

# Montague Planning Board

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**April 24, 2018 6:30 PM**

Town Hall – Second Floor Meeting Room  
One Avenue A  
Turners Falls, MA 01376

## MEETING MINUTES

**Members Present,** Ron Sicard, Fred Bowman, George Cooke, Bob Obear, and Elizabeth Irving  
(associate)

**Members Absent:** Bruce Young

**Staff Present:** Walter Ramsey-Town Planner

**Meeting was opened by Ron Sicard at 6:00 PM**

**Approval of March 27, 2018 Minutes.** March 27, 2018 minutes tabled to May meeting.

**Motion** by Bob Obear to approve the April 3, 2018 minutes as presented. Seconded by George Cooke. **All approved.**

**Approval Not Required Endorsement (ANR) #2018-03 filed by John Laprade** to subdivide existing lot located at 158 Old Sunderland Road, Montague, MA known as assessors Map 51 Lot 06 into two lots.

**Guest:** John Laprade

The land on Old Sunderland Road is a located in the Agricultural Forestry District and it is within the Agricultural Business overlay district. The plan is to subdivide into a 19.6 acre lot while retaining a 7.7 acre lot with a house on it. The remaining lot has adequate frontage and area. The new lot has adequate frontage on three roads (all of which are town roads and maintained) and meets the requirements of the required 150 feet of frontage in the Agricultural Forestry District. Zoning could allow the 19.6 acre lot to be further subdivided, but would require coming to the Planning Board for review and approval. Walter Ramsey reviewed and recommends endorsement of ANR #2018-03.

**Motion** by George Cooke to approve the ANR #2018-03 filed by John Laprade. Seconded by Bob Obear. **All approved.**

**Approval Not Required Endorsement (ANR) #2018-04 filed by John Mackin** to convey two parcels owned by Greenfield Pilgrim 4, LLC to Salvation Army located at 200 Avenue A Turners Falls, MA known as assessors Map 03 Lot 43.

The parcels are located in the Food City Shopping Area in Turners Falls. The Dollar Store currently is its own parcel within the Plaza. The building itself also consists of a piece that has a leg of frontage on J Street. The parking lot is owned by Greenfield Pilgrim 4, LLC (owner of Aubuchon Hardware lot) the parcel also includes the parking lot in front of Salvation Army along with the loading dock behind Family Dollar and Salvation Army. The Salvation Army intends to buy the parking lot to ensure adequate parking for the customers, employees and property. Walter stated that this plaza was not part of any definitive subdivision plan as it was built in the 1960's. George Cooke pointed out that the plan

submitted is not noted with “this is not a zoning decision but a subdivision decision” which was asked of surveyors. Walter is working with all surveyors to include this notation going forward on their plans; this plan was executed before the request was made. In reviewing the covenants of the lot, it is clearly understood that the parking lot is to be used in conjunction with the various stores and customers. The decision that the Planning Board needs to make is that there is adequate access to the site; after some discussion it was agreed that there is adequate access to the site. Planner recommended endorsement.

**Motion** by George Cooke to approve the ANR #2018-04 filed by John Mackin. Seconded by Bob Obear. **All approved.**

**Review of stormwater management and site plan modification submittals required in accordance with SPR# 03-06 by Ja’Duke, Inc- 110 Industrial Boulevard Turners Falls, MA.**

**Guest:** Joseph P. Mattei – Architect, Nick Waynelovich – Owner Ja’Duke and Tony Wonseski – Engineer from SVE Associates

At a previous meeting the Board had determined that this project was consistent with phase two expansion that was approved in 2006, however the Board has requested additional information from Ja’Duke and their representatives, specifically pertaining to stormwater management and the lighting and landscaping plan.

Joe Mattei oriented the Planning Board with the updated site plan with the locations of the new classroom and performing arts theater building (500 seats), the new and existing egresses, lighting and plantings. In reviewing with the Planning Board Joseph Mattei pointed out a lighting plan and landscape plan detailing the concept of providing parking (175 spaces) with additional access into the building. The entrances to the school and the theater will be separate but joined with a connector due to the MA building code viewing the project as one building. The landscaping proposal includes juniperus communis/gold cone, arbor vitae and Sugar Maples (native species and non invasive) for screening and aesthetics. The signage plan is in process but new sign will replace the permanent sign at its current location and will be lit. The building will have down lighting (wall washers) at the entrance points and along the side of the building. The use of the theater will be for the educational purpose but depending on the market Nick might solicit larger groups to come and use the space. The major use would be for the school and the 200 families that they serve. There will be a children’s program on the first Saturday of the month once they are up and running.

