



MONTAGUE CITY ZONING STUDIES

Public Meeting
April 17, 2025

4/28/2025

AGENDA

6:00 PM Light refreshments

6:30 PM Presentation

6:45 PM Exercise: Part A

7:00 PM Exercise: Part B

7:45 PM Conclusions



WHO'S WHO

Committee Members

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
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

Jimmy Rocha
Spatial Analyst

Nico Mon Bianco
Design Technology Specialist

Massachusetts Housing Partnership (MHP)

Christine Madore, AICP
Director of Community Assistance

Executive Office of Housing and Livable Communities (EOHLC)

PROJECTS

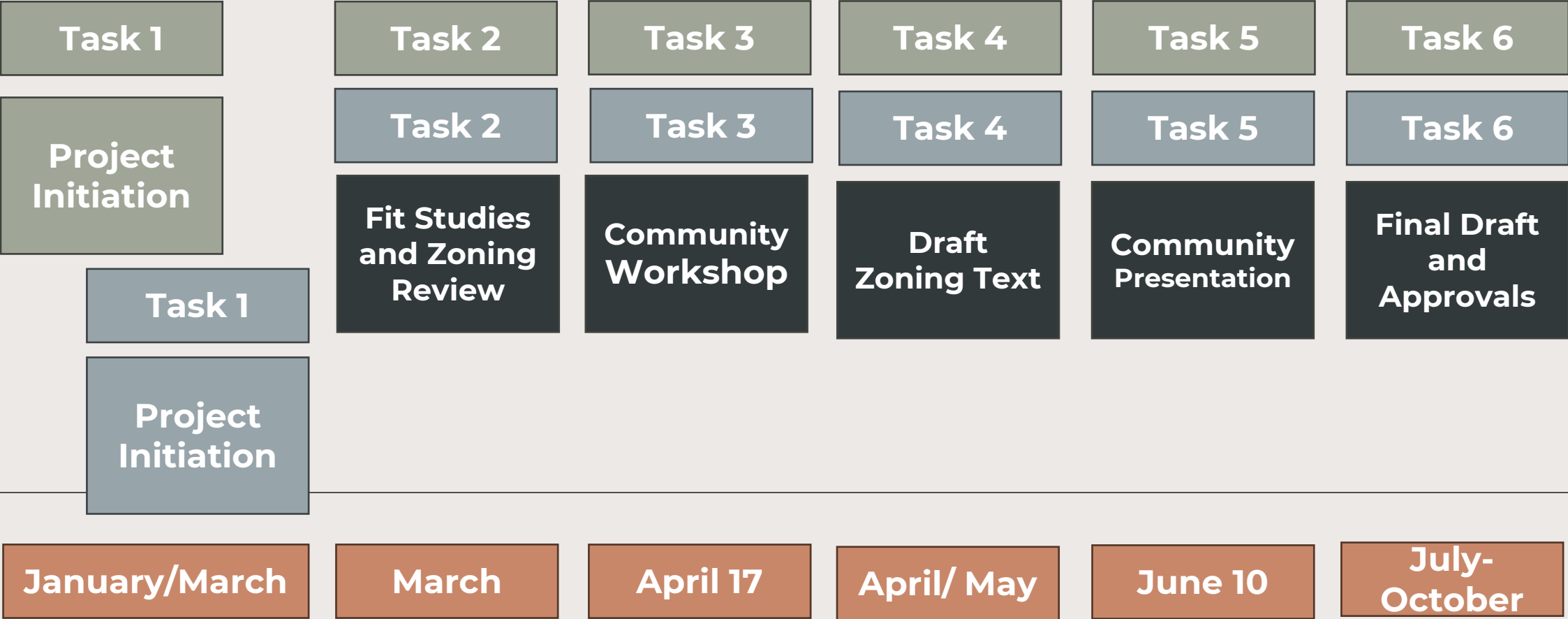
Montague City Village Center

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

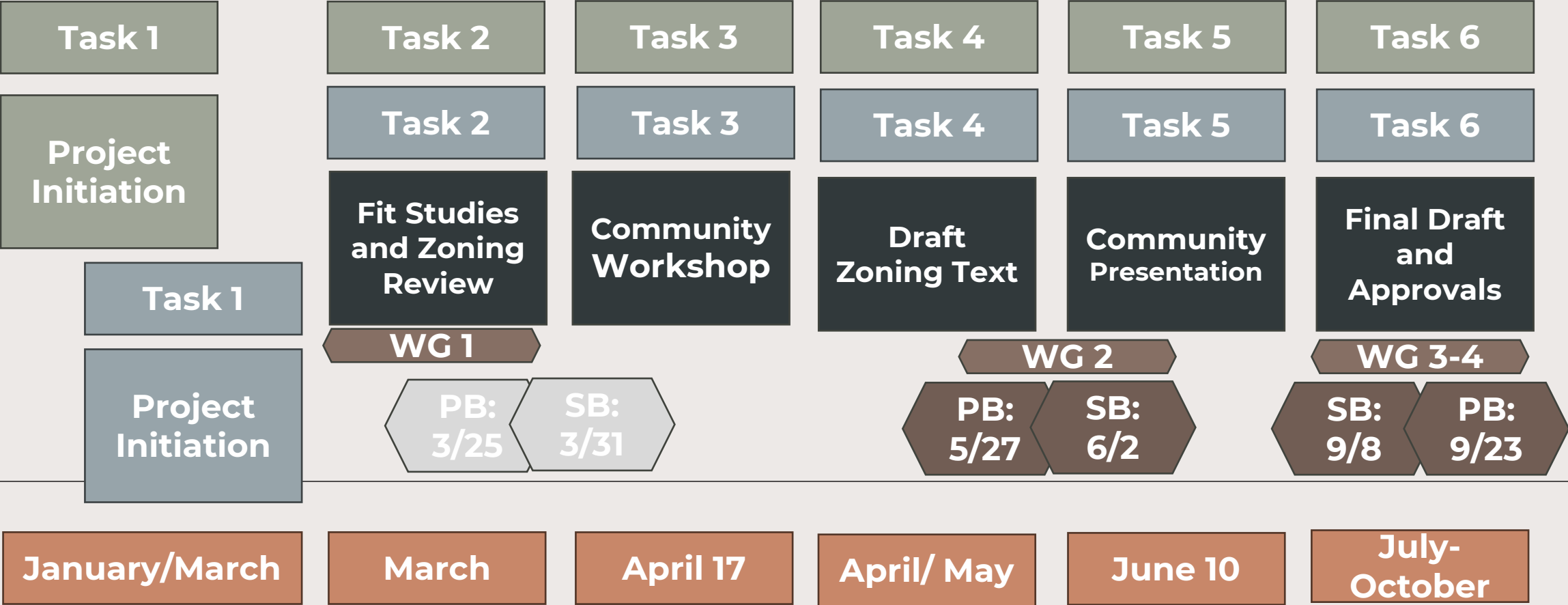
Rod Shop Road Adaptive Reuse and Gateways

**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.**

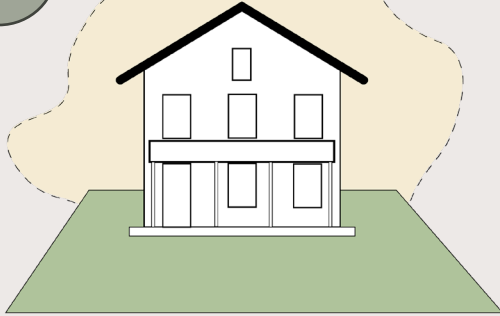
TIMELINE



TIMELINE

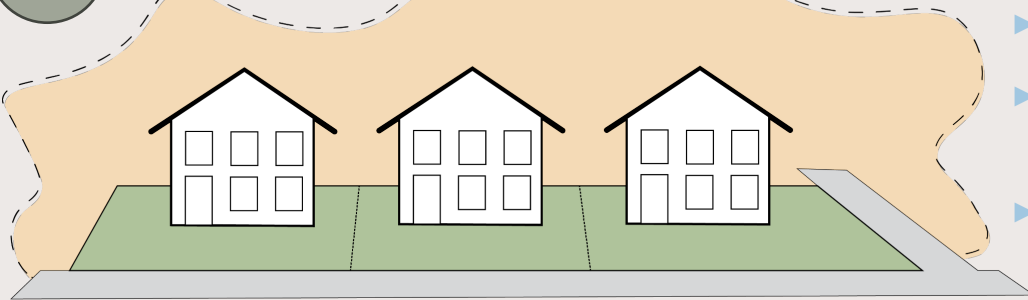


1 Your House and Land



- ▶ 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.

