

**Town of Montague
Planning Board**

PROJECT APPLICATION REPORT

Dated October 16, 2023

Applicant/

Property Owner: Turners Falls Municipal Airport
Town of Montague
1 Avenue A
Turners Falls, MA 01376

Project Address: 78 Industrial Blvd (Parcel #017-0-15)

Nature of Request: Request a partial Site Plan Review approval 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, under Sections 5.2(a)(ii-iii), 9.1.2, and 9.1.6 of the Zoning Bylaw, located at 78 Industrial Blvd (Parcel #17-0-015)

Zoning: Industrial (ID) Zoning District

Board members: Ron Sicard – Chair, Elizabeth Irving, George Cooke, Bob Obear, and Samuel Guerin

Staff members: Maureen Pollock, Town Planner

SUBMISSIONS:

Application Submissions:

1. Planning Board Agent Authorization Letter, prepared by Airport, dated 10/11/2023;
2. SPR Application Letter, prepared by Gale Associates, Inc., dated 10/11/2023;
3. Application Checklist for Site Plan Review;
4. SPR 2023-02 Site Plan Review Application;
5. Plan Set:
 - a. Sheet G001: Cover Sheet, Prepared by Gale Associates, Inc., dated 10/13/2023;
 - b. Existing Conditions Plan, Signed/Stamped by Russell D. Sackett, Jr. PLS, dated 10/12/2023;
 - c. Sheet C101: Foundation Site Plan, Prepared by Gale Associates, Inc., dated 10/13/2023;
6. Technical Report: Intensive (Locational) Archaeological Survey – Turners Falls Aircraft Maintenance Hanger, prepared by The Public Archaeology Laboratory, Inc., dated June 2023;
7. Email correspondence between Planner and Scott. Bourcier, dated 10/14/2023

Staff Submissions:

1. Project Application Report, dated October 16, 2023;
2. Aerial Map;
3. Zoning Map;
4. Contour Map;
5. NHESP Map;

Public Comments: None

SITE VISIT:

Planning Board members, Planner Maureen Pollock, and the applicants are scheduled to conduct a site visit at the subject property at 4:30pm on Monday, October 23, 2023.

BACKGROUND:

The subject property, 78 Industrial Blvd (Parcel #17-0-015) is owned by the Town of Montague/Turners Falls Municipal Airport. The property abuts the Franklin County Technical School property to the north, located at 82 Industrial Blvd. Through the Massachusetts Skills Capital Grant Program, the Franklin County Technical School was awarded funding for the construction of a 12,000 square-foot instructional lab to launch a new Aviation Maintenance Technician Program that will educate approximately 100 traditional day students and adult students each year.

As part of the process, the Franklin County Technical School will be approved as an aviation maintenance technician entity, making the trade school one of only a few Federal Aviation Administration (FAA) “Part 147 aviation-approved” high schools in the country.

The Turners Falls Municipal Airport will lease the subject property to the Franklin County Technical School for the use and operation of the proposed instructional aviation lab/hanger for the new academic program.

PERMIT HISTORY:

- Planning Board & Zoning Board of Appeals: There are no known land use permits on file for 78 Industrial Blvd (Parcel #17-0-015)
- Conservation Commission: 78 Industrial Blvd (Parcel #17-0-015) is not located within 100 feet of a jurisdictional wetland and is not located within 200 feet of a perennial stream; therefore, a filing with the Conservation Commission is not required. The subject property is located within NHESP Priority Habitat for Endangered Species; therefore, a MESA filing is required. The Planner/Conservation Agent has instructed the applicant to submit the required MESA filing with NHESP before any construction starts.

PROPOSAL:

The Turners Falls Municipal Airport 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 (12,000ft² square feet). While the hangar will be owned by the Turners Falls Municipal Airport, the 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.

The applicant wishes submit Site Plan Review in two (2) phases, including:

- Phase 1 (Request before the Board now) – The applicant is requesting a partial Site Plan Review approval for the proposed excavation work and construction of a 12,000 square foot foundation for a future educational aircraft hanger.
- Phase 2 (Request to be brought before the Board in future under separate SPR application) – The applicant will submit a full Site Plan Review application for Planning Board review/approval for the construction of the proposed educational aircraft hanger with site improvements. Site Plan elements to be included in the full Site Plan Review application are listed under Section 9.1.5 of the Zoning Bylaw.

