



October 11, 2023

Ms. Maureen Pollock, Town Planner  
Montague Planning & Conservation Department  
Town Hall  
1 Avenue A  
Turners Falls, MA 03176

Subject: Tax Map 17 / Lot 15 – Turners Falls Airport  
Academic Aircraft Hangar Facility Site Plan Application

Dear Ms. Pollock:

Gale Associates, Inc. (Gale) is filing a Site Plan Application on behalf of the Applicant/Owner; Turners Falls Municipal Airport. Included with this cover letter please accept the enclosed six (6) copies each of the below listed items.

- Application for Special Permit & Site Plan Review (and associated checklist);
- Cover and Abstract of the Archaeological Survey dated June 2023;
- Planning Board Agent Authorization; and,
- 22"x34" Foundation Site Plan set, dated 10/11/23

Turners Falls Municipal Airport, located at 10 Aviation Way, is proposing to develop site improvements for the construction of a new academic aircraft hangar. The hangar is expected to be 120-feet x 100-feet. While the hangar will be owned by the Airport, Franklin County Technical School is expected to lease the hangar in hopes to expand the school's curriculum by including classes related to aircraft maintenance. Per our discussion on 08/29/23, the development of the proposed academic aircraft hangar is being filed with the Montague Planning Board in two (2) phases. The first phase (this application) is for the Planning Board's consideration of approval for the foundation of the proposed academic aircraft hangar. The second phase, expected to be filed later this year, will illustrate the remaining site improvements.

If you have any questions or concerns, please do not hesitate to contact us.

Best regards,  
Gale Associates, Inc.

Scott M. Bourcier, P.E.  
Project Manager

SMB/smb

G:\719300 - Turners Falls Hangar\02 Design\02 Civil\Site Plan Application (23) 10-11\LETTER\_Montague Planning Board (23) 10-11.docx



# Turners Falls Municipal Airport

One Avenue A, Turners Falls MA. 01376  
Town Hall 413-863-3204 Airport Office 413-863-0044  
Airport FAX 413-863-0044

October 11, 2023

Ms. Maureen Pollock, Town Planner  
Montague Planning & Conservation Department  
Town Hall  
1 Avenue A  
Turners Falls, MA 03176

Subject: Tax Map 17 / Lot 15 – Turners Falls Airport  
Academic Aircraft Hangar Facility Site Plan Application  
Planning Board Agent Authorization

Dear Ms. Pollock:

As the Airport Manager for the Turners Falls Municipal Airport (Airport), I, Bryan Camden, do hereby authorize Gale Associates, Inc. (Gale) to file applications and to represent the Turners Falls Municipal Airport's interest before the Montague Planning & Conservation Department, Montague Planning Board, and/or the Montague Zoning Board of Appeals.

If you have any questions or comment, please do not hesitate to contact me.

Sincerely,

Turners Falls Municipal Airport

Bryan Camden  
Airport Manager



# MONTAGUE PLANNING BOARD

Town Hall, One Avenue A, Turners Falls, MA 01376 (413) 863-3200 Ext 112



## Application for Special Permit & Site Plan Review

Please Do Not Write In Shaded Boxes

Application # SPR 2023-02

Amount of fee & date pd. waived

Date filed with Town Clerk 10/16/23

Checked by Planner X

PB Hearing Date 10/24/23

PB Decision Filed \_\_\_\_\_

1. APPLICATION IS HEREBY MADE TO THE TOWN OF MONTAGUE PLANNING BOARD FOR: Special Permit pursuant to Section(s) N/A of the Montague Zoning Bylaws Site Plan Review pursuant to Section(s) 5.2(a)ii-iii; 9.1.2; 9.16 of the Montague Zoning Bylaws

2. Applicant Turners Falls Municipal Airport

Address 1 Avenue A, Turners Falls, MA 01376

Phone (978) 305-2453 Email airport@montague-ma.gov

3. Property Owner Turners Falls Municipal Airport

Address 1 Avenue A, Turners Falls, MA 01376

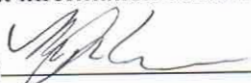
4. Applicant is:  Owner  Lessee  Contract Purchaser  Tenant in Possession

5. Location of Property 78 Industrial Blvd., being situated on the east side of Industrial Blvd. Street, and shown on the Assessor's Map(s) # 17 Parcel(s) 015; Franklin County Registry of Deeds Book # 816, Page 294. Zoning District Industrial (ID)

6. Description of proposed work and/or use for excavation work and construction of a 12,000 square foot foundation for a future educational aircraft hanger with site improvements,  
to be permitted separately

7. Site Plan attached  Yes  No (see checklist for information required)  
If not attached, application may be considered to be incomplete and may not be accepted for filing.

