

Montague Planning Board

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

February 25, 2014 6:30 PM
Town Hall Upstairs Conference Room

MEETING MINUTES

Members Present: Ron Sicard – Chair, Bruce Young, Fred Bowman, George Cooke and Bob Obear (arrived 6:37 PM)

Staff Present: Walter Ramsey, AICP- Town Planner

Meeting was called to order at 6:32 PM by Ron Sicard-Chair.

Approval of Minutes: January 28, 2014 – tabled until next month.

Paper Streets: Discussion regarding citizen requests to eliminate portions of Winona and Honto Streets in Lake Pleasant. Shawna Bebo, owner of 16 Montague Ave has requested to purchase a portion of Honto Ave, which has raised the question of closing Honto and connecting Winona. Both paper streets are laid out on the 1886 plan of Lake Pleasant. Ms. Bebo intends to sell 16 Montague Ave. Her request was directed to the selectmen, but the matter has been referred to the Planning Board.

Planner noted that in the past the Board has considered these paper streets in the 1886 plan to be unconstructed public ways. The procedure used in the past was to have the petitioner submit a revised subdivision plan that shows the roads clearly being discontinued. A hearing would be held to determine if there are any public or private interests in the way(s). Of course the Town cannot simply sell the land to Ms. Bebo as she preferred, rather the abutters would own to the center line. Applicant would have to pay for the survey. In planner's opinion, the two paper streets are worthy of consideration for 'closure' because there is no clear public interest, it will not prohibit access to any property, and the simple existence of them is hurting property value in the neighborhood.

Walter will instruct Ms. Bebo with a course of action.

ANR #2014-01 Nadia Ruby and Vladimir Vodvichenko to combine two parcels into one lot Federal Street in Millers Falls, MA (Map 34 Lots 63 & 66).

Nadia Ruby was present.

Application was received 3/20/14. The parcel is in a RA- Residential Zone. According to the planner, the proposed parcel meets lot frontage and has adequate access to Route 63. Applicant was advised that action need not be taken with the town to combine the two lots into one building lot under See MGL Ch40A Sec 81X. The town would combine the two lots once a building permit is issued. But the applicant elected to submit the ANR- which is endorsable by the board. The owner was previously denied a special permit from Zoning Board of Appeals for a reduction in frontage and area to create two lots. They currently have a buyer and will be closing on the property on February 28, 2014.

Motion made by Ron Sicard to accept and endorse ANR#2014-01 as presented. Seconded by Bob Obear. **Motion passed unanimously.**

Updates:

Discuss Planning Board involvement in the Western Millers River Watershed Low Impact Design Project- a FRCOG/ Millers River Watershed Council Project.

The FRCOG received a grant to look at the Western Millers River Watershed Low Impact Design Project. The focus of the project would be on the regulations; concentrating on and around zoning and storm water issues. Walter suggested this would be a good opportunity to have FRCOG come to a Planning Board meeting and brief the group on the project. Currently the towns that are participating in the FRCOG project are: Erving, Wendell, Warwick, Orange, Athol, and Phillipston. The project is supported by MA DEP and is funded through the EPA by a section 319 grant for non point source pollution. Another recent FRCOG initiative has come to us where there is funding to do a housing production plan for Montague. Recently, Montague has fallen out of compliance with the Chapter 40B threshold of affordable housing. Currently the state has Montague listed at 9.9% for affordable housing stock which is defined as deed restricted properties. Under 40B if your housing stock is less than 10% a developer can come into the town and trump any town zoning as long as 20% of a project is deeded as low income.

Discuss elements of Montague EDIC's 2014 Economic Development Plan Update

Walter led a discussion about how the EDIC is updating their Economic Development Plan. The current 1999 plan has lapsed. Ultimately the plan needs Town Meeting approval and endorsed by the Planning Board. The plan, by state defines specific parcels that they can buy, take by eminent domain, or sell without going through a lengthy procurement process. The Discovery Center was completed by the EDIC under an economic Development Plan. The Cumberland farms building has been their focus over the last few years, but by definition, they also need to focus on industrial development. The plan has four target areas 1) Proposed Turnpike Rd Industrial Park 2) Airport Industrial Park 3) Great Falls Discovery Center and 4) Historic Industrial District. A hearing will be scheduled soon.

Motion made by Ron Sicard to adjourn the February 25, 2014 Planning Board meeting. *Seconded by George Cooke. Motion passed unanimously.*

Meeting adjourned at 7:50 PM.

Approved by: _____ Date: _____