

Montague Planning Board

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June 28, 2016 7:00 PM

Town Hall – Upstairs Meeting Room
One Avenue A
Turners Falls, MA 01376

MEETING MINUTES

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

Members Absent: Bob Obear, Bruce Young

Staff Present: Walter Ramsey, AICP- Town Planner

Ron Sicard opened the meeting at 7:04 PM.

Approval of Minutes: *Motion* by George Cooke to accept the April 26, 2016 minutes. Seconded by Fred Bowman. **Motion passed unanimously.**

Planner Report

Review draft scope of work for technical assistance portion of Mormon Hollow Working Lands Corridor Project

This is a large grant received by Mount Grace Land Trust to protect 700 acres. The bulk of the acreage is located in Wendell but there is some acreage in the Town of Montague. This is part of a larger grant, with \$40,000 being earmarked for Montague. The monies would be used to help develop an open space design and natural protection resource zoning which will allow for an outside planner to come in and give us technical assistance. The outside planner will probably be through the Franklin Regional Council of Governments (FRCOG) to help update our current zoning regulations and subdivision regulations (1989). If there are funds left over we could use it to update our zoning maps with a digital overlay on our GIS system

General updates on Planning Department implementation and planning projects

Canal Street Municipal Parking Lot: Davenport Trucking is in the contractor for the Canal Street parking lot which will have 24 spaces. Work is ahead of schedule. This will help with the 3rd Street congestion with both the residents and business parking in that area. Work is funded entirely by a MassWorks Infrastructure Grant.

108 Avenue A: Is in the process of being sold and redeveloped. This important commercial block was prioritized for revitalization in the Livability Plan and benefitted from the 2015 Streetscape Improvement Project.

FY 17 CDBG: This is the 5th year that we as a Town have received the grant which totals \$830,000.00. Each year you are limited to how much you can apply for. The grant will fund pedestrian street lighting from 5th to 7th Street and in Peskeomskut Park. This grant will fund 3 social service agencies benefitting elderly, immigrants, and teens. I will also fund the rehab of four (4) houses in downtown Turners Falls. Streetlights will be put out to bid this fall with an expectant start date in the spring of 2017.

Lake Pleasant Parks: A planning study for Rutter's Park kicked off recently. There will be community meetings. The town will possibly apply for design and specifications to be funded by next year's CDBG program.

38 Avenue A: Crabapple Whitewater Inc has submitted a formal proposal and it has been accepted by the EDIC. Crabapple plans to fix the roof and façade in the first year and then when the FERC licensing is finalized in 2018 they will build and addition. The Secretary of Environment came out to experience the whitewater potential a few weeks ago and is in favor of developing whitewater in Montague. The next step is for the land developer agreement to be negotiated between the town and developer

Strathmore: The Governor's Community Compact office has provided \$20,000 to do a design and engineering and feasibility of utility and access to the mill site. This will include doing sewer, water and electric along with the pedestrian bridge schematics. This will enable the Town to apply for a Massworks grant which will help to fund the project.

2017 Block Grant: The thought is since this is a smaller funding year that the concentration would be on Rutter's Park and the area in Millers Falls to design river access. There are 3 parcels of land (located just before the bridge) that were previously owned by IP Papermill that are now in tax title and will be owned by the town in the near future. The planner proposes a car top and fishing river access point with picnic tables and a small recreation area.

Roadwork: Montague City Road improvements are on schedule and will be done this summer.

Current Industrial Park: Re-purchase of Atlantic Golf & Turf proposed warehouse site is being coordinated with counsel.

New Industrial Park: Currently this project is on the back burner while the DPW project is in development. This project will bring in infrastructure which will help to market and make the location desirable in the future.

DPW Facility Planning: The plan is underway and is set to be delivered by October 2016. The location will be between Judd Wire and the Burn Dump. Geotechnical analysis is underway.

Montague Street sidewalks: Town has committed Chapter 90 funding to do sidewalk replacement from Crocker Avenue to Griswold Street. Work to be done in September

Solar on Turnpike Road: The Town Solar project is in progress with the interconnection studies being done by the utility company. After the study, Eversource will give the results of the study with the costs associated with hook up.

Motion by Fred Bowman at 7:40 PM to adjourn the meeting. Seconded by George Cooke. **Motion passed unanimously.**

Next scheduled meeting: The July 26, 2016 meeting was cancelled.

Approved by: _____ Date: _____