9. I hereby certify that information contained herein is true to the best of my knowledge.

Applicant's Signature 

Date 10/11/23

Application Filed: October 16, 2023

Attest to filing, Town Clerk:

Decision Filed: \_\_\_\_\_

Attest, Town Clerk \_\_\_\_\_

**INFORMATION FOR APPLICANT:**

**ADDITIONAL COPIES:** In addition to the original application form and supplemental documents, a digital copy of all materials in .pdf format is also required. The Planning Board may require up to 6 hard copies of any and all documents, at the discretion of the Planning Board Chair.

**FILING FEE:** \$50.00 for a special permit; \$200 plus \$2.00 per parking space for site plan review; plus \$3.00 for each "party in interest" listed to a maximum of \$100, payable to the Town of Montague, is required to be paid before the application will be accepted for filing with the Town Clerk and Planning Board Clerk. The Planning Clerk can provide you with an estimate of the approximate number of parties of interest prior to submission of application. Applicant will also be billed for cost of legal advertisement; which must be paid in full before the public hearing.

**NOTICES:** The Planning Department will obtain the certified abutter's list and conduct the statutory legal notices which include mailing notice to parties of interest, posting and advertising the public hearing.

**ADDITIONAL APPLICATION REVIEW FEES:** The Planning Board may determine that the assistance of outside professional expertise is required due to the size, scale or complexity of a given project or its potential impact on the health, safety and welfare of the Town. When outside review is determined to be necessary, the Board may require that the applicant pay all reasonable expenses for this purpose, in accordance with Board regulations and M.G.L. Chapter 44 Section 53G.

**CONDITIONS FOR APPROVAL:** The applicant should be aware that if the application is approved, the Board may, at its discretion, and in addition to any applicable conditions specified in the zoning ordinances or subdivision regulations, impose such additional conditions as it finds reasonably appropriate to safeguard the neighborhood or serve the purposes of the zoning ordinance and subdivision regulations. Such conditions will be imposed in writing. The applicant may be required to post bond or other security for compliance with said conditions in an amount satisfactory to the Board.

**FOR ADDITIONAL INFORMATION, CONTACT:**

Planning Department, Town of Montague  
Town Hall, One Avenue A  
Turners Falls, MA 01376  
Phone (413) 863-3200 Ext 207 Fax (413) 863-3222  
Email: [planner@montague.net](mailto:planner@montague.net)



Application # \_\_\_\_\_

# MONTAGUE PLANNING BOARD

Town Hall, One Avenue A, Turners Falls, MA 01376 (413) 863-3200 Ext 207

## Application Checklist for Site Plan Review

NOTE: Applicants are strongly advised to consult with the Town Planner on any items that are not included or believed not to be applicable. Incomplete information may result in delay or denial of approval.

### **SITE PLAN, GENERAL INFORMATION:**

Information	Included	Not included	Not applicable
Name of applicant	✓		
Name of property owner	✓		
Name of development	✓		
Engineer seal		✓	
Architect seal			✓
Land surveyor seal		✓	
Base map source			✓
Parcel boundaries with dimensions	✓		
Scale	✓		
Survey accuracy statement			✓
North arrow	✓		
Locus map @ 1"=1000'	✓		
Date of plans or revisions	✓		

### **SITE PLAN, EXISTING CONDITIONS**

Information	Included	Not included	Not applicable
Current zoning designation	✓		
Zoning designation of adjacent properties			✓
Location of existing structures			✓
Topography/existing grades	✓		
Wetland boundaries and location of waterways			✓
Floodplain boundaries (FIRM)			✓
Treeline/vegetation boundaries	✓		

### **SITE PLAN, PROPOSED DEVELOPMENT**

Information	Included	Not included	Not applicable
Proposed street lines and names			✓
Proposed street profiles and details			✓
Limits of paving—Roads, driveways, sidewalks, parking			✓
Proposed easements & rights of way			✓
Proposed grades/grading plan			✓
Utilities (including all structures and pipe dimensions)			✓
Electric and gas lines			✓
Storm and sanitary sewers			✓
Well locations and water lines			✓
Telephone & data lines			✓
Location of fire lanes and hydrants			✓

