



SELECTBOARD AGENDA & MEETING NOTICE

April 21, 2026

***Indicates item added after the 48 hour posting
bold underlined time = invited guest or advertised hearing
(all other times are approximate)

Location: Town Hall, 2nd floor meeting room, 325 Main Road, Gill

5:30 PM Call to Order (If the meeting is being videotaped, announce that fact. If remote participation will occur, announce member & reason, & need for roll call voting)

Old Business

- Review of Minutes: 2025: 3/24, 4/7, 4/22, 5/5, 5/20, 6/2, 6/16, 6/30, 8/11, 8/18, 9/8, 9/17, 10/6, 10/16, 10/20, 11/3, 11/17, 12/15, 12/29; 2026: 1/12, 1/26, 2/9, 3/9, 3/23, 4/6

New Business

- Electric Vehicle (EV) Charging Station at Riverside Building
 - 5-year cloud access plan with ChargePoint expired in February. Needs to be renewed at \$740/year, otherwise we lose ability to collect payments for use
 - Total station revenue (Feb 2022 – Mar 2026) = \$626
 - Agreement with Eversource at time of installation was “Site host agrees to operate and maintain the EV Chargers at the Site for at least 5 years from the date first placed in service.” (2/19/2021)
 - Energy Commission ideas/recommendations for possible next steps
- Riverside Municipal Building – summary of observations & issues from a 3/16/26 informal site visit by Building Inspector
- Award farm field leases for 2026 growing season (final year of 3-year bid)
 - Boyle Lot – award to Dan Flagg, \$200
 - Mariamante Field – Brian Peila, \$175
- Other business as may arise after the agenda has been posted.
- Public Service Announcements, if any
- Warrants
FY26 #21 – Vendors (\$38,040.58) & Payroll (\$46,884.28) – reviewed/signed by Chair on 4/7
FY26 #22 – review & sign

Adjournment

Other Invitations/Meetings:

Date	Time	Event	Location
Mon 4/20		Patriots’ Day holiday	
Tues 4/21	5:30 PM	Selectboard meeting	Town Hall
Mon 5/4	5:30 PM ?	Selectboard meeting	Town Hall
Mon 5/4	7:00 PM	Annual Town Meeting (Part 1)	Town Hall
Mon 5/18	10A – 6P ?	Annual Town Election	Town Hall
Tues 5/19	5:30 PM	Selectboard meeting	Town Hall



Quotation

ChargePoint, Inc.
 Driving a Better Way™
 chargepoint.com

Sales Representative: Andre Luis Famillaran
E-Mail: andreluis.famillaran@ext.chargepoint.com
Telephone:

Quote Number: Q-607556-1
Date: 3/21/2026
Expires On: 4/5/2026

Customer: Town of Gill

Primary Contact: Ray Purington

ChargePoint Org: NA023102

ChargePoint Cloud Plans				
Product Name	Product Description	Quantity	End Date	Total Price (USD)
CPCLD-COMMERCIAL-REN	Prepaid coterminous renewal Commercial Cloud Plan. Includes Secure Network Connection, On-going Station Software updates, Station Inventory, 24x7 Driver Support, Host Support, Session Data and Analytics, Fleet Vehicle Management and Integration, Fleet Access Control, Valet Dashboard, Power Management (Circuit, Panel, Site Sharing), Scheduled Charging, Driver Access Control, Pricing and Automatic Funds Collection, Waitlist, Videos (on supported hardware).	2.0	02/19/2027	740.00

ChargePoint Assure Maintenance and Management				
Product Name	Product Description	Quantity	End Date	Total Price (USD)
CT4000-ASSURE-REN	Prepaid coterminous renewal of ChargePoint Assure for CT4000 stations. Includes Parts and Labor Warranty, Remote Technical Support, On-Site Repairs when needed, Unlimited Configuration Changes, and Reporting.	1.0	02/19/2027	660.00

