



# MONTAGUE CITY ZONING STUDIES

Planning Board Update #1  
March 25, 2025



# AGENDA

Introductions: People

Introductions: Projects

Timelines

Initial Studies

Current Zoning

Discussion



# WHO'S WHO

## **Working Group**

Colleen & Skip Descavich

Dorinda Bell-Upp

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Roberta Potter

Sam Guerin

## **Town Staff**

Walter Ramsey  
Town Administrator

Chris Nolan-Zeller  
Assistant Town  
Administrator

Maureen Pollock  
Planning Director

# WHO'S WHO

## **Innes Associates**

Emily Keys Innes, AICP, LEED AP ND  
President

Paula Ramos Martinez  
Senior Urban Designer/Planner

Marc Sánchez Olivares  
Design Technology Specialist

## **Massachusetts Housing Partnership (MHP)**

Christine Madore, AICP  
Director of Community Assistance

## **Executive Office of Housing and Livable Communities (EOHLC)**

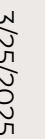
# PROJECTS

## Montague City Village Center

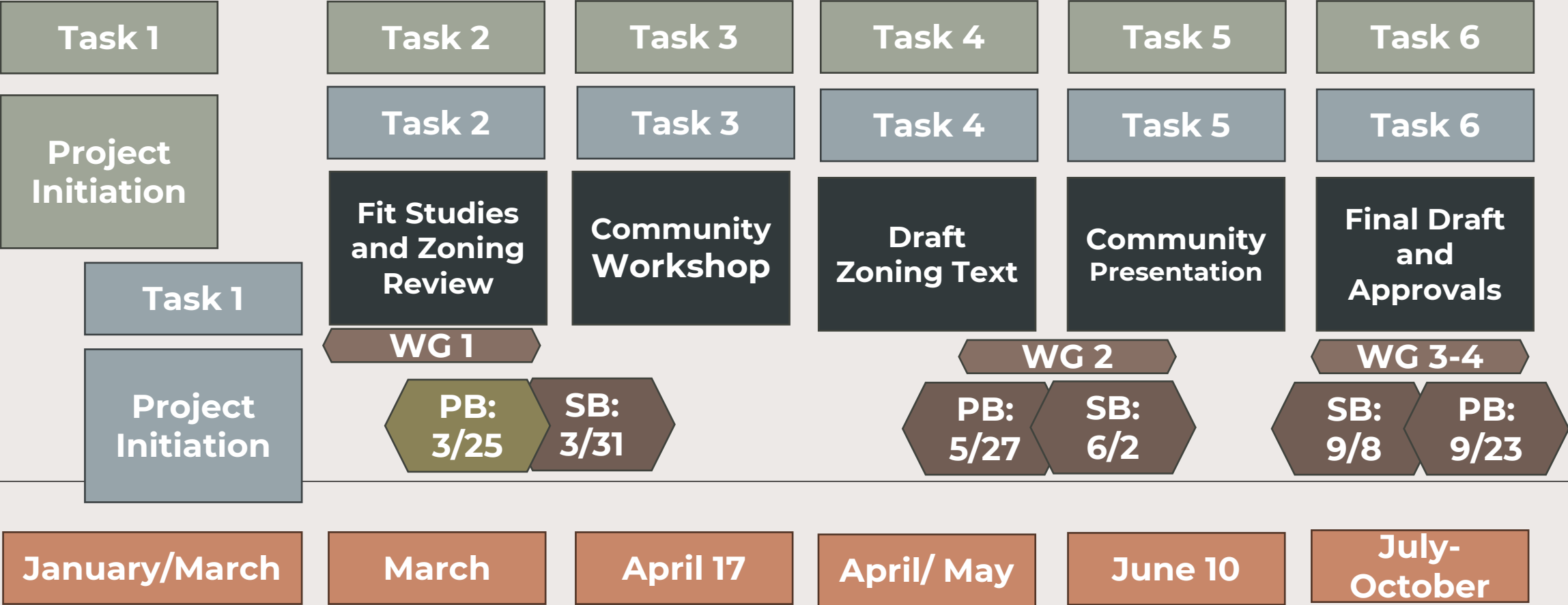
**Goal: Create zoning  
to realize  
community visions  
for the site of the  
former Farren Care  
Center**