ZONING BYLAW REVIEW:

Section 5.5 - Dimensional Requirements:

The following Dimensional Requirements have been addressed:

Section 5.5 Dimensional Requirement for Industrial (ID) Zoning District				
Standard	Requirement	Existing	Proposed	Comply
Minimum Lot Area	87,120ft2 (2 acres)	435,295ft2* (9.993 acres)	No changes	Yes
Additional Lot Area/dwelling	No minimum additional lot area/dwelling is required	N/A	N/A	N/A
Minimum Lot frontage	No minimum lot frontage is required	686.2 feet*	686.2 feet*	Yes
Minimum Front yard and street line setback(a)	25 feet	No existing structure	Unknown	
Minimum Side yard setback	15 feet or 50 feet if a new industrial use abuts existing residential use	No existing structure	43 feet**	Yes
Minimum Rear yard setback	30 feet	Not applicable	Unknown	
Maximum building height	50 feet	Not applicable	Not applicable	Not applicable

Notes:

* = data provided by www.axisgis.com/montaguema. The Board may wish to ask the applicant to confirm.

** = in an email from Scott Bourcier P.E. to Pollock, dated 10/14/2023, “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.”

Section 9.1 - Site Plan Review

Section 9.1.1 - Purpose - *The purpose of the Site Plan Review process is to provide detailed review of certain uses and structures which have a potential for significant impact on the character, infrastructure, and natural resources of the Town of Montague.*

Section 9.1.2 - Applicability -

The following activities and uses are subject to site plan review:

- a. *All uses that involve the construction or expansion or change of use of over 3,000 square feet of floor area.*
- b. *All uses that involve the development of over 130,680 square feet (3 acres) of land.*
- c. *Any new structure, group of new structures, changes of use, or additions which result in an increase of 500 or more vehicle trips per day, as proposed in an applicant's business plan acceptable to the reviewing authority or estimated by a professional engineer.*
- d. *All uses that involve the construction or expansion of a parking area that creates ten (10) or more new parking spaces, per §7.2.6*
- e. *Specific Uses identified elsewhere in this bylaw:*
 - *Accessory Apartments within existing single family homes, per §8.5*
 - *Self-storage facilities, per §8.9*
 - *Solar energy and battery energy storage facilities, per §8.9*
 - *Medical Marijuana Treatment Center or Marijuana retailer; cultivation, production, research or testing, per §8.10*
 - *Open Space Residential Development, per §8.11*
 - *Planned Unit Development, per §8.12*

- **Staff Review:** The proposal triggers Site Plan Review per Section 9.1.2a, as the use involves the construction of over 3,000ft² of floor area – the proposal includes the construction of 12,000ft² foundation.

Section 5.2 – Uses Regulations

- Section 5.2(a)ii - *Permitted Uses in all districts:*
 - *ii. Religious, educational and other uses expressly exempt under M.G.L. Chapter 40A, § 3.*
- **Staff Review:** The proposed use – a 12,000 square-foot foundation for a future instructional lab/hanger for the Franklin County Technical School’s new Aviation Maintenance Technician Program is considered an ‘educational use expressly exempt under M.G.L Chapter 40A, § 3.’ Therefore, the proposed foundation for the proposed use is permitted

by-right in all zoning districts. A special permit is not required. The proposal does trigger Site Plan Review pursuant to Section 9.1.2(a) of the Zoning Bylaw.

Section 9.1.2 Site Plan Elements

Site plans shall be prepared by a professional engineer, architect, or surveyor and shall at a minimum, accurately include the following information, if applicable:

- *(a) Building dimensions and design*
- *(b) Building location, lot boundaries, and adjacent ways*
- *(c) Natural features including topography, contours, wetlands, streams, waterbodies, and areas subject to flooding*
- *(d) Landscaping features including the location and description of screening, fencing, and plantings*
- *(e) Stormwater management*
- *(f) Circulation plan for vehicular, pedestrian, and bicycle access to the site and within the site*
- *(g) Parking and loading accommodations*
- *(h) Utility services and proposed connections*
- *(i) Location and intensity of exterior lighting*
- *(j) Exterior signage*
- *(k) On site waste management and snow removal*
- *(l) Hours of operation, estimated daily and peak hour vehicle trips, estimated volumes of water and wastewater.*

- **Staff Review:** The submitted site plan for the proposed foundation is prepared by a professional land surveyor and professional engineer. The Board may wish to discuss whether the submission adequately addresses Section 9.1.2(b). The applicant should address all site plan elements listed under Section 9.1.2(a-l) for the full Site Plan Review application, to be submitted as a separate SPR application.

