



EXPLORING ZONING MAP AMENDMENT

Presentation to Planning Board
 Town of Montague
 July 25, 2023

Montague
 Zoning Map

Town of Montague, Franklin County, VT

Franklin Regional Council of Governments

Exploring Zoning Map Change
 Town of Montague
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Existing Zoning

The existing Zoning Bylaw allows “manufacturing, processing, or research” uses to occur in the Industrial (ID) and General Business (GB) Zoning Districts.

Web-Based Zoning & Parcel Maps (GIS)

<https://www.axisgis.com/montaguema/>

Examples of existing manufacturing companies:

- Jude Wire Inc., 124 Turnpike Rd
- Heat Fab Inc., 130 Industrial Blvd
- Hillside Plastics, Inc., 262 Millers Falls Rd
- Greenleaf FKA Litalife Foods, Inc., 153 Industrial Blvd.



Problem Statement

There is very limited amount of land available in the Industrial (ID) and General Business (GB) Zoning Districts which prevents new industrial and commercial growth.

Reasons:

- land is already developed,
- land not large to develop, (factors: building size, parking, stormwater)
- levels of land protection,
- wetlands,
- steep slopes
- ownership,
- lack of lot frontage and access.



Economic Development

Various Planning and Economic Development Plans identify the need to support industrial and commercial growth, including:

- 1999 Comprehensive Plan
- 2004 Montague Comprehensive Economic Development Plan
- [2014 Montague Economic Development Plan](#)
- [2018-2023 Montague Community Development Strategy](#)
- [2023 Annual Comprehensive Economic Development Strategy \(CEDS\) Performance Draft Report](#)



Proposal Strategies

Zoning map amendment hopes to:

- unlock available land for either potential commercial + manufacturing uses, as recommended by various Planning & Economic Development Plans, while also allowing other priorities use to be allowed – residential uses.
- Allows a permit pathway for potential manufacturing or residential use via Special Permit review/approval process



Focus Area - Existing Zoning Districts

Zoning Districts:



- General Business (GB)
- Industrial (ID)
- Neighborhood Business (NB)
- Recreational-Education (RE)
- Residential-1 (RS 1)
- Residential-2 (RS2)



Land use	Neighborhood Business (NB)	General Business (GB)	Industrial (GB)
Business, professional, or medical offices	Permitted, if less than 1,000ft ² of floor area; by Special Permit if greater	Permitted, if less than 5,000ft ² of floor area; by Special Permit if greater	Permitted
Retail sales or services	Permitted, if less than 1,000ft ² of floor area, no drive-thru; by Special Permit if greater	Permitted, if less than 5,000ft ² of floor area; by Special Permit if greater	Permitted
Social clubs or lodges	Special Permit	Permitted	Not allowed
Agriculture or forestry products processing	Farming/forestry Permitted, if less than 5 acres	Permitted, if less than 5 acres	Permitted
Single family, duplex, multi family, and mix-use building	Single family, duplex – Permitted; Multiple family – Special Permit; Mixed-use building – not allowed	Single family, duplex, multi family, and mix-use building - Special Permit	Single family, duplex, multi family, + mix-use building - Not allowed
Hotels; Lodging houses	Hotels - Special Permit; Lodging – Special Permit	Hotels - Special Permit; Lodging – Special Permit	Hotels-Special Permit; Lodging-No
Parking lots or parking garages	Special Permit	Not allowed	Not allowed
Open recreational enterprises	Not allowed	Special Permit	Special Permit
Public Utilities	Special Permit	Special Permit	Special Permit
Self-service storage facilities	Not allowed	Special Permit	Special Permit
Marijuana retailer, MMTC, cultivation, production, research or testing	Not allowed	Special Permit (retail needs to be an accessory use)	Special Permit
Craft workshops or light assembly shops	Special Permit	Special Permit	No allowed
Manufacturing, processing, or research	Not allowed	Special Permit	Permitted, if construction / alteration is less 20,000ft ² or development is less than 5 acres; if more than by Special Permit
Solar and BESS	Not allowed	Not allowed	Special Permit
Earth removal	Not allowed	Not allowed	Special Permit

Recommendations

Change the zoning district for Parcel #21-0-152 and possibly #21-0-004 from Neighborhood Business (NB) to General Business (GB), in order to:

- unlock available land for either potential commercial + manufacturing uses or residential uses, as recommended by various Planning & Economic Development Plans.
- Allows a permit pathway for potential manufacturing or residential use via Special Permit review/approval process





THANK YOU!

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