Total : USD 1,400.00



Quote Acceptance

- + All invoices are: Net 30 days or prepaid.
 - + The provision of cloud services described in this agreement is subject to the terms and conditions of the Master Services and Subscription Agreement between the parties.
 - + All pricing confidential between Customer and ChargePoint.
 - + Prices do not include tax where applicable. This quote is subject to sales tax based on the state or province in which the goods or services will be delivered. Sales tax will be included at time of invoice and is non-negotiable.
 - + Customer confirms that the shipping and billing information provided in the quote is accurate for ChargePoint's shipping and invoicing purposes.
 - + Customer to be invoiced at time of shipment
 - + Additional purchase terms and conditions can be found at <http://www.chargepoint.com/termsandconditions>
 - + Unless the parties have executed a written agreement covering the products or services in this quote, then this quote is accepted and governed solely by the Terms and Conditions applicable to the products and services set forth in this quote and located at:
 1. ChargePoint Cloud Subscriptions Terms and Conditions found at <https://www.chargepoint.com/legal/mssa/>;
 2. ChargePoint's ChargePoint as a Service Agreement found at <https://www.chargepoint.com/legal/cpaas/>;
 3. ChargePoint Terms and Conditions of Purchase found at <https://www.chargepoint.com/legal/termsandconditions/>;
 4. ChargePoint Support Services Terms and Conditions found at: <https://www.chargepoint.com/legal/support-services/>;
 5. ChargePoint Deployment and Consulting Services Terms and Conditions found at <https://www.chargepoint.com/legal/deployment-consulting-services/>;and
 6. ChargePoint API Services Terms and Conditions found at <https://www.chargepoint.com/legal/deployment-consulting-services/>.
- Any preprinted or additional or different terms stated or referenced in any Customer purchase order or any such similar document are excluded and will not be binding and notice of objection to them is hereby given.

By signing this quote I hereby acknowledge that I have the authority to purchase the product detailed on this document on behalf of my organization. Furthermore, I agree to the terms and conditions set forth above and that this signed quote shall act as a purchase order.

Signature:

Name (Print): Ray Purington

Title: Town Administrator

Date:

Accounts Payable Contact Name:

Accounts Payable Contact E-Mail:

Bill To Details:

Bill to Company Name:

Street:

City:

State:

Postal Code:

Country:



Renewal Details

Cloud Plan Renewals

Station Name	Station S/N	Station Location	Product Name	Token S/N	Current Expiration Date	New Expiration Date	Price (USD)
RIVERSIDE BLDG / STATION 1	200541004466	54 French King Hwy Gill Massachusetts 01354	CPCLD-COMMERCIAL-REN	TKN1580475730005	02/19/2026	02/19/2027	370.00
RIVERSIDE BLDG / STATION 1	200541004466	54 French King Hwy Gill Massachusetts 01354	CPCLD-COMMERCIAL-REN	TKN1580475730006	02/19/2026	02/19/2027	370.00

Assure Maintenance Renewals

Station Name	Station S/N	Station Location	Product Name	Token S/N	Current Expiration Date	New Expiration Date	Price (USD)
RIVERSIDE BLDG / STATION 1	200541004466	54 French King Hwy Gill Massachusetts 01354	CT4000-ASSURE-REN	Renew	02/19/2022	02/19/2027	660.00

Informal Riverside Municipal Building Inspection
Conducted 3-16-2026 by FCCOG Building
Commissioner, Jim Hawkins
GHC members present; Kit Carpenter, Bob Perry and
interested party Ray Steele

Reason for visit: To ascertain what issues need to be addressed and resolved that will allow the building to be used by the public, i.e. the museum exhibit rooms and conference room.

Observations/comments from inspector:

- Repair hand rails on east access ramp
- All fire alarms and signal apparatus must be working.
- All emergency lighting fixtures must be operational.
- All illuminated EXIT signs must be operational.
- Block off with secured gates the east and west stairways to the cellar. Public not allowed in this area.
- Label existing ADA width compliant bathroom door as “unisex”, install a pull handle on the door and a secure lock. Grab bars are already in place in the room.
- Commissioner tested both swinging hallway doors and found their resistance to opening to be satisfactory.
- A second ramp is not necessary on the west entrance as the stairs are sufficient. The GHC members believe the stairs could use spot repairs on the tread surfaces to improve footing.
- Repair the hand rails on the west portico entrance. We suggest only minor repositioning of stair rails to improve functionality.
- Repair the west entrance door lock/crash bar. Currently held by a bungee cord!
- Outside lighting fixtures where installed, should be operational for access and egress visibility.