Section 9.1.6 - Evaluation Guidelines

In reviewing the Site Plan, the following shall be considered:

- (a) Compliance with the Montague Zoning Bylaws.*
- (b) Impacts to municipal infrastructure and services.*
- (c) Safety and adequacy of vehicular and pedestrian movement.*
- (d) Design features that integrate the proposed development into the existing landscape, maintain neighborhood character, enhance natural and aesthetic assets and screen objectionable features from neighbors and roadways.*

- **Staff Review:** The Board may wish to review Section 9.1.6 of the Zoning Bylaw to ensure the proposal meets these findings.

POSSIBLE CONDITIONS:

1. The project shall be built and maintained according to the approved plans and application package. Any changes shall be reviewed by the Building Inspector to determine if submission to the Planning Board is necessary. Said changes may be reviewed and/or approved by the Planning Board at a public meeting. The approved plans include:
 - a. SPR 2023-02 Site Plan Review Application;
 - b. Plan Set:
 - i. Sheet G001: Cover Sheet, Prepared by Gale Associates, Inc., dated 10/13/2023;
 - ii. Existing Conditions Plan, Signed/Stamped by Russell D. Sackett, Jr. PLS, dated 10/12/2023;
 - iii. Sheet C101: Foundation Site Plan, Prepared by Gale Associates, Inc., dated 10/13/2023;
2. All exterior lighting shall be designed and installed so as to be shielded or downcast, and to avoid light trespass onto adjacent properties.
3. Property shall be free of litter and debris.



