



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

NOTICE OF DECISION & VOTE

Applicant - Owner:

by Joseph P. Mattei, for
Greenfield Savings Bank
400 Main Street, Greenfield, MA

Case No. 09-08
Date June 16, 2009

Premises Affected:

(282) Avenue A
Turners Falls, MA 01376
Assessors' Map 3 Lot 88
F Co. Registry of Deeds: Bk 4623, Pg 229

Special Permit (X)
Variance Application (40A) ()
Section 6 Ch. 40A - Finding ()
Site Plan Review (X)

After a public hearing held on:

Wednesday, May 20, 2009 and
continued to May 27, 2009

SPECIAL PERMIT and ENVIRONMENTAL IMPACT & SITE PLAN REVIEW

Submittals:

Response to Impact Statement Requirements by Joseph P. Mattei; dated Apr 22, 2009
Drawings titled: *Greenfield Savings Bank –Turners Falls Branch-* by Joseph P. Mattei

- *Proposed Façade* Concept 4; dated 11/18/08
- *Proposed Floor Plan* Concept 6; dated 11/18/08

Geotechnical Engineering Recommendations: O'Reilly, Talbot & Okum; Feb 12, 2009
Stormwater Management Report; by SK Kimberley Engineering & CH. Dauchy; 4/28/09

Site Plan(s) titled: *Proposed Greenfield Savings Bank -Turners Falls Branch-*
by S. K. Kimberley Engineering; dated: April 20, 2009

- *Existing Conditions Plan – C1*
- *Site Plan – C2*
- *Drainage/Stormwater Plan – C3*
- *Grading Plan – C4*
- *Sewer Connection Plan – C5*
- *Civil Detail Sheet 1 – C6*
- *Civil Detail Sheet 2 – C7*
- *Planting Plan – Site-1*; by Joseph P. Mattei, dated 03/26/09 – *P1*
- *Photometric Plan - Site-2*; by Joseph P. Mattei, dated 03/26/09

Departmental and Staff Review of Site Plan Application; dated: May 19, 2009 (DRAFT)

The Board of Appeals finds: That the Impact Statement and Site Plan describes the proposed project with a level of detail adequate to evaluate the impacts of the proposed facility.

The Board of Appeals concludes: Site Plan Approval allows the applicant to construct the proposed improvements in a manner that enhances the aesthetics, function and appeal of the property, is architecturally consistent with the surrounding neighborhood, minimizes or eliminates impacts on abutting properties and enhances the public good without a negative impact on the towns infrastructure. The Board further concludes that the Boards Stormwater System Policy is satisfied.

Conditions:

Improvements at the premises shall be constructed in substantial compliance with the Site Plan(s), Stormwater Management Report and engineering reports submitted to the Board of Appeals.

The Board of Appeals states the following conditions for emphasis.

- The two Avenue A curb cuts are approved at the width requested.
- Sidewalks at the curb cuts must be removed, installed thicker and reinforced. Engineering standards must be submitted to the DPW for permit and review.
- Entrance and exit directional signage is required. They must be placed away from the street out of sight lines and out of harms way from town snow removal operations and be installed on the bank's property.
- The two entrances and one exit have excellent sight lines. However turning traffic will be significant in an otherwise straight and very open section of road. This condition should be monitored by the owner and town to determine if road signage or pavement striping will be needed in the future.
- No snow shall be plowed or dumped in the "forebay" drainage areas or the curb breaks leading to these drainage settling basins.

Other Permits or Approvals. This approval does not presume to evaluate all technical requirements of the project but assumes and requires that good engineering practices will be applied. This approval is contingent on the applicant obtaining all the relevant permits and approvals governed by other Departments of the Town or Agencies of the Commonwealth.

THE BOARD OF APPEALS VOTED:

To grant Site Plan Review approval pursuant to Section 5.2(c) and as conditioned above.

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

- | | | | |
|-------------------------------------|------------|--|------------|
| 1. <u>Ernest L. Brown, Chairman</u> | <u>YES</u> | 2. <u>John Burek, Vice-Chairman</u> | <u>YES</u> |
| 3. <u>John Reynolds</u> | <u>YES</u> | 4. <u>Dennis Booska</u> | <u>YES</u> |
| 5. <u>Robert Sojka</u> | <u>YES</u> | 6. <u>Ericka Almeida, associate member</u> | |

SPECIAL PERMIT

THE BOARD OF APPEALS VOTED:

To grant a Special Permit for office use of over 5,000 sq. ft. to allow the construction of a new 7000+ sq. ft. bank branch office with customer drive up services to be developed and constructed in substantial compliance with Site Plan Review approval pursuant to Section 5.2.5(b) & 5.2(b) & (c) of the Montague Zoning By-laws of May 1, 2004

