

## **MONTAGUE SELECTBOARD MEETING**

**VIA ZOOM**

**Monday, May 11, 2026**

**AGENDA**

**Join Zoom Meeting:** <https://us02web.zoom.us/j/89486730056>

**Meeting ID: 894 8673 0056 Password: 561550 Dial into meeting: +1 646 558 8656**

Topics may start earlier than specified, unless there is a hearing scheduled

### **Meeting Being Taped**

### **Votes May Be Taken**

1. 6:30PM Selectboard Chair opens the meeting, including announcing that the meeting is being recorded and roll call taken
2. 6:30 Approve Minutes: Selectboard Meeting: May 4, 2026, if available
3. 6:30 **Public Comment Period:** Individuals will be limited to two (2) minutes each and the Selectboard will strictly adhere to time allotted for public comment
4. 6:32 **Public Meeting: Draft Analysis of Brownfield Cleanup Alternatives for the Strathmore Mill Demolition project** (EPA Brownfields Grant requirement)
5. 6:45 **June 24, 2026 Special Election**
  - Consider pursuant to G.L. c.54, §42C and §64, to place the following Debt Exclusion ballot question on the June 24, 2026 local special election warrant.  
*Shall the Town of Montague be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to fund the 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.*
  - Execute June 24, 2026 Special Election Warrant, attached hereto
6. 7:00 **Maureen Pollock, Planning Director**
  - Finalization of [Open Space and Recreation Plan](#) and request for Selectboard endorsement
7. 7:15 **Personnel Board**
  - Amendment #1 to Police Chief Contract with Jason Haskins- administrative clarifications surrounding leave and stipend disbursements.
  - Second Reading of the [Personnel Policy Manual](#), vote to adopt

## Montague Selectboard Meeting

May 11, 2026

Page 2

8. 7:25      **Assistant Town Administrator's Business**
- Discuss strategy related to redevelopment of the former Farren site: Public Infrastructure Grants, Development Request for Proposals
  - Grant strategy for other projects seeking funding through Community One Stop for Growth programs
  - Other project updates
9. 7:35      **Town Administrator's Business**
- Authorize Fourth Amendment to Purchase and Sale Agreement with Pioneer Valley Habitat for Humanity for First Street Housing Development. Extends agreement through 12/15/2026
  - Sheffield/ Hillcrest School MSBA (Mass School Building Authority) Eligibility Period started May 1,2026- Discuss timeline and establish charge for Hillcrest and Sheffield Elementary Building Committee (ESBC).
  - Topics not anticipated within 48 hour posting requirement
10. 7:45      Executive Session: (M.G.L. c.30A, Sec. 21(a)2 To conduct strategy sessions in preparation for negotiations with nonunion personnel, specifically to review the performance and contract terms for the Town Administrator, Walter Ramsey.

### Next Meeting

Selectboard Meeting: Monday, May 18, 2026, at 6:30pm via ZOOM

**SPECIAL ELECTION WARRANT  
TOWN OF MONTAGUE  
COMMONWEALTH OF MASSACHUSETTS  
June 24, 2026**

Franklin, ss.

To either of the constables of the Town of Montague in the County of Franklin,  
GREETING:

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 elections and Town affairs to meet in their respective polling places appointed and designated as follows:

Precinct No. 1, the Montague Center Precinct, the Montague Center Fire Station, 28 Old Sunderland Road, Montague Center; Precinct No. 2, the Millers Falls Precinct, the Franklin County Technical School Gymnasium, 82 Industrial Blvd., Turners Falls; Precinct No. 3, the upper hill section of Turners Falls, the Franklin County Technical School Gymnasium, 82 Industrial Blvd., Turners Falls; Precinct No. 4, the second level of Turners Falls, the Franklin County Technical School Gymnasium, 82 Industrial Blvd., Turners Falls; Precinct No. 5, downtown section of Turners Falls, The Senior Center, 62 Fifth Street, Turners Falls; Precinct No. 6, the South End and Montague City Precinct, the Franklin County Technical School Gymnasium, 82 Industrial Blvd., Turners Falls on **Wednesday, the Twenty-Fourth Day of June, in the Year of Our Lord Two Thousand Twenty-Six, from Seven A.M. to Seven P.M.** to bring their votes on one ballot to answer the following question:

**Question 1**

Shall the Town of Montague be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to fund the 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.

Yes \_\_\_\_ No \_\_\_\_

Hereof, fail not and make due return of this warrant with your doings thereon to the Town Clerk seven days before said election.

Given under our hands this \_\_\_\_\_ Day of \_\_\_\_\_ in the Year of Our Lord Two Thousand Twenty-Six.

\_\_\_\_\_ Matthew R. Lord

\_\_\_\_\_ Richard J. Kuklewicz

\_\_\_\_\_ Marina D. Goldman

Franklin, ss Montague, MA, \_\_\_\_\_, 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 fourteen days before said meeting as within directed.

\_\_\_\_\_  
Constable of Montague

**LEGAL NOTICE****TOWN OF MONTAGUE****BROWNFIELDS CLEANUP – STRATHMORE MILL**

The Montague Selectboard is holding a virtual meeting on Monday, May 11, 2026, at 6:30 p.m. As an agenda item, the Board will gather comments on the draft Analysis of Brownfields Cleanup Alternatives (ABCA), developed as a requirement of the Brownfields Cleanup grant received from the United States Environmental Protection Agency (EPA) for the cleanup of the Strathmore Mill property located at 20 Canal Road in Turners Falls. The draft ABCA will also be available for public review on the Town website at [www.montague-ma.gov](http://www.montague-ma.gov), or by inquiry with Assistant Town Administrator Chris Nolan-Zeller, from April 30, 2026 through May 30, 2026.

Remote access provided via Zoom link found at <https://montague-ma.gov/calendar>. To receive a copy of or to comment on the ABCA, or for further information, please contact Chris Nolan-Zeller, Assistant Town Administrator at [chrisn@montague-ma.gov](mailto:chrisn@montague-ma.gov), or (413) 863-3200 x109.

# **Analysis of Brownfields Cleanup Alternatives**

**(DRAFT – For Public Review – April 2026)**

**Former Strathmore Mill Complex**

**20 Canal Road**

**Turners Falls (Montague), Massachusetts**

## **I. Introduction and Background**

On behalf of Town of Montague, this Analysis of Brownfields Cleanup Alternatives (ABCA) document has been prepared by Tighe & Bond to evaluate the cleanup alternatives for the former Strathmore Mill complex located in the Village of Turners Falls Canal District, in Montague, Massachusetts (the Site). This Project is being funded, in part, by a Brownfields Cleanup Grant which was awarded by the United States Environmental Protection Agency (EPA) and is being administered by the Town of Montague.

The ABCA is a condition of the Brownfields Cleanup Grant, with a 30-day public review period required before this “draft” ABCA can be finalized for EPA review and final approval. It is noted that a draft ABCA for this Project was previously prepared in October 2023 by another environmental consultant in preparation of the application of the Brownfields Cleanup Grant, which was ultimately awarded to the Town of Montague in 2024 by the EPA.

General site background information was obtained through several files and reports available on the Town’s website and on Massachusetts Department of Environmental Protection’s (MassDEP’s) website under Bureau of Waste Cleanup files, as well as previous reports Tighe & Bond completed for the Site. These included the following:

- Response Action Outcome (RAO) Statement prepared by Cyn Environmental Services in July 2001 for Release Tracking Number (RTN) 1-13843 in accordance with the Massachusetts Contingency Plan (MCP; CMR 310 40.0000)
- Phase I Environmental Site Assessment and Response Action Outcome (RAO) Statement prepared by Tighe & Bond in January 2004 for RTN 1-15175 in accordance with the MCP
- Strathmore Mill Feasibility Study prepared by Finegold Alexander & Associates, Tighe & Bond, etc. in May 2005
- RAO Statement prepared by MassDEP in September 2007 for RTN 1-16634 in accordance with the MCP

- Site Development Assessment, Strathmore Mills Redevelopment, prepared by Fuss & O’Neill in August 2008
- Phase I Environmental Site Assessment Report prepared by Tighe & Bond in June 2013 which was funded by EPA
- Ground Based Exterior Inspection of Chimney prepared by Boston Chimney & Tower in November 2018
- Visioning Phase Report for the Canal District Master Plan prepared by Dietz & Company Architects, Inc. (Dietz), with SLR Consulting as civil engineer, in March 2023, which was funded by MassDevelopment
- Removal Program Preliminary Assessment/Site Investigation Report for the Strathmore Mill, prepared for the EPA by Weston Solutions, Inc. (Weston) in August 2024

## **1. Site Description**

The Site is located at 20 Canal Road. The Site parcel encompasses approximately 1.9-acres of land and contains a mill building complex located between a power canal on the south side and the Connecticut River on the north side. The Connecticut River is topographically lower than the power canal (by over 30 feet) and the head differential has been used to power the mill since its construction in the 1800s. The mill complex consists of eight interconnected buildings referred to as Buildings #1 through #8, and another separate building referred to as Building #11, ranging in size between four and seven stories. The third story level of these buildings is at the “street entrance” level off Canal Road. There was also a former interconnected building between Buildings #1 and #11 (previously referred to as Building #10) that was destroyed by a fire in 2007 and subsequently demolished. An Existing Conditions Plan, based on a recent survey of the Site, is provided in Attachment A.