**SITE PLAN, PROPOSED DEVELOPMENT, continued**

<b>Information</b>	<b>Included</b>	<b>Not included</b>	<b>Not applicable</b>
Location of proposed structures	✓		
Dimension of front, side and rear yards	✓		
Distances from structures to all property lines	✓		
Architectural—Building elevations			✓
Lot coverage—area and percent of impervious surfaces			
Parking Areas—Number & size of bays			✓
Parking Areas—Spaces for disabled drivers			✓
Refuse disposal, including location & screening			✓
Loading areas			✓
Signs—Attached, freestanding and directional			✓
Lighting—Location and type			✓
Landscaping plan—Sites and size of proposed plantings			✓
Landscaping plan—Size of plants at maturity			✓
Landscaping plan—Common & Latin names of species			✓
Location of designated open space or trails, if any			✓

**Additional information (can be submitted in narrative form)**

<b>Information</b>	<b>Included</b>	<b>Not included</b>	<b>Not applicable</b>
Description of use(s) proposed for site	✓		
Hours of Operation			✓
Description of methods to control noise & vibration			✓
Description of methods to control waste heat			✓
Description of methods to prevent air pollution			✓
Soil type(s)			✓
Drainage calculations			✓
Description of drainage plans & infrastructure			✓
Analysis of traffic impacts			✓
Passenger vehicles (estimated daily and peak hour trips)			✓
Trucks/delivery vehicles (estimated daily trips)			✓
Description of plans to enhance vehicular, pedestrian, and bicyclist safety			✓
Natural resources on site, impacts and mitigation plans			✓
Wetlands & water resources			✓
Rare or endangered plant or animal communities			✓
Historic resources on site, impacts & mitigation plans			✓
Analysis of impact to Schools, police, fire (if any)			✓
Estimated volume of water use			✓
Estimated volume of wastewater			✓

Questions: Contact the Town Planner 413 863 3200 ext 207, [planner@montague-ma.gov](mailto:planner@montague-ma.gov)