Tony Wonseski presented the stormwater management plan. The proposal is to take out the existing driveway into the site as it exists now and have the parking field with drainage basins where the water can run off; soils are very pervious and will give high rates of infiltration. The goal is to take into consideration the 2009 stormwater policy along with the Industrial Park guidelines through the Conservation Commission. In reviewing the report they have used BMP’s and met the 3 criteria in the areas of the Montague’s stormwater policy. Ja’Duke is responsible for an operation and maintenance plan which can be transferred to a landscaping company. In the Stormwater policy the Board asks for a Bond or Surety, but Ja’Duke asks that not be a condition to the permit as it is necessary for the storm drains to be in place and functioning for the project. The Board agreed to waive this requirement

The project has funding, and is waiting for MA DOT Aeronautics approval and then Ja’Duke will acquire the 2 acres from the town and secure building permits. The height variance through the zoning board has been granted. The project is scheduled to be completed by July 2019.

**Motion** by Ron Sicard to amend and approve the modification to SPR 03-06 by approving the updated site plan and stormwater management report for the proposed performing arts center facility. Seconded by Bob Obear. **All approved.**

**Review of storm water management, lighting and landscaping submittals required in accordance with special conditions for Special Permit/Site Plan Approval #2018-02 253 Organic, LLC at 253 Millers Falls Road.**

**Guest:** Seth Rutherford and Chris Gallant, both representing 253 Organic LLC

Bob Obear recused himself from this discussion because of potential conflict of interest

In accordance with the previously submitted Special Permit condition #1, the board reviewed the following documents:

- a. **A stormwater system evaluation report prepared by a professional engineer, with a plan to implement recommended improvements and maintenance schedule.** Applicant will clean out the stormwater system and do restoration as recommended in this report.
- b. **A plan for exterior lighting of the property**
- c. **A plan for vegetative screening along building facing Hadley Grant Drive**

**Stormwater Management:** The stormwater report finds that portions of the stormwater system are not functioning properly since installation in the 1960's. The roof drains will need to be updated as well. The applicant has agreed to implement the recommended improvements identified in the submitted report. The repairs will be made prior to the issuance of a certificate of occupancy. The applicant will report back to the Planning Board prior to making a request for certificate of occupancy.

**Lighting and Screening:** All lights will be LED lights and will be adjustable (smart controller to adjust lumens). The lights at these locations will be on 24/7. There are no plans to illuminate the customer and employee parking areas at this time. After some discussion it was strongly suggested for liability and security that some pole lights be installed in the employee parking lot. This was only a suggestion by the Planning Board. Boston ivy is to be planted 2 feet on center for screening and aesthetics from Hadley Grant Drive.

The projected opening date for 253 Organics, LLC. is scheduled for: January 1, 2019 for the retail portion and July 2019 for the cultivation portion of the business. Applicant hopes to pull demo permits next week.

***Motion** by Ron Sicard that the Board, In accordance with condition #1 SP-2018-02, accepts the revised site plan and stormwater system evaluation and operations manual report with the understanding that the recommended stormwater system repairs must be implemented to the satisfaction of the Planning Board prior to the issuance of a Certificate of Occupancy. Seconded by Fred Bowman. All approved.*

**Zoning Workshop:**

**Review of proposed updates to Section 1 (Purpose), Section 2 (administration), Section 3 (Establishment of Districts) Section 8 (Site Plan Review and Special Permits), Update on proposed zoning map changes.**

Walter Ramsey met with Christopher Rice, Inspector of Buildings prior to this meeting to review and incorporate his thoughts on these sections of bylaws.

The Planning Board reviewed the administrative sections of the Zoning Bylaws Sections: 1, 2, 3 and 8. In reviewing the zoning bylaws there were some changes suggested.

- Section 1: to consider incorporating "climate change" into the purpose portion of the bylaws.

- Section 2: it was suggested to retitle to *Building Permits* from Building & Construction Permits. The Building Inspector to be made the *enforcing* and *permitting* authority. In this section it has been made clearer by stating fourteen *calendar* days with a penalty of \$100 a day from \$20 a day (would have to go to a Town Meeting vote). Add a section for Planning Board with the specifics of the number of members *five*, and *one* associate member to be appointed by the *Selectboard* (*title change pending form Selectmen*). List the *term of appointment*.
- Section 3: Establishes the *Town Districts and their purposes*. *The District boundaries connect to the zoning maps*. *A provision has been put in if the parcel falls into two different districts*.
- Section 8: Site Plan review (overhauled recently) and *combine it with Special Permits*. *The addition of Section 8.2 – a completely new section which applies to Special Permit and the procedure for special permits through the granting authority of the Zoning Board of Appeals unless specifically designated otherwise in the Town of Montague Zoning Bylaw*. The use of *affirmative findings* is a fact that is needed and defends the decision if it goes to court or to the public. It also allows the applicant to go line by line and ensure each proposal meets the criteria for the project.

**Next steps/ outreach:**

1. Walter had a discussion with Thomas Memorial Country Club regarding rezoning to General Business from Recreation/Education and they are amenable to the change.
2. Walter reached out to Firstlight as well regarding zoning designation
3. Next meeting will cover the dimensional and land use sections.

**Motion** by Fred Bowman to adjourn the meeting at 8:06 pm. Seconded by Bob Obear. **All approved.**

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_