The subject mill buildings are in an advanced state of disrepair and are currently unsafe. Since the Site buildings are no longer heated, they are further affected by the elements which increases the stress and deterioration of the buildings. In some building areas adjacent to the Connecticut River, there are cracks in the exterior walls that extend a number of stories and numerous windows are broken and open to the environment. There is also evidence that trespassers periodically enter and vandalize the abandoned buildings, even though the Town has attempted to keep them out over the years, but in this low visibility location (and with the current state of the buildings with numerous potential access points into the structures) this has been a challenge for the Town.

Also, as part of the former Strathmore Mill complex, there is another interconnected building (referred to as Building #9) which houses a hydroelectric generating plant currently operated by Eagle Creek Renewable Energy, with this building referred to as Eagle Creek Turners Falls station. This occupied Building #9 is situated between (and shares supporting walls with) Buildings #5, #2, and #4, but is located on a separate parcel of land not owned by the Town. The single vertical turbine housed in Building #9 is periodically operated for power, licensed by the Federal Energy Regulatory Commission (FERC Project No. 2622). Although the “off-site” Building #9 is scheduled to remain, it is part of this Project in that it will require structural support during and/or post-demolition of the Site buildings.

Lastly, there is an inactive wastewater treatment plant (WWTP) situated on the abutting off-site parcel to the west of the Site. That abandoned WWTP, which is also depicted on the Existing Conditions Plan, previously served the former Strathmore Mill complex.

## **2. Site History**

General Site Use History: The Site is a former paper mill facility, with earlier cutlery operations also documented at the Site. The existing buildings of the Strathmore Mill complex were constructed between 1877 and the early 1900s for the Keith Paper Company. Industrial use of the Site (and surrounding area) pre-dates 1877, when the Keith Paper Mill Complex was destroyed by fire, but was rebuilt soon thereafter. Expansions of the mill complex occurred between 1893 and 1896, doubling the manufacturing production output. Historically, mill operations included machining, stamping, forging, grinding, finishing, pulping, cutting, and bleaching. The mill complex has over 200,000 square feet in floor area.

In general, the Site buildings have been mostly abandoned and unused since approximately the mid-1990s when paper manufacturing ceased, with the abandoned Building #11 intermittently used by other non-industrial business into the early 2000s.

The Town of Montague is currently the sole owner of the property. The property was acquired by tax title foreclosure on February 19, 2010. The Deed can be found in the Franklin County Registry of Deeds Book 5494 Page 83 and the Judgment in the tax lien case is found in Book 1826 Page 16.

Site Release History: The former Strathmore Mill property has been subject of several earlier spill incidents (i.e., pre-1993) and three releases of oil and/or hazardous materials that were assigned RTNs by MassDEP. A summary of those release incidents is below:

- Spill Incident W90-0461 – On July 16, 1990, a sheen was noted on the canal adjacent to the Site. The source was not identified, and no pipes were observed in the vicinity of the sheen. The case has been closed by MassDEP.
- Spill Incident W90-0744 – On November 20, 1990, 40 to 50 gallons of diesel fuel were released when a truck struck a concrete wall and ruptured a saddle tank. Absorbents were applied, and 15 cubic yards of contaminated soil were excavated and transported off-site under Bill of Lading. The case was closed on December 3, 1990. No information on the location of the spill at the facility was included in the spill report.
- Spill Incident W91-0260 – On May 13, 1991, 100 gallons of waste lubricating oil was released from a machine and entered a drain. The drain discharged to the former WWTP on the abutting property to the west/southwest. A vacuum truck removed the oil from the WWTP and the case was closed.
- Spill Incident W92-0084 – On February 29, 1992, 40 to 50 pounds of liquid paper/pulp sludge overflowed from a pipe. The release violated the facilities NPDES permit and MassDEP was notified. The case has been closed by MassDEP.
- Spill Incident W92-0672 – On November 28, 1992, less than 500 gallons of paper machine “white water” was released to the canal when a valve was not completely closed. Normally the water was diverted to the WWTP on the abutting property. The case has been closed.
- RTN 1-13843 - On March 21, 2001, approximately 30 to 50 gallons of No. 2 fuel oil was released to the adjacent pavement along Canal Road and a catch basin in front of the building complex during a fuel delivery. Speedi Dry was applied to the pavement and the catch basin was pumped and cleaned. The storm drain reportedly discharges to a “9,000-gallon concrete holding tank” below the building which “then discharges to the basement sumps and ultimately the sewer system.” No significant sheen was reportedly observed in the tank or the basement areas following the release. A crack in the pavement was reportedly observed in the vicinity of the release. Two soil borings were advanced in this area, with boring refusals occurring less than 10 feet below grade presumably on bedrock. The laboratory results for the soil samples collected from the borings indicated significant petroleum contamination was not present for the release. A groundwater monitoring well was installed in one boring as part of the drilling event, but groundwater was not encountered in the overburden aquifer when the

sampling event occurred. A Class A-2 RAO was submitted for the Site on July 20, 2001 closing out this release.

- RTN 1-15175 - This RTN was issued for the identification of arsenic in soil above a Reportable Concentration (i.e., a 120-day reportable condition). The exceedance was identified during a Phase II Environmental Site Assessment conducted at the Site by Tighe & Bond in 2003 (further discussion below in Section 2.4). The release was closed without conducting any remediation under a Class B-1 RAO Statement in 2004.
- RTN 1-16634 – This RTN was issued for the Site following firefighting activities in May 2007. A sheen was observed on the Connecticut River during the May 2007 fire. MassDEP was notified and hired an environmental contractor to deploy absorbents. The release was closed in October 2007 by MassDEP staff.

### **3. Previous Investigations, Studies, Response Actions**

Summary of Subsurface Investigations: As part of Site investigations using earlier EPA Brownfields Assessment Funding, subsurface investigations were conducted in 2003-2004. The scope of work included:

- advancement of nine soil borings on the exterior portions of the Site
- submittal of eight subsurface soil samples for laboratory analysis
- completion of two soil borings as groundwater monitoring wells
- collection of two groundwater samples for laboratory analysis

During boring advancement, very fine to fine sand with some silt and gravel, and little brick pieces (described as urban fill) were encountered in the shallow overburden materials. Groundwater was encountered just above the bedrock in two borings, which were completed as monitoring wells.

Soil samples were submitted laboratory analysis of volatile organic compounds (VOCs), extractable petroleum hydrocarbons (EPH) with polycyclic aromatic hydrocarbon (PAH) target analytes, polychlorinated biphenyls (PCBs), cyanide, and/or RCRA 8 metals. Groundwater samples were submitted laboratory analysis of VOCs, EPH/target PAHs, PCBs, cyanide, and RCRA 8 metals

The soil analytical data indicated that arsenic and four PAHs were present in soil samples at concentrations that exceeded the applicable Reportable Concentrations (RCS-1). Regarding the soil exceedances:

- *PAHs* - Due to the presence of elevated PAHs in four of the samples collected at the Site, two of the samples were submitted for analysis by electron microscopy. Coal and coal ash were identified in both of the samples. In addition, wood ash was identified in one of the samples. Based on the identification of coal, coal ash, and/or wood ash and the presence of PAHs as the sole contaminant of concern (i.e., no extractable petroleum hydrocarbons (EPH) carbon fraction exceedances), additional remedial actions were not conducted and notification to MassDEP was not required for these exceedances. In accordance with the Massachusetts Contingency Plan (MCP; CMR 310 40.0000), releases of oil and/or hazardous materials relating to coal, wood ash, and coal ash do not require notification under the MCP. Accordingly, no further response actions were proposed.
- *Arsenic* - Arsenic was identified in one sample at a concentration of 32.3 milligram per kilogram (mg/kg) that exceeded the applicable MCP Method 1 standard of 30 mg/kg [Note: The MCP regulations have been revised since that time, and the current S-1 standard is 20 mg/kg.]. However, the calculated Exposure Point Concentration (EPC) or average concentration was well below the applicable standards, and a RAO Statement was prepared and submitted to MassDEP to close out the release.
- *Lead* - Lead was not identified above the MCP Method 1, S-1 standard of 300 mg/kg during these investigations. [Note: The MCP regulations have been revised since that time, and the current S-1 standard is 200 mg/kg.] The lead concentrations in Site soils (including samples of anthropogenic fill) ranged between 11.4 mg/kg and 175 mg/kg.

