

Montague Planning Board

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

December 27, 2016 7:00 PM

Town Hall – Second Floor Meeting Room

One Avenue A

Turners Falls, MA 01376

MEETING MINUTES

Members Present: Ron Sicard – Chair, Fred Bowman, George Cooke and Bob Obear (7:02 PM)

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 October 25, 2016 minutes. Seconded by Fred Bowman. **Motion passed unanimously.**

Motion by George Cooke to accept the November 29, 2016 minutes. Seconded by Fred Bowman.

Motion passed unanimously.

Site Plan Review #2016-01: Hillside Plastics 262 Millers Falls Rd.

The Board considered an application for site plan approval by Peter Haas of Hillside Plastics, Inc pursuant to Montague Zoning Bylaws section 8.2 (d) (activity involving the construction or expansion of a parking area that creates ten (10) or more new parking spaces).

Guests: Sara Campbell, PE and Peter Haas

The 30,000 square foot building expansion was just finished a couple of months ago. The NOI #07-02 was closed out and a Certificate of Compliance was issued recently by the Conservation Commission. The proposal before the board is to remove existing structures and develop an employee parking area.

Planner Report:

The Planner met with Sara Campbell early in the design phase and suggested removing the existing curb cut to Millers Falls Road. The cut is very wide and on a dangerous angle. The plans reflect that concern. All traffic will use the facility two existing curb cuts. The Creemee access will be removed. The strip of land will be used for Stormwater retention to match the aesthetics of the retention area in front of the factory.

Turners Falls Water Department inquired to the planner about the status of water and sewer lines that serve the buildings that are proposed to be demolished. Sara Campbell indicated that the water service to both buildings will be disconnected before the demolition permit is issued.

The Board reviewed Special Permit file #07-02 that allowed for the construction of the addition and trailer parking areas. The Planner reported that the project was completed and maintained to the satisfaction of the Board.

The planner offered the following analysis:

- Special permit/ Site Plan Review File #07-02, allowing for the construction of 30,000 square foot addition and trailer parking areas was completed and maintained to the satisfaction of the Board.
- The addition of 100 parking spaces (150 in total on site) exceeds the minimum parking requirements of use of section 6.2.1.
- The parking and paved apron are ancillary to the business operations of the 70,000 square foot manufacturing facility in the Industrial District.
- The site plan meets the evaluation guidelines set forth in section 8.5 of the Montague zoning bylaws.
- The stormwater management plan satisfies the guidelines of the Board's Stormwater System Policy.
- The proposed improvement will not be of substantial harm to the neighborhood, or to the natural resources or infrastructure of the Town, will not create nuisance, hazards or congestion and will not derogate from the intent of the Zoning Bylaws of the Town of Montague.

Public Comments:

Peter Golrick (resident/Airport Commissioner): *Where will the drains that cross the road (Millers Falls Rd) to the Airport side will be located? The Airport Commission will be doing a Airport Master Plan project whereby they may relocate their entrance.* Sara Campbell responded: They never figured out in the past where these drains went. They will not be altered by this project. The curb cut removal will provide more flexibility for the Airport's master planning.

Peter Golrick (resident/Airport Commission): *Where will the lighting locations will be and will they interfere with pilots?* Peter Haas and Sara Campbell responded that the lighting will be located on existing poles for the parking lot. Peter Golrick commented: If there will be anything more substantial for lighting they will need to fill out the FAA forms. Also, if Hillside Plastics ends up using a crane for demolition then please coordinate with the Airport Manager as it creates a problem for the pilot's sight line and the crane would have to be made visible for the pilots.

Jeanne Golrick, resident questioned *when do you think the demolition/removal of the buildings will happen?* Peter Haas responded by saying that the demolition is scheduled for springtime.

Motion by Fred Bowman to approve The site plan approval submitted by Peter Haas of Hillside Plastics, Inc under Montague Zoning Bylaws Section and 8.2 (d) to allow the construction of a 100 space employee parking lot, subject to the following conditions: Any proposed changes from approved final plans shall be submitted to the Board and approved if consistent with the application and the findings and conditions stated in this approval. Significant changes in the site plan shall be reviewed by the Board, which may allow the changes without further hearings if they are determined to be within the project scope and consistent with findings and conditions. The Board reserves the right to hold further public hearings on changes to the site plan that are determined to be outside of the project scope. Approval shall not be unreasonably withheld. Seconded by Bob Obear.

Cooke- AYE, Bowman- AYE, Obear- AYE, Sicard- AYE.

Motion passed unanimously.

Zoning Workshop: Consider re-organization of zoning bylaws, addition of a use table and dimensional tables. :

Walter R. presented draft use and dimensional tables that were reviewed by the Board. He recommends that Board consider combining the Recreation-Education District and Public-Semi-Public Districts and

Unrestricted District. He advised that the Floodplain Overlay District from 1986 is redundant and needs to be updated or scrapped entirely.

Walter worked on some dimensional tables as requested by the Planning Board at its last meeting. We are in need of working definitions of the zoning districts and their regulations that correspond with each district. The largest zoning district that did not have a definition was Agriculture/Forestry District which has been defined as: to ensure viability of farming and forestry, protect natural resources, and preserve rural character. The other district that needed some sort of definitive definition was the Residential District which has been defined as: to provide livable and walkable residential neighborhoods. General Business has been defined as to encourage commercial activity that provides a broad range of products and services. Industrial District as defined as to provide high quality employment opportunities through manufacturing, production and research. Public Semi Public District defined as to provide for necessary institutional uses and open space. Walter recommends combining Recreation-Education and Public Semi Public Districts.

Jeanne Golrick (resident): *Should residential districts have specified that there are no businesses in it? If I have a home business would that be permitted?* Walter Ramsey answered the Residential District uses are clearly defined. Home based occupancy is allowed, but only under certain criteria and thresholds in the Zoning Bylaw.

Jeanne Golrick (resident): *–What percentage of land is still available to be developed.* Walter Ramsey and members of the board responded: Planning and good zoning is not simply about developing available land but also enables redevelopment and protecting existing neighborhoods. Another goal is to make the Zoning Bylaw document that is easier to be read and understood by the layman.

Peter Golrick – *Is it fair to say that the tables will have different specs and point out issues that need to be addressed.* Walter Ramsey responded by saying as we go through the document we are identifying issues and inconsistencies. The goal is to make it readable for the general public and their questions.

Planner Report & Other Business:

- 2017 Planning Board Schedule – The board reviewed the 2017 meeting schedule. There was general consensus to keep the same meeting days and times in 2017.

Motion by Fred Bowman at 8:02 PM to adjourn the meeting. Seconded by Bob Obear. **Motion passed unanimously.**

Next scheduled meeting: January 24, 2017

Approved by: _____ Date: _____

Exhibits:

Site Plan Review #2016-01 Hillside Plastics
Zoning Districts
Minimum Lot Size
Building Envelope Regulations