# TURNERS FALLS MUNICIPAL AIRPORT ACADEMIC HANGAR

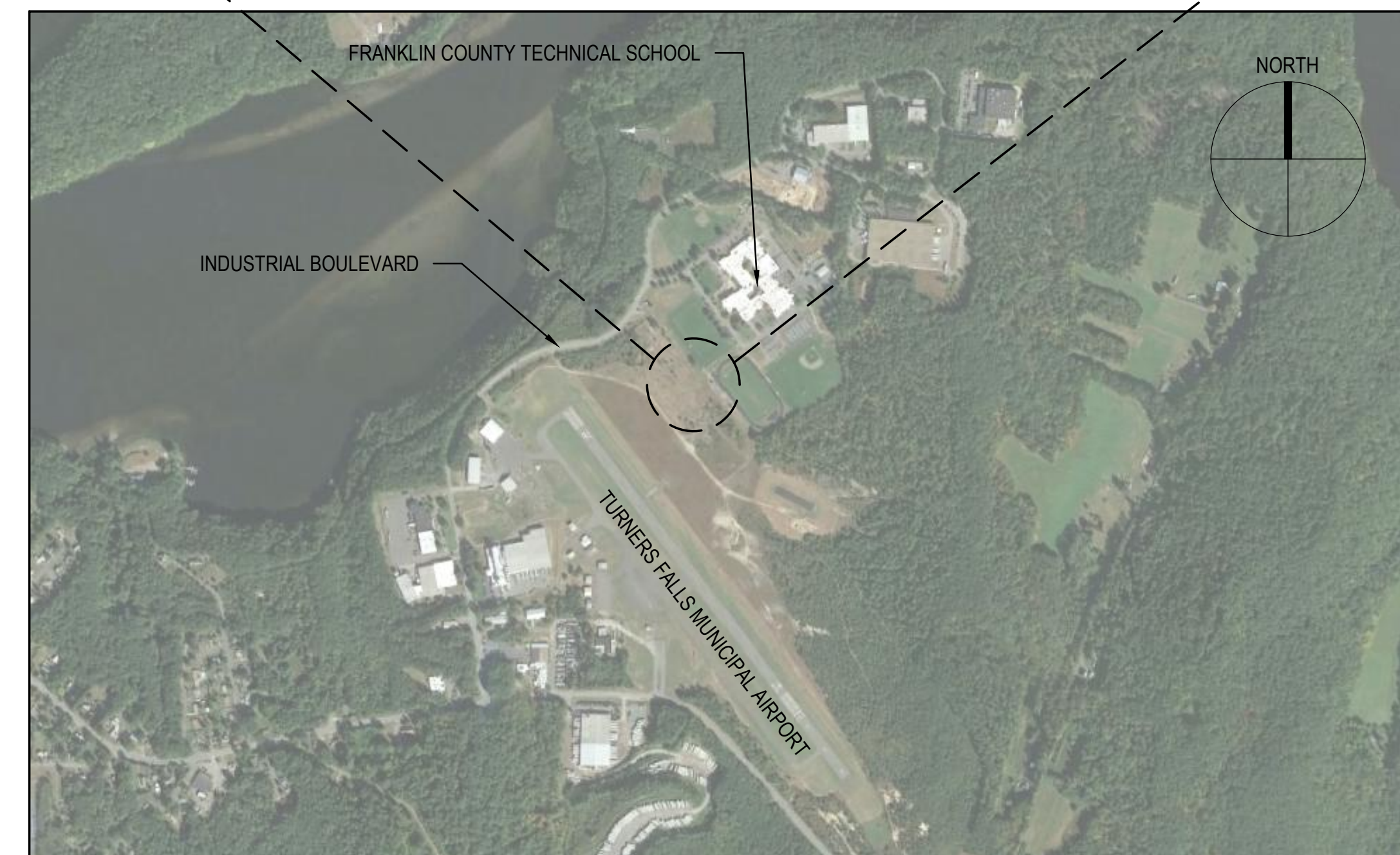
TURNERS FALLS MUNICIPAL AIRPORT  
TURNERS FALLS, MA 01376

PREPARED FOR  
TURNERS FALLS MUNICIPAL AIRPORT  
1 AVENUE A  
TURNERS FALLS, MA 01376

DRAWING NO.	SHEET NO.	TITLE
G001	1 OF 2	COVER SHEET
C101	2 OF 2	FOUNDATION SITE PLAN



**SITE MAP**  
SCALE: N.T.S.



**LOCATION MAP**  
SCALE: N.T.S.



**Gale Associates, Inc.**  
Engineers and Planners  
6 BEDFORD FARMS DRIVE, SUITE 101  
BEDFORD, NH 03110  
P 781.335.6465 F 781.335.6467 www.gainc.com  
Connecticut | Florida | Maine | Maryland  
Massachusetts | New Hampshire | Virginia

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**PERMIT SET**

**NOT FOR CONSTRUCTION**

PROJECT  
**ACADEMIC HANGAR  
TURNERS FALLS MUNICIPAL AIRPORT**

OWNER  
TURNERS FALLS MUNICIPAL AIRPORT  
1 AVENUE A  
TURNERS FALLS, MASSACHUSETTS 01376

NO.	DATE	DESCRIPTION	BY
PROJECT NO.	719300		
CADD FILE	719300_G001		
DESIGNED BY	CRR/SMB		
DRAWN BY	CRR		
CHECKED BY	SMB		
DATE	10/13/23		
DRAWING SCALE	N.T.S.		

GRAPHIC SCALE

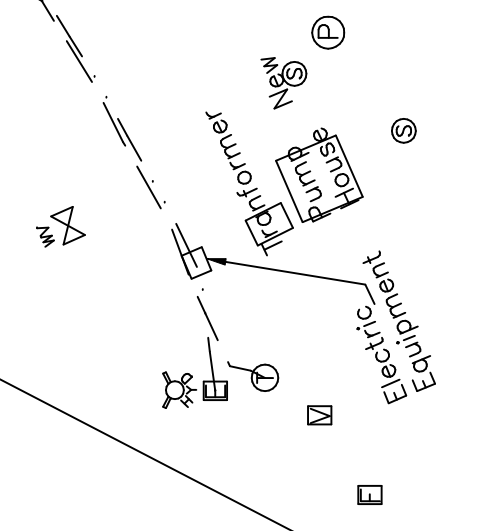
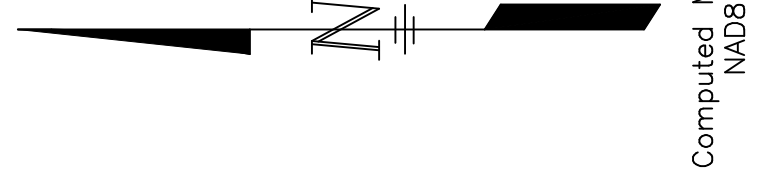