VOCs, EPH/target PAHs, PCBs, and dissolved metals were not detected above laboratory reporting limits in Site groundwater

Previous Building Abatement and Demolition: Previous building abatement and demolition work at the Site has included the following:

- *Fire-Damaged Building #10 Cleanup Project 2012-2013:* Following the fire in May 2007 that destroyed Building #10, a large debris pile resulting from the fire remained on Site. That debris pile was identified as containing asbestos materials. That debris pile was removed for proper off-site disposal in 2013 under a Non-Traditional Work Plan approved by MassDEP.
- *Interior Abatement and Stack Demolition Project 2020:* In 2020, most of the accessible asbestos containing material (ACM) and other hazardous materials from the interior portions of Buildings #1 through #8 were removed without

demolition work needed (and without the need for a Non-Traditional Work Plan - NTWP). This work also included the demolition of the smokestack to its lower base level in the interior courtyard area.

- *Footbridge Removal Project 2025*: In 2025, FirstLight, Power Inc. completed the demolition (i.e., removal) of the footbridge that spanned over the abutting canal and connected to Building #4 during a canal shutdown period in September 2025.

Summary of Recent EPA Investigations: As part of EPA's investigations at the Site in 2024, potential hazards remaining at the abandoned property were evaluated. In Weston's report, it is noted that an inspection of the abandoned buildings was conducted by personnel from EPA, Weston and MassDEP in April 2024. In general, their report notes the following findings:

- There was no evidence of underground storage tanks
- There are two above ground storage tanks which were previously used to store fuel oil (in Buildings #5 and #6) that have since been emptied
- There are several other former process tanks through the building complex
- There was no evidence of stained soil or stressed vegetation
- There was no evidence of drums or containers of oil or hazardous materials
- There was evidence of presence of potential ACM within the buildings in limited areas that had not been removed during the earlier abatement project
- There were piles of fine debris scattered on the building floor areas, containing "sediment, insulation materials, and paint chips from surrounding walls"

As part of this investigation, Weston also collected 19 samples from the interior portions of the buildings for laboratory analysis. In summary, this included the following:

- Sampling of 12 suspect building materials for asbestos analysis, including 2 pipe wrap, 2 floor tile samples, 2 window caulking samples, 3 roofing tile samples, 1 boiler insulation sample, and 2 yellow fire bricks samples, with the 2 of the window caulking samples also submitted for PCB analysis.
- Collection of 2 samples from "debris" piles on floor areas for asbestos analysis, with 1 debris pile sample also submitted for PCBs and metals analysis.
- Collection of 6 paint chips samples from the floors in various areas submitted for metals analysis.

As reported by Weston:

- Asbestos was detected in 5 of the 13 samples submitted for asbestos analysis.

- PCBs were detected in one of the debris pile samples and in one of the window caulking samples at low concentrations of  $\leq 1$  mg/kg.
- Total lead was reported at elevated levels in each of the 8 samples submitted for metals analysis, at a maximum concentration of 94,000 mg/kg in one of the paint chip samples. In addition, cobalt was reported at elevated levels in 3 of the paint chip samples, at a maximum concentration of 550 mg/kg.

Previous Redevelopment Studies: Some of the earlier studies referenced earlier evaluated the viability of, and the challenges associated with, renovating the former Strathmore Mill building complex (or portions thereof) for reuse. With no redevelopment plans moving forward over the years, and with the dilapidated state of the abandoned buildings as further documented in Dietz's 2023 report, building demolition and restoration of the Site to future naturalized parkland use was considered the most suitable redevelopment option.

Recent Building #9 Structural Alternative Analysis Study: In November 2024, Tighe & Bond completed a structural analysis for the "off-site" Building #9 where Eagle Creek's "off-site" operations are scheduled to continue. In general, the following two options were evaluated: 1) Building #9 to remain, with structural reinforcements constructed around the building to resist the code-required loading after the abutting Site buildings are demolished; 2) Demolish Building #9 along with the rest of the mill complex (i.e., Site buildings) and construct a new building to house Eagle Creek's hydro turbine and the required support equipment.

While comparing the two alternatives, it became apparent that to maintain the Eagle Creek hydro turbine, the lower levels of the existing Building #9 needed to remain. This situation created an overlap in scope for new construction. Effectively the lower floor level work would be the same for each alternative. Therefore, the major difference between the two alternatives was whether the upper (i.e., at and above street) level remains and is reinforced or is demolished and re-built. Even though a new building could be smaller than what is existing above street level, the cost for demolition and new construction of Building #9 was determined to be significantly greater than the cost to reinforce the existing walls of Building #9 (and construct some building code compliance modifications) as part of demolition of the abutting Site building areas.

#### **4. Project Goal**

The goals of the Project are to remove blight, protect human health, and prevent an ecological disaster with the condition of the mill building likely to collapse and impact

the abutting Connecticut River. These goals will be achieved through the cleanup of the Site for the creation of open space to serve this Environmental Justice Neighborhood.

The cleanup (and demolition) of the Site will eliminate potential exposure to contaminants and other hazards that could cause cancer, as well as a variety of other adverse health effects on the immune system, reproductive system, nervous system, and endocrine system to the 31 low-income seniors living in public housing adjacent to the Site, along with hundreds of daily users of the Canalside Rail Trail. The cleanup of the Site through proper abatement of ACM and other hazardous materials and demolition of the dilapidated buildings along this riverfront property also removes a pollution source threatening residents and sensitive populations in Montague, Greenfield and every community downstream to Long Island Sound. The mill complex in its current state is a deterrent to public access and recreational use of the river, which is a stated priority in Montague Comprehensive Plan and the Turners Falls Downtown Livability Plan. The potential threat for a direct release of contaminants into the river will be eliminated through the cleanup of the Site.

## **5. Regional and Site Vulnerabilities**

According to the FEMA FIS (Community Number 250122, Map 02P, revised February 1982) and FIRM (Community Panel Number 250122 001 C, effective February 12, 1982), portions of the Mill Complex are within the mapped limits of 100-year flooding at FEMA-determined base flood elevations ranging between 153 and 155 feet.

As also stated in the “initial” draft ABCA prepared for this Project in October 2023 in preparation for the Town’s application for the Brownfields Cleanup Grant:

*The northeastern United States, including the Connecticut River valley generally experiences warm and often humid summers and cold winters. Rainfall can be severe with summer thunderstorms common and severe weather resulting from regional nor’easter anticyclone storms and/or hurricanes. Winter conditions can also be severe with ice storms and heavy snow common. In recent years, Hurricane Bob, Super Storm Sandy, Hurricane Irene, Hurricane Lee and numerous nor’easters have resulted in damage and impacts to both the natural and build environment. Localized intense rainstorm events have resulted in extreme localized flooding, erosion, street and bridge collapse. Examples in 2023 alone included severe flooding in Ludlow, VT, Leominster, MA and impacts to the Connecticut, Deerfield, Millers and many other New England rivers.*

*According to the US Global Change Research Program (USGCRP), the northeastern United States can expect increased temperatures and temperature variability and extreme precipitation events (see Attachment A). USGCRP notes that “heat waves, coastal flooding, and river flooding will pose a growing challenge to the region’s environmental, social, and*

*economic systems. This will increase the vulnerability of the region's residents, especially its most disadvantaged populations." Increased precipitation will increase stormwater runoff, which is applicable to the cleanup and redevelopment of the Site for residential reuse and open space.*

*The cleanup of the Site will result in the creation of open space as well as reduction in impervious surface area and the creation of new stormwater control systems as well as riparian zones.*

## **II. Applicable Regulations and Cleanup Standards**

### **1. Cleanup Oversight Responsibility**

Currently, there are no "MCP" cleanup obligations for the Site. Also, subsurface investigations conducted at the vacant Site under an EPA-funded Brownfields Assessment Grant in 2013 indicated that the remaining impacts to the environment (i.e., Site soils) do not warrant further remediation.

In any event, this Project will be overseen by a Commonwealth of Massachusetts Licensed Site Professional (LSP) in accordance with Massachusetts General Law Chapter 21E and the MCP. Therefore, should a new "release" to the environment be encountered during this Project requiring reporting to MassDEP and/or if contaminated soil is generated and/or require off-site disposal as part of this Project, a Tighe & Bond LSP will oversee those actions.

### **2. Cleanup Standards, and Applicable Law and Regulations**

In preparation for and/or in conjunction with the scheduled mill buildings demolition, the proper abatement and disposal of the ACM is regulated by Massachusetts Department of Labor Standards 454 CMR 28.00 and by MassDEP under 310 CMR 7.00, and 310 CMR 19.000 regulations, as well as by Federal regulations. The removal and proper disposal of oil and hazardous materials (OHM) is regulated by MassDEP under 310 CMR 30.000 regulations, as well as Federal regulations. For ACM that cannot be "traditionally" or properly abated without some level of select demolition also occurring (e.g., some roof areas) a Non-Traditional Work Plan will be filed by the Contractor for review and approval by MassDEP's Bureau of Air and Waste. The cleanup submittals will include identification of disposal facilities licensed to accept ACM and impacted building debris. The disposal facilities for ACM and other hazardous building materials and OHM will be identified during the design and contractor selection phase.

In accordance with 310 CMR 16.00 – Site Assignment Regulations for Solid Waste Facilities, certain recycling operations or activities do not require a solid waste site assignment. These exempt recycling operations include uncoated Asphalt, Brick and

Concrete (ABC) Recycling Operations (310 CMR 16.05(3e)) when the ABC rubble generated from a demolition project is processed and reused at the site of generation. When the ABC is crushed in accordance with this regulatory provision, it is no longer considered a solid waste and may be used as a substitute for stone or aggregate construction material.