## Rod Shop Road Adaptive Reuse and Gateways

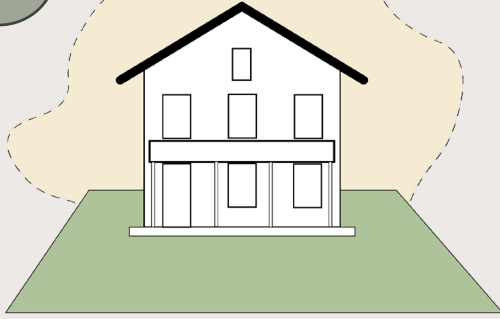
**Goal: Create zoning to  
encourage the adaptive  
reuse of historic buildings  
and encourage a gateway  
transitional from the  
existing residential to the  
new village center.**



# TIMELINE

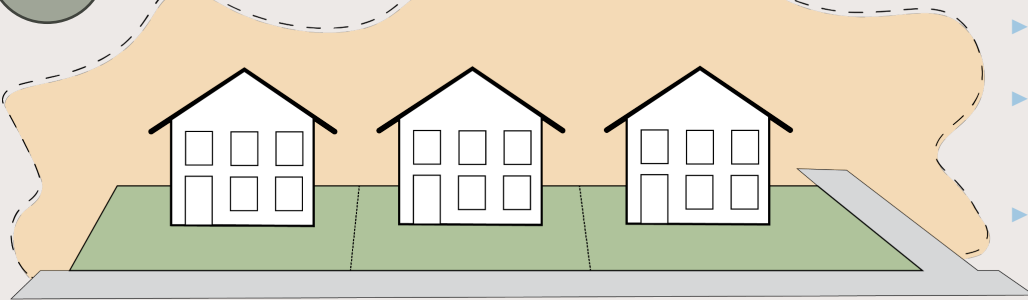


# 1 Your House and Land



- ▶ What can I build?
- ▶ Height
- ▶ Use
- ▶ Setbacks, Coverage

# 2 Your Neighborhood



- ▶ Relation to parcel next door
- ▶ Where are the busy/ quiet zones?
- ▶ Where is my park, corner grocery store?

# 3 Your Town



- ▶ Where is the Town center?
- ▶ Which area needs to stay protected?
- ▶ Where are my green areas and industrial zones?

