



MONTAGUE CITY ZONING STUDY: FARREN SITES

Planning Board
August 26, 2025

AGENDA

1. Welcome and Introductions
2. Updates
3. Presentation of Draft Zoning
4. Discussion

WHO'S WHO

Working Group Members

Colleen & Skip Descavich

Dorinda Bell-Upp

Gregg Garrison

Janel Nockleby

Jeremy Toal

Kristi Bodin

Mary Kay Mattiace

Roberta Potter

Sam Guerin

Robert Steinberg

Town Staff

Walter Ramsey
Town Administrator

Chris Nolan-Zeller
Assistant Town
Administrator

Maureen Pollock
Planning Director

WHO'S WHO

Innes Land Strategies Group, Inc.

Emily Keys Innes, AICP, LEED AP ND
President

Paula Ramos Martinez
Senior Urban Designer/Planner

Marc Sanchez Olivares
Design Technology Specialist

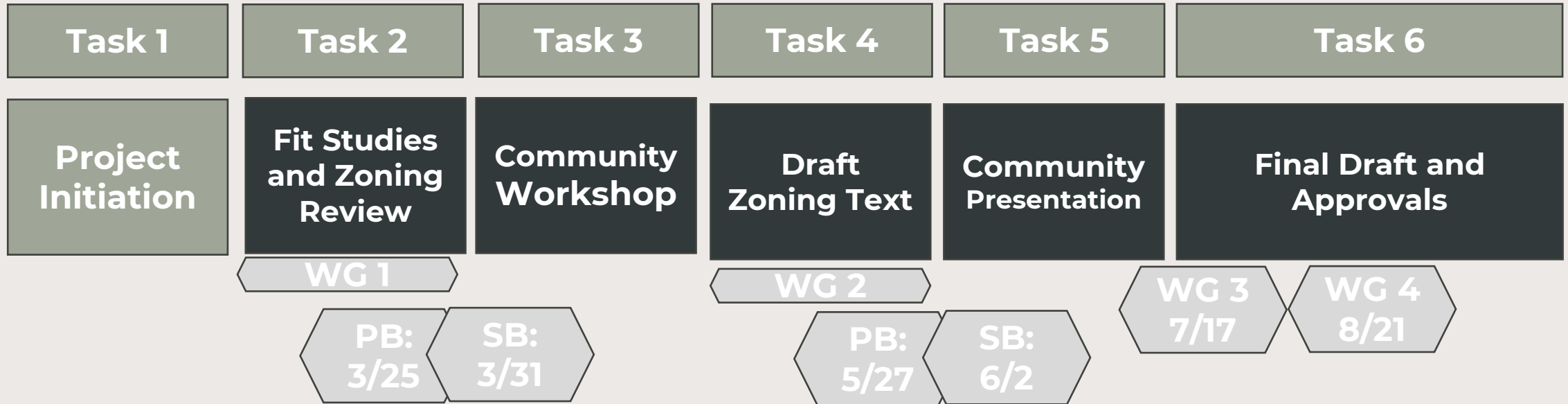
Amelia Morton
Planner

Massachusetts Housing Partnership (MHP)

Christine Madore, AICP
Director of Community Assistance

PROJECT GOAL & TIMELINE

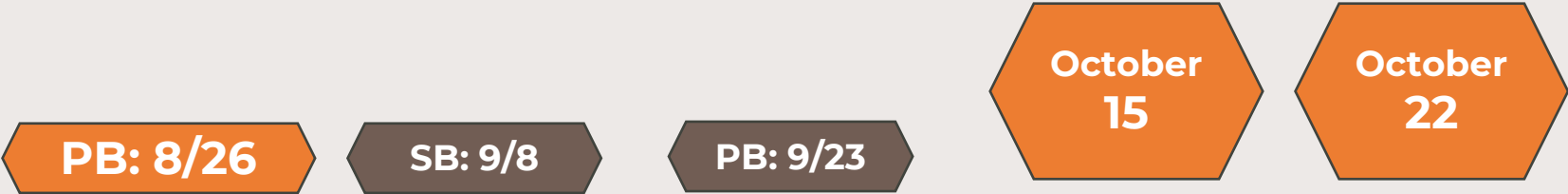
Goal: Create zoning to realize community visions for the site of the former Farren Care Center