Aerial Map - 78 Industrial Blvd

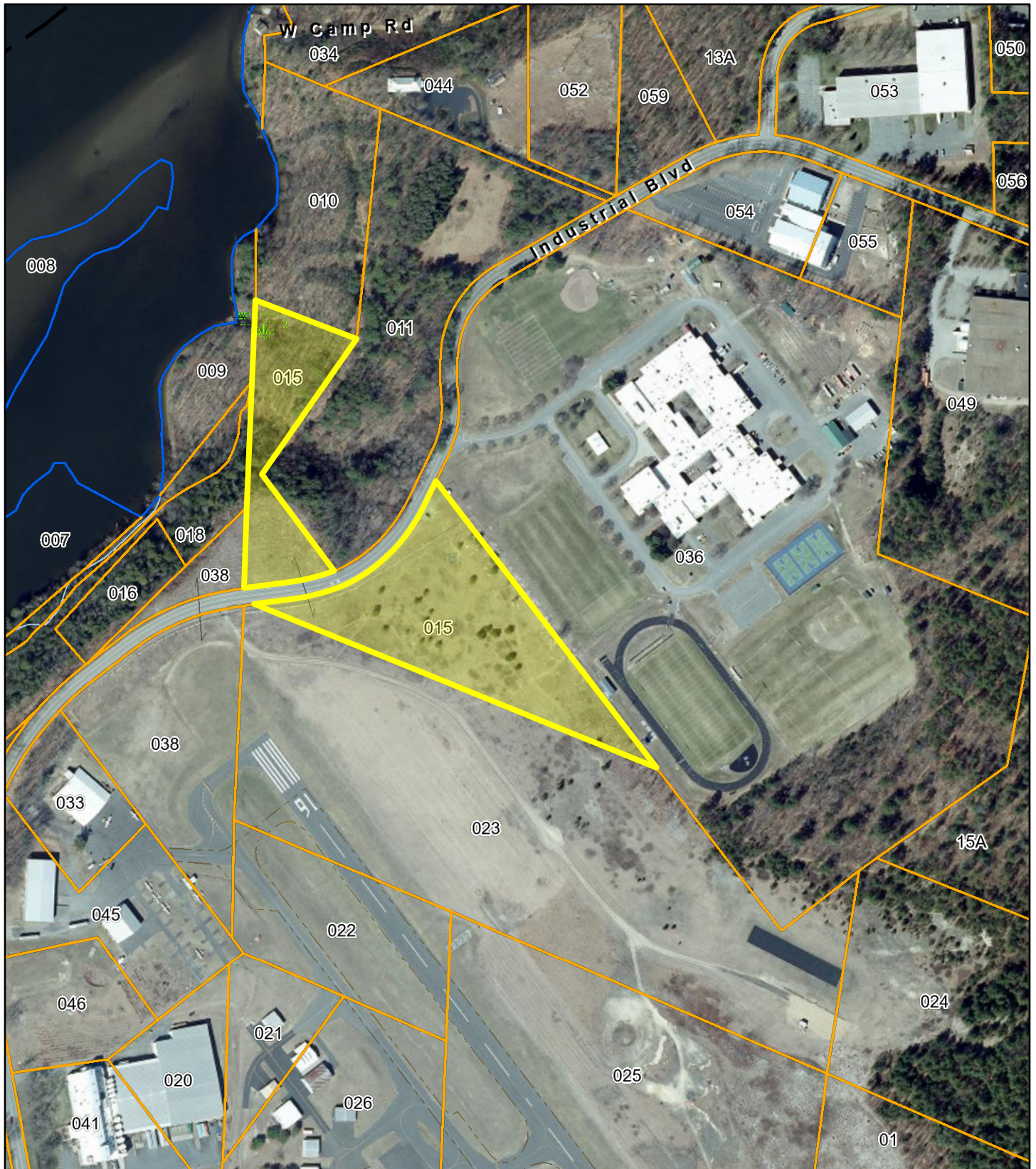
Montague, MA

1 inch = 400 Feet



www.cai-tech.com

October 14, 2023



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Zoning Map - 78 Industrial Blvd

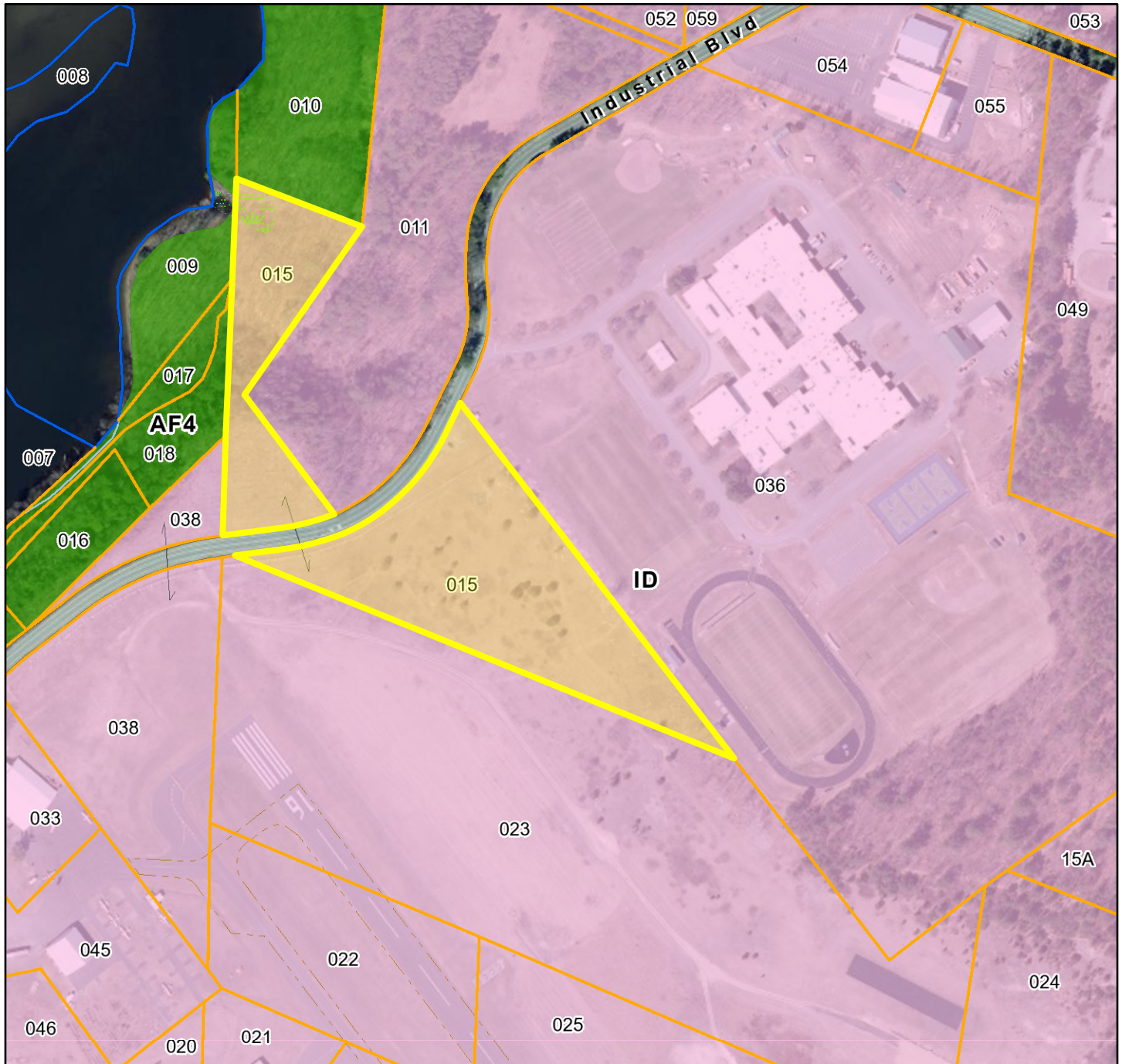
Montague, MA

1 inch = 350 Feet



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	(AF4) Agricultural - Forest 4		Runway
	(ID) Industrial		PWater
	Wetlands		Property Line
	Water-poly		Public Road
	Property Hook		

