

Montague Planning Board

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

Tuesday, April 25, 2017 7:00 pm
Montague Town Hall
One Avenue A Turners Falls, MA
Upstairs Meeting Room

AGENDA

~ Subject to Change~

Meeting Being Recorded:

1. **7:00 PM Approval of Minutes:** 1/24/17 and 2/28/17. Votes may be taken.
2. **7:00 PM PUBLIC HEARING (CONTINUATION from 3/28/17)- 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. **7:25 PM PUBLIC HEARING petitioned amendment to the Montague Zoning Map ZC#2017-01 filed by Omni Navitas Holdings, LLC representing the Montague Lodge of Elks (landowner).** The proposal would redistrict an area of land identified as Assessors Map 25 Lot 14 (off Millers Falls Road) from Agriculture-Forestry-4 (AF-4) to Industrial District. The parcel is 10.3 acres. Votes may be taken.
4. **7:45 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.
5. **7:50 PM Subdivision Approval Not Required Endorsement (ANR) #2017-03 filed by Marsha Smith and Denton Smith III – 49 Mormon Hollow Road.** Applicant seeks endorsement that a plan to change the shape of a house lot at 49 Mormon Hollow Road is not a subdivision because no lot affected is left without requisite frontage as required by Montague Zoning Bylaws. Votes may be taken.
6. **8:00 PM Planner Report:**
 - a. Online Permitting Software through CitizenServe
 - b. Topics not anticipated within 48 hours of posting

Town of Montague is an Equal Opportunity Provider & Employer