PROJECT GOAL & TIMELINE

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

Task 6



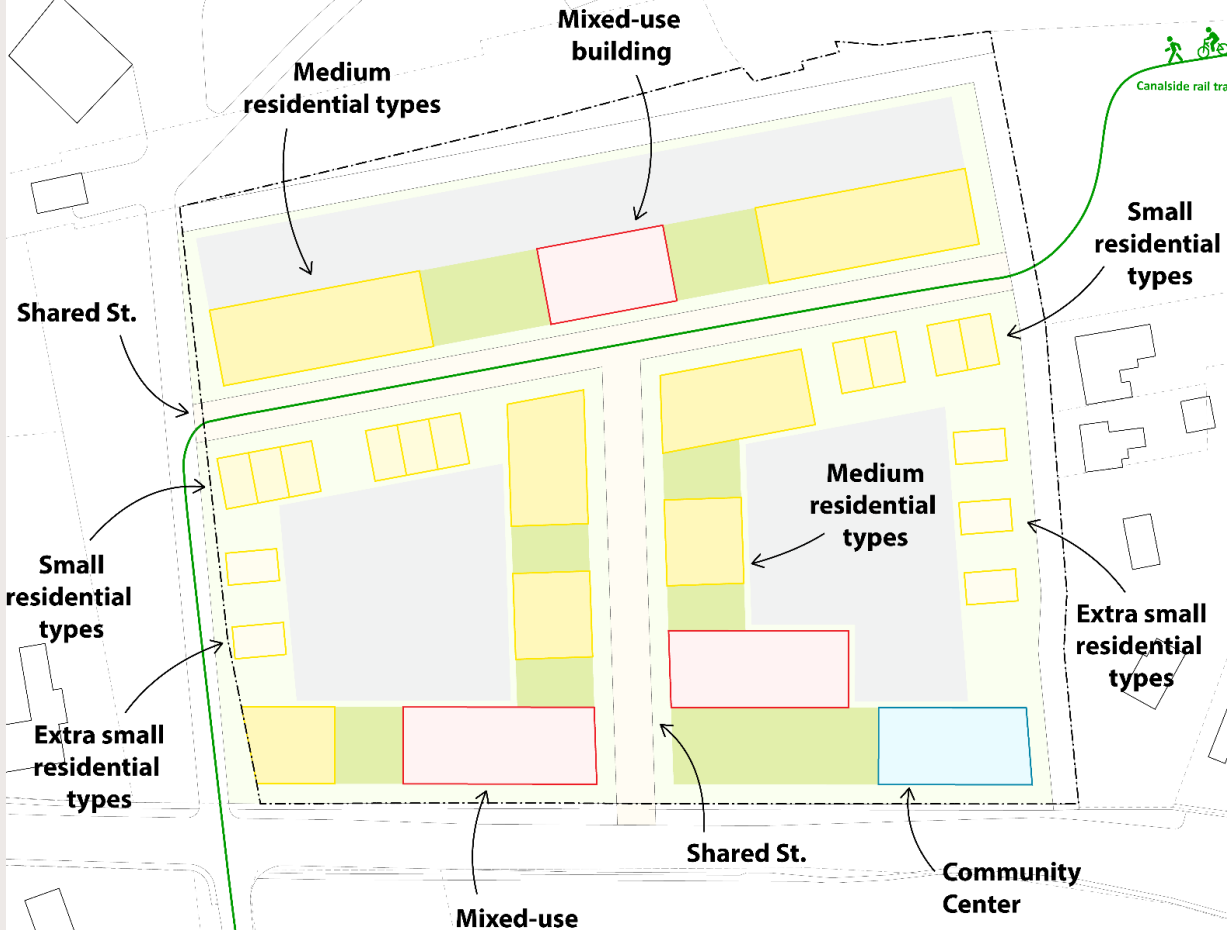
Montague City's new Village Center will be a dense, mixed-use hub that unites the surrounding community and unlocks new housing and economic opportunities in Montague.

The Village Center will be focused on inclusivity, meeting the needs of all residents and visitors, regardless of age or income.