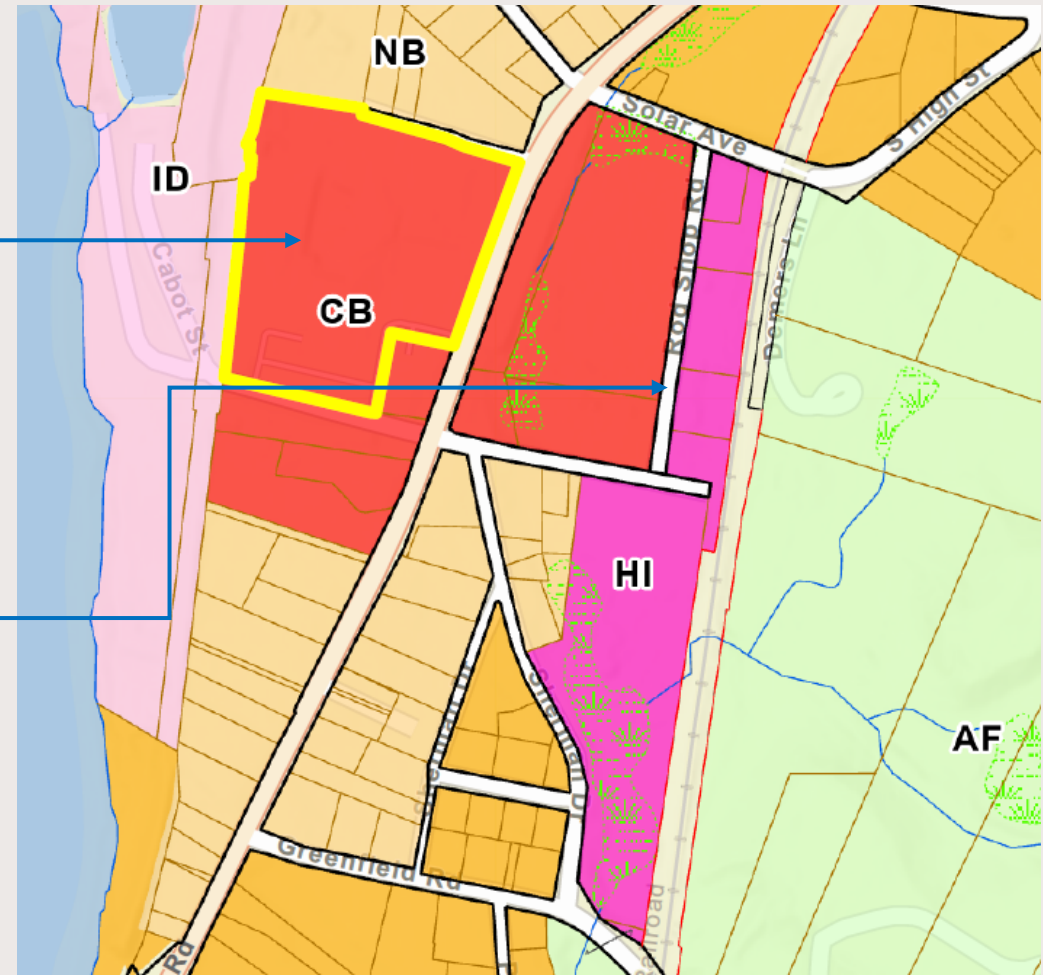
## ZONING 101

Zoning works at different scales.



Farren Site: Central Business (CB)

Rod Shop Road: Central Business (CB)  
Historic Industrial (HI)  
Neighborhood Business (NB)



Zoning Map: Town of Montague

# CURRENT ZONING

|           | Lot Size<br>(min - sf) | Frontage<br>(min - ft) | Front Yard*<br>(min – ft) | Side Yard<br>(min – ft)                                     | Rear Yard<br>(min – Ft) | Height<br>(max - ft) |
|-----------|------------------------|------------------------|---------------------------|-------------------------------------------------------------|-------------------------|----------------------|
| <b>CB</b> | None                   | None                   | Sidewalk or<br>10 ft MAX  | 10                                                          | 15                      | 36                   |
| <b>HI</b> | None                   | None                   | 25                        | 0, if<br>access to<br>rear of lot<br>of min 12-<br>ft drive | 15                      | 50                   |
| <b>NB</b> | 10,000                 | 75                     | 15                        | 0, if<br>access to<br>rear of lot<br>of min 12-<br>ft drive | 30                      | 28                   |

\* Front Yard is also the Street Line Setback; No building need provide a street line setback greater than that of the principal buildings on 3 out of 4 adjoining properties on the same side of the street.

CURRENT ZONING

|                                                                                                                               | CB - Permitted | CB - SP-ZBA   | HI - Permitted (existing) | HI - SP-ZBA (new) | NB - Permitted | NB - SP-ZBA |
|-------------------------------------------------------------------------------------------------------------------------------|----------------|---------------|---------------------------|-------------------|----------------|-------------|
| Bulk storage, warehousing, distribution                                                                                       | n              | n             | ✓                         | ✓                 | n              | n           |
| Business, professional, or medical office                                                                                     | ✓              | n             | ✓                         | ✓                 | <1,000         | n           |
| Craft workshop or light assembly shop                                                                                         | n              | w/ retail     | ✓                         | ✓                 | n              | ✓           |
| Farming and forestry on 5 acres or less                                                                                       | n              | n             | n                         | ✓                 | n              | ✓           |
| Hotels                                                                                                                        | n              | ✓             | n                         | ✓                 | n              | ✓           |
| Lodging houses                                                                                                                | n              | n             | n                         | n                 | n              | n           |
| Manufacturing, processing, or research                                                                                        | n              | n             | ✓                         | ✓                 | n              | n           |
| Marijuana retailer, medical marijuana treatment center, cultivation, production, research or testing, per §8.10               | n              | retail only   | n                         | ✓                 | n              | n           |
| Mixed-use with the street level as a commercial use and dwelling units on upper floors                                        | <= 4 dwellings | > 4 dwellings | n                         | n                 | n              | n           |
| Multi-family dwelling                                                                                                         | n              | n             | n                         | ✓                 | n              | ✓           |
| Non-profit clubs or lodges                                                                                                    | n              | n             | n                         | n                 | n              | ✓           |
| Non-residential uses in § 5.2.5(a) exceeding 1,000 square feet of floor area and without an accessory drive-through component | n              | n             | n                         | n                 | n              | ✓           |
| Open recreational enterprises                                                                                                 | n              | n             | n                         | ✓                 | n              | n           |
| Parking lots or parking garages                                                                                               | n              | ✓             | n                         | n                 | n              | ✓           |
| Public utilities                                                                                                              | n              | ✓             | n                         | ✓                 | n              | ✓           |
| Retail sales and services without an accessory drive-through component                                                        | <5,000 SF      | >5,000 SF     | ✓                         | ✓                 | <1,000         | n           |
| Self-service storage facilities                                                                                               | n              | n             | n                         | ✓                 | n              | n           |
| Single and two-family dwellings                                                                                               | n              | n             | n                         | n                 | ✓              | n           |
| Social clubs or lodges                                                                                                        | ✓              | n             | n                         | n                 | n              | n           |
| Solar energy and battery energy storage facilities                                                                            | n              | n             | n                         | ✓                 | n              | n           |

