

SPECIAL TOWN MEETING
TOWN OF MONTAGUE
COMMONWEALTH OF MASSACHUSETTS
October 22, 2025

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 Wednesday, October 22, 2025, at 6:30 P.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 raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of \$19,559.25, or any other amount, for the purpose of paying prior year unpaid bills of the Board of Assessors, War Memorial, Clean Water Facility, and Solid Waste Departments, or pass any vote or votes in relation thereto.

(Town Accountant Request)

ARTICLE 2: To see if the Town will vote to raise and appropriate, transfer from available funds, borrow or otherwise provide the sum of \$12,500, or any other amount, for the purpose of purchasing and installing cable related equipment for Montague Community Television and anything incidental or related thereto, or pass any vote or votes in relation thereto.

(Selectboard Request)

ARTICLE 3: To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of \$95,100, or any other amount, for the purpose of funding the implementation of collective bargaining agreements with the New England Police Benevolent Association Local 183 (Patrol and Detectives) and Local 184 (Sergeants) for Fiscal Year 2026, with increases to be paid retroactively to July 1, 2025, or to pass any vote or votes in relation thereto.

(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 \$26,990, or any other amount, for the purpose of implementing the wage and class plan for unrepresented employees for Fiscal Year 2026, with increases to be paid retroactively to July 1, 2025, or pass any vote or votes in relation thereto.

(Selectboard Request)

ARTICLE 5: To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of \$274,600, or any other amount, for the purpose of additional funding for the Town Health Insurance appropriation for the Fiscal Year 2026, or pass any vote or votes in relation thereto.

(Selectboard 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 \$50,000, or any other amount, for the purpose of rehabilitating culverts on South Street, including any and all incidental and related costs, or pass any vote or votes in relation thereto.

(Department of Public Works Request)

ARTICLE 7: To see if the Town will vote to amend Article II of the Town of Montague General Bylaws, pursuant to the provisions of Massachusetts General Laws Chapter 44, Section 53E1/2, to increase spending limit to \$350,000 for the Airport Fuel revolving fund for the Fiscal Year beginning July 1, 2025, as authorized by votes of the Selectboard and Finance Committee in accordance with the fourth paragraph of said Chapter 44, Section 53E1/2, which spending limit to be applicable for each fiscal year until such time as Town Meeting votes, prior to July 1 for the ensuing fiscal year, to increase the same; or pass any vote or votes in relation thereto.

(Airport Commission Request)

ARTICLE 8: To see if the Town will vote to authorize the Board of Assessors to enter into a Payment in Lieu of Tax Agreement pursuant to the provisions of Massachusetts General Laws Chapter 59, Section 5, clause forty-fifth, or any other enabling authority, between the Town of Montague and Kearsarge Turners Falls RE LLC, Kearsarge Millers Falls RE LLC, its successor, assignee or affiliate, on such terms and conditions and for such term as negotiated by the Board of Assessors, for payment in lieu of taxes related to personal and/or real property associated with a solar renewable energy generation facility owned and operated by such entity located 131 Turnpike Road and identified as Assessor's Parcel ID 14-0-214 and 248 Millers Falls Road and identified as Assessors Parcel ID 23-0-67; and further to authorize the Board of Assessors to take such action as may be necessary to carry out the vote taken hereunder; or to pass any vote or votes in relation thereto.

(Board of Assessors Request)

ARTICLE 9: To see if the Town will vote to accept the provisions of Massachusetts General Laws Chapter 59, Section 5, Clause 22I, as created by Chapter 178 of the Acts of 2024 (the "HERO Act"), thereby authorizing an annual cost-of-living adjustment in the amount of the property tax exemption granted to veterans on their domiciles under G.L. c. 59, §5, Clauses 22a-f, 22A, 22B, 22C, 22E, and 22F, based on the Consumer Price

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(Selectboard Request)

ARTICLE 10: To see if the Town will vote to accept Massachusetts General Laws Chapter 59, Section 5, Clause 22J, as created by Chapter 178 of the Acts of 2024 (the "HERO Act"), thereby authorizing an additional property tax exemption for veterans on their domiciles under G.L. c. 59, §5, Clauses 22a-f, 22A, 22B, 22C, 22E, and 22F, of 50% of the existing veteran exemption amount, subject to the limitations and conditions set forth in Clause 22J, to be effective for applicable exemptions granted for the fiscal year beginning on or after July 1, 2026; or take any other action relative thereto.

(Selectboard Request)

ARTICLE 11: To see if the Town will vote to accept the provisions of M.G.L. c. 64G, section 3A, and impose a local excise tax upon the transfer of occupancy of any room or rooms in a bed and breakfast establishment, hotel, lodging house, short term rental, or motel located within the Town at a rate of six (6) percent, said excise tax to take effect on the first day of the calendar quarter commencing at least thirty days after such vote of the Town Meeting, or take any action relative thereto.