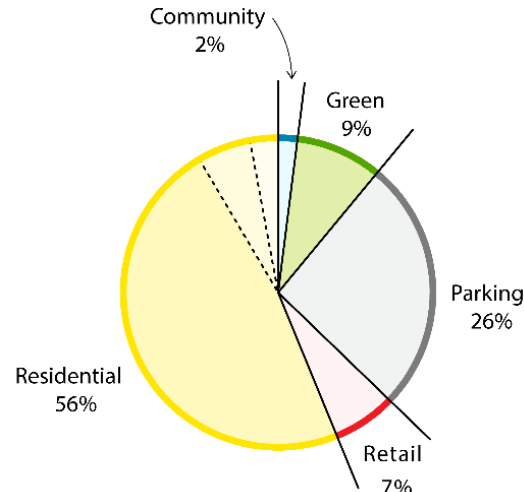
New development within the Village Center will enhance the quality of life and showcase Montague City's commitment to public health, arts and culture, and natural resources.



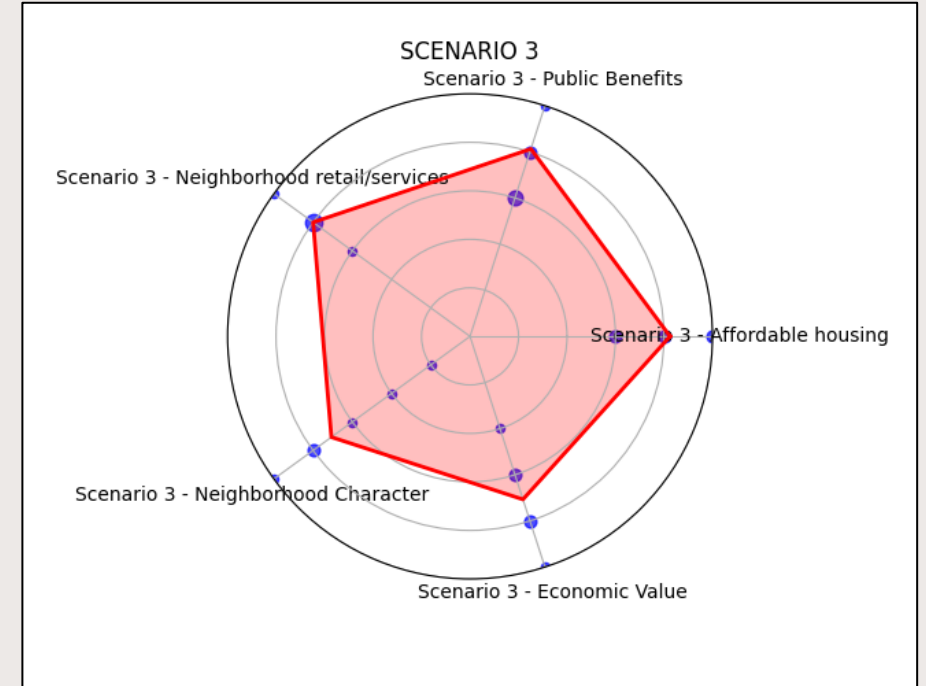
2024 VILLAGE CENTER VISION



- Extra Small Residential
1-3 Dwelling Units
- Small Residential
4-6 Dwelling Units
- Medium Residential
>6 Dwelling Units
- Mixed-Use
- Green/Public Space
- Parking
- Community Center



PREFERRED SCENARIO FROM JUNE ONLINE WORKSHOP



Per July Working Group Meeting:

- **Insert into existing zoning format (i.e. not a Form-based Code)**
- **Evaluate existing 40R District to see if it was appropriate**

First Draft to Town Staff:

- **Tested 40R: not as flexible as the Town needs for this site; Town has better controls through the RFP and disposition process**

Second Draft to Town Staff (and tonight's draft)

- **New Based District – Village Center Mixed-Use**
- **Design Overlay District that could be expanded to additional areas**

DRAFT ZONING

Districts: Section 4.1

New Base District

Mixed-Use Village Center (MU-VC)

New Overlay District

Design Overlay District



DRAFT ZONING

Base District: Uses
Section 5.2.10

Site Plan Review

Two- or three-family; Multiplex;
Rowhouse, Townhouse; Multi-
unit Residential
Mixed-use development; must
include multi-family
Bakeries, artisan food or
beverage producers
General or Personal Service
Private educational use
Health, gym, or fitness club
Museum

