



**Planning Board  
TOWN OF MONTAGUE**  
One Avenue A, Turners Falls, MA 01376

**COPY**

**RECORD OF PLANNING BOARD DECISION & VOTE**

**Applicant** Mayhew Steel Products, Inc.

**Date** September 14, 2010

**Owner** Deerfield Valley Realty, LLC  
**Address** 199 Industrial Blvd. Turners Falls, MA 01376

**Case No.** SP#2010-01

**Premises Affected**

**Special Permit** ( x )  
**Site Plan Review** ( x )

6.486 acres in the "loop" of Industrial Blvd, identified as Assessors Map 17, Parcel 13B, described as Lot 10A on an Approval Not Required Plan titled "Plan of Land in Montague, MA prepared for Mayhew Steel Products, Inc., by Roger E. Woods" dated 4/30/01, endorsed by the Planning Board on 5-8-01

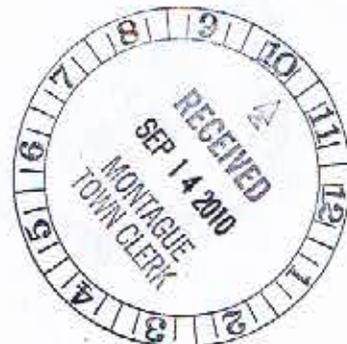
**Final Plans and documents**

1. Application for Special Permit and Site Plan Review, 8/17/2010
2. Environmental Impact Statement, Building Addition for Mayhew Steel Products, Inc., 8/16/2010
3. Project Manual & Drainage Report, 8/24/2010, signed and stamped by Donald J. Frydryk
4. Building Addition for 199 Industrial Boulevard Turners Falls, MA prepared by Sherman and Frydryk and dated 8/24/2010 and including sheets titled Existing Conditions, Site Plan, and Details, signed and stamped by Donald J. Frydryk.
5. Building Addition for 199 Industrial Boulevard Turners Falls, MA prepared by O'Leary Group Inc and dated 8/31/2010. Sheet titled Elevations.
6. Stormwater System Operation and Maintenance Plan: Building Addition 199 Industrial Blvd. Montague, MA. 8/24/2010
7. Comments from Fire Chief Ray Godin dated 8/23/2010

After a public hearing held on August 31, 2010

**The Board Finds:**

1. That SP #2001-01 approved by the Planning Board to construct 33,900 square foot building on June 14, 2001 has been completed in full compliance.
2. That SP #2001-01 established the location proposed 33,600 square foot addition as a future addition site.
3. Due to the fact that the facility is surrounded by Industrial Boulevard on three sides, and the amount of impervious surface on the site will nearly double the existing conditions, design of the drainage system to prevent runoff and snowmelt from leaving the site are particularly important.
4. That the stormwater management plan and Drainage Report has been created and analyzed under the Planning Board Stormwater Management Policy adopted 3/24/2009, therefore guaranteeing on-site treatment of stormwater for a 100 year storm.
5. That the estimated daily addition of 30-38 employee vehicle trips and 2 tractor trailers will have a minimal effect on Industrial Boulevard traffic.
6. That the applicant has addressed the Board's concerns about drainage, parking, lighting, and landscaping.
7. That future expansion on the site will require an examination of the need for additional parking and the capacity of the proposed stormwater system



**The Board Votes:**

To approve the special permit with the following conditions:

1. The drainage system shall be maintained as outlined in the Stormwater System Operation/Maintenance Plan. Additional maintenance shall be performed as needed to ensure that stormwater and snowmelt remain onsite. In addition, a copy of the stormwater system maintenance "Operation and Maintenance Log Form" shall be submitted to Planning Board annually.
2. There be safe and adequate storage of snow and snowmelt so as to not interfere nor overburden storm water drainage system functions.
3. Lighting of the proposed parking lot shall be provided by one (1) pole-mounted overhead light directed downward. The light is to be located the northern edge of the lot.
4. Dumpster(s) shall be screened from direct view of the road and shall be located on a concrete pad.
5. The area labeled "Future Building Area" shall use selective clearing to preserve some existing vegetation
6. The east side of the property labeled "Limit of Tree Clearing" shall use selective clearing to maintain visual barrier to neighboring lots.
7. Landscape plantings, existing large trees, and proposed tree lines described on the Site Plan dated 8/24/2010 shall be maintained in healthy condition. Plantings or existing trees intended to serve as visual buffer for the parking lots, loading area and detention areas shall be replaced with similar materials as necessary.
8. Any design modification to the 18' wide gravel drive on the western border of the property is subject to approval by the Fire Chief. Any revisions to the proposed drive shall be submitted to the Planning Board.
9. The two proposed catch basins at the proposed northerly vehicle entrance may be removed only if the access drive is crowned and sufficient shallow grass swales on either side of the way are installed, or if a similar alternative is proposed. Any modifications of the drainage in the access drive are subject to approval by the Turners Falls Highway Department and the Building Inspector.
10. Due to the expected increase in truck volume and the sandy soils of the site, an oil spill kit shall be stored on the site.
11. A bicycle rack or a similar area clearly designated for the parking of at least two (2) bicycles shall be included on the property.



**The vote of the Montague Planning Board was as follows:**

- 1. Ted Armen, Chair
- 2. Ron Sicard

- 3. Donald Valley
- 4. Bruce Young

PLANNING BOARD

By: Ted Armen  
Ted Armen, Chair

Walter Ramsey  
Walter Ramsey, Clerk

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NOTARY:

On

14<sup>th</sup> Day of September, 2010  
Month and Year

Before me personally appeared

Ted Armen and Walter Ramsey

To me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her free act and deed.

Wendy M. Bogusz  
Notary Public

Wendy M. Bogusz  
November 30, 2012

Commission expires \_\_\_\_\_

Seal:

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Received for filing by Town Clerk: \_\_\_\_\_

Time Date

Twenty day appeal period ends: \_\_\_\_\_

Time Date

I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN 20 DAYS FROM THE DATE THAT THIS DECISION WAS FILED WITH THE TOWN CLERK:

\_\_\_\_\_  
Montague Town Clerk

\_\_\_\_\_  
Date

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