Other regulatory permitting that will be triggered for this Project include a wetland permit under 310 CMR 10.00, and there will be determination filings for the Project to Massachusetts Historical Commission and Montague Historical Commission, as well as to Natural Heritage & Endangered Species Program under the Massachusetts Endangered Species Act.

### **III. Evaluation of Cleanup Alternatives**

#### **1. Cleanup Alternatives Considered**

To address the cleanup needs at the Site, three alternatives were considered, including:

- Alternative #1 – No action
- Alternative #2 – Abatement, demolition, and backfill with clean off-site borrow as part of Site restoration
- Alternative #3 – Abatement, demolition, and reuse of “secondary” building materials (defined as painted/coated brick and concrete) for backfill under a Beneficial Use Determination (BUD) permit to be issued by MassDEP in accordance with 310 CMR 16.00

#### **2. Cleanup Alternatives Evaluation**

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be evaluated prior to selecting a recommended cleanup alternative.

##### Effectiveness – Including Vulnerability/Resiliency Considerations

- Alternative #1 – The no action alternative, which is an alternative typically reviewed under cleanup evaluations, would not be effective in controlling or preventing exposure of ACM and other building-related contaminants (and other hazards) to potential human and ecological receptors, and it would be a continued concern for trespassing and vandalism.
- Alternative #2 – Abatement, demolition, and backfill of the Site with clean off-site borrow would be effective in eliminating Site risk and reduce the Site’s vulnerability to climate change, as the removal of “impervious areas”

associated with the buildings (and Site restoration) will improve stormwater runoff conditions at the Site and further protect against flood events. Under this alternative, it is noted that a significant volume of backfill is warranted in the lower levels of the demolished buildings nearer to Canal Road as part of Site restoration and grading, due to the significant topographic relief (25+ feet) between the lowest level of the buildings and the adjacent roadway and the structural support needed along that exposed foundation following demolition.

- Alternative #3 – Abatement, demolition, and reuse of coated brick and concrete for backfill under a BUD permit would also be effective in eliminating Site risk and reduce the Site’s vulnerability to climate change. It is also noted that fairly stringent health protective criteria are utilized in the BUD process to reduce the introduction of contaminants into the environment.

Implementability:

- Alternative #1 – The no action alternative is easily implemented since no action will be conducted.
- Alternative #2 – Abatement, demolition, and backfill of the Site with clean off-site borrow can be implemented. This will include abatement (i.e., cleanup) of ACM and other hazardous materials remaining within the interior portions of the buildings and on the exterior portions of the buildings (e.g., roofing materials that contain ACM). This will also include segregation of oil-stained brick and/or concrete in identified areas for separate off-site disposal, the removal of the hazardous debris piles on the floor areas (i.e., containing paint chips and other debris), and the requirement for removal of loose/flaky paint from interior brick surfaces to the extent feasible for separate disposal as a hazardous waste. For ACM that cannot be “traditionally” or properly abated without some level of select demolition also occurring (which is moderately difficult), a Non-Traditional Work Plan (NTWP) will need to be filed for MassDEP review and approval. In those instances, the commingled ACM debris from select demolition will be removed for proper off-site disposal as a commingled ACM waste (assume approximately 20%). During demolition, dust control and monitoring will be required and the segregation and recycling of as many materials as possible (including scrap metal, intact wood beams, etc.) will be conducted. In any case, there will be a significant number of trucks needed for transporting the demolished building materials for proper off-site disposal and/or recycling.

This Project is also complicated by having to “preserve” Building #9 while demolishing the adjoining Site building areas. This will require construction of new reinforced concrete retaining walls below street level grade, and construction of new concrete masonry unit (CMU) walls with brick veneer above new grade along the exposed sides of Building #9 following demolition of adjoining site buildings, which is moderately to highly difficult to implement. As part of Site restoration, a new slope would be placed along the eastern and western sides of Building #9 within the footprints of the applicable demolished buildings which is not difficult to implement. This will require upwards of approximately 13,000 cubic yards of off-site borrow materials to be used for backfill. This would require more trucks coming to the Site, which is less in line with EPA’s (and MassDEP’s) Greener Cleanup goals and Best Management Practices for reducing air pollutants and greenhouse gas emissions.

- Alternative #3 – Abatement, demolition, and reuse of coated brick and concrete for backfill under a BUD permit can be implemented in the same way as Alternative #2. However, the majority of the backfill needs for this Project will be met by the reuse of painted/coated brick and concrete (and uncoated concrete and brick) from the building demolitions that will be crushed to the extent that no pieces will be larger than three inches in any dimension. The reuse of these secondary “BUD” materials will significantly reduce the volume of building materials disposed off-site and limit the volume of imported off-site borrow materials needed, which reduce the number of trucks needed to and from the Site (i.e., consistent with EPA’s/MassDEP Greener Cleanup goals).

#### Costs<sup>1</sup>:

- Alternative #1 – There are no costs with the no action alternative; however, it is noted that there would be continued long-term maintenance and security monitoring costs for the vacant buildings that are in disrepair.
- Alternative #2 – Under this alternative, the estimated overall Project cost is \$6,200,000 ±, which includes the following: proper abatement and disposal of ACM and hazardous building materials (\$,1,700,000 ±; this assumes approximately 20% of the demolished building materials (including brick) will be

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<sup>1</sup> These estimated costs do not include, utility terminations, tailrace abandonment, new walls construction around Building #9, construction of a new secondary means of egress out of Building #9 (i.e., new stairwell), other mechanical, electrical, and plumbing systems (MEP) and fire protection updates that will be required per building code for Building #9, and other Site restoration needs following building demolition.

commingled with ACM (i.e., not traditionally abated) and require proper off-site disposal); demolition of the buildings and non-recycled building debris disposal (\$3,800,000±); and Site restoration (i.e., backfilling/new slope construction - \$700,000 ±).

- Alternative #3 – Under this alternative, the estimated overall Project cost is \$4,600,000 ±, which includes the following: proper abatement and disposal of ACM and hazardous building materials (\$1,700,000 ±; this assumes approximately 20% of the demolished building materials (including brick) will be commingled with ACM (i.e., not traditionally abated) and require proper off-site disposal); demolition of the buildings and non-recycled building debris disposal other than segregated brick and concrete that can be reused as backfill (\$2,600,000±); and Site restoration (i.e., backfilling/new slope construction with processed secondary materials with three-feet of cover material - \$300,000 ±), which includes processing the segregated painted/coated brick and concrete material prior to reuse as backfill.

### **3. Recommended Cleanup Alternative**

Based on the significant cost savings and the other additional benefits associated with Alternative #3 (i.e., significantly less greenhouse gas emissions), the abatement, demolition, and reuse of secondary building materials (i.e., painted/coated brick and concrete) for backfill under a BUD permit is the selected cleanup alternative for this Project. For this Project, a BUD permit application under “Category 3 – Restricted Applications” will be submitted to MassDEP for approval for the painted/coated building materials (mostly brick for this Site) that are proposed to be used as backfill<sup>2</sup>. The use of these “regulated” materials for backfilling of the Site, with three feet of clean capping materials and a demarcation barrier placed over the processed materials, is beneficial for this Project for two reasons: 1) it will significantly limit the amount of materials to be disposed of off-site and the volume of backfill needed, and 2) correspondingly it will reduce the number of trucks to and from the Site. It will also pose insignificant potential hazard to public health, safety and the environment, per 310 CMR 16.00. Following completion, a BUD Notice Plan will be recorded on the property deed that will identify the area of the secondary BUD materials, the requirement that the three foot cover be maintained, and requirement to submit a BUD

---

<sup>2</sup> It is noted that an “initial” BUD permit was issued by MassDEP for this project in 2019 when tentative plans included partial demolition of the mill complex.

Modification to MassDEP for review and approval should any future site development activities include the disturbance or removal of the secondary BUD materials.

Lastly, due to the complexity of the Project with the “off-site” Building #9 scheduled to remain, and to provide the Town with a feasible solution to demolish numerous buildings on Site using the available Project funding (with the possibility that additional funding that may become available as the Project advances to construction), a tiered approach of building demolition was established that progressively increases the number of buildings to be demolished. A Demolition Plan is provided in Attachment A for reference.

DRAFT

**ISSUED FOR PERMIT - NOT FOR CONSTRUCTION**

THIS DOCUMENT IS RELEASED TEMPORARILY FOR PROGRESS REVIEW ONLY. IT IS NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.

