



# MONTAGUE PLANNING & CONSERVATION

ONE AVENUE A · TURNERS FALLS, MA 01376 ·  
PHONE: 413-863-3200 EXT 207 - FAX: 413-863-3222

**Attention Montague residents, business owners, and officials:**

**Planning Workshop:**  
**Making Site Plan Review Work for Montague**  
**Tuesday July 15 7:00 PM Montague Town Hall- Upstairs Meeting Room**

The Montague Planning Board invites all residents, business, officials and other interested parties to a workshop to review and comment on proposed changes to Section 8 of the Montague Zoning Bylaws.

Site Plan Review is a zoning bylaw that allows the Town to conduct a detailed review of certain land uses and structures that may have a substantial impact on the character and infrastructure of Town. It is an important tool used by Town boards to implement Montague's community planning goals. Montague currently has a site plan review bylaw, but the current bylaw fails to 'trigger' site plan review for small building footprint/high impact land uses such as fast-food restaurants, convenience store, gasoline service stations, and some industrial and institutional land uses. The Planning Board is considering making a proposal to refine the threshold criteria and also identify a clear and concise permitting process for Site Plan Review. Residents and businesses alike will benefit from a clearly articulated Site Plan review process.

<b>Montague Site Plan Review Thresholds</b>	
<b>Current</b>	<b>Proposed</b>
Any structure with floor area over 5,000 Sqft	<i>Any structure with floor area over 3,000 Sqft</i>
Any development over 3 acres	Any development over 3 acres
Solar Energy Facilities	Solar Energy Facilities
Registered Marijuana Dispensaries	Registered Marijuana Dispensaries
Self-storage Facilities	Self-storage Facilities
Telecommunication facilities	Telecommunication facilities
	<i>Any use generating 500 or more vehicle trips per day</i>
	<i>Any parking area creating 10 or more new spaces</i>

Other substantive changes to Site Plan Review Section 8:

- Establishes a streamlined 45 day streamlined permitting process when a special permit is not required in addition to site plan review
- Clarifies submittal requirements, approval guidelines, decision, and appeals procedures
- Removes "Environmental Impact Statement" portion of bylaw that was generally redundant to site plan review.

The Planning Board wants to hear from you. Please attend the workshop or submit written comments to the Planning Board. The proposed zoning bylaw language is available at [www.montague.net](http://www.montague.net).