

Montague Planning Board

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August 22, 2017 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, Bob Obear and Bruce Young

Staff Present: Walter Ramsey, AICP- Town Planner,

Guest: Josh Lively

Ron Sicard opened the meeting at 7:00 PM. and stated that the meeting was being recorded.

Approval of Minutes:

- *Bob Obear made a motion to accept the May 2, 2017 minutes. Seconded by George Cooke, motion approved unanimously.*
- *George Cooke made a motion to accept the June 27, 2017 minutes. Seconded by Fred Bowman, motion approved unanimously.*

Zoning Workshop – Review draft use and dimensional tables and zoning map updates.

Map update: Walter Ramsey gave an update that the parcel layer has been added to the draft zoning map and that he and George reviewed that layer and found about 50 discrepancies from the official zoning map. These edits have been sent to Peggy Sloan and Alyssa Larose at the FRCOG for a next draft.

While the Planning Board is considering new zoning maps they considered the Industrial District of the Montague Plains. Walter proposes to rezone the protected land on the plains to Public-Semi Public or Agricultural Forestry 4. This area is permanently protected by Article 97 so not much can be done with the acres in either instance. Board agreed

General Comments

Definitions: General Business: to provide commercial activity that enables access to a broad range of products and services

The board agreed to combine RE, UN and PS into PS

The board agreed to replace section 4 with the section 5 as proposed.

Use Table

There was a lengthy discussion by the Planning Board regarding the use table and what their designations should be. The group went line by line through the table up to the section that included the Hotel/Inn portion of The Zoning By-Laws. There were adjustments made where they felt it was necessary (See attached exhibit).

The following uses were flagged for further research/thought

- Accessory apartments- desire to allow detached units- potentially change the definition to include outbuildings, tiny homes

- Mobile homes- desire to not preclude tiny homes that may not default to the definition of mobile home
- Home occupations- is this working effectively?

Discussion will continue at September meeting.

Planner's Report:

○ **Recreational Marijuana Legalization updates**

The Board of Selectmen is expected to submit a petition for a 1 year moratorium. The Planning Board would then have to make a recommendation to Town Meeting. A hearing is expected in October or November.

○ **Mass DOT Complete Street Program**

The town of Montague is considering participation in this program which focuses on streets as a whole entity. It takes into consideration adding in bike lanes, pedestrians and retro fitting existing streets so they provide for all users. This helps to get funding through grants to implement for crosswalks, bike lane and roadway improvements. More to follow in coming months.

*Fred Bowman made a **motion** at 8:42 PM to adjourn the meeting. Seconded by Bob Obear. **Motion passed.***

Approved by: _____ Date: _____