

Montague Planning Board

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

October 25, 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, Bob Obear

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 George Cooke to accept the September 27, 2016, minutes. Seconded by Bob Obear. **Motion passed unanimously.**

Zoning Workshop: Open Space Planning and Residential Design:

Guests: Peggy Sloan and Alyssa LaRose – FRCOG Planners

A discussion was held between the Montague Planning Board and the FRCOG planners who have been hired by the town to explore and recommend different zoning techniques that could help protect natural resources and open spaces along with subdivision regulations. The work is funded by a sub grant from the Executive Office of Environment and Energy (Mormon Hollow Landscape Partnership Grant)

FRCOG has drafted a **Flag Lot Bylaw** and an **OSRD bylaw** for this meeting and the Planning Board discussed and reviewed.

Flag Lot Bylaw

Walter did some research regarding flag lots for infill development in RS districts. The purpose is to allow for the creation of new residential lots within the RS – Residential Districts on lots that do not have the required frontage but otherwise meet the dimensional requirements of the district. The 2015 Housing Plan called for limited infill development in existing village centers, especially the RS district.

It was noted that most of the RS district is pre-existing non-conforming. Walter estimates that there are 25 places within the RS district where a flag lot could be developed based on the proposed regulations.

The Board provided feedback on the setbacks and dimensional issues. These can be revised to ensure that a reasonable building envelope remains. These are proposed to permit only currently allowed uses (1 family by right, 2 family by special permit). The Board is considering allowing flag lots by-right with site plan review to ensure screening and stormwater issues are properly addressed. A special permit would be required for any waivers from the regulations. No more than one flag lot can be divided from a single lot. See attached draft bylaw.

Open Space Residential Development By Law

The following are highlights of the discussion and changes to the Open Space Residential Development By-Law.

The general purpose of the section, in addition to the general purpose of these zoning bylaws is to:

- Promote and protect agricultural related activities
- Promote installation and maintenance of the utilities
- Encourage a less sprawling form of development and preserve open land
- Maintain the rural character of the Town
- Promote sensitivity to existing natural and historic features
- Protect the value of real property.

Clustering homes and accessory uses on a smaller portion of a lot to help protect ½ or more of the lot for farm and agricultural land.

This is proposed to be permitted by right in AF-4, AF -2, RS, and RB zoning districts. The Board also discussed and recommend including the AF district. The Board also considered the RS District: Do we want to put ½ of the land (50%) into protection in this district? Does it go against our thought of infill development in that district? Peggy brought up that you would not be decreasing the density it would be the same if you allowed the same number of lots and they would just be protected. It also has the site plan review process even though it is by right. It would allow for much smaller lot sizes if there were constraints on the lots they could do a cluster.

Walter is going to check with Karen Tonelli regarding how common areas/land within a condominium association is taxed if they are here in Montague.

Peggy presented a point system for density bonus incentives. These are scored upon the following public purposes:

- Agricultural Management Plan for Crop Protection
- Increase amount of land protected 5% above the 40
- Forest Management Plan for 10 years
- 10 Acres of a contiguous tract
- Protecting land contiguous to forested or farmed areas
- Screen view from public way with cross sections
- Architectural designs match current character of the area
- Provide public access to public space
- Affordable housing

If you have 40 points you can get a 10% building lot bonus and if you have 60 points you can get a 20% building lot bonus. The most you can achieve is 20%.

The Board inquires as to where they may find an OSRD. Ice Pond Road in Northampton is an example of a successfully implements OSRD. There are none in Franklin County, except perhaps Shutesbury.

The Planning Board will think over these criteria and send any concerns or comments to Walter which will be then shared with Peggy.

Motion by Fred Bowman at 8:32 PM to adjourn the meeting. Seconded by George Cooke. **Motion passed unanimously.**

Next scheduled meeting: November 22, 2016

Approved by: _____ Date: _____

Exhibits:

Flag Lot Bylaw Draft

Open Space Residential Bylaw Draft