

Montague Planning Board

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June 24, 2014 6:30 PM
Town Hall Upstairs Conference Room

MEETING MINUTES

Members Present: Ron Sicard – Chair, Fred Bowman, George Cooke Bruce Young and Bob Obear (6:45PM)

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

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

Approval of Minutes: May 27, 2014

Motion by Fred Bowman to accept the May 27, 2014 minutes. Seconded by George Cooke. **Motion passes.**

ANR # 2014-02 by Rosemarie A. Basile & Carol J. Noyes of 59 Center Street Montague, MA.

Applicant seeks endorsement that the division of Assessors Map 44 Lot 51 at 59 Center Street is not a subdivision because every lot shown on the proposed plan has sufficient frontage and access as is presently required in the Montague Zoning Bylaws.

Applicant was not present. Walter summarized that the property is located in the Agricultural-Forestry district and Water Supply Protection which requires 200 feet of frontage. All lots have adequate frontage and access. The project location is near the entrance to the TFWD's Tollan Well. Carol Noyes is selling a portion of the land and is retaining the house lot. The new lot may be further subdivided under current zoning. Applicant and new owner have been advised about land protection options. The planned use of the new parcel is for agricultural use.

Motion by George Cooke to endorse ANR# 2014-02 for the plan submitted by Rosemarie A. Basile & Carol J. Noyes. Seconded by Bruce Young. **Motion passes.**

ANR # 2014-03 filed by Donna Klaiber of 15 Ferry Road Montague, MA.

Applicant seeks endorsement that the division of Assessors Map 32 Lots 6 and 4 at 258 Greenfield Road is not a subdivision because every lot shown on the proposed plan has sufficient frontage and access as is presently required in the Montague Zoning Bylaws.

Applicant was not present. George Cooke recused himself as someone with a financial interest with the surveyor. Walter summarized that the property is located in the Agricultural-Forestry district which requires 150 feet of frontage. There is a sliver of Industrial zone at the rear of the lot. This is bisected by land owned by WMECO.

Bruce Young expressed concern about the potential loss of access of river frontage for the new lot. It was resolved that issue may want to be rectified by the applicant, but it should not preclude the Board from endorsing the ANR because all lots have adequate frontage and access. Planner will make applicant aware of that issue.

Motion by Bob Obear to endorse ANR# 2014-03 for the plan submitted by Donna Klaiber of 15 Ferry Road. Seconded by Fred Bowman. **Motion passes.**

Planner Updates:

- a. Discussion: Should Montague pursue the Community Preservation Act as the Finance Committee asked. This act allows the Town of Montague to increase taxes 1%-3% to fund Community Projects. The State provides matches at different levels if the monies are used for open space, affordable housing, and historical preservation and recreation projects. The town would set up a board with representation from other town boards (Planning Board, Conservation Board would have representation). The consensus of the Planning Board is against doing this as it would be an additional tax and we have many projects already in the works which will need town support. Walter will let the Finance Committee know how the Planning Board feels. Some of the current and future projects are:
- b. Montague Housing Plan- no updates
- c. Site Plan Review Section 8. Prepare for July public workshop. Walter will do some outreach and advertising for a public meeting in July to get some feedback from residents and business owners. There are a few changes that were discussed at the last meeting that will be discussed at this workshop. The board expressed a strong desire for discussing vehicle trip volume per day vs. peak hours and the threshold for square footage if it should drop from 5,000 to 3,000. The workshop will be run in July, public hearing in August and special Town Meeting in September.
- d. Ag protection zoning: Planner explored 5-acre zoning in the Agriculture-Business Overlay district. Ultimately the idea was not recommended or supported by the Board. Planner was advised to explore and identify agricultural land threaten by development. There are believed to be only a handful of large unprotected farmland parcels. Bruce Young suggested that the board should evaluate whether targeted land protection would be more successful for preservation goals rather than a zoning amendment.
- e. Topics not anticipated:

Regular Meeting Time: Bob Obear suggested that the regular meeting time be pushed back from 6:30 to 7:00PM. This proposal was not opposed. Ron directed the planner to post future meetings for 7:00PM

Motion by Fred Bowman at 8:07 PM to adjourn the June 24, 2014 Planning Board meeting. Seconded by Bob Obear. **Motion passed.**

Approved by: _____ Date: _____