

Montague Planning Board

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

Tuesday, January 25, 2011

MEETING MINUTES

Board Members Present: Ted Armen- Chair, Bruce Young, Robert Obear

Board Members absent: Ron Sicard, Fred Bowman

Staff: Walter Ramsey- Planner, Anne Stuart - Clerk

Ted A. called to order the meeting of the Planning Board

- **Approval of Minutes:**

A motion was made by Ted A to approve the minutes of the November 16, 2010 meeting. The motion was seconded. by Robert Obear, O Abstained. All approved.

A motion was made by Ted A to approve the minutes of the December 28, 2010 meeting. The motion was seconded. by Robert Obear, O Abstained. All approved.

- **ANR #2011-01- by Larry LaClaire (HMB Properties, LLC):** Assessors Map 52, Lot 80. Property at South West Side of West Chestnut Hill Rd, Montague, MA with frontage on West Chestnut Hill Rd. The division of the tract of land is not a subdivision because every lot shown on the plan has the frontage required under section 5.4 of the Montague Zoning by-laws which requires 250 feet for erection of a building on such lot. Carolyn Manley represented Larry LaClaire and HMB Properties, LLC at the Planning Board meeting. Walter R reminded applicant that under zoning regulation, there is only enough frontage for one single family home.

A motion was made by Ted A to approve the ANR #2011-01 by Larry LaClaire (HMB Properties, LLC) the motion was seconded by Bruce Young, O Abstained. All approved.

- **Discussion: Announce 2010 Open Space and Recreation Plan Update**

The open space and recreation plans are completed by various town boards. The plan has gone to the state for final approval. It is a process of about 2 years. Ted A is a representative to that board. Walter will send electronic copies of the plan to the PB members. This helps in being eligible for land grant purchases and PARC grants. The Town hopes to fund the Skate Park and Unity Park improvements with a PARC grant.

Bruce Y expressed interest in having the board evaluate Montague's Commonwealth Capital Application- for the purpose of improving our competitiveness for grants.

- **Discussion: PB Role review and next steps**

In addition to permitting, The PB roles include being stewards of the zoning and subdivision by-laws and the comprehensive plan. The Town of Montague needs a comprehensive plan update. The last comprehensive plan is from 1999. Best practices have a master plan update every 10 years. Most of this

can be done 'in-house' because we have planning staff. Walter R. will work to make funding and resources available for a master/comprehensive plan.

Walter R mentioned that the subdivision regulations also need an update. He recommends a conservation subdivision bylaw that will allow developers the option of protecting natural resources. The board would be amenable to review a conservation subdivision bylaw.

- **Topics not anticipated covered in the 48 hour posting requirements:**

Walter R announced that the Water Supply Protection District for the Hannegan Brook Well unanimously approved by Town meeting on Jan 1 2011. It is currently being reviewed at the Attorneys General Office. Bruce Y noted that it was a sound process to reach the final compromise.

Robert O expressed interest in training available through the Citizen's Planner Training Collaborative.

Pat Allen requested that Walter attend the upcoming Planning Board Meeting in Greenfield on the proposed box store on Rte 2A. The Board discussed concerns regarding traffic, pedestrian, and food security.

A motion was made to adjourn by Ted A. Seconded by Bruce Y. All approved. Meeting closed at 7:45 PM

Approved by: _____ Date: _____