



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

RECORD OF DECISION & VOTE

Applicant:

Montague Economic Development
and Industrial Corporation
38 Avenue A
Turners Falls, MA 01376

Date: August 30, 2002

Case No.: 02-18

Date of Decision July 31, 2002

Owner:

Same, and;
Inhabitants of Montague (Lot 2)

Environmental Impact & Site Plan Review (X)

Premises Affected:

Assessors' Map 4 Lots 1,2,40,41,44&280
2-4 & 38 Avenue A
Turners Falls, MA

Plans and Submittals:

1. Site Plan titled "Great Falls Discovery Center, Turners Falls, MA Draft Master Plan," by Berkshire Design Group, Inc., dated July 11, 2002; and
2. Environmental Impact Statement entitled "Great Falls Discovery Center – Site Improvements." By David Ziomek, Project Manager, undated.

After a public hearing held on Wednesday, July 31, 2002

SITE PLAN REVIEW
RECORD of VOTE and CONDITIONS

The Board of Appeals Finds:

The site consists of 3.9-acres to be developed as an urban park, visitor center and museum. The historical use of the land for over 100 years has been as an urban, commercial/industrial area. Only three buildings remain and no natural site characteristics. For this phase of the project no additional work will take place on 1.55 acres previously constructed or undisturbed.

THE BOARD OF APPEALS VOTED:

To approve with conditions the Site Plan of the Great Falls Discovery Center.

Site Plan Review:

1-2 Buildings:

Two buildings, #2 & 4 are historically significant and have been renovated as a visitor center and museum. The other (#38) c1970 is partially renovated and is planned to serve other park and museum functions. No further building construction is currently planned.

3-4 Lot coverage and landscaping:

Lot coverage has been significantly reduced except for the development of a 62-space parking lot. The principal thrust of the current plan is to develop a landscaped area with significant pedestrian amenities.

5 Traffic and pedestrian access, capacity and safety:

Traffic to the site is expected to increase. The impact, on average, is modest with expected event peaks. Parking and principal site access is planned for Second Street, currently designated as a one way street. Handicapped parking and access is planned off Avenue A.

An easement, 25 feet wide, runs over lot 2, currently owned by the Town, to a bridge over the Power Canal. It is one of only two ways to the heavily developed industrial section of the island. The Town intends to convey this land to the project. The Town, in its agreement to convey Lot 2, intends not to jeopardize historic and/or prescriptive access rights that may exist over the easement to the bridge and island and further seeks to preserve an essential public safety access route of the fire and police departments.

6 Surface water drainage:

The only existing drain system collects at catch basins on the easement. Site construction is proposed to intercept most of the sheet flow toward the catch basins in the easement. The plan proposes to build infiltration capacity on the upper section so that none of the intercepted flow is required to leave the site during the design rain events assumed to be a 25-year storm. The Town's drain system will not be additionally impacted.

7 Adequate utility services are available to the site.

8-9 See Condition 4

Conditions:

- 1 The site shall be developed in substantial conformance with the site plan presented and the findings above.
- 2 Final design of access from Avenue A, and across the Lot 2 easement shall be:
 - a) Consistent with the public safety requirements of the Fire Department for truck access, turn radiuses and be free of obstructions, and;
 - b) Consistent with access and economic development agreements negotiated with the Board of Selectmen for the transfer of land to the project, and;
 - c) So designed that access from Avenue A including the handicapped parking shall be provided with adequate sight lines and signage consistent with good traffic engineering practices.
- 3 Lot drainage shall not further impact the towns drain system without review and approval.
- 4 Site lighting shall be directed downward and shall not exceed intensities consistent with an urban park setting. A dumpster location shall be provided.

Modification and Approval: Final design, engineering or proposed changes shall be reviewed by the Chairman or designee and approved if consistent with the findings and Site Plan Approval. Significant design changes will be referred to the Board, which may allow the changes without further hearings if within the project scope and consistent with the project concept. Further hearings shall be at the discretion of the Board. Approval shall not be unreasonably withheld.

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

1.	Ernest Brown	YES	Chairman	3.	John Burek	YES
2.	Dennis Booska	YES		4.	John Reynolds	YES

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