- ▶ The types of land uses allowed in specific areas
- ▶ The maximum size and scale of the buildings
- ▶ The placement and orientation of structures on a lot
- ▶ Requirements for off-street parking
- ▶ The overall design and layout of the sites
- ▶ The process for approving new development

ZONING 101

What does zoning control?

- ▶ Zoning is a set of local controls on WHAT can be built, WHERE it can be built, and HOW MUCH can be built; and
- ▶ WHAT the building/structure/land can be used for.
- ▶ Changing the Zoning is a PROCESS, that provides a VOICE to the community.
- ▶ Zoning changes provide OPTIONS for property owners and BENEFITS to the community.

ZONING 101

What does it mean to change zoning?

- ▶ Address non-conforming lots and structures.
- ▶ Add desired uses or remove undesired uses.
- ▶ Create consistent dimensional standards within a neighborhood, corridor, or district.
- ▶ Create flexibility for the types of uses and buildings the community wants.
- ▶ Streamline the permitting process to encourage preferred project types.
- ▶ Add design guidelines or development standards.

ZONING 101

Why would a community change their zoning?

- ▶ **By Right:** Requires a building permit; can add development standards and design guidelines; easiest and fastest permitting method.
- ▶ **Site Plan Review:** By the Planning Board (in some communities, there is an Administrative Site Plan Review for smaller projects); can add development standards and design guidelines; limited criteria for review.
- ▶ **Special Permit:** By the Planning Board; can add development standards and design guidelines; abutters are notified, and the Planning Board must hold a public hearing. The decision must be filed within 90 days of the close of the public hearing. Longest and most expensive of the processes.

ZONING 101

What are the permitting processes?

From Farren Site:

