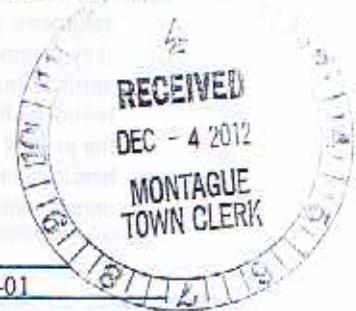




**Planning Board**  
**TOWN OF MONTAGUE**  
 One Avenue A, Turners Falls, MA 01376



**RECORD OF PLANNING BOARD DECISION & VOTE**

**Applicant** River Bluff Realty, LLC.  
**Address** 9 Industrial Blvd, Turners Falls, MA 01376  
**Owner** Town of Montague (under contract to applicant)

**Date** 12/3/2012  
**Case No.** SP#2012-01

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

**Premises Affected**

The property is located north of Industrial Boulevard and is identified as the easterly portion of Assessors Map 17 Lot 13A constituting +/- 7.9 acres of land.

**Final Plans and documents**

1. Application for Special Permit and Site Plan Review, received 10/20/2012.
2. Impact Statement dated 10/23/12 with addendum dated 11/6/12 prepared by SVE Associates
3. Stormwater Management Plan, 10/19/2012, signed and stamped by Anthony Wonseski Jr., P.E.
4. Site Plan 10/17/12, revised 11/26/12 signed and stamped by Douglas Macleay, P.E. 10 Sheets
5. Determination from Division of Fisheries and Wildlife that the project as proposed will not result in a prohibited "take" of state-listed rare species, dated 11/27/2012.
6. Comments from abutters and municipal department Heads in file

After a public hearing opened on: November 27, 2012 and closed on: November 27, 2012

**The Board Finds:**

1. The property where construction is proposed is located in the Industrial District
2. The proposed facility involves indoor warehousing of fertilizers, seed and crop protection, which is allowed by right in the district.
3. Special Permit and Site Plan Review are required based on the size of the project.
4. The Stormwater Management Plan exceeds the minimum standards of the Planning Board's Stormwater System Policy of 2009 and is designed to support the capacity of the second phase future storage warehouse.
5. The Site Plan is consistent with the Restrictive and Protective Covenants of the Airport Industrial Park of 1995.
6. Elements of site landscaping will be rotating as managed by the Franklin County Regional Technical High School for educational and showcase purposes.
7. The applicant has submitted information satisfactory to assure the board that on-site parking and loading will be adequate for the proposed use
8. All lighting for the proposed facility has been designed to be directed downward to avoid illumination beyond the property line.
9. The remaining land 6.8 acres of Map 17 Lot 13A will have sufficient frontage to support development according to Montague Zoning Bylaws.
10. The applicant has stated that the deep dock loading has been designed to be isolated from the storm water system in the event of an emergency spill and that overflow runoff in extreme rainfall events of 100+ year storms will not be directed over the highly erodible bank of the Connecticut River.
11. Based on the foregoing, the Planning Board finds that the proposed facility will not create nuisance, hazard or congestion and will not derogate from the intent of the Zoning Bylaws of the Town of Montague.

**The Board Votes:**

To issue a special permit and approve site plan review and environmental impact statement under Montague Zoning Section 5.2.6 (c) and (d) filed by River Bluff Realty for the construction of a warehousing facility exceeding 10,000 square feet in an Industrial District, subject to the following conditions:

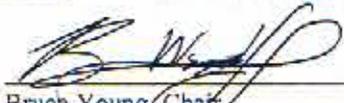
1. Prior to construction the applicant shall submit a written summary of site landscaping guidelines to the Planning Board. The guidelines shall specify specific areas and the scope of management of the Franklin County Regional Technical High School. The guidelines shall be endorsed by a representative of the School.

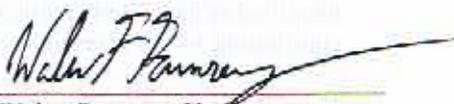
2. The Owner is responsible for ensuring that erosion and sedimentation controls are adequate to prevent runoff of sediments and damage to wetlands and waterways, town infrastructure and abutting properties.
3. Any proposed changes from approved final plans shall be submitted to the Board and approved if consistent with the application and the findings and conditions stated in this approval. Significant changes in the site plan shall be reviewed by the Board, which may allow the changes without further hearings if they are determined to be within the project scope and consistent with findings and conditions. The Board reserves the right to hold further public hearings on changes to the site plan that are determined to be outside of the project scope. Approval shall not be unreasonably withheld.

The vote of the Montague Planning Board was as follows:

- |                              |            |                           |            |
|------------------------------|------------|---------------------------|------------|
| 1. <u>Bruce Young, Chair</u> | <u>AYE</u> | 3. <u>George Cooke</u>    | <u>AYE</u> |
| 2. <u>Ron Sicard</u>         | <u>AYE</u> | 4. <u>Fredreic Bowman</u> | <u>AYE</u> |
| 5. <u>Robert Obear</u>       | <u>AYE</u> |                           |            |

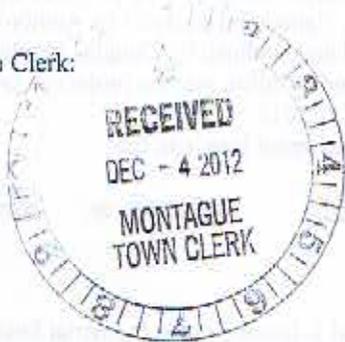
PLANNING BOARD

By:   
 Bruce Young, Chair

  
 Walter Ramsey, Clerk

\*\*\*\*\*

Received for filing by Town Clerk:



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

\*\*\*\*\*

\_\_\_\_\_  
 Date at \_\_\_\_\_  
 Time

Received and entered with the Register of Deeds in the County of Franklin, Book \_\_\_\_\_ Page \_\_\_\_\_

ATTEST \_\_\_\_\_  
 Register of Deeds  
 Notice to be recorded by Landowner.