

Montague Planning Board

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Tuesday, June 28, 2011

MEETING MINUTES

Board Members Present: Robert Obear, Fred Bowman, Ron Sicard, Bruce Young

Staff: Walter Ramsey- Planner, Anne Stuart – Planning Clerk, David Jensen – Building Inspector

Also Present: George Cooke

Bruce Young called to order the meeting of the Planning Board at 6:30 PM.

Approval of Minutes May 24, 2011:

MOTION by Ron Sicard to approve the minutes from the May 24, 2011 meeting. Seconded by Bob O’Bear. Motion passes 4-0.

Annual Board Reorganization: Appoint Chair and Vice Chair; appoint one member to Capital Improvements Committee, Franklin County Regional Planning Board.

MOTION by Ron Sicard to appoint Bruce Young as Chair of the Montague Planning Board. Seconded by Bob O’Bear. Motion passes 4-0.

MOTION by Bruce Young to appoint Ron Sicard as Vice Chair of the Montague Planning Board. Seconded by Bob O’Bear. Motion passes 4-0.

MOTION by Ron Sicard to appoint Fred Bowman as a member of the Capital Improvements Committee. Seconded by Bruce Young. Motion passes 4-0.

MOTION by Ron Sicard to appoint Bob O’Bear to take Bruce Young’s position on the Franklin County Regional Planning Board. Seconded by Bruce Young. Motion passes 4-0.

Planning Board Rules and Regulations: Review draft of regulations

The Planning Board reviewed the rules and regulations and has asked Walter to make some changes including:

- Set quorum to 3 as the Planning Board will be 5 members
- Article 4: Special Permit – remove that it will have to be a 2/3rds vote
- Article 5: Withdrawal of Permits – Bruce recommends taking out that you can withdrawal permit at anytime
- Walter will determine if the Town has passed the Mullin Rule.
- The Planning Board will look at the revised regulations at the July meeting and vote on the final then.

Zoning Bylaw Amendments:

Solar Installations:

The Board’s concern is the safety and aesthetics of the solar arrays Intent is to encourage roof mounted vs. ground mounted energy. The attorney has reviewed and commented. Walter needs to ensure DOER

will approve. The Board supports the threshold of ground-mounted accessory use to be 1% of the acreage owned. Walter will compare to other Towns and report back. Need to zero in on a threshold for solar energy facilities. Discussed which districts solar facilities shall be located in by Special Permit from the ZBA.

Business Zones:

Presently there are 14 different zones in the Town of Montague. We are trying to get it down to 5 zones. We currently have 2 parcels of land noted as **limited business** that we want to dissolve. The pieces of land are located on Carlisle Avenue (behind Partridge Zchau) and another piece off of Millers Falls Road. Walter will be approaching the land owners to get feedback.

Public hearing will be set up for both zoning amendments for the July meeting

Planner Update:

- Turnpike Road Energy Park Master Planning RFP

An RFP for master planning services is being crafted and is due out by the fall.

- Turners Falls Cultural District Application

Walter Announced that the Town has applied for designation for Turners Falls. RiverCulture to be the lead in implementation

- Strathmore Mill Redevelopment

The Ch 43D grant for Strathmore has come to a close (June 30, 2011). Walter reported that the leftover \$25,000 from the original grant was used to conduct site evaluations, access study, debris assessment, working out legal issues with the pedestrian bridge.

- New member

George Cooke is has applied to join the Planning Board. He would bring extensive knowledge in the area of surveying. Selectboard will make the appointment.

***MOTIONED** by Bruce Young to adjourn Planning Board Meeting at 8:30PM . Seconded by Bob Obear. Motion passes 4-0.*

Meeting closed at 8:30 PM.

Approved by: _____ Date: _____