Bus Routes

— 32: Orange/Greenfield
To Turner Falls: 10 min
To Greenfield: 10 min

— 24: Crosstown Connector

— 23: Sunderland/Greenfield

Rail Trail

— Canalside Rail trail

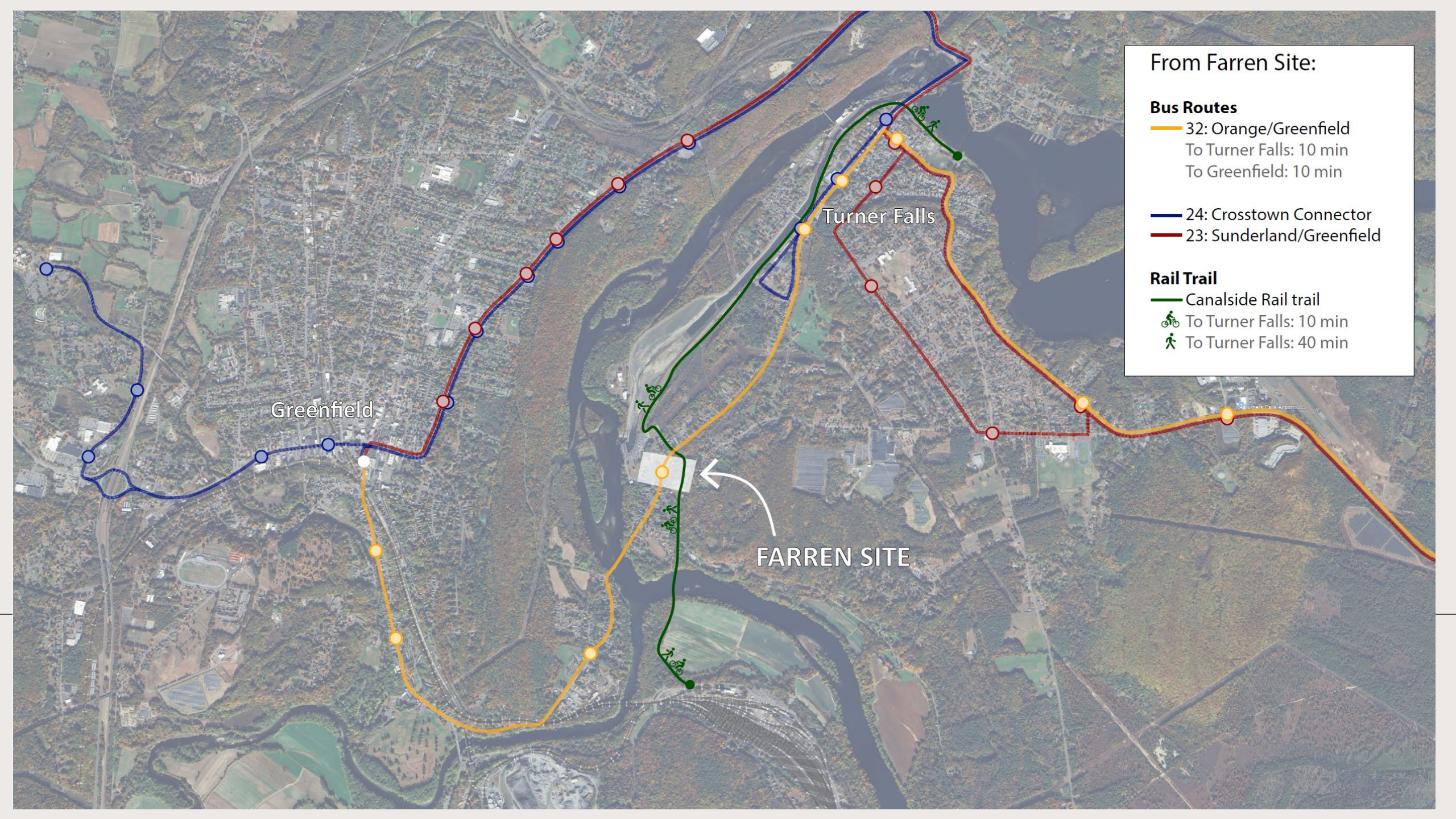
🚲 To Turner Falls: 10 min

🚶 To Turner Falls: 40 min

Greenfield

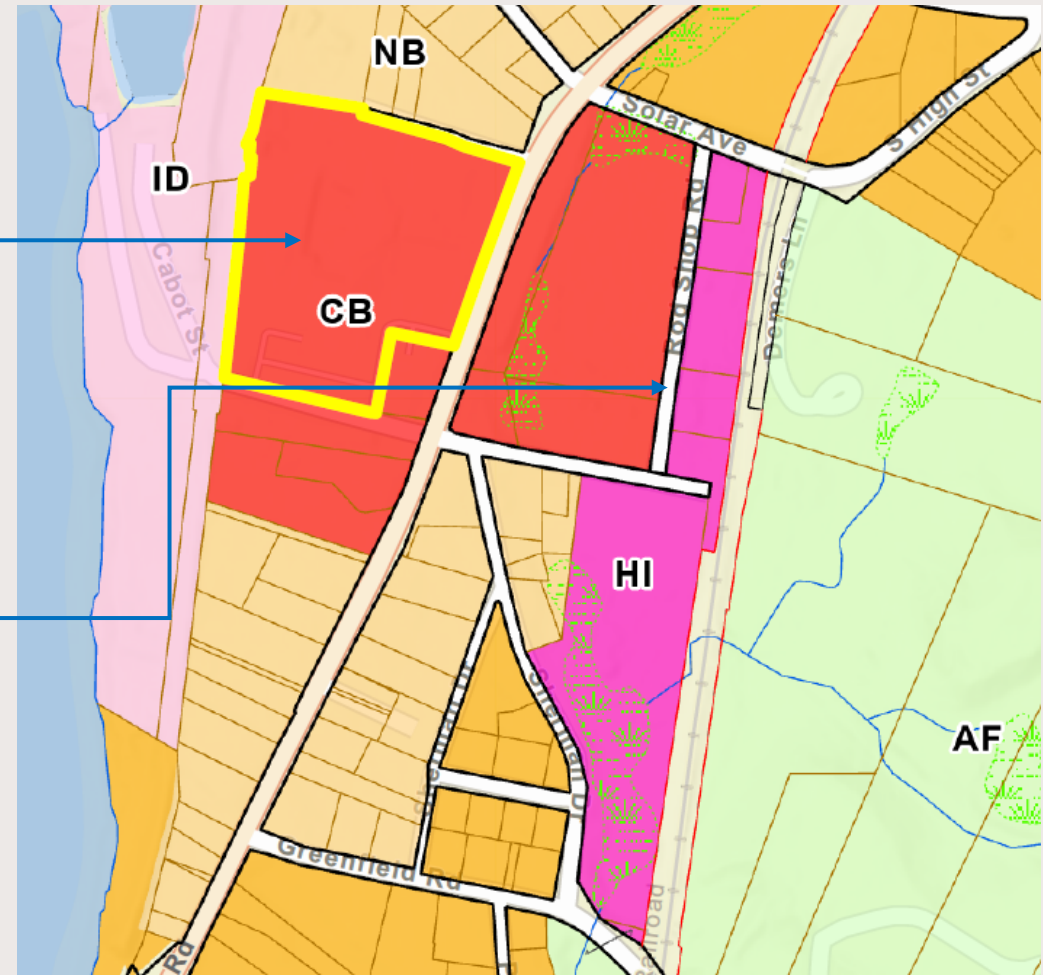
Turner Falls

FARREN SITE



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)
CB	None	None	Sidewalk or 10 ft MAX	10	15	36
HI	None	None	25	0, if access to rear of lot of min 12- ft drive	15	50
NB	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

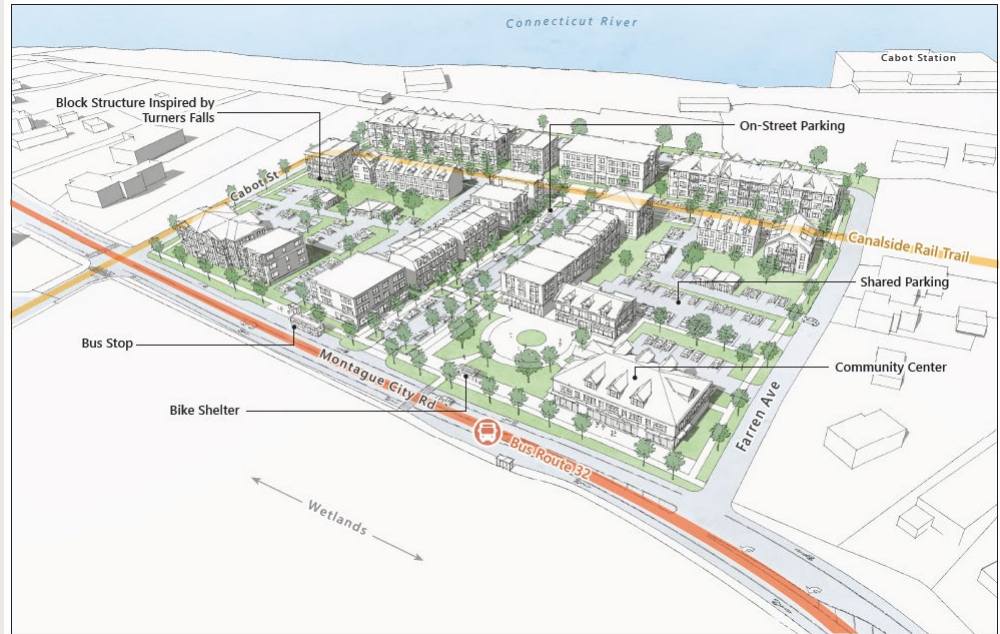
2021: Phase I Environmental Site Assessment - Farren Care Center 330 & 356 Montague City Road, Prepared Professional Service Industries, Inc., dated November 4, 2021

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



HEALTHY NEIGHBORHOOD

The main goal is to achieve an **active, vibrant,** and ***healthy*** neighborhood. What we want is **to improve** people's **life quality**.

Health: Physical, mental, and social well-being.

WHAT CAN WE REGULATE IN A DISTRICT? AND WHY

Min/**Max** Area

Min/**Max** Setbacks

Min/ **Max** Frontage

% Build up Frontage

Min/Max Height or Stories

Max Lot Coverage

DENSITY

SCALE

=

WALKABLE...
ACTIVE...
DIVERSE...
INCLUSIVE...
VIBRANT...
SAFE...

**HEALTHY
ENVIRONMENT**

EXERCISES. PART A: LAND USES AND SCALE

LAND USE: Residential Scale



What percentage would be right for the new development? Help us build the correct mix



Comments

- ▶ What is the suitable scale in this area for these uses?

LAND USE: Commercial Scale



What percentage would be right for the new development? Help us build the correct mix



Comments

HOW USES ARE REGULATED BY DISTRICT AND WHY

As of right, a permitted use /

Uses that we want to be encouraged

A use authorized by issuance of a special permit/

Uses we want in the district but controlled.

An excluded or prohibited use/

Uses we do not want in the neighborhood.

Activities, program: all-day activity.
Create a destination.
Places to stay: bench, garden, square,
or park.