Site Plan Review

Boutique Hotel	Hotel
Offices 2,000 SF or less	Offices over 2,000 SF
Restaurants and Cafés 2,000 SF or less; no drive-thru	Restaurants and Cafés over 2,000 SF; no drive-thru
Retail stores 2,000 SF or less	Retail stores over 2,000 SF
Craft workshops or Light assembly workshops 2,000 SF or less	Craft workshops or Light assembly workshops over 2,000 SF

Special Permit

Parking Garage

DRAFT ZONING

Base District: Dimensional Standards
Section 5.5

	Minimum Lot Size (square feet)	Minimum Lot Frontage (linear feet)	Minimum Front Yard and Street Line Setback (a) (linear feet)	Minimum Side Yard Setback (linear feet)	Minimum Rear Yard Setback (linear feet)	Maximum Building Height (linear feet)
MU-VC	4,000	30	Per Design Overlay	5 OR 0 by SP	10 OR 0 by SP	Abutting any Residential district: Up to three (3) stories, forty (40) feet. All other: Up to four (4) stories, fifty (50) ft.

DRAFT ZONING

Base District: New Definitions Section 2

Jobs-Related

Craft Workshop

Hotel

Boutique Hotel

Light Assembly Workshops

Mixed-Use Development

Housing-Related

Multi-plex

Multi-Unit Dwelling

Rowhouse

Three-Family Dwelling

Townhouse

Open Space-Related

Open Space

Landscape Open Space

Permeable Surface

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Section 6.4 DOD Overlay: Purpose

- To create a **transition from single-family residential areas to mixed-use developments** and higher residential density developments.
- Encourage a **pedestrian- and bicycle-friendly environment** so that commercial enterprises and consumer services do not rely on automobile traffic to bring consumers into the area.
- Create **neighborhood character and a sense of place** through site and building design standards.
- Provide an **efficient procedure** that will ensure appropriate **high-quality design and site planning**

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Section 6.4 DOD Overlay: Design Principles

- **Promote pedestrian access and safety** by encouraging design strategies to reduce conflicts between drivers and pedestrians;
- **Provide retail, restaurant, and other lively pedestrian-friendly uses on the ground floor.** These spaces should foster social interaction, support recreational activities, and contribute to the vibrancy and identity of the district.
- Require buildings on a corner lot to have **a façade that relates to both streets.**
- Create development strategies for buildings and site design that **facilitate, accommodate, and encourage use by pedestrians.**
- **Connect public open space to a continuous sequence integrated throughout the district.** The primary purpose of public space is to activate the neighborhood by incorporating diverse elements such as playgrounds, event plazas, pocket parks, and other community-oriented features.

The Planning Board may adopt and, from time to time, amend, by simple majority vote, Design Guidelines, which shall be applicable to all rehabilitation, redevelopment, or new construction subject to this DOD.

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Section 6.4 DOD Overlay: Development Standards

Dimensions

Density

- Multifamily (4+) and Mixed-Use Development: minimum 20 units per acre
- Two- and three-family: Minimum 12 units per acre

Open Space

- 20% minimum
- 30% permeable surface
- 2/3 of permeable shall be landscaped

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Setbacks

Front Yard Setback

Minimum

- 12- ft sidewalk on existing roads
- 15-ft sidewalk on interior roads

Maximum

- 10 additional feet for residential
- 20 additional feet for mixed-use

Side and Rear Yard Setbacks

- 10 feet next to existing residential district
- 0 feet between buildings on the same site (governed by building code)

Parking

- Shared Parking
- Reduction in requirements
- Location
- Size

Section 6.4 DOD Overlay: Development Standards

Buildings

Position relative to the street

Multiple buildings on a lot

Mixed-use development

Corner lots

Relationship of parking to buildings

The Planning Board may grant waivers for one or more development standards if the result is a better design and higher project quality.

Site

Connections and sidewalks

Vehicular access and circulation

Open Space

Parking (screening and materials)

Plantings

Lighting

Mechanicals

Waste Management

Stormwater Management

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Other Changes

Amend Section 5.2 Multiple Principal Uses

Not applicable to the new Districts.

Amend Section 5.5.3 Dimensional Relief

Planning Board is the Special Permit Granting Authority for Dimensional Relief.

Amend Section 9.1.3 Authority

Planning Board is the Special Permit Review Authority for both Districts.

Amend Section 7.2.3 District Parking Requirements

Restaurant	1 per six (6) seats of the occupancy rating
Outdoor café	0.7 per guest table
All other uses	2 per 1,000 sq. ft. GFA

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