SHEET TITLE

**COVER SHEET**

DRAWING NO.  
**G001**  
1 OF 2

Industrial Boulevard



Electrical and communication lines

Proposed Utility Trench

- Legend**
- Monument found
  - ⊕ Fire hydrant
  - ⊕ Well, hand pump
  - ⊕ Water valve
  - ⊕ Sewer manhole
  - ⊕ Electric manhole
  - ⊕ Telephone manhole
  - ⊕ Pump manhole
  - ⊕ Buried Verizon
  - ⊕ Buried fiber optic
  - ⊕ Hardwood tree
  - ⊕ Softwood tree
  - ⊕ Light pole
  - ⊕ Chainlink fence
  - ⊕ Contours 1'
  - ⊕ Contours 5'
  - ⊕ Mapped electrical lines
  - ⊕ Mapper communication lines
  - ▲ Dig Safe electrical flag

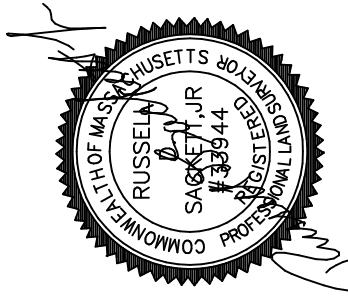
- Notes:**
1. Buried utilities were mapped out by Blood Found, LLC, utilizing ground penetrating radar and utility scanning.
  2. The subject property is that of The Inhabitants of Montague, and is shown on assessor map lot 17-15.
  3. NAD83 was established with GPS.
  4. Per parcel evidence by airport manager there are no communication lines.
  5. Zoning: The parcel is zoned Industrial(ID). Dimensional requirements are:  
 Lot Size 87,120 SF  
 Lot Frontage No Minimum  
 Street Line 25' Setback  
 Side Yard 15' Setback  
 Rear Yard 30' Setback

Franklin County Technical School

Athletic Field

Running Track

Turners Falls Airport



*Russell D. Buehler*  
10/10/23

Scale: 1" = 30'

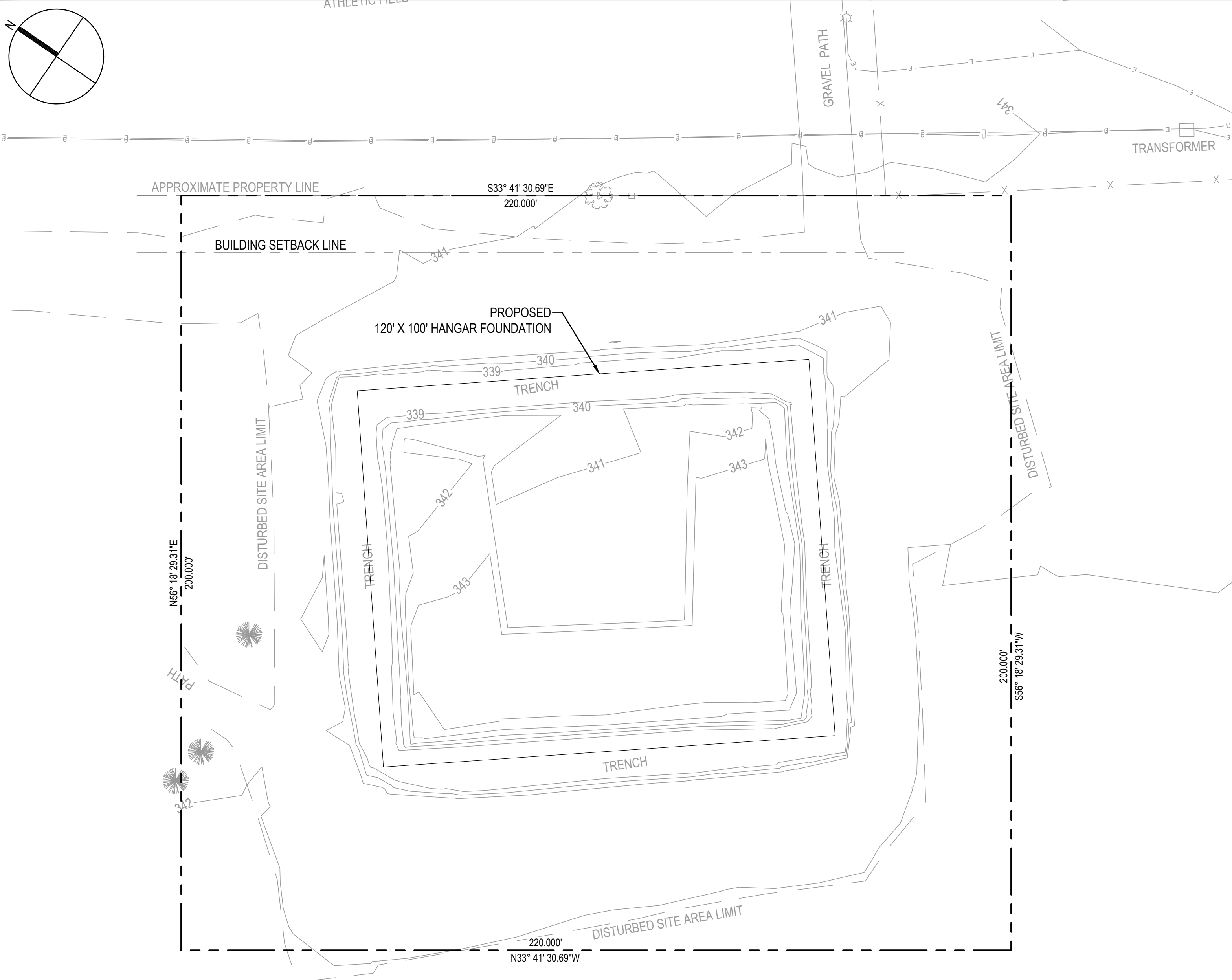
Drawn by:	MLG
Date:	10/12/23
Checked by:	RDS
Job no.:	H23-010
Drawing no.:	H23-010-1
Sheet	1 of 1

