construction, installation, inspection, maintenance, improvement, repair, replacement and/or relocation of a bus stop, rights of way, sidewalks, drainage, utilities, driveways, retaining ways, guardrails, slopes, grading, rounding, construction, landscaping, and other structures and/or appurtenances, to enable the Town to undertake the Industrial Boulevard/Millers Falls Road Bus Stop Project and for any and all purposes and uses incidental or related thereto; (b) raise and appropriate, transfer from available funds, and/or borrow a sum of money to fund the foregoing project and any and all costs incidental or related thereto,

TOWN OF MONTAGUE
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including, without limitation, the cost of any land/easement acquisitions, appraisals, and surveys; (c) and, further, authorize the Selectboard to enter into all agreements and take any and all actions as may be necessary or appropriate to carry out the purposes of this article, or pass any vote or votes in relation thereto.

(Selectboard Request)

ARTICLE 31: To see if the Town will vote to rescind its existing Consolidated Personnel Bylaw and amend the Town's General Bylaws by adding a new Article, as set forth below, entitled "Personnel", the purpose of which shall be to establish fair and equitable personnel policies and a system of personnel administration based on merit principles that ensures uniform, efficient application of those policies, as authorized by M.G.L. c. 41 § 108C, or pass any other vote or votes in relation thereto.

(Selectboard Request)

ARTICLE 32: To see if the Town will vote to accept the provisions of G.L. c.138, §12D, which, if accepted, would allow the Selectboard as the local licensing authority of the Town, to approve a request from a licensee to convert an existing license to sell wines and malt beverages only for on-premises consumption to a license to sell all alcoholic beverages for on-site consumption, subject to all other provisions of G.L. c.138, including notice, publication, and certified mailing of, and a public hearing on, such conversion, or take any other action relative thereto.

(Selectboard Request)

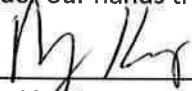
ARTICLE 33: To see if the Town will vote to initiate the process to aggregate electrical load pursuant to Massachusetts General Laws Chapter 164, Section 134, and further to authorize the Selectboard, or its designee, to research, develop, and participate in a contract or contracts to aggregate the electricity load of the residents and business in the Town, independently or in joint action with other municipalities, retaining the right of individual residents and businesses to opt out of the aggregation, or take any action in relation thereto.

(Selectboard Request)

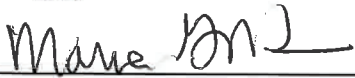
And you are directed to serve this warrant by posting attested copies thereof in some conspicuous place in each of the Post Offices, Libraries, Website, and Town Hall of the Town, at least fourteen days before said meeting.

Hereof fail not and make due return of this document with your doings thereon to the Town Clerk fourteen days before said meeting.

Given under our hands this 6th day of April in the Year of Our Lord Two Thousand and Twenty-Six.



Richard Kuklewicz




Marina Goldman



Matthew Lord, Chairman
Selectboard, Town of Montague

Franklin, ss Montague, MA April 13, 2026

Pursuant to the within warrant, I have warned the Inhabitants of the Town of Montague by posting attested copies of the same in a conspicuous place in each of the Post Offices, Libraries, and the Town Hall of the Town of Montague at least seven days before said meeting as within directed.



Constable of Montague