**FORMER STRATHMORE MILL COMPLEX ABATEMENT, DEMOLITION, AND RESTORATION PROJECT**

Town of Montague

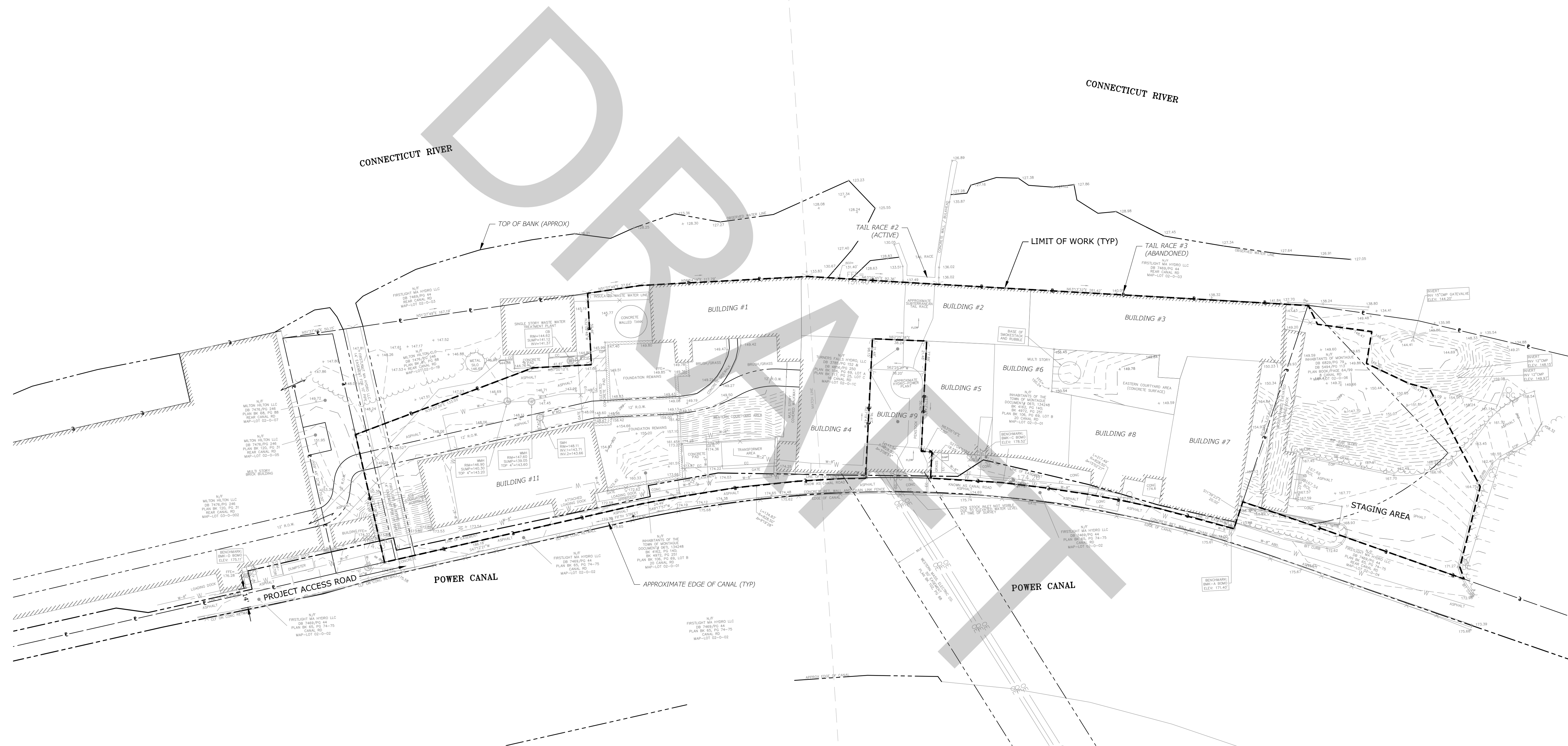
Montague, Massachusetts

MARK	DATE	DESCRIPTION
PROJECT NO:	M5003-012A	
DATE:	APRIL 2026	
FILE:	M5003-012A-C-Existing Conditions.dwg	
DRAWN BY:	A.LAPATIN	
DESIGNED BY:	X.XXXX	
CHECKED BY:	X.XXXX	
APPROVED BY:	X.XXXX	

EXISTING CONDITIONS & LIMITS OF WORK AREA PLAN

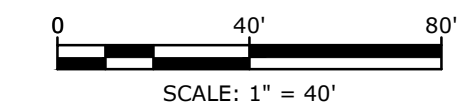
SCALE: 1" = 40'

C-100

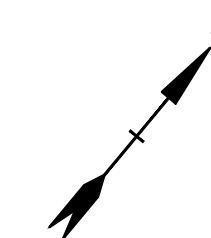


**LEGEND:**

- SITE BUILDING #1 - FIVE TOTAL STORIES/FLOORS, WITH BASE/1ST FLOOR SLAB ELEVATION APPROX. 149±
- SITE BUILDING #2 - FIVE TOTAL STORIES/FLOORS, WITH BASE/1ST FLOOR SLAB ELEVATION APPROX. 149±
- SITE BUILDING #3 - FIVE TOTAL STORIES/FLOORS, WITH BASE/1ST FLOOR SLAB ELEVATION APPROX. 149±
- SITE BUILDING #4 - FOUR TOTAL STORIES/FLOORS, WITH BASE/1ST FLOOR SLAB ELEVATION APPROX. 149±
- SITE BUILDING #5/5A - FOUR TOTAL STORIES/FLOORS, WITH BASE/1ST FLOOR SLAB ELEVATION APPROX. 149±
- SITE BUILDING #6/6A - FOUR TO FIVE TOTAL STORIES/FLOORS, WITH BASE/1ST FLOOR SLAB ELEVATION APPROX. 149±
- SITE BUILDING #7 - FOUR TOTAL STORIES/FLOORS, WITH BASE/1ST FLOOR SLAB ELEVATION APPROX. 146± AND OPEN VOID BENEATH SLAB (MOSTLY EARTHEN BASE) W/ BOTTOM ELEVATION 142±
- SITE BUILDING #8 - TWO TOTAL STORIES/FLOORS (2ND AND 3RD FLOORS OF BUILDING COMPLEX), WITH OPEN VOID BENEATH 2ND FLOOR (MOSTLY EARTHEN BASE) W/BOTTOM ELEVATION 142±
- SITE BUILDING #11 - SEVEN TOTAL STORIES/FLOORS, WITH BASE/1ST FLOOR SLAB ELEVATION APPROX. 149± (WESTERN END ADDITION OF BUILDING IS OPEN ROOM, 2 TO 3 STORIES IN HEIGHT) (OFF-SITE BUILDING #9 - FOUR TOTAL STORIES/FLOORS, WITH BASE/1ST FLOOR SLAB ELEVATION APPROX. 149±)



Last Saved: 4/17/2026 9:58am By: Alapatin  
 Plotted On: Apr 17, 2026 9:58am By: Alapatin  
 Tighe & Bond 53 Southampton Road Westfield, MA 01085  
 Design Phase Drawings AutoCAD Sheet/Permit Drawings M5003-012A-C-Existing Conditions.dwg



**ISSUED FOR PERMIT - NOT FOR CONSTRUCTION**

THIS DOCUMENT IS RELEASED TEMPORARILY FOR PROGRESS REVIEW ONLY. IT IS NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.

