



# MONTAGUE CITY ZONING STUDIES

Select Board Update #1  
March 31, 2025



# AGENDA

Introductions: People

Introductions: Projects

Timelines

Initial Studies

Current Zoning

Discussion



# WHO'S WHO

## **Working Group**

Colleen & Skip Descavich

Dorinda Bell-Upp

Gregg Garrison

Janel Nockleby

Jeremy Toal

Kristi Bodin

Mary Kay Mattiace

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

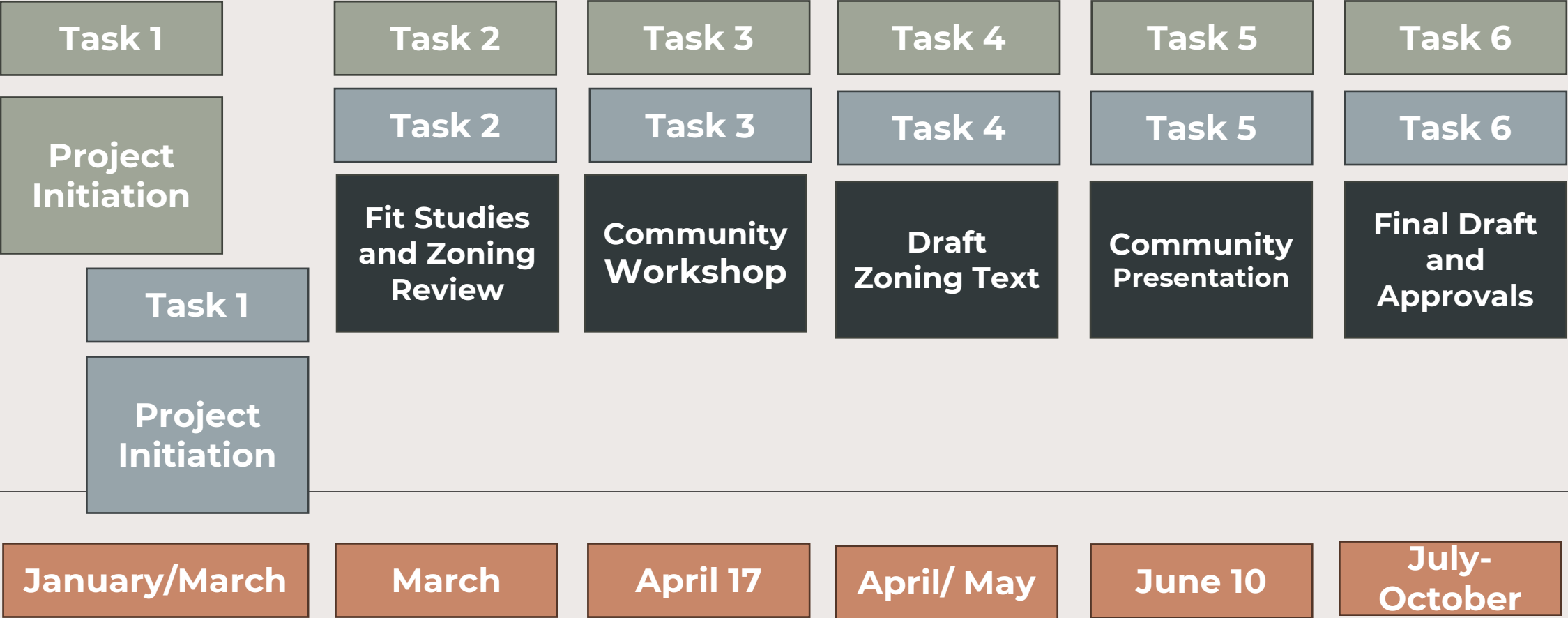
