



BOARD OF APPEALS
TOWN OF MONTAGUE
ONE AVENUE A
TURNERS FALLS, MA 01376

RECORD OF DECISION & VOTE

Applicant:

Gill-Montague Regional School District

Date: July 3, 2002

Case No.: 02-13 (b)

Owner:

Same

Address: 35 Crocker Avenue

Turners Falls, MA 01376

Premises Affected:

Assessors' Map 22 Lots 15, 16, 43 & 44 &

Map 21 Lot 11

Environmental Impact & Site Plan Review (X)

222 Turnpike Road

Montague, MA 01351

Plans and Submittals:

1. Building Site Plans titled "Great Falls Middle School and Turners Falls High School, Sheets C1.1 to C6.3 and A1, titled Existing Conditions Plan, Site Preparation Plans, Layout and Materials Plan, Grading and Utilities Plan, Planting Plan, Details Plans #I – III and Exterior Elevations," by Symmes Maini & McKee Associates, dated 05/07/02; and
2. Environmental Impact and Site Plan Review and Variance Application Great Falls Middle School and Turners Falls High School Turnpike Road Montague, MA," by Symmes Maini & McKee Associates, dated May, 2002.

After a public hearing held on May 29, 2002 and June 12, 2002 the Board of Appeals VOTED to APPROVE, with CONDITIONS, the Great Falls Middle School and Turners Falls High School Site Plan.

RECORD of VOTE and CONDITIONS

SITE PLAN REVIEW

The vote of the Zoning Board of Appeals was as follows:

1. Ernest Brown **YES** Chairman
2. Dennis Booska **YES**
3. Walter Sojka **YES**

4. John Burek **YES**
5. John Reynolds **YES**

Environmental Impact Review: The Board finds:

1. No detrimental or offensive, noise, heat, smoke, dust, vibration or waste is generated. The design preserves light and air quality. Glare will be controlled by lighting design.
2. All new (roof) drainage for 2, 10 and 100-year storms is recycled into the ground using current standards. Existing collected flow of roof and surface water is discharged off site with no structures installed to recycle water into the ground.
3. Off-site vehicular and pedestrian movement remains essentially the same. The on-site vehicular traffic is better controlled, segregated and discharged. Safety of on-site pedestrian movement is adequacy anticipated.
4. No natural site characteristics are proposed to be altered and access to open space areas will remain unchanged.
5. The increased impact of the project on Town infrastructure or services will be modest.

Site Plan Review and Conditions

The Board of Appeals review finds: The existing building and site conditions place practical constraints on the design options and the site plans. A public need for the project exists. Approval with conditions will result in a project consistent with the purpose and intent of the Zoning by-law.

1. Building design:
The design of the improvements enhances the proposed project.
2. Building location:
Siting is constrained by the existing building and educational program needs.
3. Lot coverage:
The current site is 71 acres of which 39 acres is developed. The new plan does not extend the developed area that will consist of 2.07 acres of building, 3.37 acres of pavement and about 23 acres of athletic fields. The addition adds .37 acres to the existing building and the paved area is reduced by .1 acre.
4. Landscaping and site treatment:
The conceptual landscaping plan as updated is approved, provided that the location and number of shade trees proposed interior to the fire lane shall be coordinated with the needs of the Turners Falls Fire Department, consistent with fire safety needs.
5. Traffic capacity and safety, parking and pedestrian access:
See #3 above.
6. Surface water drainage:
No natural drainage characteristics for the developed 39 acres remain except the general site grade. The existing drain system collects the roof, paving and athletic fields and discharges the water to an off-site gully, which is currently eroding. There is no built-in infiltration capacity.

The new site improvements proposed are a slight reduction in pavement area, parking area drains that are equipped with deep sumps and hoods, and collection and infiltration for the new roof area only. No additional storm water leaching or infiltration had been proposed.

The Board concludes that the existing and proposed site drainage configuration is of a sufficient impact to the environment as to require mitigation.

The applicant shall: Make improvement to the existing drainage system to attain at least a 5% decrease in the present peak and total flow to the outfall pipe off the western end of the site.

7. Utility services and proposed connections:

No significant changes are needed or proposed.

8. Exterior lighting and signage:

New lighting is proposed for the parking and associated pedestrian areas.

Lighting shall be at a level compatible with a residential area, shall be directed downwards and glare shall be controlled by good design practices. No building mounted lighting is proposed.

9. On-site waste disposal: Not applicable.

Modification and Approval: Any proposed changes shall be reviewed by the Chairman or designee. Minor changes may be approved if consistent with the findings and Site Plan Approval. Significant change will be referred to the Board, which may allow the changes without further hearings if consistent with this approval. Further hearings shall be at the discretion of the Board. Approval shall not be unreasonably withheld.

IMPORTANT:

Any appeal from the decision of the Town of Montague Zoning Board of Appeals can be made only to the Court and must be made pursuant to Section 17, Chapter 40A (MGL) as amended, and must be filed in the office of the Town Clerk within twenty (20) days after the date of filing of the decision with the Town Clerk.

Board of Appeals

By

Ernest L. Brown, Chairman

Douglas S. McIntosh, Clerk