(Selectboard Request)

ARTICLE 12: To see if the Town will vote to amend its Zoning Map to add a new Village Center Mixed Use District (MU-VC) and Design Overlay District (DOD) consisting of parcels of land located at 0, 330-340 and 356 Montague City Road, identified as parcel numbers 12-0-044, 12-0-051, 12-0-044A and 12-0-050 and to amend the Zoning Bylaws by amending:

- a. Section 2, Definitions, to add new terms and definitions;
- b. Section 4, Establishment of Districts, 4.1 – Types of Districts, to add the new Village Center Mixed Use District (MU-VC) and Design Overlay District (DOD);
- c. Section 5, District Regulation, to add a new section 5.2.10 – Village Center Mixed Use District identifying permitted uses, uses allowed by special permit, special regulations and standards pertaining to the MU-VC District;
- d. Section 5, District Regulation, to amend section 5.3 – Multiple Principal Uses to exempt the MU-VC District from the provisions of said section;
- e. Section 5, District Regulation, to amend section 5.5 – Dimensional Requirements to add a row to the table for dimensional requirements applicable to the MU-VC District;

- f. Section 5, District Regulation, to amend section 5.5.3 – Dimensional Relief by amending subparagraph (c) to establish the Planning Board as the Special Permit Granting Authority in the MU-VC District;
- g. Section 7, Sign Requirements, to amend 7.2.3 – District Parking Requirements to add subparagraph (c) relative to parking requirements in the MU-VC District;
- h. Section 7, Sign Requirements, to amend 7.4.2 – Access over front lot line, to exempt the MU-VC from the separate Special Permit requirement;
- i. Section 9, Site Plan Review, section 9.1.2 – Applicability, subparagraph (e) Specific Uses identified elsewhere in this bylaw to add uses requiring Site Plan Review in the MU-VC District;
- j. Section 9, Site Plan Review, section 9.1.3 – Authority, to add text designating the Planning Board as the Site Plan review Authority for the MU-VC District; and
- k. Section 6, Overlay Districts, to add a new section 6.4 – Design Overlay District,

with the full text of the above amendments and a copy of the proposed, revised Zoning Map on file with the Office of the Town Clerk and available on the Town's website at <https://montague-ma.gov/p/1568/>, or to pass any vote or votes in relation thereto.

(Planning Board Request)

ARTICLE 13: To see if the Town will vote to transfer care, custody and control of three (3) parcels of land located at 340-350, and 356 Montague City Road, Turners Falls, and shown as Parcels 12-0-044, 12-0-044A, and 12-0-051, and being Lots B and C on a plan entitled "Plan of Land in Montague Massachusetts Surveyed for The Farren Memorial Hospital" dated September 11, 1989, recorded with the Franklin Registry of Deeds in Plan Book 79, Page 4 to the Selectboard for general municipal purposes and for commercial and/or development of housing purposes and to authorize the Selectboard to sell or lease, transfer or convey all or any portion of such property for such sum and upon such terms and conditions determined by the Selectboard to be in the best interests of the Town, pursuant to G.L. c. 30B, and to authorize the Selectboard to execute any and all instruments, including deeds, leases or other agreements and take all other actions necessary or appropriate to effectuate the vote taken hereunder, or pass any vote or votes in relation thereto.

(Selectboard Request)

ARTICLE 14: To see if the Town will vote to discontinue and abandon 1969 public roadway layout of Burek Drive; accept revised public roadway layout of Burek Drive; accept proposed 15-foot-wide sewer easement under revised public roadway layout of Burek Drive in favor of 4 Burek Drive (Parcel #41-0-17) as shown on "Revised Street Acceptance Plan" Plan of Land in Montague, Massachusetts," dated August 7, 2025,

and prepared by Harold L. Eaton and Associates, Inc., on file with the Town Clerk, and authorize the Selectboard to acquire, by gift, purchase, and/or eminent domain, the fee to and/or easements in Burek Drive for all purposes for which public ways are used in the Town of Montague and any drainage, utility and/or other easements related thereto, or pass any vote or votes in relation thereto.

(Selectboard Request)

ARTICLE 15: To see if the town will vote to acquire and accept, by donation, from the Montague Economic Development and Industrial Corporation, or the current owner, the real property located at 38 Avenue A, Turners Falls, Montague, and shown as Assessor's Map 04-0-0041, and being Lot 2 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, described in an Order of Taking recorded with said Registry in Book 2474, Page 334, for library purposes, 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, or pass any vote or votes in relation thereto.

(Selectboard Request)

ARTICLE 16: To see if the town will vote to adopt the following resolution, or pass any vote or votes in relation thereto.

A RESOLUTION

RESOLUTION DECLARING THE TOWN OF MONTAGUE TO BE AN APARTHEID-FREE COMMUNITY.

WHEREAS All people are equal and should be treated with dignity and respect;

WHEREAS The Palestinian people experience discriminatory legal regimes, forced displacement, movement restrictions, and systematic human rights abuses;

WHEREAS According to legal scholars and the international human rights community, this situation constitutes the crime of Apartheid;

WHEREAS This non-binding measure represents the will of the residents of Montague, who wish to stand in solidarity with the people of Palestine, and build an apartheid-free world, starting with our own town;

THEREFORE:

WE AFFIRM our commitment to freedom, justice, and equality for all Palestinians and All people;

WE OPPOSE all forms of racism, bigotry, discrimination, and oppression;

WE DECLARE ourselves an Apartheid-Free Community, and to that end,

WE PLEDGE to join others in working to end all support to Israel's apartheid regime, settler colonialism, and military occupation.

WE RECOMMEND that the Select Board send this resolution to the Massachusetts Legislature and the Governor.

(Citizen Petition)

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

Selectboard, Town of Montague

Matthew Lord, Chair

Richard Kuklewicz, Vice Chair

Marina Goldman, Clerk

Franklin, ss Montague, MA October _____, 2025

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