

Montague Planning Board

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July 24, 2012 6:30 PM

Town Hall Upstairs Conference Room

MEETING MINUTES

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

Members Absent: None

Staff Present: Walter Ramsey- Town Planner, David Jensen – Building Inspector

Meeting was called to order at 6:34 PM by Bruce Young

Approval of Minutes: June 26, 2012, tabled for next meeting.

- 1) **Solarize Mass Montague:** introduction of the Solarize Montague program to the Planning Board by a representative from the Montague Energy Committee

A short presentation was given by Chris Mason of the Montague Energy Committee about Solarize Montague. Montague was 1 of 17 towns chosen for the Solarize MA 2012 program to help home owners, business and farms to install PV systems. The Solarize program offers systems priced in tiers. Once there are 25 kw installed everyone (including the first person who signed up) will move into tier 2 and price goes down 50kw = tier 3, 150kw = tier 4, 250kw = tier 5. The MEC's goal is to get to tier 3. 80 residents have expressed interest in the Solarize Montague program. The installer and pricing for this should be determined by the end of the fiscal year and sign up by September 2012.

- 2) **Adopt Planning Board policy and procedures for petitions to discontinue unaccepted and accepted streets in the Town of Montague:**

Walter R stated that main reason for this discussion is due to two current requests for an ANR lot over a paper street and a request for discontinuance of an accepted public way. Walter Ramsey presented example policies for the discontinuance of both accepted and unaccepted streets using the Town of Fairhaven's Planning Board Policy as a model.

Unaccepted Street Policy essentially involves an application, fee, and public hearing. Requires a sign-off for each party of interest. The Planning Board would have the power to determine that the paper street can be part of a lot.

Accepted Street policy would follow the same procedure as the unaccepted street with the main difference being that at the close of the Public Hearing the Planning Board would vote on a recommendation that would be forwarded to Town meeting. The Town Meeting has the authority to decide. A copy gets filed with the Town Clerk for their records.

Bruce Young notes that the Board should hear the following applications and consider adoption of these policies at a later date. The proposed polices could not fairly apply to these situations.

- 3) **At the request of the applicant, the Planning Board will continue the discussion of the following application for determination. ANR 2012-03: By Scott Nickerson to divide Map 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.

Guest: Scott Nickerson

Walter R: At the last Planning Board meeting it was determined that a subdivision modification of the plan dated 11/3/1894 was required for this proposal. There is a \$500 fee for the 81W subdivision modifications. The Planning Board can waive that fee for the subdivision filing.

David J: the 81W subdivision modification process is needed anytime you dissolve or change a street. If you make a case that there is no longer a subdivision then there would be an appeal process and waiting period for the applicant.

The Planning Board Process recommended the following process: A subdivision is required due to the unresolved Hope Street issues. They suggest in August to hold a public hearing - 81W Subdivision modification of an accepted subdivision to dissolve streets based on the recorded plan and with consent of the 2 owners being agreeable to the loss of the potential access to the street. After the subdivision is dissolved the land can be sold with clear delineations.

Because of the ambiguity of the situation, the fact that this is not a traditional subdivision, and the fact that Mr. Nickerson has already paid a \$75 ANR fee the Planning Board responded to Mr. Nickerson's request to waive the subdivision fee.

***Motion** was made by Fred Bowman to waive the \$500 subdivision fee needed for Scott Nickerson to proceed. Seconded by Bob Obear. Motion passed 5-0.*

The Board is anticipating an 81-W subdivision modification plan for the upcoming meeting.

4) Upcoming Business: Citizen Petition to discontinue Greenfield Cross Road at the request of the Montague Selectboard.

Guest: Lisa Adams

Greenfield Cross Road cuts from Greenfield Road to Hatchery Road in Montague, MA. Most of the land is in designated as Agriculture Forestry. Greenfield Road was unofficially closed in 2000 by the Board of Selectman and barricaded in a couple of locations. Lisa Adams recently purchased a farm on Greenfield Cross Road and wrote a petition to the Board of Selectmen asking for the closure of the road. The Selectboard made the following motion at their last meeting:

“The Board of Selectman made a motion in their June meeting to forward the board's recommendation to the Planning Board with the issue of the road that we do not discontinue/abandon the road as it is a bad idea on the Town's part as it will be back in use shortly with the concern of the sewer issues under the current road and the timing concerns of the new construction of Hatchery Road and Greenfield Road that would limit the Town's options.”

Bruce Young recommends doing some more research and to speak to all department heads, abutters and bike path users to gather the feedback so that Lisa Adams will be prepared for a Public Hearing. The road is a public way and needs to be maintained and made safe for transportation and pedestrian traffic.

Lisa Adams comments: If the town is claiming it as a public way they need to reopen the road and take care of it. Proper procedures need to be followed.

Walter Ramsey will look into the issue of the road being petitioned by another individual as well. He advised Lisa Adams of the process to have a public hearing and for the applicant to pay for the necessary public notices.

5) Zoning Bylaw Re-organization: The Planning Board is in the process of drafting a re-organization of the Montague zoning bylaws in a logical and streamlined manner. The Board will review and comment on the following sections as drafted by the Town Planner: Table of contents, Section 1: Purpose, Section 2: Definitions, Section 3: Administration, Section 4: Establishment of Districts.

The Zoning Bylaw Re-organization will be tabled till the next meeting.

Meeting adjourned 8:34 PM

Approved by: _____ Date: _____