=

WALKABLE...
ACTIVE...
DIVERSE...
INCLUSIVE...
VIBRANT...
SAFE...

HEALTHY
ENVIRONMENT

EXERCISES. PART A: LAND USES AND SCALE

LAND USE: Uses

10/15 Hour Neighborhood. What is missing in Montague?

COMMERCIAL

USES	STICKERS	USES	STICKERS
Neighborhood Retail		Co-working Space	
Creative Workspace		Community Center	
Performance Space		Daycare	

LIGHT INDUSTRIAL

USES	STICKERS	USES	STICKERS
Craftsman's workshop		Bike Repair Workshop	
Makers Workshop		Artisanal Production	
Shared Kitchen		3D Printing	

RESIDENTIAL

USES	STICKERS	USES	STICKERS
Single Unit Dwelling		Multiplex (4-6 units)	
Duplex		Residential Building	
Three Unit Dwelling		Senior Housing	



LOVE IT!



NOT
APPROPRIATE

Proposals / Comments

_____	_____
_____	_____
_____	_____

Proposals / Comments

_____	_____
_____	_____
_____	_____

Proposals / Comments

_____	_____
_____	_____
_____	_____

- ▶ What uses are missing for a 12/15-hour neighborhood?
- ▶ What uses are appropriate for the project area?

EXERCISES. PART A: LAND USES AND PUBLIC SPACE

LAND USE: Public Space

What amenities would you like to have in this area?

← XS
S
M
L →

Seating area	Terrace	Water Element	Pocket Park	Square
				
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	Accessible Green Roof		Garden	Green Infrastructure
				
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Use the stickers to choose the best amenity for this area:

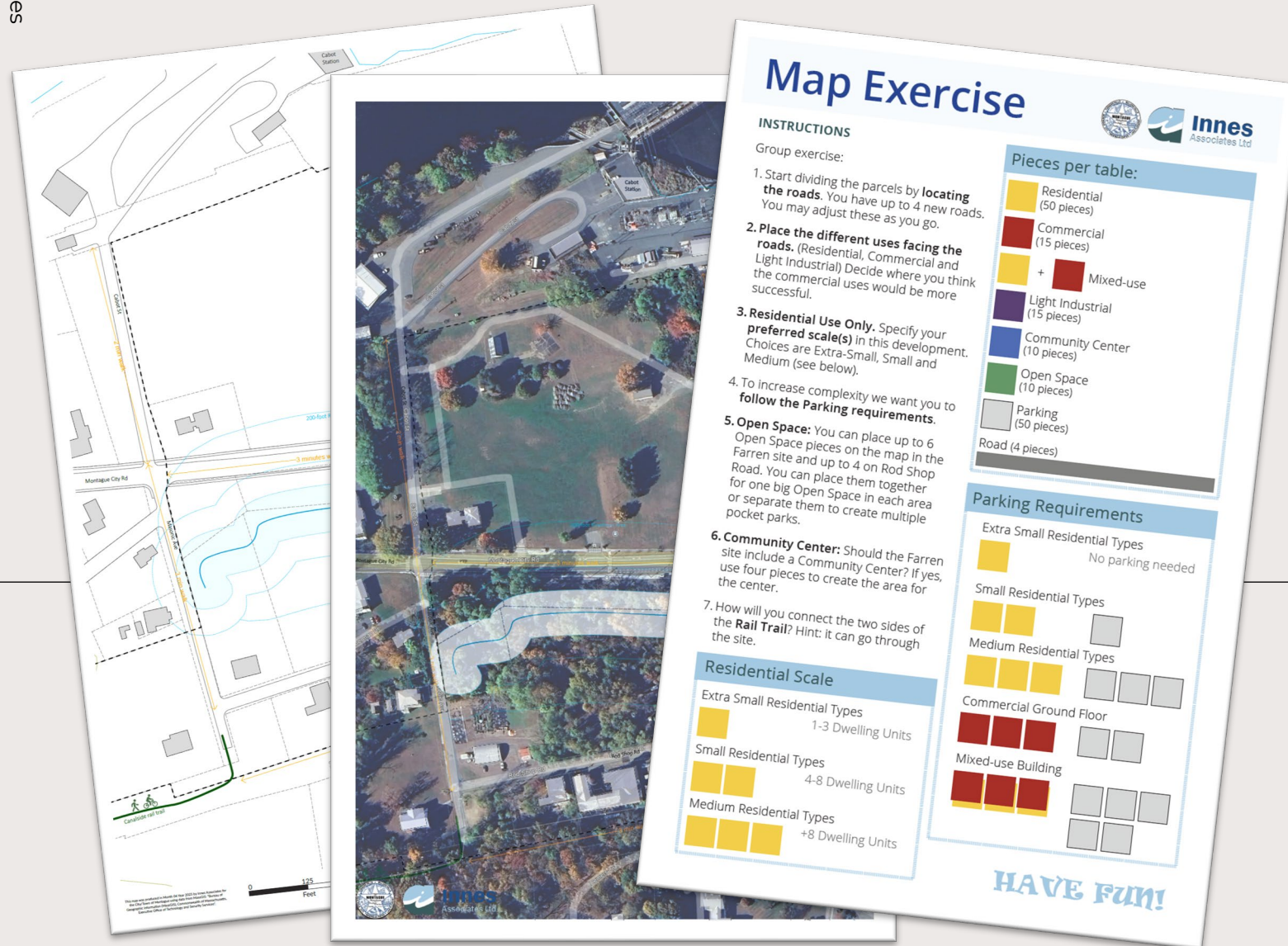
GREEN: I will love this amenity in this area.

