

Montague Planning Board

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Tuesday, May 22, 2018 at 7:00 PM

Montague Town Hall

One Avenue A Turners Falls, MA

Upstairs Meeting Room

AGENDA

~ Subject to Change~

Meeting Being Recorded:

7:00 PM Approval of Minutes: April 24, 2018, and March 27, 2018. Votes may be taken.

7:01 PM Approval Not Required Endorsement (ANR) #2018-05 filed by Catherine L. Wirth to subdivide existing lot located at 34 South Street, Montague, MA known as assessors Map 44 Lot 34 into two lots. Votes may be taken.

7:05 PM Zoning Workshop: Consideration of Zoning Bylaws Changes proposed by the Planning Department primarily relating to the following:

DIMENSIONAL CHANGES

- Add a dimensional requirements table for user clarity
- Increase minimum lot size for Agriculture-Forestry-1 district from ½ acre to 1 acre
- Revise special dimensional requirements for two family and multi-family dwelling units
- Establish minimum lot frontage and area requirement for non-residential uses in all districts
- Reduced rear yard setbacks in NB and CB, from 30 to 15 feet
- Relax setback regulations for accessory shed structures. (3ft)
- Add additional 50' buffer from residential uses for new uses in the General Business and Industrial Districts
- Allows rear yard and building height relief by special permit (currently by variance)

USE CHANGES

- Provide a “purpose/description” for each zoning district
- Allow Planned Unit Developments in ID, HI, GB by Special Permit
- Allow Open Space Residential Development by special permit from Planning Board in AF-4, AF-2, AF, RS and RB
- Redefine “business or professional office” to “business, professional, or medical office”
- Campgrounds are no longer expressly forbidden, and are considered an “open recreational enterprise”
- Agriculture-Forestry Districts: allow cemeteries by special permit
- Residential district: allow two family dwellings by right. Allow multifamily up to 4 units and cemetery by special permit.
- Rural Business: allow two family, agriculture or forestry products processing up to 5000 square feet by right, allow cemetery by special permit

Town of Montague is an Equal Opportunity Provider & Employer

- Neighborhood Business: allow hotel, inn, lodging house by special permit. Farming and forestry on less than 5 acres of land by special permit
- General Business: allow farming and forestry less than 5 acres with retail component by right. Allow craft workshop or light assemble shop, manufacturing, processing, research by special permit. Solar energy facility no longer allowed.
- Industrial: Allow agriculture or forestry products processing, Allow retail sales and services as accessory to a permitted use.
- Historic Industrial: permitted uses are allowed in existing building. New buildings require a special permit. Multifamily, open recreational enterprise, and farming and forestry on less than 5 acres is allowed by special permit. Special Permit no longer required for demolition.
- Signs: Prohibit billboard signs, allows sandwich board signs by license from selectmen, establish rules for non-conforming signs, identify exempt signs, establish rules for temporary signs
- Parking: update parking space requirements based on modern standards, establish rules for off-site parking, establish parking area design standards.
- Accessory Dwelling Units: re-name “Accessory Apartment” section, allow ADU’s within a single family by right, allow attached and detached ADUs by special permit. Increase maximum floor area from 700 to 900 square feet, redefine standards for ADUs
- Solar Installations and facilities: include area table for maximum surface area of ground-mounted accessory solar installations, modest increases to maximum area to reflect typical size for a single family house, establish a vegetated buffer strip for large scale solar facilities, disallow large scale solar facilities in General Business District, solar parking canopies are exempt from maximum surface areas
- Amend definition of telecommunication facility to reflect broadband and internet infrastructure

8:00 PM Planner’s Report

- a) Discuss Downtown Parking/ Winter Parking Ban
- b) Topics not anticipated within 48 hours of posting