**FORMER STRATHMORE MILL COMPLEX ABATEMENT, DEMOLITION, AND RESTORATION PROJECT**

Town of Montague

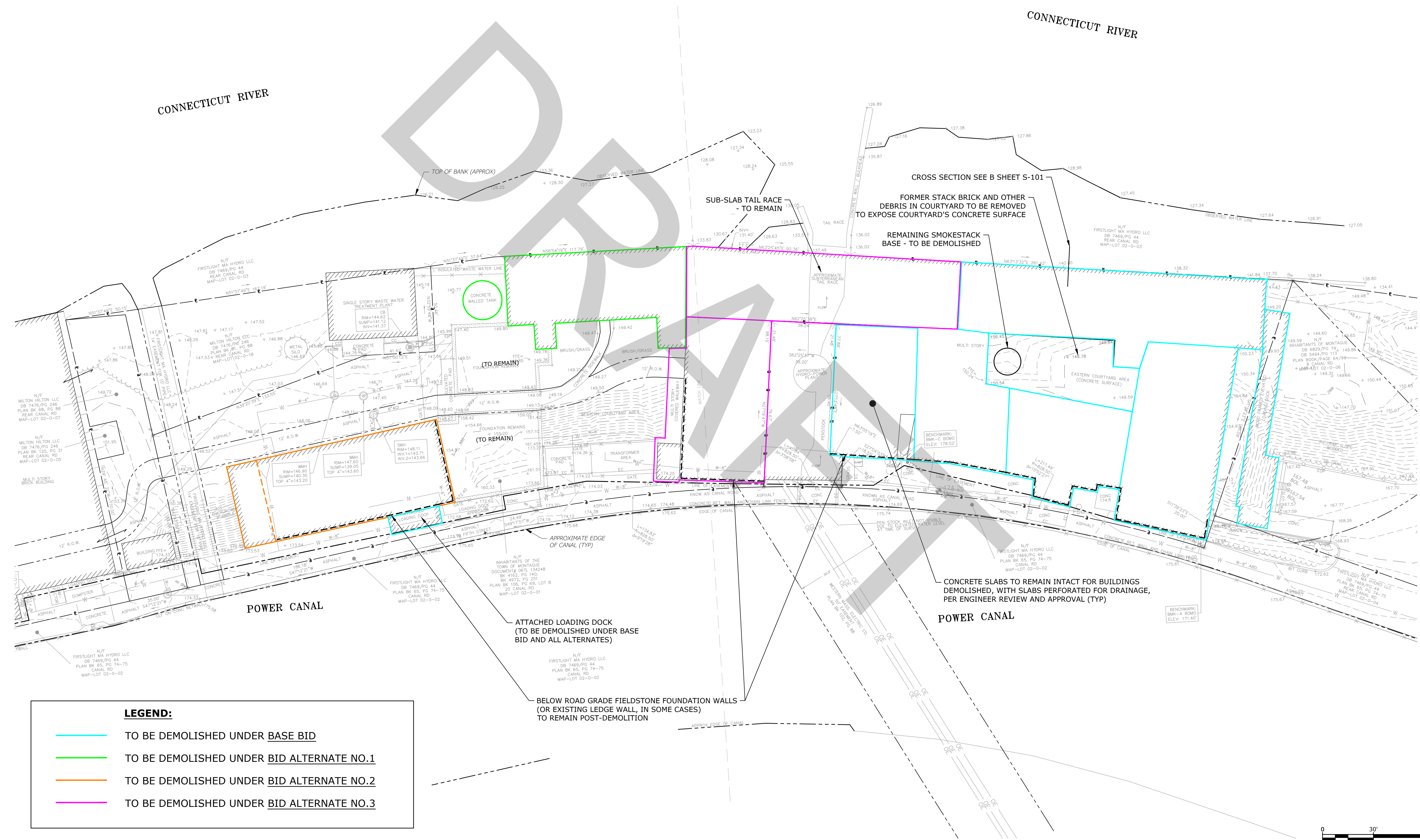
Montague, Massachusetts

MARK	DATE	DESCRIPTION
PROJECT NO:	M5003-012A	
DATE:	APRIL 2026	
FILE:	M5003-012A-C-Demo.dwg	
DRAWN BY:	A.LAPATIN	
DESIGNED BY:	X.XXXX	
CHECKED BY:	X.XXXX	
APPROVED BY:	X.XXXX	

DEMOLITION PLAN

SCALE: 1" = 30'

C-200

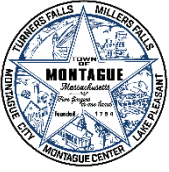


**LEGEND:**

- TO BE DEMOLISHED UNDER BASE BID
- TO BE DEMOLISHED UNDER BID ALTERNATE NO.1
- TO BE DEMOLISHED UNDER BID ALTERNATE NO.2
- TO BE DEMOLISHED UNDER BID ALTERNATE NO.3



Last Saved: 4/17/2026 9:55am By: Alapatin  
 Plotted On: Apr 17, 2026 9:55am By: Alapatin  
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**TOWN OF  
MONTAGUE  
MASSACHUSETTS**

Selectboard Office  
One Avenue A  
Turners Falls, MA 01376

413-863-3200  
Ext. 108

To: Wendy Bogusz, Town Clerk

From: Town of Montague Selectboard

Please take notice that the Selectboard voted on May 11, 2026, pursuant to G.L. c.54, §42C and §64, to place the following Debt Exclusion ballot question on the June 24, 2026, local special election warrant.

**Question 1**

Shall the Town of Montague be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to fund the 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.

Yes \_\_\_\_\_ No \_\_\_\_\_

TOWN OF MONTAGUE  
SELECTBOARD

\_\_\_\_\_ Matthew Lord, Chair

\_\_\_\_\_ Richard Kuklewicz, Co-Chair

\_\_\_\_\_ Marina Goldman, Clerk

**SPECIAL ELECTION WARRANT  
TOWN OF MONTAGUE  
COMMONWEALTH OF MASSACHUSETTS  
June 24, 2026**

Franklin, ss.

To either of the constables of the Town of Montague in the County of Franklin,  
GREETING:

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 elections and Town affairs to meet in their respective polling places appointed and designated as follows:

Precinct No. 1, the Montague Center Precinct, the Montague Center Fire Station, 28 Old Sunderland Road, Montague Center; Precinct No. 2, the Millers Falls Precinct, the Franklin County Technical School Gymnasium, 82 Industrial Blvd., Turners Falls; Precinct No. 3, the upper hill section of Turners Falls, the Franklin County Technical School Gymnasium, 82 Industrial Blvd., Turners Falls; Precinct No. 4, the second level of Turners Falls, the Franklin County Technical School Gymnasium, 82 Industrial Blvd., Turners Falls; Precinct No. 5, downtown section of Turners Falls, The Senior Center, 62 Fifth Street, Turners Falls; Precinct No. 6, the South End and Montague City Precinct, the Franklin County Technical School Gymnasium, 82 Industrial Blvd., Turners Falls on **Wednesday, the Twenty-Fourth Day of June, in the Year of Our Lord Two Thousand Twenty-Six, from Seven A.M. to Seven P.M.** to bring their votes on one ballot to answer the following question:

**Question 1**

Shall the Town of Montague be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to fund the 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.

Yes \_\_\_\_ No \_\_\_\_

Hereof, fail not and make due return of this warrant with your doings thereon to the Town Clerk seven days before said election.

Given under our hands this \_\_\_\_\_ Day of \_\_\_\_\_ in the Year of Our Lord Two Thousand Twenty-Six.

\_\_\_\_\_ Matthew R. Lord

\_\_\_\_\_ Richard J. Kuklewicz

\_\_\_\_\_ Marina D. Goldman

Franklin, ss Montague, MA, \_\_\_\_\_, 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 fourteen days before said meeting as within directed.

\_\_\_\_\_  
Constable of Montague



Office of the Town  
Administrator  
Town of Montague

Walter Ramsey, AICP, MCCPO  
(413) 863-3200 ext. 110  
[Walterr@montague-ma.gov](mailto:Walterr@montague-ma.gov)  
One Avenue A Turners Falls, MA

May 11, 2026

Division Conservation Services 100 Cambridge Street, Suite 900  
Boston, MA 02114

RE: Letter of Support for the Montague Open Space and Recreation Plan Update

To Whom It May Concern,

I am writing to express our support for the Town of Montague's Open Space and Recreation Plan update, dated May 2025.

The Open Space and Recreation Plan is a critical document that reflects a shared vision for protecting open space, improving access to recreational opportunities, and enhancing the quality of life for all residents. The plan promotes environmental stewardship, supports climate resilience, encourages equitable access to natural and recreational resources, and helps align local and regional priorities for sustainable development.

Our Selectboard supports the goals and strategies in this plan. We are confident its implementation will position the Town to pursue funding opportunities, strengthen community partnerships, and make meaningful progress toward long-term conservation and recreation objectives.

We appreciate the Division of Conservation Services' support of this effort and respectfully request your approval of the Town's Open Space and Recreation Plan update.

Sincerely,

Walter Ramsey  
Town Administrator

## FIRST AMENDMENT TO POLICE CHIEF CONTRACT

This First Amendment to the Police Chief Contract (“Amendment”) is made as of May 11, 2026, by and between the Town of Montague, Massachusetts, acting by and through its Selectboard (“Town”), and Jason D. Haskins (“Chief”).

**WHEREAS**, the Town and the Chief entered into a Police Chief Contract dated October 20, 2025 (“Agreement”); and

**WHEREAS**, the parties desire to clarify certain terms of the Agreement;

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, the parties agree as follows:

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### 1. Amendment to Section 98(B) – Personal Days

Section 98(B) of the Agreement is hereby amended to provide that the Chief shall be entitled to **four (4) personal days per year**, in place of three (3) personal days.

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### 2. Amendment to Section 98(B) – Sick Leave

Section 98(B) of the Agreement is further amended to provide that the Chief shall be entitled to **fifteen (15) sick days per year**, in place of ten (10) sick days.

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### 3. Amendment to Section 98(H) – IT Administrator Stipend

Section 98(H) of the Agreement is hereby amended to clarify that the IT Administrator stipend shall be paid in **two (2) installments per contract year, in January and July**, including contract year 2026, consistent with the agreed total annual stipend amount.

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### 4. Ratification

Except as expressly amended herein, all terms and conditions of the Agreement shall remain in full force and effect and are hereby ratified and confirmed.

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### 5. Effective Date

This Amendment shall take effect as of May 12, 2026.

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**IN WITNESS WHEREOF**, the parties have executed this Amendment as of the date first written above.

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**TOWN OF MONTAGUE**

By its Selectboard:

Matthew Lord\_\_\_\_\_

Richard Kuklewicz\_\_\_\_\_

Marina Goldman\_\_\_\_\_

**CHIEF OF POLICE**

Jason D. Haskins\_\_\_\_\_

## **Town of Montague Farren Property Redevelopment Strategy**

### **Public Infrastructure Grant Strategy**

- FY27: Apply for HousingWorks Pre-Development funding (\$300–500K) in June 2026 to complete design, engineering, and permitting of public infrastructure. Award anticipated October 2026; design completed by June 2027.
- FY28: Apply for HousingWorks Construction funding (\$3–4M) in June 2027 based on 75–100% design and cost estimates. Award anticipated October 2027.

