

Montague Planning Board

One Avenue A, Turners Falls, MA 01376 (413) 863-3200 Ext 207 Fax: (413) 863-3222 Email: planner@montague.net

Tuesday, April 27, 2010

MEETING MINUTES

Present: Walter Ramsey- Interim Town Planner, Ted Armen-Acting-Chair, Don Valley, Ron Sicard, Patricia Pruitt

ANR #2010-01 by HBM Properties: Property located on West Chestnut Hill Road, Montague, MA 01351 (Off North Leverett Road), Assessor's Map 52 Lot 080.

Carolyn Manley (L & F Construction): This property was originally a part of a 99 acre piece of property, a part of the parcel is located in Leverett, MA. An abutter would like to have part of this field to complete his parcel of land in Leverett, for esthetic reasons, he would like to purchase this small piece of property located in Montague. I have already been to the Town of Leverett Planning Board and they signed the ANR for their piece of the parcel, which is the larger portion of the field in the parcel. I am asking for .14 acre that is in Montague that I am here to request the ANR on. This abutter would like the parcel simply for esthetic reasons; this is why we are asking for just the tiny .14 acre in Montague. Board discussed the location of the parcel.

Walter Ramsey: This will never be a building lot?

Carolyn Manley: No, the Leverette Planning Board discussed that and decided it could not be a building lot. It is in an aquifer, the requirements are 300ft of frontage and three acres.

Ron Sicard: This ANR creates what?

Carolyn Manley: It creates a small new lot in Montague, which is why Planning Board must hear this request. Out of 99 acres it creates a lot of .14 acres. The abutter is requesting this strictly for esthetic reasons.

Ron Sicard made motion to accept ANR #2010-01 by HBM Properties, Map 52 Lot 080 as presented, seconded by Don Valley, all members present voted in favor.

OTHER BUSINESS:

- Approval of Minutes: March 23, 2010
Ron Sicard motioned to accept the minutes for March 23, 2010, seconded by Don Valley. All members voted in favor.
- Montague Center School Re-Zoning:
Walter Ramsey: I noticed a slight discrepancy in the zoning map for this projects rezoning. I have made the corrections according the new boundaries; and a memo explaining the zoning map discrepancy went to the Attorney General's Office. Board discussed the zoning of this parcel. I just wanted the Planning Board to be aware of this.
- Website:
ANR flow-chart for the website reviewed by the Board.
- Business Association:
Walter Ramsey: Updated the Board on the signs for the down-town Turners construction.

Don Valley made motion to adjourn, Ron Sicard seconded. All members present voted in favor.

Approved by: _____ Date: _____