Existing Conditions Plan Prepared for  
**Turners Falls Airport**  
 Town of Montague  
 Franklin County, Massachusetts

No.	Date	Description	By

**HUNTLEY**  
 HUNTLEY ASSOCIATES, P.C.  
 LAND SURVEYORS - ENGINEERS  
 170 First Street Pittsfield, MA 01201  
 (413) 499-2285 Fax (413) 499-0038





- SITE PLAN NOTES**
1. APPLICANT: TURNERS FALLS MUNICIPAL AIRPORT  
1 AVENUE A  
TURNERS FALLS, MA 01376  
OWNER: TURNERS FALLS MUNICIPAL AIRPORT  
1 AVENUE A  
TURNERS FALLS, MA 01376
  2. LOT SHOWN ON ASSESSOR'S SHEET PARCEL IDENTIFICATION 17-0-015, IN THE TOWN OF MONTAGUE, OF FRANKLIN COUNTY, AND THE STATE OF MASSACHUSETTS.
  3. TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION WAS OBTAINED BY HUNTLEY ASSOCIATES, P.C. OF PITTSFIELD, MASSACHUSETTS. BURIED UTILITIES WERE LOCATED BY BLOUND HOUND, LLC OF BOSTON, MASSACHUSETTS. MA STATE PLAN COORDINATE AND ELEVATIONS ARE DERIVED BY MA STATE PLAN AND NORTH AMERICAN VERTICAL DATUM 1983 (NAD83).
  4. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING LAND USE AND SITE LAYOUT OF THE FOUNDATION FOR A 12,000 SQUARE FOOT EDUCATION HANGAR. A SITE PLAN ILLUSTRATING COMPLETE SITE IMPROVEMENTS WILL BE SHOWN ON A SUBSEQUENT SITE PLAN APPLICATION.
  5. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN IN ANY WAY, TO CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN, OR CHANGE THE ABOVE USE INDICATED ON THIS PLAN WITHOUT RECEIVING PRIOR APPROVAL FROM THE TOWN OF MONTAGUE PLANNING BOARD.
  6. THE APPLICANT SHALL SUBMIT A COPY OF ALL ENVIRONMENTAL PERMITS OBTAINED TO THE TOWN OF MONTAGUE PLANNING BOARD PRIOR TO CONSTRUCTION AND PROVIDE ANNUAL UP-DATES OF STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P) CONTACT INFORMATION.
  7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT'S SCOPE OF WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER-OF-RECORD, IN WRITING, PRIOR TO THE INITIATION OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS.
  8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT DIG SAFE (888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
  9. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
  10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS PRIOR TO CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH THE APPLICABLE PROVISIONS OF EACH PERMIT AS THEY APPLY TO THE WORK AND ABIDE BY THOSE PROVISIONS DURING CONSTRUCTION.
  11. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY RIGHT-OF-WAYS AND EASEMENTS. HOWEVER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE OWNER HAS SECURED ANY NECESSARY EASEMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH THE APPLICABLE PROVISIONS OF EACH EASEMENT AS THEY APPLY TO THE WORK AND ABIDE BY THOSE PROVISIONS DURING CONSTRUCTION.
  12. CONTRACTOR SHALL INSTALL AND MAINTAIN AVIATION TRAFFIC CONTROL DEVICES AS NECESSARY AND IN A MANNER CONSISTENT WITH THE MOST CURRENT EDITION OF THE FEDERAL AVIATION ADMINISTRATION (FAA) OPERATION SAFETY ON AIRPORTS DURING CONSTRUCTION (AC-150/5370-2G).
  13. CONTRACTOR SHALL INSTALL AND MAINTAIN TRAFFIC CONTROL DEVICES AS NECESSARY AND IN A MANNER CONSISTENT WITH THE MOST CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
  14. THE CONTRACTOR IS REQUIRED TO SUBMIT AN AVIATION AND TRAFFIC CONTROL PLAN TO THE AIRPORT MANAGER OF THE TURNERS FALLS MUNICIPAL AIRPORT PRIOR TO PERFORMING ANY ACTIVITIES WITHIN THE AIRPORT PROPERTY. THE TOWN OF MONTAGUE POLICE DEPARTMENT (413-863-8911), TURNERS FALLS FIRE DEPARTMENT (413-863-3210), TOWN OF MONTAGUE PUBLIC WORKS (413-863-2054), AND TURNERS FALLS MUNICIPAL AIRPORT (413-863-0044) ARE TO BE NOTIFIED AT LEAST 24 HOURS IN ADVANCE OF ANY STREET CLOSING OR DETOUR.
  15. THE CONTRACTOR SHALL FURNISH AND MAINTAIN A TELEPHONE NUMBER WHERE THE CONTRACTOR CAN BE REACHED 24 HOURS A DAY, 7 DAYS A WEEK, UNTIL THE PROJECT HAS REACHED SUBSTANTIAL COMPLETION.
  16. SUITABLE EXCAVATED MATERIALS MAY BE INCORPORATED INTO THE PROJECT. THIS PROVISION SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR OBLIGATIONS TO REMOVE AND DISPOSE OF ANY MATERIAL DETERMINED BY THE CONTRACTING OFFICER TO BE UNSUITABLE FOR BACKFILLING OR EXCESS SUITABLE MATERIAL.

