

Montague Planning Board

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June 26, 2012 6:30 PM
Town Hall Downstairs Conference Room

MEETING MINUTES

Members Present: Bruce Young- Chair, Ron Sicard, George Cooke and Robert Obear

Absent: Fred Bowman

Staff Present: Walter Ramsey- Town Planner, Dave Jensen- Zoning Enforcement Officer

Meeting was called to order at 6:32 PM by Bruce Young

Motion was made by Ron Sicard to accept and approve the May 29, 2012 minutes. Seconded by, George Cooke. Motion passed 4-0.

ANR 2012-02: By Scott and Emily Ewell to divide Map 48 Lots 140 and 144 (known locally as 487 Federal Street) into two new parcels with respective frontage on South Street and Federal Street in Town of Montague.

The applicants were granted a frontage variance from the Zoning Board of Appeals. The applicants are now here to come before the board to split the lots. As referenced and confirmed in the following quote: *“On June 7, 2012 the Board of Appeals voted to grant variance to minimum lot frontage in the Rural Business District by allowing the access frontage on Federal Street of 83.54 feet to serve as the required frontage for parcel A. The sole purpose of the relief is to reconfigure the two parcels as to allow the South Street lot to be placed in an APR as shown on this plan.”*
Also label lots A and B.

Motion was made by Ron Sicard to endorse the Approval Not Required Plan entitled “Plan of Agricultural Preservation Restriction in Montague, MA surveyed for Scott & Emily Ewell” with the condition that the plan reference the zoning variance of June, 7 2012 and to label the individual parcels. Seconded by, George Cooke. Motion passed 4-0.

ANR 2012-03: By Scott Nickerson to divide 36 Lot 136 on Adams Street, property owned by the Lake Pleasant Water Supply District, in a manner that no lot affected is left without frontage on a public way as required by the Montague Zoning Bylaws.

The Planning Board determined that a subdivision modification of the plan dated 11/3/1894 was required for this proposal. A subdivision modification process is needed to dissolve Faith and Lyman Street extension- paper streets in Lake Pleasant. The Planning Board will revisit this plan at the next meeting and recommend a process and possible public hearing based on Subdivision Control Law section 81-W subdivision modifications.

Motion was made by Bruce Young to determine that subdivision approval is required. Seconded by, Ron Sicard. Motion passed 4-0.

Meeting adjourned 7:47 PM

Approved by: _____ Date: _____