



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

NOTICE OF DECISION & VOTE

Applicant:

Olive Street Development, LLC
By: Mark Zaccheo
P.O. Box 53, Greenfield, MA 01301

Case No. 13-12 (and 12-15)
Date September 12, 2013

Owner:

Inhabitants of Montague
1 Avenue A, Turners Falls, MA 01376

Premises Affected:

15 School Street
Montague, MA 01351
Assessors' Map 43 Lot 111
F Co. Registry of Deeds: Bk 550 Pg 185

Special Permit (see case # 12-15)
Variance Application (40A) ()
Section 6 Ch. 40A - Finding ()
Site Plan Review (X)

After a public hearing held on:

Wednesday, June 26, 2013

For Environmental Impact and Site Plan Review under Section 8 to evaluate the impacts and site design of a multi-family conversion of the former Montague Center School for up to 18,269 residential sq. ft. and up to 22 dwelling units with up to 33 bedrooms and providing at least 39 parking spaces on the lot of 2.86 acres. (see SP case # 12-15)

Submittals

Application
Environmental Impact Statement & Site Plan with revisions dated 6-3-13
Building elevations,
Floor plans 1st, 2nd and 3rd floor plans, and typical 2 bedroom apartment.
Special Permit approval #12-15

- w/Traffic Report, and
- Management Plan

The Board of Appeals states: This Site Plan and approval is part of and subject to:

1. Board of Appeals Special Permit #12-15 dated October 31, 2012.
2. Design and drainage conditions in NOI #2012-03 issued November 8, 2012 (DEP file #229-231) reviewed and approved by the Montague Conservation.
3. Lot Coverage and water management shall be conditioned on Planning Board Special Permit #01-2013 per Section 9.5.2(a), (application 6/5/13) currently under review.

THE BOARD OF APPEALS VOTED:

To approve Site Plan titled “Montague Center School Apartments”, “Proposed Site Plan” by The Berkshire Design Group, Inc., dated September 25, 2012 with revisions dated 10/31/12, 6/3/13 and 6/26/13.

Conditions from SP #12-15:

- 1) Site Plan Review by the Board of Appeals will specifically review the following:
 - Lighting - approved as shown on Site Plan rev (6-26-13) with specific attention to lighting intensity and shielding of property at 11 School Street.
 - Fire Safety - Fire Department access is approved with the relocation of the dumpster area on revision 6-26-13
 - Traffic - Intersection of Court Sq., School St. and Main St. – The Town of Montague DPW, Planner and Selectmen shall review the intersection for sightline and other traffic safety improvements.
 - Drainage – see #3
 - Trash management – plan is approved with the relocation of the trash management (dumpster) area. (rev. 6-26-13)
- 2) Management Plan is approved as submitted with the Special Permit.
- 3) Components of the Site Plan relating to drainage is approved as designed 10-31-12 and approved by the Conservation Commission November 8, 2013.
- 4) Lot Coverage and water management will be reviewed by the Planning Board; hearing #01-2013.

Site Plan - Conditions:

- Heat pump noise shall not impact residential abutters.
- Parking on the north side shall be front in parking to avoid light wash onto north side bordering property at 11 School Street.
- Development shall be in substantial conformance with plans and reports submitted and good engineering practices.
- Modification and Approval: Any changes proposed shall be reviewed by the Board of Appeals or its designee. The Chairman or designee may approve changes if in substantial conformance with the intent of the Special Permit or may refer it to the Board. Changes consistent with the purpose of this approval may be allowed by the Board without further hearings. 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. <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>Robert Sojka</u>	<u>YES</u>
5. <u>Allen Ripingill</u>	<u>YES</u>		

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
Clerk
Karen Casey-Chretien,

Received for filing by Town Clerk: _____
Time Date
Twenty day appeal period ends: _____
Time Date

I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN 20 DAYS
FROM THE DATE THAT THIS DECISION WAS FILED WITH THE TOWN CLERK:

Montague Town Clerk
Date

Notice to be recorded by Landowner