### **Development RFP Strategy**

- Issue developer RFP in August 2026 to allow selected developer to participate in infrastructure design prior to finalization, improving feasibility and coordination.

### **Montague HousingWorks Infrastructure Program Grant FY27 Abstract**

#### **Project Title: Public Infrastructure Design to support redevelopment of Farren Hospital Property**

Request: Anticipated between \$300- \$500K

Montague will design, engineer, and permit infrastructure improvements to unlock private development of up to housing 120 units at the municipally-owned former Farren Memorial Hospital property. Funds will support construction of an extension of the Canalside Rail Trail, an internal public roadway and utilities.

#### Design scope

Using the May 2026 Conceptual Master Plan for the Farren, the design firm will be asked to design and engineer the following elements on the 8 Acre parcel- which is planned to accommodate up to 100 housing units.

- Site survey work as needed
- Re-routing of the Canalside Rail Trail from its terminus at Depot Street over Eversource parcel 12-0-043 through the Farren property to Masonic Avenue (approximately .32 miles). Plan for landscape features along the asphalt multi-use path including one multi-purpose outdoor community gathering spot to be owned and maintained by the Town.

- Planning the internal public roadway (approx. 1,000 LF) with appurtenant sidewalks, lighting, water, hydrants, sewer, and underground electric utilities. Anticipate curb cuts and stubs for future development.
- construction cost estimation
- Permitting:
  - Subdivision permitting from Montague Planning Board
  - Request for Determination of Applicability with Conservation Commission
- Meetings and engagement
  - Routine project administration (anticipated bi-weekly) with the Town's assigned project manager
  - 1 Meeting with Town Staff to review initial schematic design. Town will coordinate review by Police, Fire, Public Works, Planning.
  - 2 presentations to joint meeting of the Selectboard and Planning Board at schematic and 75% design.

Project Elements:

Sewer: All sewer should gravity feed to a trunk line opposite Montague City Road. CWF Superintendent reports that there is adequate capacity at the plant to accommodate the proposed development.

Water: The site is serviced by an existing 4" water lateral line from the 8" water line on Montague City Road. Water Superintendent reports that there is adequate capacity and pressure to accommodate the proposed development

Natural Gas: There is a Nat Gas line on Montague City Road, but Montague has been under a Moratorium for 7+ years. Natural Gas connection is not anticipated.

Electric: Consultant will need to coordinate with Eversource. It is anticipated that underground conduit will need to be planned in accordance with Eversource specs.

Roads: It is anticipated that these roadways (up to 1,000 LF) will become public ways and should be designed to meet Montague's subdivision standards. Cabot Street will remain a private way owned by Firstlight.

Bike Path+ open space: to be owned by Town of Montague. Town to coordinate easements over Eversource Property and easements to be retained by Town.

**What we need to apply:** A scope and fee proposal from a design/engineering firm by June 1.



## Office of the Selectboard Town of Montague

1 Avenue A (413) 863-3200 Ext. 107  
Turners Falls, MA 01376 FAX: (413) 863-3231

### MEMORANDUM

**Date:** May 7, 2026  
**To:** Selectboard  
**From:** Chris Nolan-Zeller, Assistant Town Administrator  
**Re:** FY27 Community One Stop for Growth strategy

---

For FY27, staff are proposing submission of three distinct projects through the MA Executive Office of Economic Development's Community One Stop for Growth portal. The structure of the One Stop program allows the Commonwealth to evaluate projects collaboratively across multiple eligible funding sources, increasing flexibility in matching projects with the most appropriate program based on readiness, eligibility, and statewide priorities. Rather than targeting a single grant source in isolation, the Town's approach is to position each proposal so it may be considered under any applicable One Stop program.

The proposed applications are as follows:

1) Farren Care Center Site Infrastructure Design

This proposal would seek funding for infrastructure design associated with redevelopment of the former Farren Care Center property, consistent with the separate project materials included in the Selectboard meeting materials. The project is expected to align most closely with programs focused on site readiness, redevelopment planning, housing production, and infrastructure investment. Depending on final application framing and feedback from the participating state agencies, potential alignment may include programs such as the HousingWorks Infrastructure Program, Community Planning Grant Program, MassWorks Infrastructure Program, or Site Readiness Program.

2) Downtown Turners Falls Wayfinding Signage Design

This proposal would fund development of a coordinated downtown wayfinding signage system for Turners Falls, resulting in bid-ready plans and specifications for future implementation. The project would be managed by Town Planner Maureen Pollock and is intended to support downtown economic development, visitor navigation, and commercial district identity. Potential program alignment may include the Massachusetts Downtown Initiative Capital Program, Rural Development Fund, or other downtown-focused economic development programs within the One Stop framework.

3) 102-112 Avenue A Accessible Ramp Construction

*The Town of Montague is an Equal Opportunity Provider & Employer.*

This proposal would seek construction funding for installation of an accessible ramp serving the commercial block at 102–112 Avenue A. The project is intended to improve ADA accessibility, pedestrian access, and downtown vitality within the Avenue A corridor. Because the project is construction-ready and directly supports downtown economic activity and accessibility improvements, it may be competitive under programs supporting downtown infrastructure and economic development investments.

### Strategic Considerations

Staff believes these three proposals collectively represent a balanced and competitive One Stop strategy for FY27 because they span multiple stages of the Commonwealth’s “Development Continuum,” including:

- Long-term redevelopment and infrastructure planning (Farren site);
- Pre-construction design and downtown planning (wayfinding signage); and
- Construction-ready implementation (Avenue A ramp).

This diversified approach allows the Town to pursue funding opportunities across several One Stop programs while demonstrating continued progress on economic development, housing readiness, downtown revitalization, accessibility, and infrastructure investment priorities.

In addition, the projects are intentionally scaled to match likely program competitiveness and administrative capacity. The strategy avoids overreliance on a single large request while still advancing several visible and high-priority community initiatives.

Staff will continue refining project scopes and application materials during the current guidance and application period, including use of the One Stop Expression of Interest process and consultation with EOED program staff to determine the strongest potential program alignments prior to final submission.

**FOURTH AMENDMENT  
TO PURCHASE AND SALE AGREEMENT  
BY AND BETWEEN  
TOWN OF MONTAGUE  
AND  
PIONEER VALLEY HABITAT FOR HUMANITY, INC.**

NOW COME the Town of Montague (“Seller”) and Pioneer Valley Habitat for Humanity, Inc. (“Buyer”), parties to a Purchase and Sale Agreement dated June 30, 2023 (the “Agreement”), for certain real property located at First Street, Montague, Massachusetts (the “Premises”).

WHEREAS, under Section 23 of the Agreement, the Buyer has the right to conduct certain inspections at the Premises, subject to the terms and conditions set forth in the Agreement (the “Inspection Contingency”);

WHEREAS, the Closing Date under the Agreement is December 27, 2023;

WHEREAS, the Seller and Buyer entered into a First Amendment to Purchase and Sale Agreement (“First Amendment”) extending the Inspection Contingency and the Closing Date to June 30, 2024; and

WHEREAS, the Seller and Buyer entered into a Second Amendment to Purchase and Sale Agreement (“First Amendment”) extending the Inspection Contingency and the Closing Date to June 30, 2025; and

WHEREAS, the Seller and Buyer entered into a Third Amendment to Purchase and Sale Agreement (“First Amendment”) extending the Inspection Contingency and the Closing Date to June 30, 2026; and

WHEREAS, the Seller and the Buyer desire to extend further both the Inspection Contingency and the Closing Date to December 15, 2026, as set forth herein.

NOW, THEREFORE, for good and valuable consideration, receipt whereof is hereby acknowledged, the Seller and the Buyer hereby agree to amend the Agreement as amended by the First and Second Amendment as follows:

1. The Inspection Contingency and the Closing Date under the Agreement are extended to December 15, 2026.
2. In all other respects, the terms of the Purchase and Sale Agreement as previously amended by the First Amendment shall remain in full force and effect.

**[Signature Page Follows]**

Executed under seal this 11th day of May, 2026.

**SELLER:**  
TOWN OF MONTAGUE  
By Its Selectboard

**BUYER:**  
PIONEER VALLEY HABITAT  
FOR HUMANITY, INC.

\_\_\_\_\_  
Matthew Lord, Chair

By: \_\_\_\_\_  
Megan McDonough,  
Executive Director

\_\_\_\_\_  
Richard Kuklewicz, Vice Chair

\_\_\_\_\_  
Marina Goldman, Clerk



# Massachusetts School Building Authority

**Deborah B. Goldberg**

*Chair, State Treasurer*

**James A. MacDonald**

*Chief Executive Officer*

**Mary L. Pichetti**

*Executive Director / Deputy CEO*

December 12, 2025

Ms. Tari N. Thomas, Interim Superintendent  
Gill-Montague Regional School District  
35 Crocker Avenue  
Turners Falls, MA 01376

Re: Gill-Montague Regional School District, Sheffield Elementary School

Dear Superintendent Thomas:

I am pleased to report that the Massachusetts School Building Authority (the “MSBA”) Board of Directors has voted to invite the Statement of Interest (the “SOI”) for the Sheffield Elementary School in the Gill-Montague Regional School District (the “District”) into the MSBA’s Eligibility Period. The invitation for the Sheffield Elementary School is for grades 2-5, and the potential during the feasibility study phase to examine the consolidation of the Sheffield Elementary School with the Hillcrest Elementary School, currently serving grades PreK-1, to serve grades PreK-5.