RED: I do not think this amenity is appropriate for this area.

Others?

- ▶ What public amenities would you like in your neighborhood?

EXERCISE. PART B: THE MAP












Goal of this exercise:



























- Locate the uses on the map
- Define the mix of the use scale
- Connect the Rail Trail

EXERCISE. PART B: THE MAP







Pieces per table:

-  Residential
(50 pieces)
-  Commercial
(15 pieces)
-  +  Mixed-use
-  Light Industrial
(15 pieces)
-  Community Center
(10 pieces)
-  Open Space
(10 pieces)
-  Parking
(50 pieces)
- Road (4 pieces)


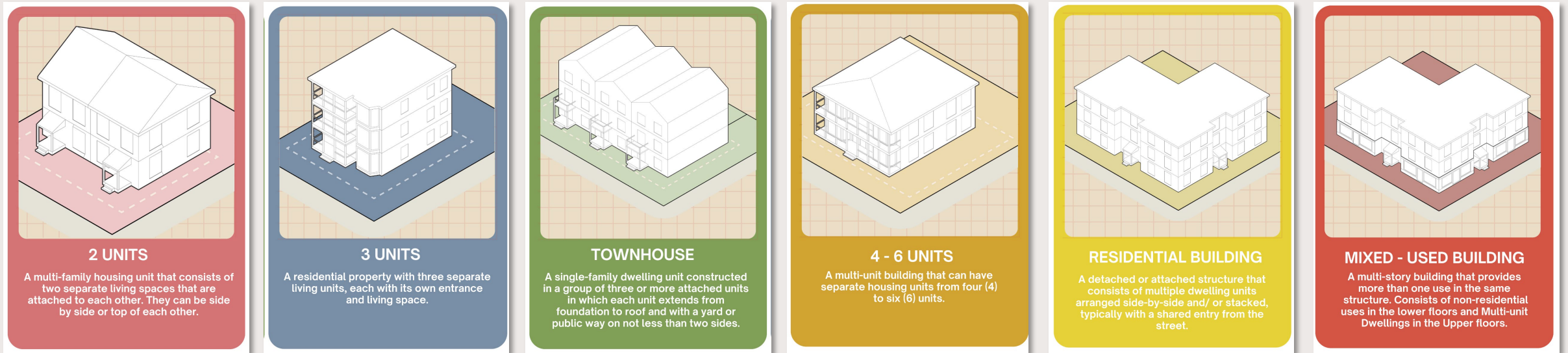
Parking Requirements

- Extra Small Residential Types
 No parking needed
- Small Residential Types
  
- Medium Residential Types
     
- Commercial Ground Floor
    
- Mixed-use Building
        
 

Residential Scale

- Extra Small Residential Types
 1-3 Dwelling Units
- Small Residential Types
  4-8 Dwelling Units
- Medium Residential Types
   +8 Dwelling Units

BONUS EXERCISE



Choose from the following cards, which residential types would fit better for your proposal?

May 27:
Planning Board

June 6:
Select Board

June 10:
Public Workshop

Virtual Workshop
6pm-8pm

NEXT STEPS