Additional Maintenance Comments / Observations GHC Staff Only:

(These items are “reasonable person” safety concerns only)

- The short walkway in front of the west access door is badly deteriorated and a tripping hazard, it should be removed and re-blacktopped.

- The brick chimney on the buildings north side, facing Rte 2, is not in use and in poor structural repair. It should be taken down to just below the roof line to prevent eventual falling bricks and debris.
- Mini split exterior piping protection guards need repair work to protect unit vulnerability.
- Broken or detached building rain gutters need repair and replacement in select areas.
- Repair leaking fittings on hot water heater unit. Currently leaking into a bucket.
- Loose and hanging wiring around the entrance porticos from roof heating cables and outlet “tie-ins” should be secured to the building.

Pending Data Requirements:

Results of a completed survey by a MA Certified Asbestos Inspector could significantly affect the viability for use of the Riverside Municipal Building. The heating pipe insulation has documentation that it has been re-mediated and is currently enclosed in a non-asbestos material that is labeled as such. However, the plaster walls and roofing material are still suspect. Results of requested testing may have minor or significant impacts on use and abatement expense consideration for the interior of the building and roof repairs or replacement.

[Note: Bundles of roof shingles (in their original wrappers) discovered in the cellar fuel tank room, with labels marked as asbestos products, reinforce the need to advance the asbestos inspection and subsequent determination.] Several photographs of these materials are attached to this document.

Roof Repairs:

According to the views expressed by Building Commissioner, Hawkins, maintenance on the roof is just building maintenance. Over time multiple repairs may be necessary. That work does not require a permit. Responding to the question asked about “volunteer” labor, the Building Commissioner replied if the Town of Gill can work out the “liability” issues, volunteer labor would be permissible. Note however, if the presence of asbestos in the roofing materials is discovered, the “volunteer labor” option is not viable. Only MA certified asbestos workers are allowed to conduct asbestos removal activities. Proper work permits, submitted by the asbestos abatement contractor, must be approved by the state before work can commence.

As a matter of record, the current assessed value for the RMB building is \$_____.

Select board “Heads up”:

During conversations about the building’s heating source, the building commissioner mentioned that an emerging trend of some companies within the insurance industry is to not insure buildings that rely solely on mini splits for building heating heat without a secondary traditional system in place. A quick query on Google after the inspection did show that some carriers are employing this practice. It may be something the town needs to keep in mind for the future.

Additional Information:

On 3/23/2026 a query to a Google search provided the following information.

Question: Is the Ruberoid Company of New York still in business?

Response: The Ruberoid Company no longer exists as an independent entity. In 1967, it merged with General Aniline & Film (GAF) to become part of the GAF Corporation. While the name changed, the company’s roofing business continued, and GAF is still in business today as a major roofing manufacturer.

- **History:** The Ruberoid Company (formerly Standard Paint Company) was a major manufacturer of roofing products, including “Ruberoid” roll roofing, and was listed on the New York Stock Exchange.
- **Merger:** in 1967 Ruberoid merged with GAF, which soon adopted the GAF name.
- **Asbestos Liabilities:** Ruberoid manufactured asbestos products, which led to significant liabilities and the creation of an asbestos trust fund by GAF/G-I Holdings in 2009.
- **Today’s Status:** GAF is a major manufacturer of roofing products.
- **Note:** The company is known for its extensive asbestos litigation.

GAF Products That Contained Asbestos

GAF assumed responsibility for many asbestos-contaminated products, including:

Asphalt roofing tiles, Asphalt tiles, Cement roofing tiles, Cement roofing shingles, Insulation, Insulating cement, Roofing felt, Pipe covering, Roll board, Millboard, Vinyl floor tiles, Wool felt, Boiler jackets, Asbestos fiber, Roofing paint, Watocell brand products, Supercell brand products, Ruberoid brand products.

RUBBERROID

SHINKIGLLES

7ML5A22

MANUFACTURERS

OF ASPHALT

AND ASBESTOS

BURTON & COMPANY

1915



RECEIVED