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Contour Map - 78 Industrial Blvd

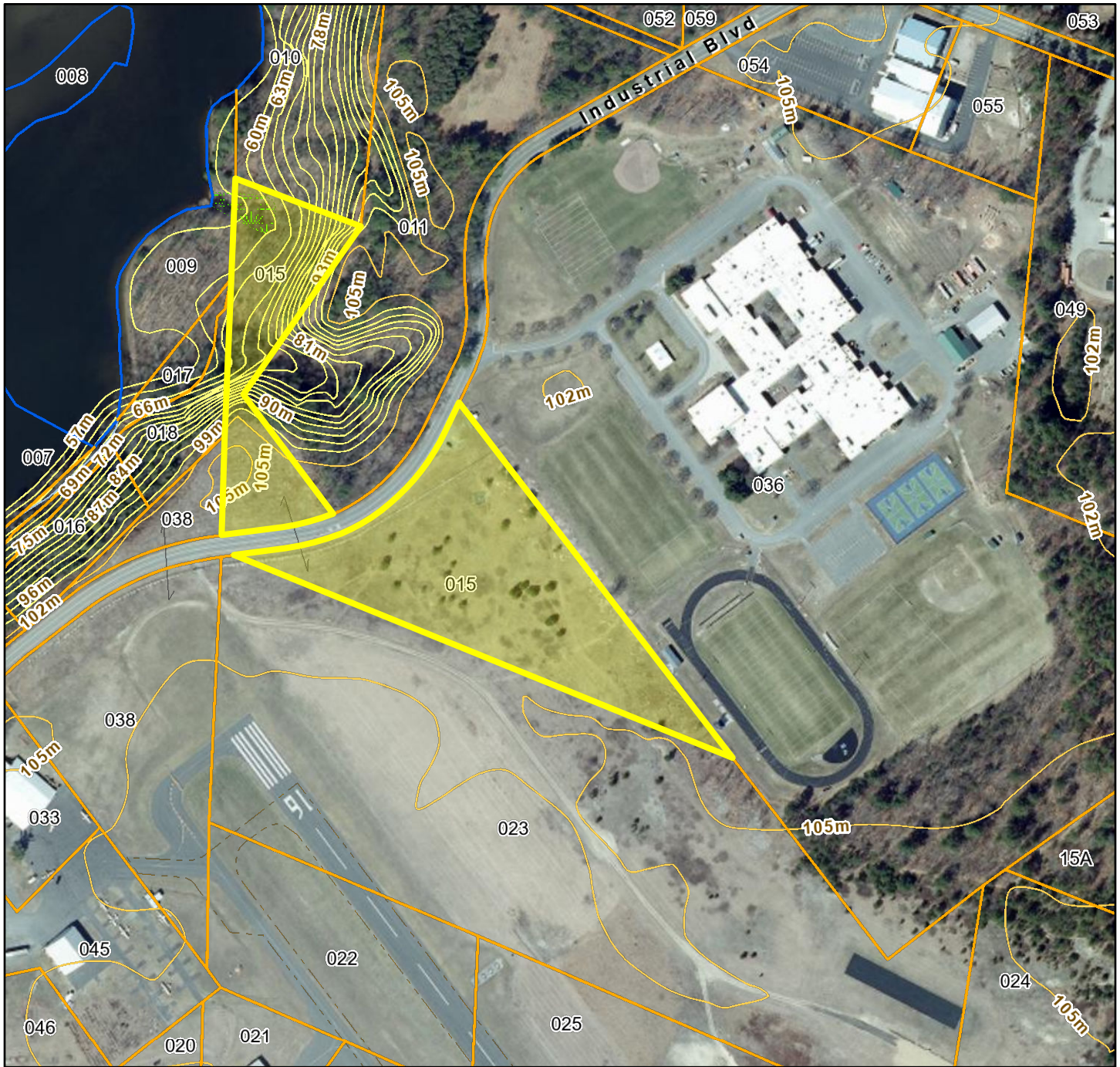
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0-100	Water-poly	PWater
1-200	Property Hook	Property Line
Wetlands	Runway	Public Road

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