# PAST PLANS

## Environmental Reports for Former Farren Care Property – Montague City Road, Montague

### 2023

- Phase I Environmental Site Assessment for the 330, 340, and 356 Montague Road, prepared by Professional Service Industries, Inc., dated October 25, 2023
- Supplemental Soil and Groundwater Assessment Report - 330 & 356 Montague City Road, Prepared by Intertek/PSI, dated November 10, 2023



**2022:** Limited Phase II Site Assessment Report - 330 & 356 Montague City Road, Prepared by Intertek/PSI, dated November 18, 2022

**2021:** Phase I Environmental Site Assessment - Farren Care Center 330 & 356 Montague City Road, Prepared Professional Service Industries, Inc., dated November 4, 2021

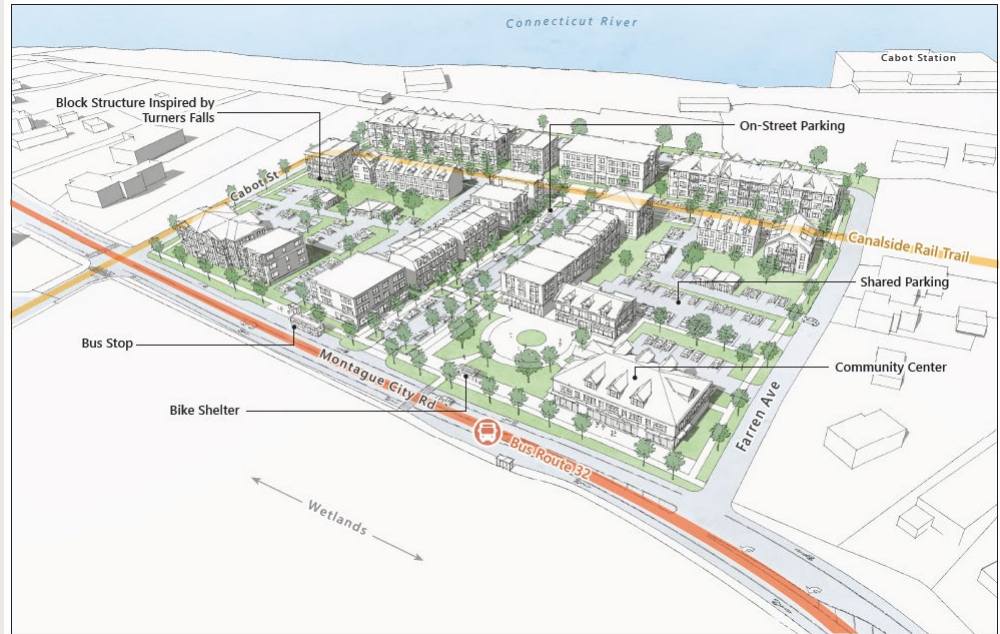
**2013:** Immediate Response Action (IRA) Completion Report & Class A2 Response Action Outcome (RAO) Statement report for 356 Montague City Road, prepared by New England Environmental Consulting, Submittal date: June 17, 2013