## Montague City Village Center

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

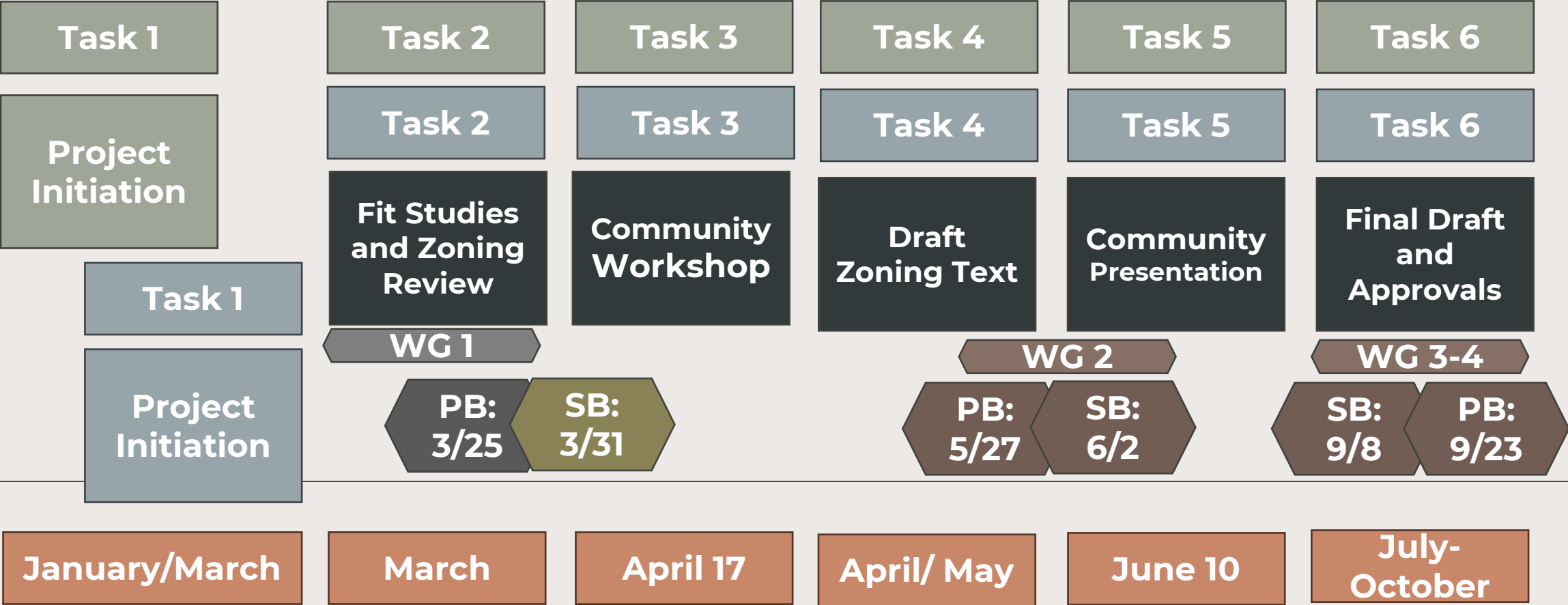
## Rod Shop Road Adaptive Reuse and Gateways

**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.**

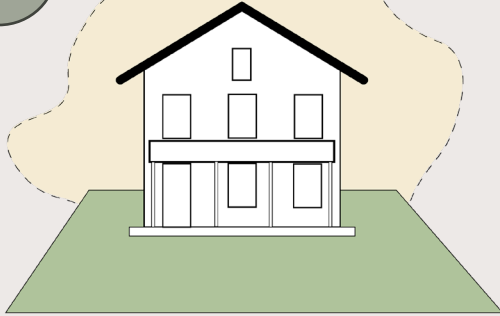
# TIMELINE



# TIMELINE

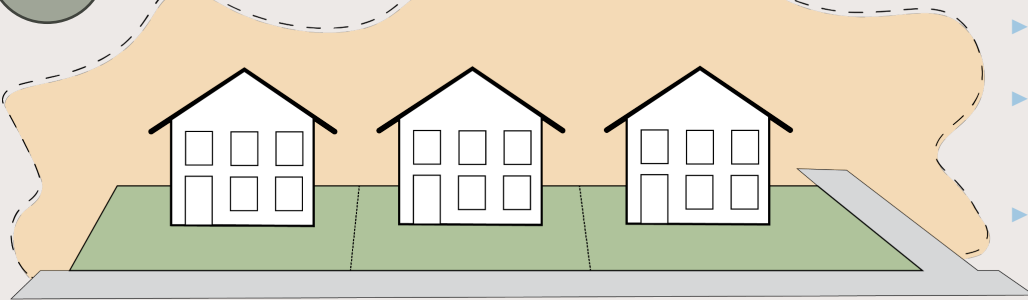


## 1 Your House and Land



- ▶ 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?