SITE PLAN LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	GRAVEL	
	BUILDING FOUNDATION	
	CONTOUR	
	CHAIN LINK FENCE	
	COMMUNICATIONS LINE	
	ELECTRIC LINE	
	DISTURBED SITE LIMITS	
	PROPERTY LINE	
	PROPERTY BOUND	
	TREE	

THE UNDERSIGNED DOES HEREBY AGREE TO PERFORM ALL SITE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE TOWN OF MONTAGUE PLANNING BOARD. ALL REQUIRED SITE IMPROVEMENTS MUST BE COMPLETED OR GUARANTEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

THIS SITE PLAN IS APPROVED IN ACCORDANCE WITH THE TOWN OF MONTAGUE DEVELOPEMENT REGULATIONS.

DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

ZONING ANALYSIS TABLE			
ZONING DISTRICT	INDUSTRIAL (ID)		
	ZONE CRITERIA	REQUIRED	EXISTING
MINIMUM LOT AREA	87,120 S.F.	N/A	44,000'
MINIMUM LOT WIDTH	160'	N/A	200'
MINIMUM FRONTAGE	N/A	N/A	N/A
MINIMUM FRONT SETBACK	25'	N/A	N/A
MINIMUM SIDE SETBACK	15'	N/A	43'
MINIMUM REAR SETBACK	30'	N/A	N/A
MAXIMUM HEIGHT	50'	N/A	N/A
PARKING SPACES	1 PER 1,000 S.F.	0	N/A
PARKING CALCULATION: NOT APPLICABLE FOR THIS SITE PLAN APPLICATION.			

**Gale Associates, Inc.**  
Engineers and Planners  
6 BEDFORD FARMS DRIVE, SUITE 101  
BEDFORD, NH 03110  
P 781.335.6465 F 781.335.6467 www.gainc.com

Connecticut | Florida | Maine | Maryland  
Massachusetts | New Hampshire | Virginia

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**PERMIT SET**

**NOT FOR CONSTRUCTION**

PROJECT  
**ACADEMIC HANGAR  
TURNERS FALLS MUNICIPAL AIRPORT**

OWNER  
TURNERS FALLS MUNICIPAL AIRPORT  
1 AVENUE A  
TURNERS FALLS, MASSACHUSETTS 01376

NO.	DATE	DESCRIPTION	BY
PROJECT NO.	719300		
CADD FILE	719300_C101		
DESIGNED BY	CRR/SMB		
DRAWN BY	CRR		
CHECKED BY	SMB		
DATE	10/13/23		
DRAWING SCALE	1" = 20'		

