

# Montague Planning Board

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**December 22, 2015 7:00 PM**

Town Hall – Upstairs Meeting Room

One Avenue A

Turners Falls, MA 01376

## MEETING MINUTES

**Members Present:** Ron Sicard – Chair, Fred Bowman, Bob Obear and George Cooke.

**Members Absent:** Bruce Young

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

Ron Sicard opened the meeting at 7:00 PM.

**Approval of Minutes:** *Motion* by Fred Bowman to accept the October 27 2015 minutes. Seconded by George Cooke. *Motion passed.*

**Discussion:** Landowner petitioned Zone Change regarding a landowner petition by Robert Daddario to amend Montague Zoning Bylaws sections 7.9.4 and 5.2.5 that would allow solar energy facilities in the General Business District by special permit from the Zoning Board Appeals.

Hearing was opened and closed on 10/27/2016. At the 10/27 meeting, the Planner was directed by the Board to draft language for recommendation to Town Meeting and the Selectmen. The proposed language is as follows:

- 1) Amend Section 5.2.5 (b) (uses allowed by Special Permit from the Board of Appeals in the General Business District) to include:

*Solar Energy Facility, in accordance with Section 7.9*

- 2) Amend Section 7.9.4 (a) (Conditions of Approval for Solar Energy Facilities)

Solar Energy Facilities are allowed in the ID..Industrial Districts and are permitted in the HI..Historic Industrial, RE..Recreation Education, UN..Unrestricted, and GB..General Business Districts by Special Permit, subject to the following requirements:

- 3) Amend Section 7.9.4(a) to include an additional condition:

**11. The permit may be subject to a time limitation of 20 years in the General Business District**

The Board was satisfied with the planner's proposed language. They felt a 20 year time limit in the BG district is appropriate given the high development potential of GB districts.

**Motion** by George Cooke to request the Board of Selectmen place the proposed bylaw amendment to allow Solar Energy Facilities in the GB district on a Town Meeting warrant and that the board recommends an affirmative vote by Town Meeting. Seconded by Fred Bowman. Bowman- AYE, Cooke- AYE, Obear- AYE, Sicard- AYE. **Motion passed unanimously.**

**Planner Report**

- Letter of support for Montague’s FY2016 CDBG application  
Planner described plans to extend downtown pedestrian streetscape lighting from 5<sup>th</sup> to 7<sup>th</sup> street and to add lighting to a segment of Peskeomskut Park. The Board was satisfied with the recently replace lighting and happily volunteered to contribute a letter of support for the Town’s grant application.
- Review of 2015 public improvements and private development projects – Walter provided progress updates on Montague Center School, Powers Block properties, mill district, skate park, streetscape improvements, and Millers Falls Rd embankment.
- Review and adopt Planning Board 2016 meeting schedule.

**Motion** by Fred Bowman to approve the Planning Board 2016 meeting schedule as presented. Seconded by George Cooke. **Motion passed unanimously.** Walter to post schedule with Town Clerk.

**Next meeting:** January 26, 2016 at 7:00 PM

**Motion** by George Cooke at 7:32 PM to adjourn. Seconded by Fred Bowman. **Motion passed unanimously.**

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