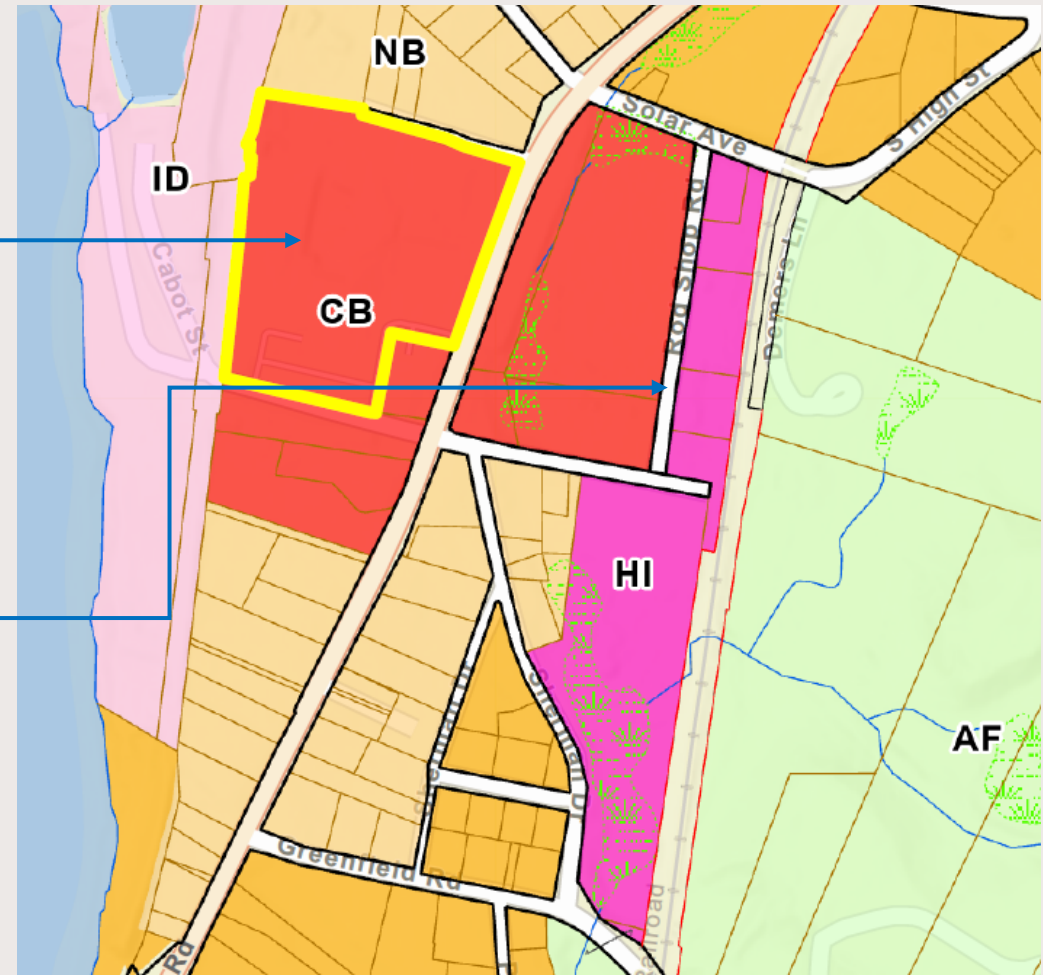
# ZONING 101

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

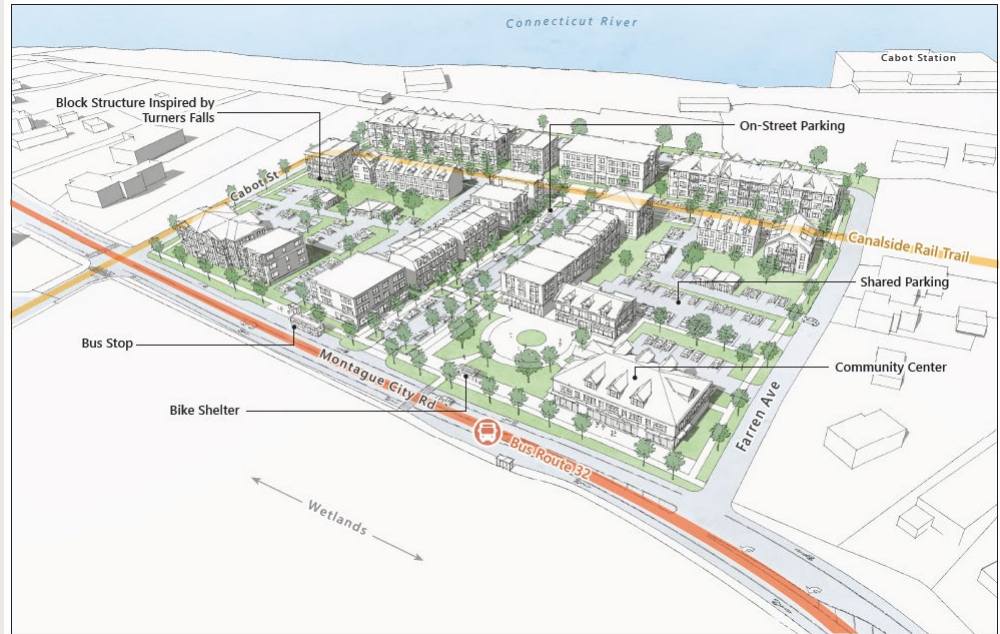
**2013:** Immediate Response Action (IRA) Completion Report & Class A2 Response Action Outcome (RAO) Statement