

# Montague Planning Board

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

Tuesday, August 23, 2011 at 6:30 pm  
Second Floor Conference Room, Town Hall, One Avenue A, Turners Falls, MA

## AGENDA

1. **Approval of Minutes:** 07/26/2011
2. **Subdivision Approval Not Required Plan (ANR) #2011-04 by Gabrielle Slavin:** Assessors Map 43, Lots 23A and 171. Property is located between 7 and 11 North Street in Montague Center, Massachusetts. The applicant states that the division of the tract of land on the accompanying plan is not a “subdivision” because it shows a proposed conveyance which changes the shape of the lots in such a manner so that no lot affected is left without frontage as required by the Montague Zoning by-laws under Section 5.4.3, which requires 150 feet of frontage for erection of building on such lot.
3. **Discussion:** Bernardo Drive at the request of Herb Phillips (21 Bernardo Drive). Property subject to discussion is Assessors Map 39 Parcel 81 and is owned by Mr. Phillips.
4. **Discussion Zoning Amendment #2011-01: Solar Electric Facilities and Installations**  
  
Review draft regulations that incorporate feedback from 7/26/2011 Public Hearing. Vote to recommend Town Meeting motion.
5. **Discussion Zoning Amendment: #2011-02: Dissolve Limited Business District**  
  
Vote to recommend Town Meeting motion.
6. **Discussion Turnpike Road Industrial Park**  
  
Brief Board on the development of two RFPs 1) Master Planning 2) Solar lease/PPA on the Capped Landfill
7. **Discussion Planning Board Rules and Regulations**  
  
Review revised Draft Rules and Regulations as discussed 6/28/2011
8. Topics not anticipated covered in the 48 hour posting requirements