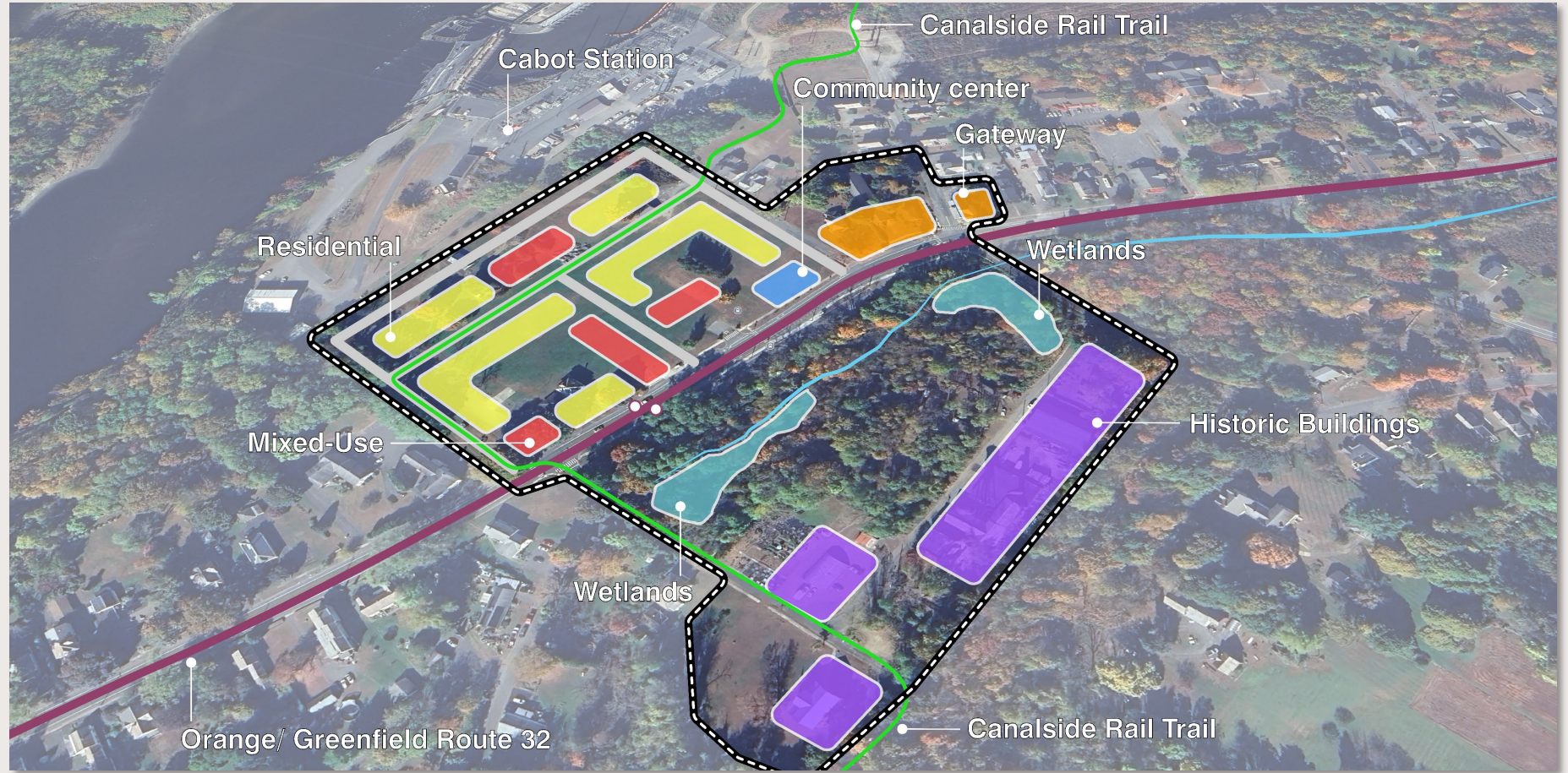
Conceptual Scenarios: VHB, Montague City Village Center Market Analysis and Redevelopment Strategy

