

# Montague Planning Board

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Tuesday, September 27, 2011 6:30 PM  
Town Hall Upstairs Conference Room

## MEETING MINUTES

**Board Members Present:** Ron Sicard (acting chair), Fred Bowman, George Cooke, Robert Obear,

**Board Members Absent:** Bruce Young

**Staff Present:** Walter Ramsey- Town Planner and David Jensen- Building Inspector

Meeting was called to order at 6:30 PM by Ron Sicard, acting as chair in the absence of Bruce Young

### 1. **Approval of Minutes:** 08/23/2011

*MOTION by Ron Sicard to approve the minutes from the August 23, 2011 meeting. Seconded by, Robert Obear. Motion passes 4-0.*

### 2. **Subdivision Approval Not Required Plan (ANR) #2011-05 by Herbert E Phillips:**

Assessors Map 39, Lots 81. Property is located at 21 Bernardo Drive Montague Center, Massachusetts. The applicant states that the division of the tract of land on the accompanying plan is not a "subdivision" because every lot shown on the plan has frontage of at least such distance as is presently 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.

**Guest:** Herbert E. Phillips

George Cooke disclosed his employment interest with the applicant's consultant and recused himself from vote and discussion.

Both Lots meet zoning area requirements, has the requisite 150 feet of frontage. Earlier this year, the Planning Board has established precedent that Bernardo is a way in existence prior to subdivision laws of 1964. Precedent also established that access was adequate. The Board recommended a homeowners association and maintenance plan to address sewer and water issues.

*MOTION by Ron Sicard to approve the subdivision ANR #2011-05 as presented by Herbert E. Phillips. Seconded by Fred Bowman Motion passes 3-0, Cooke abstaining.*

### 3. **2012 Community Development Strategy:** Vote to endorse the 2012 CDS update

A Public Information Session was held at 6:00 prior to the Planning Board Hearing. Most members of the Planning Board were in attendance.

*MOTION by Ron Sicard for the Board to express support of the 2012 Community Development Strategy as presented. and to recommend Selectboard endorsement Seconded by Robert Obear. Motion passes 4-0.*

### 4. **Discussion:** Millers Falls Map 29 Parcel 116 30 East Main Street

Walter explained that this property is understood to be owned by the town. The properties are still full of private property and the cars cannot be removed as of now. Town will seek a Phase I Environmental Assessment. A reuse possibility is to separate the buildings into 3 parcels with parking behind the buildings. The property is zoned central business. There is already a need for on and off street parking in Millers Falls.

**5. Town Meeting Preparations**

The planner presented some small grammatical adjustments, formatting, and consistencies that were needed for the proposed Solar By-Laws before it goes to Town Meeting.

*MOTION by Ron Sicard to endorse the Solar By-Laws and send to the Town Meeting with its corrections and additions as submitted on September 27, 2011. Seconded by Robert Obear. Motion passes 4-0.*

The Planner identified the Town Meeting Articles that relate to the Planning Board. The Board discussed each.

*MOTION by Ron Sicard to recommend to Town Meeting an affirmative vote for each of the following articles on October 20, 2011:*

*Article 17 - Remediating and removing debris from a 2007 fire at Strathmore Mill - \$130,000*

*Article 18 – Lease for 30 years the Turnpike Road Landfill for a 3<sup>rd</sup> party to develop solar energy generation facility*

*Article 19 - Amend the Zoning Bylaws to include ones for Solar Facilities and Installations*

*Article 20 – Dissolve the Limited Business District by rezoning the 2 remaining limited business district lots to be consistent with the abutting zoning district*

*Article 21 – 26-28 East Main Street and 34 East Main Street- Disposition Authority to Board of Selectmen*

*Seconded by Fred Bowman. Motion passes 4-0.*

*MOTION by Ron Sicard to adjourn the Planning Board Meeting. Seconded by Robert Obear. Motion passes 4-0.*

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