GRAPHIC SCALE

0' 10' 20' 40'

SHEET TITLE

**FOUNDATION  
SITE PLAN**

DRAWING NO.  
**C101**

2 OF 2

**CONTAINS CONFIDENTIAL INFORMATION - NOT FOR PUBLIC DISTRIBUTION**

**TECHNICAL REPORT**

**INTENSIVE (LOCATIONAL) ARCHAEOLOGICAL SURVEY  
Turners Falls Aircraft Maintenance Hangar**

**Montague, Massachusetts**

A. Peter Mair, II

Submitted to:

**Turners Falls Municipal Airport**  
One Avenue A  
Turners Falls, Massachusetts 0376

Submitted by:

**The Public Archaeology Laboratory, Inc.**  
26 Main Street  
Pawtucket, Rhode Island 02860



**PAL PUBLICATIONS**

**AUTOCAD SPECIALIST/CARTOGRAPHER**  
DANA M. RICHARDI

**GIS SPECIALIST**  
JANE MILLER

**PRODUCTION MANAGER**  
GAIL M. VAN DYKE

## MANAGEMENT ABSTRACT

The Public Archaeology Laboratory, Inc. (PAL) has completed an intensive (locational) archaeological survey for the Turners Falls Aircraft Maintenance Hangar Project in Montague, Massachusetts. Turners Falls Municipal Airport (TFMA), in cooperation with Franklin County Technical School is proposing to construct an aircraft maintenance facility on airport property, adjacent to the Franklin County Technical School athletic fields. The proposed work area for the hangar is approximately 170 feet (50 meters) by 160 feet (48 meters). A single utility trench 20 feet (6 meters) wide by 420 feet (128 meters) long will run from the hangar to the existing sewage pump station off of Industrial Boulevard. A total of 28 50-x-50-centimeter (cm) test pits were excavated within the Project's area of direct impact assessed as archaeologically sensitive. No pre- or post-contact cultural material or evidence of features were identified during the intensive (locational) archaeological survey. Based on the absence of cultural material or evidence of features the construction of the Turners Falls Aircraft Maintenance Hangar Project will have no impact on any potentially significant archaeological resources. No further archaeological investigation is recommended.

**From:** [Scott M. Bourcier](#)  
**To:** [Maureen Pollock](#)  
**Cc:** [Airport - Bryan Camden](#); [Matthew P. Caron](#)  
**Subject:** RE: Montague, MA - Turner Falls Airport; Academic Hangar Foundation Site Plan  
**Date:** Saturday, October 14, 2023 11:20:45 PM  
**Attachments:** [image001.png](#)

---

Hi Maureen,

Thank you for working the weekend to review the application – it is greatly appreciated.

According to Huntley Associates (Huntley), despite the record plans retrieved indicating the presence of property corner monumentation, Huntley unable locate the monumentation in the field (i.e., they were either never placed, or at some time removed). While the property boundary is “approximate”, the proposed academic hangar is location is 43-feet from the boundary line; hence, not encroaching the 15-foot set back restriction.

We hope the Town finds this explanation acceptable. If you have any questions or comment, please do not hesitate to contact me.

Thank you,

Scott

**Scott M. Bourcier, P.E., LPA**

(Licensed in ME, NH)

P| 603 471 1887 C| 603 828 8788



----- Original Message -----

**From:** Maureen Pollock <[planner@montague-ma.gov](mailto:planner@montague-ma.gov)>

**Sent:** Saturday, October 14, 2023 11:40 AM

**To:** Scott M. Bourcier <[smb@gainc.com](mailto:smb@gainc.com)>

**Cc:** Airport - Bryan Camden <[airport@montague-ma.gov](mailto:airport@montague-ma.gov)>; Matthew P. Caron <[mpc@gainc.com](mailto:mpc@gainc.com)>

**Subject:** Re: Montague, MA - Turner Falls Airport; Academic Hangar Foundation Site Plan

wait. nevermind. why are the property lines provided "approximate"? Please clarify.

**Maureen Pollock (she/her)**

Town Planner

Town of Montague

1 Avenue A

Montague, MA 01376

**Phone:** (413) 863-3200 x 112

**Web:** [www.montague-ma.gov/planning](http://www.montague-ma.gov/planning)