

Montague Planning Board

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

April 24, 2012 6:30 PM
Town Hall Upstairs Conference Room

MEETING MINUTES

Members Present: Bruce Young, Chair, Ron Sicard, Fred Bowman, George Cooke

Absent: Robert Obear

Staff Present: Walter Ramsey- Town Planner

Meeting was called to order at 6:42 PM by Bruce Young, Chair

***Motion** was made by Fred Bowman to accept and approve the February 28, 2012 minutes. Seconded by George Cooke. Motion passed 4-0.*

ANR #2012-02: Scott and Emily Ewell, owners Map 48 Lot 140 & 144 (487 Federal Street) Agricultural Preservation Restriction in the Town of Montague.

Walter R: Lot 140 and 144 will be combined and it appears that a new property line will be established. Most of the property is going into APR and a has been approved by the Department of Ag. Per the Department of Agriculture the 6.73 acre house lot must be able to be sold as a separate lot. The house lot would thus be losing most of its legal frontage on South Street to the APR land. The property is zoned Rural Business. This requires 200 feet of frontage for a single family home. The house lot as present would have approx 80 ft of frontage on a dog leg to Federal St (this was not measured in the plan). This would require a variance from the Zoning Board of Appeals because there is not both sewer and water available.

Bruce Y: The board can not approve this as a new lot because it would create a zoning violation.

Walter R suggested that the boundary line could be approved as an easement line rather than a property line boundary.

Bruce Y: If this boundary were an easement line rather than a property line then the Board would not need to endorse. It might be better to send a letter than to sign off on it as there is confusion regarding the easement line vs. a property line.

The Board requested that Walter draft a letter clarifying the proposed division of land. The Ewell's should withdraw their ANR. The Board did not endorse ANR #2012-02.

Topics not anticipated covered in the 48 hour posting requirements:

ANR #2012-01 for Nice and Easy Properties, Llc (Railroad Salvage- Power Street). This ANR was not initially endorsed by the Planning Board but 21 days have gone by and the Town Clerk will draft a certificate for constructive approval. Applicant may now file the plan with the Registry of Deeds.

Meeting adjourned 7:47 PM

Approved by: _____ Date: _____