# SCENARIOS





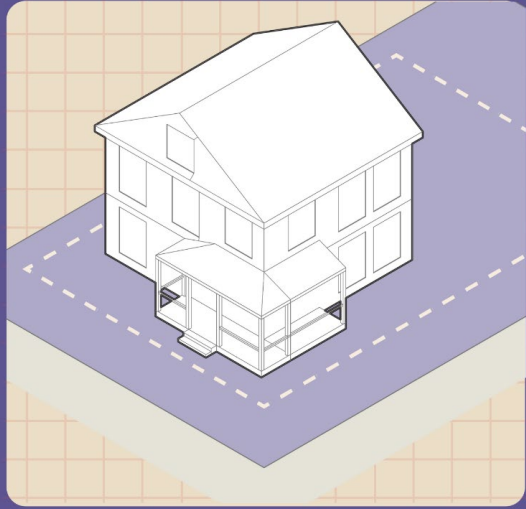
- Residential
- Mixed-Use
- Civic
- Gateway
- Historic Buildings



# FOR ANALYSIS

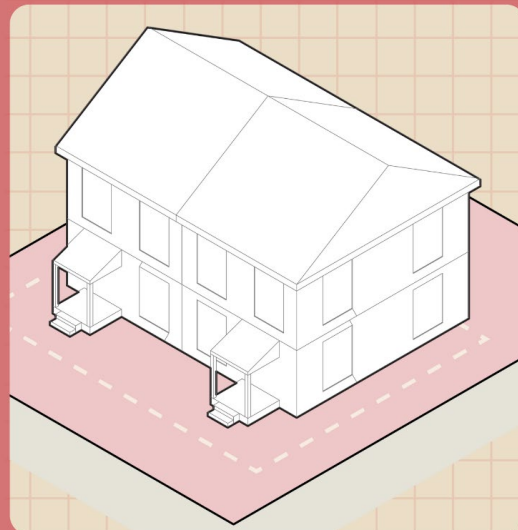
Initial schematic Land Use Map based on the previous studies and integrating the Rod Shop Road area.





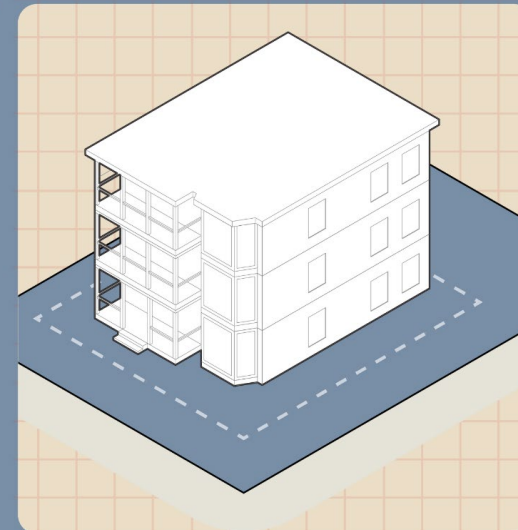
### SINGLE UNIT DWELLING

The process of changing a single-family home into a multi-unit dwelling, each with its own entrance and living space.



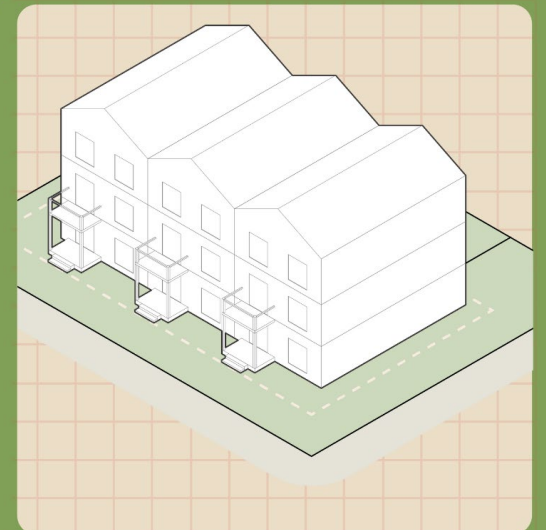
### 2 UNITS

A multi-family housing unit that consists of two separate living spaces that are attached to each other. They can be side by side or top of each other.



### 3 UNITS

A residential property with three separate living units, each with its own entrance and living space.

