

**TOWN OF
MONTAGUE
MASSACHUSETTS**

PLANNING & CONSERVATION DEPARTMENT
One Avenue A · Turners Falls, MA 01376
(413) 863-3200 ext. 112
Planner@montague-ma.gov

MEMORANDUM

**TO: Selectboard
Steve Ellis, Town Administrator
Walter Ramsey, Assistant Town Administrator**

FROM: Maureen Pollock, Town Planner

RE: Planning Board Zoning Map Amendment Petition

DATE: August 7, 2023

At its July 25, 2023 meeting, the Montague Planning Board unanimously voted (4-0) to initiate a petition to re-district two parcels of land along Turnpike Road, including Parcel #21-0-152 and Parcel #21-0-004 from Neighborhood Business (NB) Zoning District to General Business (GB) Zoning District.

The rationale for this zoning map amendment is to allow a permit pathway for a potential manufacturing use or multi-family residential use (3 units or more) to occur on Parcel #21-0-152.

The existing zoning district for this parcel is Neighborhood Business (NB) Zoning District, which prohibits “manufacturing, processing, or research”, “multiple family dwellings [3 units or more]”, and “mixed-use buildings” to occur.

It is well documented that there is a lack of available land for manufacturing uses in the Town of Montague, as well as, Franklin County. Additionally, there is a documented need to provide more housing in the Town of Montague, Franklin County, and beyond.

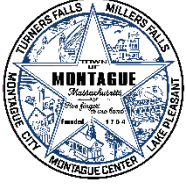
This zoning map amendment would unlock ±15.6 acres of land area that could potentially fit up to a 100,000ft² of floor area manufacturing building, as well as, meet the parking space requirement, and on-site stormwater infrastructure. The parcel could potentially fit 50 dwelling units or more.

Adjoining uses to these parcels include:

- East - Police Station, Turners Falls Fire District Station, and DPW facility;
- North – Springdale Cemetery, Villa Park Apartments -56 units), single family homes
- South – St Mary’s Cemetery
- West - powerline, Jude Wire manufacturing, Dewars landscaping yard, FRTA vehicle maintenance facility, large scale solar, Franklin County Sheriff’s Office Regional Dog Shelter, and recycling center and transfer station.

These adjoining uses are complimentary to a potential manufacturing use or multi-family use to occur at Parcel #21-0-152. Turnpike Road is a heavily trafficked road and is connected to Town sewer and water infrastructure.

There is no intention to propose any use on Parcel #21-0-004. The Planning Department felt that it would be nice to connect the existing General Business Zoning District located on the north side of Turnpike Road to the parcels proposed for the zoning map change.



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The Planning Board hereby requests that the Selectboard accept this zoning map amendment petition and refer it back to the Planning Board for consideration at a public hearing.

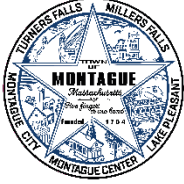
The following pages include the following information:

- dimensional regulations and use classification for the existing zoning district and the proposed zoning district.
- Existing Zoning Map showing the existing uses located on the surrounding parcels;

Sincerely,

Maureen Pollock

Maureen Pollock
Town Planner



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Existing Zoning District – Neighborhood Business (NB) Zoning District:

Dimensional requirements:

- Minimum lot size: 10,000ft² or 4.3 acre
- Minimum lot frontage: 75 feet
- Minimum front yard and street line setback: 15 feet
- Minimum side yard setback: 10 feet
- Minimum rear yard setback: 30 feet
- Maximum building height: 28 feet

Permitted Uses:

- Single and two-family dwellings
- Retail sales and services less than 1,000 gross square feet of floor area and without an accessory drive-through component
- Business, professional, or medical office less than 1,000 gross square feet of floor area

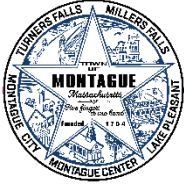
Uses allowed by Special Permit from the Board of Appeals:

- Non-residential uses in § 5.2.5(a) exceeding 1,000 square feet of floor area and without an accessory drive-through component
- Multi-family dwellings
- Lodging houses
- Hotels
- Non-profit clubs or lodges
- Parking lots or parking garages, as a principal use
- Craft workshop or light assembly shop
- Farming and forestry on less than 5 acres of land
- Public utilities
- Other non-industrial uses if similar to § 5.2.5(b) in externally observable attributes and compatibility with residential environs.

Proposed Zoning District – General Business (GB) Zoning District:

Dimensional requirements:

- Minimum lot size: no minimum lot size
- Minimum lot frontage: no minimum lot frontage
- Minimum front yard and street line setback: 25 feet
- Minimum side yard setback: 0, if there is access to rear of lot over a drive at least 12 in width OR 30 where a new commercial use abuts an existing residential use
- Minimum rear yard setback: 30 feet
- Maximum building height: 36 feet



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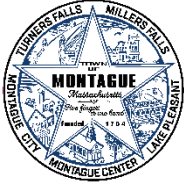
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Permitted Uses:

- Business, professional, or medical offices, up to 5,000 square feet of floor area
- Retail sales and services that involve up to 5,000 square feet of floor area
- Social clubs or lodges
- Farming and forestry on land less than 5 acres, with a retail component

Uses allowed by Special Permit from the Planning Board:

- Single and two-family dwellings
- Multi-family dwellings, including mixed use
- Hotels
- Retail sales and services that involve construction or alteration of over 5,000 square feet of floor area or that includes an accessory drive-through component
- Business, professional, or medical offices that involve construction or alteration of over 5,000 square feet of floor area.
- Lodging houses
- Open recreational enterprises
- Public utilities
- Self-service storage facilities, per §8.7
- Marijuana retailer, medical marijuana treatment center, cultivation, production, research or testing, per §8.10
- Craft workshops or light assembly shops
- Manufacturing, processing, or research
- Other non-industrial uses if similar to §5.2.7 (a) in externally observable attributes



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Proposed Zoning Map Change

