

# Montague Planning Board

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**Tuesday, March 28, 2017 6:00 pm**  
Montague Town Hall  
One Avenue A Turners Falls, MA  
**Upstairs Meeting Room**

**\*\*Note 6:00 PM start time\*\***

## **AGENDA**

~ Subject to Change~

### **Meeting Being Recorded:**

1. **6:00 PM Public Information Session – Proposed Zoning Amendments : Flag Lots, Open Space Residential Design, and Planned Unit Developments.** In accordance with Town Plans, The Planning Board is proposing several changes to the Zoning Bylaws that are designed facilitate development in and around the village centers and to balance new development with land conservation. The Board will present and field questions for the general public pertaining to flag lots, open space residential design, and planned unit developments
2. **7:00 PM PUBLIC HEARING- Special Permit and Site Plan Review SP/SPR #2017-02 filed by Kearsarge Solar, LLC** 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 Turnpike Road on Assessors parcels 13-0068, 20-0-27, 21-0-006, 21-0-007 and 21-0-024. The property is owned by the Town of Montague and the applicant will construct, own and operate the solar facility in accordance with a lease agreement with the Town. The applicant proposes a 5.997 MW system impacting 34 acres. Votes may be taken.
3. **7:30 PM Subdivision Approval Not Required Endorsement (ANR) #2017-02 filed by Montague Board of Selectmen.** Applicant seeks endorsement that the assembly of the following assessors parcels 13-0068, 20-0-27, 21-0-006, 21-0-007 and 21-0-024 (known as the Sandy Lane/Landfill Area) is not a subdivision because the plan does not show a division of land. Votes may be taken.
4. **7:35 PM Subdivision Approval Not Required Endorsement (ANR) #2017-01 filed by Samuel H. Lovejoy.** Applicant seeks endorsement that the creation of a new parcel from Assessors Map 52 Lot 58 located at Ripley Road AKA Chestnut Hill Road does not constitute a subdivision because every lot shown on the proposed plan has sufficient frontage and access as is presently required in the Montague Zoning Bylaws. Votes may be taken.
5. **7:45 PM Approval of Minutes:** December 27, 2017 and January 24, 2017. Votes may be taken.
6. **7:50 PM Planner Report:**
  - a. Receipt of landowner initiated petition for Zoning Map Amendment from Selectboard. Schedule public hearing.
  - b. Topics not anticipated within 48 hours of posting

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