report for 356 Montague City Road, prepared by New England Environmental Consulting, Submittal date: June 17, 2013





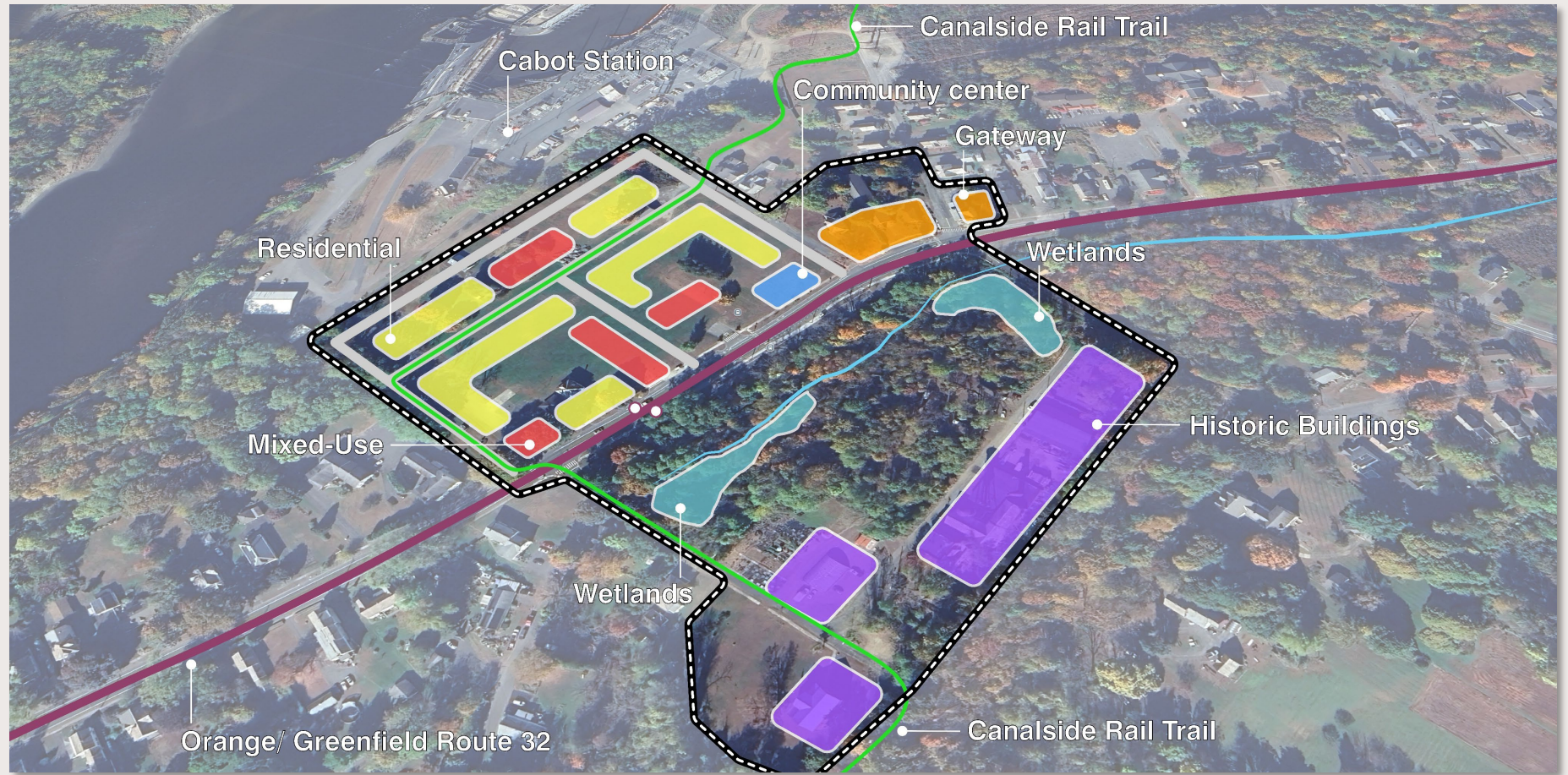
Conceptual Scenarios: VHB, Montague City Village Center Market Analysis and Redevelopment Strategy