The 270-day Eligibility Period formalizes and streamlines the beginning of the MSBA’s grant approval process and benefits the District by providing a definitive schedule for the completion of preliminary requirements, assisting with the determination of financial and community readiness, and identifying needs for planning and budgeting. Successful completion of all activities in the Eligibility Period will allow the District to be eligible for an MSBA invitation to Feasibility Study.

Invitation into the Eligibility Period is **not** an invitation to Feasibility Study. Moving forward in the MSBA’s process requires collaboration with the MSBA, and an invitation to Feasibility Study will require a further vote of the MSBA Board of Directors. Communities that “get ahead” of the MSBA without MSBA approval will not be eligible for grant funding. Additionally, the District’s vote by the Board of Directors approving a potential invitation to Project Scope and Budget be no sooner than July 1, 2028. To qualify for any funding from the MSBA, local communities must follow the MSBA’s statute and regulations, which require MSBA partnership and approval at each step of the process.

The District’s Eligibility Period will commence on Friday, May 1, 2026, and conclude on Tuesday, January 26, 2027. During this time, the District must complete the preliminary requirements in accordance with the schedule on page three of this letter. The first item that requires completion by the District is the Initial Compliance Certification, which will be sent to the District electronically two weeks prior to its commencement date, on Friday, April 17, 2026.

The ability of the District to complete the preliminary requirements within the 270 days does not guarantee an invitation into the MSBA Capital Pipeline. Further, if the District cannot complete the preliminary requirements

December 12, 2025

Gill-Montague Regional School District, Sheffield Elementary School Eligibility Period Board Action Letter

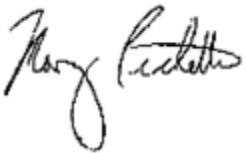
within the 270-day Eligibility Period, the MSBA will require the District to withdraw its SOI, and the District will have to re-file an SOI during the next open SOI filing period and/or when the District has the required financial and community support.

Upon completion of the preliminary requirements of the Eligibility Period and invitation to Feasibility Study, the District will be required to resolve any potential amendments to its Regional School District Agreement regarding any issues including, but not limited to, the level of participation from each member community and each member's apportionment of capital costs prior to the MSBA Board approving a recommendation for Preferred Schematic Design.

If the District has concerns about meeting any of the deadlines set forth on page three of this letter, please notify the MSBA in writing by Friday, May 1, 2026. If you have questions or would like additional information regarding the Eligibility Period, please refer to our website and/or contact Robin McElaney at the MSBA (Robin.McElaney@MassSchoolBuildings.org).

I look forward to continuing to work with you throughout the MSBA's grant program process. As always, feel free to contact me or my staff at (617) 720-4466 should you have any questions.

Sincerely,



Mary L. Pichetti  
Executive Director

Cc: Legislative Delegation  
Charles Garbiel, Chair, Gill Select Board  
Matthew Lord, Chair, Montague Select Board  
Ray Purington, Gill Town Administrator  
Walter Ramsey, Montague Town Administrator  
Jane Oakes, Chair, Gill-Montague Regional School Committee  
File: 10.2 Letters (Region 1)

## Eligibility Period Schedule of Deliverables<sup>1</sup>

### Gill-Montague Regional School District Sheffield Elementary School

#### MSBA Board of Director Meeting – December 12, 2025

<b>Eligibility Period Commences – Friday, May 1, 2026</b>		
MODULE ONE - Eligibility Period		
<b>Deliverable</b>	<b>Days</b>	<b>Due Date and Status</b>
Initial Compliance Certification	30	Monday, June 1, 2026 Required
School Building Committee	60	Tuesday, June 30, 2026 Required
Educational Profile Questionnaire	90	Thursday, July 30, 2026 Required
Online Enrollment Projection	90	Thursday, July 30, 2026 Required
Enrollment Meeting Held	180	Wednesday October 28, 2025 Required
Maintenance and Capital Planning Information	180	Not Required
Local Vote Authorization	270	Tuesday, January 26, 2027 Required
Feasibility Study Agreement	270	Tuesday, January 26, 2027 Required
<b>Eligibility Period Concludes – Tuesday, January 26, 2027</b>		

<sup>1</sup>If the District has concerns about meeting any of the following deadlines, please let the MSBA know by Friday, May 1, 2026. The MSBA will require districts that are unable to complete the preliminary requirements within the timeframes noted for each to withdraw its SOI and reapply when the District has the financial and community support required.



**TOWN OF  
MONTAGUE  
MASSACHUSETTS**

Selectboard Office  
One Avenue A  
Turners Falls, MA 01376

413-863-3200  
Ext. 107 & 108

**TOWN OF MONTAGUE  
SHEFFIELD AND HILLCREST ELEMENTARY SCHOOL BUILDING COMMITTEE  
CHARGE AND APPOINTMENT**

### **Purpose and Scope**

The Montague Selectboard hereby establishes the Sheffield and Hillcrest Elementary School Building Committee (“ESBC”) to oversee the Town’s participation in the Massachusetts School Building Authority (“MSBA”) process for the Sheffield Elementary School.

The SBC is specifically charged with completing all requirements of the MSBA **Eligibility Period**, and, if invited by the MSBA Board of Directors, advancing the project into and through the **Feasibility Study Phase**.

### **Eligibility Phase Responsibilities**

During the 270 day MSBA Eligibility Period, the ESBC shall:

- Learn the MSBA process and the history of the MSBA submission
- Establish project governance, meeting schedules, and decision-making procedures
- Coordinate with MSBA staff and comply with all MSBA policies and deadlines and deliverables
- Support the development of the District’s educational program statement and submittals
- Support the appropriation and authorization of the full amount of a feasibility study’s cost
- Identify a wide variety of stakeholders in order to develop and execute multiple communication methods to engage stakeholders throughout the entire application and construction process
- Prepare for procurement of an Owner’s Project Manager (OPM), if invited to Feasibility

### **Feasibility Phase Responsibilities (If Invited)**

If the MSBA invites the Town into the Feasibility Study Phase, the ESBC shall:

- Procure an OPM and Designer in accordance with MSBA requirements
- Work with the District to evaluate all feasible options, which may include:

- Renovation of the existing facility
- Addition and renovation
- New construction
- Potential consolidation of elementary school facilities
- Evaluate options based on:
  - Educational program needs
  - Site constraints
  - Cost and long-term affordability
  - Operational efficiency
- Recommend a Preferred Schematic Design to the Selectboard
- Support preparation for required local funding authorizations

## **Authority**

The ESBC is established by and derives its authority from the Montague Selectboard.

The ESBC is authorized to act on behalf of the Town in all matters relating to the MSBA process, including coordination with the MSBA, consultants, and the Gill-Montague Regional School District.

All actions shall be consistent with:

- MSBA policies and procedures
- Applicable Massachusetts General Laws, including c.71 §16A, c.149, and c.30B
- Town of Montague procurement and financial policies

## **Relationship to the Gill-Montague Regional School District**

The Gill-Montague Regional School District initiated the project and shall play a central role in defining the educational program and operational requirements.

The SBC shall work collaboratively with the District and ensure that all planning and design decisions align with the District's educational vision and needs.

## **Limitations of Authority**

The SBC does not have authority to:

- Appropriate funds
- Authorize borrowing
- Place articles on a Town Meeting warrant

Such authority remains with the Montague Selectboard and Town Meeting.

## **Membership**

11 voting members of the ESBC shall be appointed by the Montague Selectboard and shall include representation from:

- Montague Selectboard Member (1)
- Town Administrator/ MCCPO designee (1)
- Finance/Capital Planning Official (1)
- Gill-Montague Regional School Committee Member (2)
- Superintendent of Schools (1)
- Facilities/Operations Official (1)
- Elementary School Principal or vice principal (1)
- Teacher or resident with knowledge of current educational mission and function of current facilities (1)
- Residents at large, preferably with experience in building and/or community outreach (2)

The Chair shall notify the MSBA in writing within 20 calendar days of any changes to the membership or duties.

## **Meetings**

All meetings shall comply with the Massachusetts Open Meeting Law.

The SBC shall meet as necessary to meet MSBA deadlines and project milestones. Meetings are tentatively scheduled during the workday once or twice per month. All members need to maintain regular attendance at ESBC meetings.

## **Duration**

This charge shall remain in effect through completion of the MSBA Eligibility Period and, if applicable, through the Feasibility Study Phase, unless amended or dissolved by the Selectboard. A MSBA construction project can take 5-7 years to completion.

**Adopted by the Montague Selectboard on May\_ 2026**

