

Montague Planning Board

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December 18, 2012 6:30 PM
Town Hall Upstairs Conference Room

MEETING MINUTES

Members Present: Bruce Young - Chair, George Cook and Fred Bowman

Absent: Ron Sicard and Robert Obear

Staff Present: Walter Ramsey- Town Planner

Meeting was called to order at 6:35 PM by Bruce Young

Approval of Minutes: October 23, 2012 minutes.

Motion was made by, George Cooke to accept the October 23, 2012 minutes. Seconded by Fred Bowman. Motion passed 3-0.

PUBLIC HEARING: Zone Change ZC#2012-01 David Gendron of 76 West Mineral Road.

Planning Board held a hearing to consider a zoning map amendment petitioned by David Gendron of 76 W. Mineral Road. The petition requests a change from Industrial to Agriculture-Forestry-4 district for +/- 52.5 acres of land located on W. Mineral Road identified as Assessors Map 18 Lots 06 and 07. 45 of the acres are subject to an Agricultural Preservation Restriction.

Guest(s): David and Amanda "Mandy" Gendron, Diane Raczkowski (HeatFab)

Planner: Map 18 Lots 06 and 07 are surrounded on two sides by Agricultural Forestry 4 district. There is no sewer or water access to this area and no plans to extended service. There are no current Town plans for industrial use and it is not feasible to continue the Airport loop as a possibility for industrial development

Bruce Y brought up some other parcels (25-01, 25-02, 25-22) on West Mineral Road that the Planning Board might want to consider rezoning from Residential to Agricultural Forestry 4 as well.

Abutter's comments:

Mickey Longo, Airport Manager – no objections as long as there is no adverse impact to the airport and safety. The applicant might have to file the FAA 74-61 if it contains any construction.

James Elliot – neighbor and owner of Map 25 Lots 1, 5, 4 and 7 – no objections.

Margaret KellyHouse – next door neighbor and owner of Map 18 Lot 17 – no objections.

Diane Raczkowski – Abutting industry (HeatFab, Inc.) Map17 Lot 49- no objections.

Motion was made by, George Cooke to close the public hearing ZC#2012-01 David Gendron of 76 West Mineral Road. Seconded by Fred Bowman. Motion passed 3-0.

At the recommendation of the chair the planner will reach out to the other industrially zoned residential parcels on Mineral Road to evaluate the possibly of extending the rezoning district beyond the Gendron's request. The Planning Board will not make a Town Meeting recommendation until they decide to hold a second hearing or not.

Planning Board 2013 Schedule

Bruce read the 2013 schedule aloud. The schedule will be field with the Town clerk. The board noted that the scheduled needs to change the December 24, 2013 meeting date to December 17, 2013 because of the holiday. The Board will continue to meet in the Montague Town Hall in the upstairs conference space on the 4th Tuesday of the month at 6:30 PM.

Town Planner Report:

- FY 13 Community Development Block Grant Application. Walter described three planning projects in the application: Downtown Millers Falls Slum and Blight Designation Study, Turners Falls Historic District Slum and Blight Designation Study, Montague Senior Center Planning Study.

Planner: Slum and Blight designation allows you to use CBDG money to improve neighborhood revitalization and target resources to areas in the town that need help; the designation is good for 10 years. Senior Center study explores three possibilities: renovate existing space, expand on Town Hall site, or build new building adjacent to Safety Complex.

The Board suggested looking into regionalization of a senior center. The Board authorized the chairman to sign letter of support for the FY 13 CDBG application on behalf of the Planning Board.

- Planner’s findings and recommended change to Zoning Bylaws Section 5.4.7 – minimum floor area for dwelling units.

This discussion was tabled to January 2013 meeting because of the absence of two board members.

- Downtown Turners Falls Livability Plan

Walter announced that a workshop is happening in early February 2013.

- Ethics annual review

Walter passed out the ethics annual review to be signed by each member. All present members submitted a receipt.

- Upcoming Business: Request Montague Elks to discontinue portions of an Alleyway off 7th St.

The Elks will have a Public Hearing at next meeting January 2013. They would like to abandoned the alleyway directly behind their building at the next Town meeting.

Items not anticipated within 48 hours of meeting:

Open Meeting Complaint

An Open Meeting complaint was filed by Peter Golrick following the November meeting in regard to a perceived tardy online posting and failure to announce the taping of the meeting. Town counsel responded with the legal timeframe. Counsel and the Town contend that the meeting was posted in a timely and visible fashion under the requirements of OML. It was evident to all people in the room that permission was sought to record the meeting by Peter Golrick, as he asked the chair. In the future the chair must announce that the meeting is being recorded.

Bruce Young closed the meeting, adjourned at 7:31 PM

Approved by: _____ Date: _____