# SCENARIOS





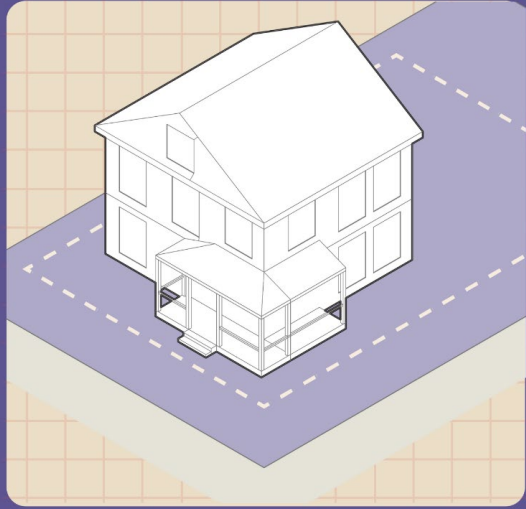
- Residential
- Mixed-Use
- Civic
- Gateway
- Historic Buildings



# FOR ANALYSIS

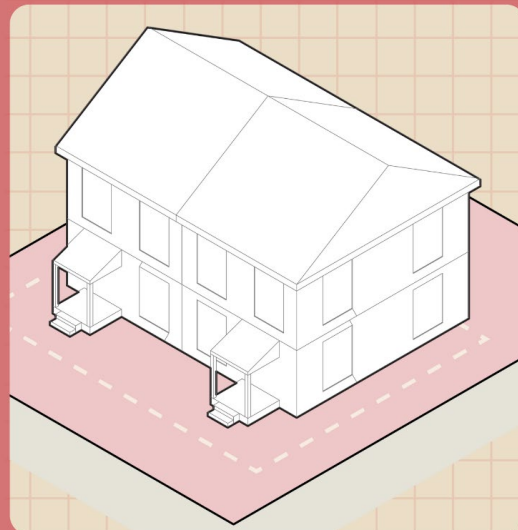
Initial schematic Land Use Map based on the previous studies and integrating the Rod Shop Road area.





