



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 2023-03

Amount of fee &
date pd. \$200

Date filed with
Town Clerk

Checked
by Planner

PB Hearing
Date

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) 9.1.2(a-b); 7.2.6 of the Montague Zoning Bylaws

2. Applicant Zaharia Nichita

Address 46 Randall Wood Drive, Montague, MA 01351

Phone 613-768-7340

Email zaknauto@yahoo.com

3. Property Owner Z and K Estate Inc.

Address 46 Randall Wood Drive, Montague, MA 01351

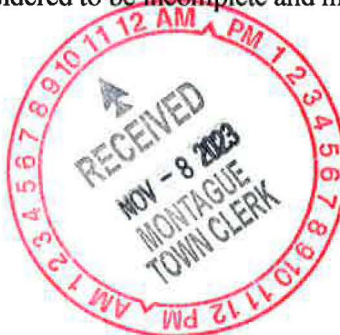
4. Applicant is: ☒ Owner ☐ Lessee ☐ Contract Purchaser ☐ Tenant in Possession

5. Location of Property Parcel 23-0-28 Millers Falls Road, being situated on the North side of
Millers Falls Road Street, and shown on the Assessor's Map(s) # 23
Parcel(s) 28; Franklin County Registry of Deeds Book # 8175, Page 6.
Zoning District General Business (GB) Zoning District

6. Description of proposed work and/or use to construct a 5,000 square foot, 1 story building with 14 parking
spaces for an auto sales and repair business

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.



Sign location shown on

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

Applicant's Signature_____

Date 11/6/2023

Application Filed:_____

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 112
Email: planner@montague-ma.gov



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Management Plan Form

The Rules and Regulations require that applicants submit a management plan as part of the process for most applications.

APPLICANT INFORMATION:

Applicant: Zaharia Nichita

Address: 46 Randall Wood Drive, Montague, MA 01351

Telephone: 613-768-7340

Email: zaknauto@yahoo.com

Owner: K and K Estate Inc.

(if different from applicant)

Address: 46 Randall Wood Drive, Montague, MA 01351

Telephone: 613-768-7340

Email: zaknauto@yahoo.com

PROJECT INFORMATION:

Project Address and Description:

Parcel #23-0-28 Millers Falls Road

Amendment to previously approved management plan?

☐ yes

☒ no

INFORMATION REQUIRED FOR ALL PROJECTS:

(Attach additional sheets as necessary)

Trash and recycling, including storage location, enclosure or screening, with frequency of pickup and name of hauling company, and responsible party to contact in case of complaint:

Dumpster on property in fenced in area. Dumpster pick up provided every 2 weeks.

Hauling company not selected yet. Zak Nichita - owner is the contact person

Parking, including size and number of spaces, location, screening, provision for handicapped spaces:

15 parking spaces are provided

Lighting, including hours of illumination by location, types and wattage of fixtures:

Wall mounted light fixtures - see drawings. Hours of illumination - dusk until 11pm

Signage, including location, size, materials, and any illumination:

Sign location shown on site plan. Sign will not be illuminated. Sign permit to be submitted to building inspector.

Landscape Maintenance, including annual schedule of watering, fertilizing, mowing, pruning, leaf pick-up, and so forth, and maintenance and replacement schedule of site furnishings:

on-going landscape maintenance to be provided, as needed

Snow Removal, including name of contractor:

Snow storage areas shown on plan. Owner will provide snow removal and maintenance

ADDITIONAL INFORMATION FOR SPECIFIC PROJECT TYPES (ATTACH ADDITIONAL SHEETS):

ADDITIONAL INFORMATION REQUIRED FOR MULTI-FAMILY PROPERTIES:

Number of units, existing and proposed
Number of bedrooms, existing and proposed
Number of tenants
Owner-occupied?
On-site manager?
Copy of standard lease
Noise management of tenants, parties, music, and any outdoor
HVAC equipment
Material, equipment, and large household goods storage
On-site recreational facilities

ADDITIONAL INFORMATION REQUIRED FOR NON RESIDENTIAL USES/ HOME OCCUPATIONS:

Type of business - used car sales and repair
Number of Employees - 3 employees
Hours of operation - 8am - 5pm
Deliveries to the site - deliveries will occur occassionally, as needed
Equipment used/ Noise generated - all equipment will be used inside building
Material and equipment storage - all material equipment will be stored within
fenced in area.



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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	X		
Name of property owner	X		
Name of development	X		
Engineer seal	X		
Architect seal	X		
Land surveyor seal	X		
Base map source	X		
Parcel boundaries with dimensions	X		
Scale	X		
Survey accuracy statement	X		
North arrow	X		
Locus map @ 1"=1000'	X		
Date of plans or revisions	X		

SITE PLAN, EXISTING CONDITIONS

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

SITE PLAN, PROPOSED DEVELOPMENT

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

SITE PLAN, PROPOSED DEVELOPMENT, continued

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

Additional information (can be submitted in narrative form)

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

Questions: Contact the Town Planner (413) 863-3200 ext 112, planner@montague-ma.gov