

# Montague Planning Board

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

## MEETING MINUTES

**Tuesday, September 28, 2010**

**Present:** Ted Armen (chair), Ron Sicard, Don Valley, Frederic Bowman, Walter Ramsey-Planner  
Carl Geupel- Habitat for Humanity, David Jensen-Montague Building Inspector, Andrew Bentley-Montague  
Resident

Planning Board members(s) not present: Bruce Young

### **Approval of Minutes: June 22, 2010**

*Ron S motioned to approve the June 22, 2010 meeting minutes, seconded by Don V. All present voted in favor.*

**New Planning Board Member:** Frederic H. Bowman of 701 Fairway Avenue. Frederic was appointed by the Selectboard for a term ending 6/30/2011. Mr. Bowman introduced himself to the Board.

**ZC #2010-01 by Michael Brown, Turners Falls Water Department** Discussion occurred about Mike Browns request to include the Hannegan Brook Well into the Water Supply Protection District (WSPD) in Section 9 of the bylaws. Per Planning board request, Walter organized a public information session to be held at the Millers Falls library. The purpose of the session is to educate landowners about what the WSPD is and how the zoning overlay functions. The board discussed the zoning regulation and the delineation boundary.

### **Upcoming Business: Discuss Don Patterson's plans to develop two single family house lots on his Sunderland Rd property Map 51 Lot 13 .**

Mr. Patterson has withdrawn the initial ANR plan, but he intends to progress forward with a similar plan. His process will most likely involve a Common Driveway Special Permit and ANR approval for two lots. The discussion centered around the implications of allowing County Road #26 as presented in the ANR 2010-05 plan for frontage for one of the two lots. Walter R described two scenarios. 1) Buildout- there is estimated potential for up to 8 single family lots using the remaining frontage on County Rd 26 and Fosters Road. There is question as to whether this is an appropriate area to absorb growth instead of along Route 47. Also, HNESP issues abound. Scenario 2) Town may discontinue the remaining portion or all of the County Road. The Selectboard would have to petition the Council of Governments to do this. All costs go to town.

### **ANR #2010-05- Pioneer Valley Habitat for Humanity**

Representing PV Habitat for Humanity: Carl Geupel

Walter R notified the board that Habitat for Humanity submitted a complete ANR after the agenda was posted. On the agenda, the ANR was listed under "upcoming business" Ted A. agreed to hear the ANR. The plan is to assemble three sub-parcels into one buildable lot. It was noted that the lot does not have frontage as required by the NB zone, but the applicant has received a variance from the Zoning Board of Appeals. David Jensen was present to represent the ZBA. He feels this is more of a boundary plan than an ANR. The board agreed that the plan was not sufficient for endorsement due to lack of substance and clarity. The board identified the following conditional improvements required for endorsement:

- The utility right of way over parcels A and B must be made clear
- Remove superfluous comments
- Clear identify the ANR lot, less emphasis on subparcels

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- The ZBA decision should be referenced by book and page number on the plan.

*Don V motioned to provisionally endorse ANR# 2010-05 on the condition that the proposed amendments to the plan were incorporated. Seconded by Ron S. All present voted in favor.*

The board agreed to endorse the plan once prepared later that week. Walter will notify the board when the appropriate changes are made to the plan so that they may come by the office for signatures.

### **Greenfield Planning Board Public Hearing: Proposed 135,00 square foot retail store off French King Highway**

Walter requested this discussion that was not on the agenda. Ted A agreed. Walter introduced the proposed project of which planning board public hearings are under way. An article in the Montague Reporter in the previous week had mentioned Montague's lack of participation in this process. The Board agreed that the principle interest as an abutting town is in preserving the integrity of downtown-oriented amenities, particularly for low income and carless households. Walter R "If Food City were to be squeezed out of an arguably saturated regional grocery store market by the addition of another grocer, the result would be an injustice to the most vulnerable households. The loss of the downtown food store would mandate improved transit and pedestrian connections to Greenfield, as Turners Falls residents would have little choice but to shop for food in Greenfield. Walter requested that the Board endorse a letter addressed to the Greenfield Planning Board speaking to this effect. Ted A questioned the traffic impact, as there is no information available for the impact on Canal Road.

