

Montague Planning Board

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Tuesday, January 24, 2017 7:00 pm

Montague Town Hall

One Avenue A Turners Falls, MA

Upstairs Meeting Room

AMENDED

AGENDA

~ Subject to Change~

Meeting Being Recorded:

1. **7:00 PM Approval of Minutes:** December 27, 2016. Votes may be taken.
2. **7:01 PM PUBLIC HEARING: Special Permit/ Site Plan Review #2017-01: Boston Edison Company d/b/a Eversource Energy** for a special permit and site plan approval under Montague Zoning Bylaws Section 5.2.6(c) and 8.2(f) to permit the construction of a solar energy facility exceeding 3 acres in the Industrial Zoning District. The property is located off Millers Falls and Lake Pleasant Roads and is identified as parcels 24-0-23, 24-0-24, 24-0-25, and 28-0-01. The applicant proposes a 6.15 MW post driven PV system on 22.7 acres. Votes may be taken.
3. **7:30 PM Zoning Workshop:** To consider addition of new sections or amendments to Montague's Zoning Bylaws including: allowing flag lots, planned unit developments, open space development, use tables, and an increase in the amount of industrially zoned land.
4. **8:00 PM Planner Report:**
 - a. Approval not required (ANR) #2017-01- filed by William L. Hunting, Property Address: 301 E. Chestnut Hill Road. Applicant seeks endorsement that the creation of new lot lines from Assessors Map 46 lots 48,63,42, and 45 does not constitute a subdivision because every lot shown on the proposed plan has sufficient frontage and access and is presently required in the Zoning Bylaws. Votes may be taken.
 - b. Topics not anticipated within 48 hours of posting