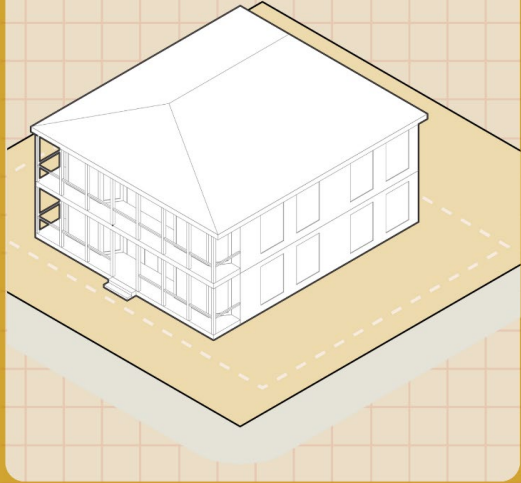


### TOWNHOUSE

A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.

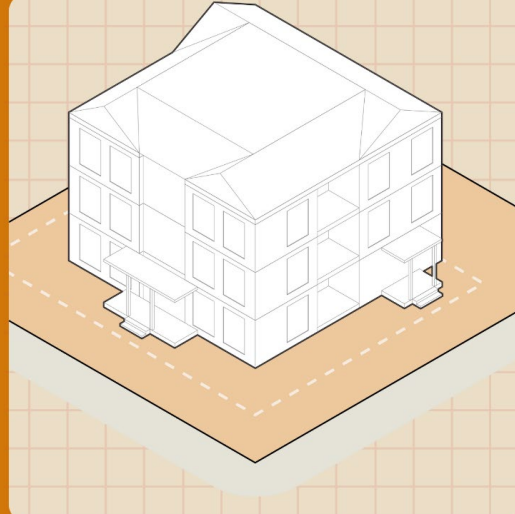
# FOR ANALYSIS

Residential typologies.



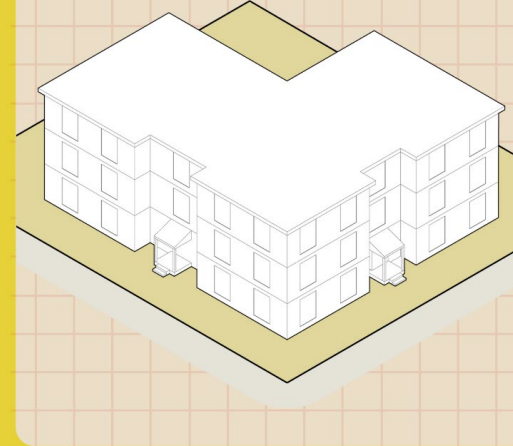
### 4 - 6 UNITS

A multi-unit building that can have separate housing units from four (4) to six (6) units.



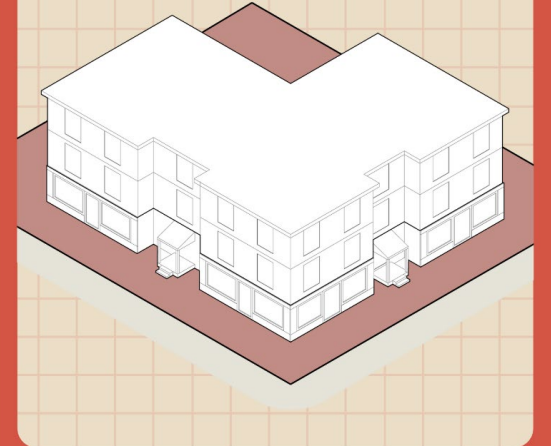
### 6 - 12 UNITS

A multi-unit building that can have separate housing units from six (6) to ten (12) units.



### RESIDENTIAL BUILDING

A detached or attached structure that consists of multiple dwelling units arranged side-by-side and/ or stacked, typically with a shared entry from the street.



### MIXED - USED BUILDING

A multi-story building that provides more than one use in the same structure. Consists of non-residential uses in the lower floors and Multi-unit Dwellings in the Upper floors.

# FOR ANALYSIS

Residential typologies.





# FUTURE ZONING

Community Engagement  
Additional Analysis  
Options for Discussion

March 31: Select  
Board

**April 17:  
First Public  
Workshop**

**DCR Discovery Center  
2 Avenue A, Turners Falls  
6pm-8pm**

NEXT STEPS