*Ted A motioned to have Walter draft a letter to be sent to the Greenfield Planning Board that describes the concerns of the Montague Planning Board. Seconded by Don V. All present voted in favor.*

### **Planner's Update: Strathmore Mill Redevelopment: PWED Grant Application Status, Technical Assistance Panel preparations, 43D Grant update**

Walter R. reported that the PWED grant for infrastructure improvements to the Strathmore Mill has been submitted and he was invited presented the project to MassDOT at their offices in Boston. Frank Abbondanzio and David Jensen joined him, as well as representatives from Rep Kulik and Senator Rosenberg's offices. Award will be announced by the end of November. The Urban Land Institute Technical Assistance Panel is shaping up and is set to happen late this fall. The panel is a pro-bono service of development experts that will help the Town market and sell the Strathmore Mill. They will help with the Request for Proposals process. 43D Grant- there are some 43D grant funds remaining from the Strathmore Site Assessment. These fund will need to spent. I am hoping that the Technical Assistance Panel will help identify helpful use of these funds.

### **Announcement: Gill-Montague Bridge Public Meeting 10/14**

Walter R reported that the Planning Department will host a community information session for the Gill-Montague Bridge on 10/14. Representatives from MassDOT, SPS, Montague, Gill will be in attendance. An agenda is available online. Among other items, downtown economic impacts and signage will be discussed.

### **Adjournment**

Motion to adjourn at 7:45 PM by Ron S, seconded by Don V. All present voted in favor.

Next scheduled meeting: October 26, 2010

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_



## MONTAGUE PLANNING & CONSERVATION

ONE AVENUE A - TURNERS FALLS, MA 01276 -  
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October 4, 2010

Roxann Wedegartner, Chair  
Greenfield Planning Board  
14 Court Square, Greenfield, MA 01301

Re: Proposed 135,000 square foot retail store off French King Highway

Dear Ms. Wedegartner,

Given the regional significance of the proposed retail development on the French King Highway, The Montague Planning Board urges you to carefully consider the economic and social impact on neighboring Montague. Our specific interest is in regard to grocery retail space. Depending on the tenant of the proposed retail space, a retailer with grocery space would potentially be in direct competition with Food City, the primary food retailer in Turners Falls. Indeed, the Turners Falls business district is geographically closer than Downtown Greenfield to the proposed retail store. Food City on 250 Avenue A does not generate the sales volume of its larger competitors such as Stop & Shop and Big Y in Greenfield, but this establishment is critical as the only walkable food store in Turners Falls; a community where many residents do not own automobiles. Food City spends staff time every week collecting hundreds of carts left outside the homes of Turners Falls residents. This is an indicator of the importance of having a grocery store in an urban neighborhood classified as an Environmental Justice population by the Executive Office of Energy and Environmental Affairs.

The Montague Planning Board is interested in preserving the integrity of downtown-oriented amenities, particularly for our low-income and carless households. If Food City were to be squeezed out of the arguably saturated regional grocery store market by the addition of another grocer, the result would be an injustice to the most vulnerable households. The loss of the downtown food store would mandate improved transit and pedestrian connections to Greenfield- as Turners Falls residents would have little choice but to shop for food in Greenfield.

Also the Montague Planning Board would be interested to review traffic impacts on Canal Road and the 5<sup>th</sup> Street Bridge. This is primary connection between Montague and the proposed retail store, which we expect would be impacted by the proposed development. Thank you for your consideration.

Sincerely,

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Ted Armen, Chair  
Montague Planning Board

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Walter Ramsey  
Montague Town Planner

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