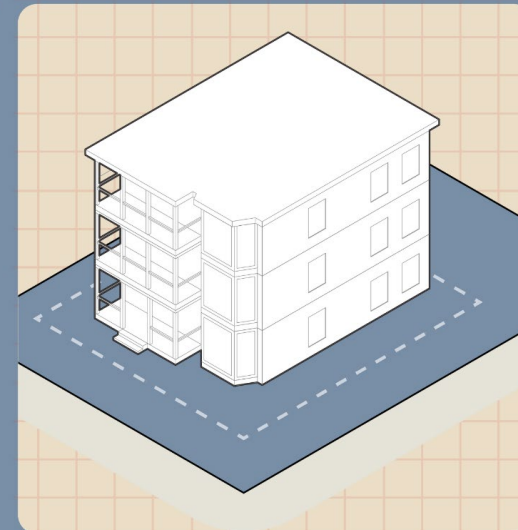
### SINGLE UNIT DWELLING

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



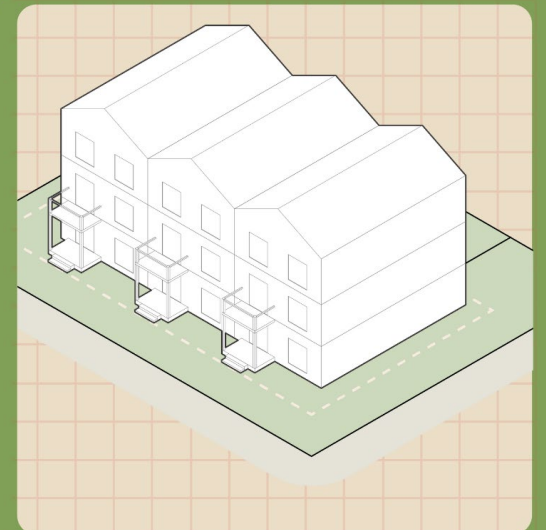
### 2 UNITS

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.

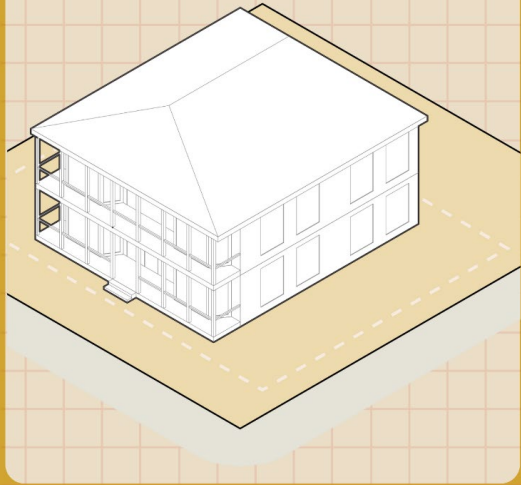


### TOWNHOUSE

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.

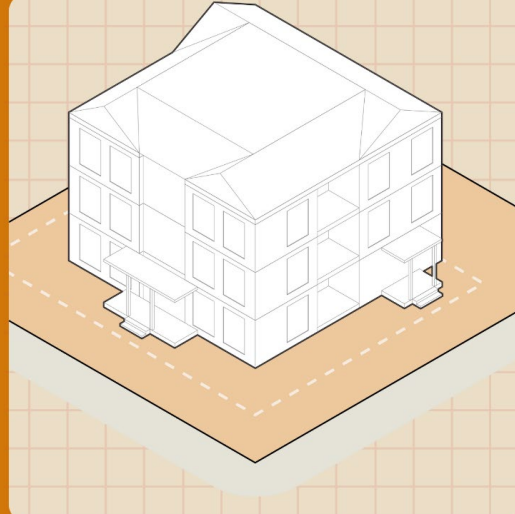
# FOR ANALYSIS

Residential typologies.



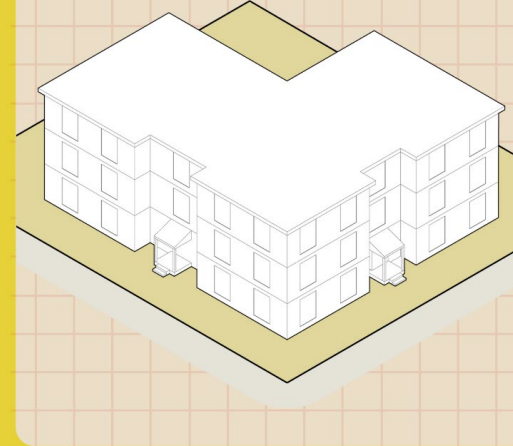
### 4 - 6 UNITS

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



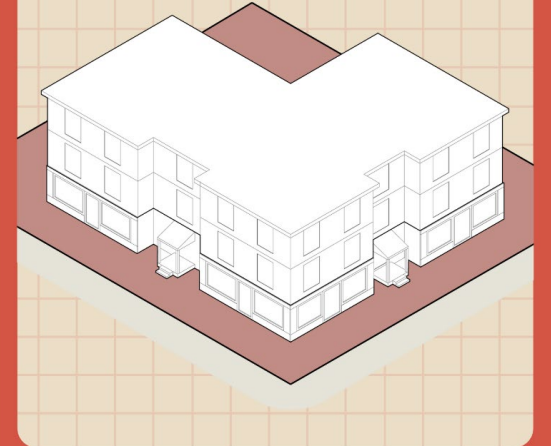
### 6 - 12 UNITS

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

# **April 17: First Public Workshop**

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

## NEXT STEPS