

# Montague Planning Board

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April 22, 2014 6:30 PM  
Town Hall Downstairs Conference Room

## MEETING MINUTES

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

**Members Absent:** Bob Obear

**Staff Present:** Walter Ramsey, AICP- Town Planner

Meeting was called to order at 6:30 PM by Ron Sicard-Chair.

No public hearings were scheduled.

### **Planning Workshop:**

#### **Montague Housing Production Plan**

**Guest:** Alyssa Larose, FRCOG Land Use Planner

Alyssa: The FRCOG has \$10,000 dollars available for the use by the Planning Board for the purpose of producing a housing production plan. Montague has a housing plan that was adopted in 2004 and would be updated and added to during this process as a housing production plan is slightly different. There should be a housing committee put in place and before the plan is sent to the State (DHCD – Department of Housing and Community Development) for approval. Both the Planning Board and the Selectboard will have to review the plan and vote. The time frame for the assistance is through the end of the calendar year 2014. The plan will focus in on Montague's housing and population statistics; there are specific regulations that have to be met by DHCD. The housing production plan reviews affordable housing and the benefits surrounding CH 40 B which encourages towns to maintain 10% of their year round housing as affordable. There are certain criteria besides income levels that need to be met to qualify as affordable housing. If the town has less than 10% of affordable housing it leaves the town vulnerable to a comprehensive permitting process where a developer could come in and propose a development but would have to have 20% of the development be for affordable housing and this could override zoning bylaws. Most of Montague's developments over the last 20 years have been friendly 40B's. Montague subsidized housing inventory as of a year ago showed that we are at 9.9%. Some of the current affordable housing restrictions (e.g. Power Town Apartments – 82 units) were due to expire but were recently re-upped. The town also added a habitat for humanity house on Warner Street which brought Montague's SHI (according to Walter) to 9.969%. For towns that are under the 10% and have a housing production plan and are pursuing affordable housing opportunities you are afforded some relief from the negative CH 40 B process and would be certified for 1-2 years in which a developer could not challenge the town. The goals for Montague would be how to get above 10 % and maintain the affordable housing stock in the future. A broader purpose of a housing production plan is to assess the entire housing stock and the demand within the town. Planner to follow-up with FRCOG.

**Montague EDIC's 2014 Economic Development Plan – Planning Board Report**

*Motion by George Cooke for the Board to make a resolution to endorse 2014 Montague Economic Development and Industrial Corporation's Economic Development Plan. Seconded by Bruce Young. All Approved.*

The resolution letter was signed by all members present and had the following text:

Let it be known that the Montague Planning Board has resolved to endorse the 2014 Montague Economic Development and Industrial Corporation's Economic Development Plan, prepared in accordance with Massachusetts General Laws Chapter 121C. The Board finds that this plan was developed in consistency with ongoing municipal plans including the 2004 Municipal Economic Development Plan, the 1999 Comprehensive Plan, and the 2013 Downtown Turners Falls Livability Plan. This resolution was made subsequent to a duly posted public hearing held jointly with the Montague EDIC on March 25, 2014.

See attached letter in appendix.

Meeting adjourned at 7:45 PM.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_