

Montague Planning Board

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Tuesday, June 26, 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: May 22, 2018. Votes may be taken.

7:01 PM Approval Not Required Endorsement (ANR) #2018-06 filed by James and Barbara Stewart Estate to combine two lots and a small part of another lot resulting in one larger lot located at 9 & 11 Hillside Road, Montague, MA known as assessors Map 21 Lots 33, 34 and 45. Votes may be taken.

7:05 PM Zoning Workshop: Continuation and Consideration of Zoning Bylaws Changes proposed by the Planning Department primarily relating, but not limited to the following:

- **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, and 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
- **Trailers:** Allow campgrounds, establish clearer rules for temporary trailers and trailers used for commercial storage
- **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
- Proposed section on **Special Permit** procedures
- Review **Definitions** section
- Planner will provide updates on public/stakeholder outreach efforts and peer review process.

7:50 PM Planner’s Report

- a) Franklin Regional Council of Governments Executive Committee request for Planning Board comments regarding petition for alteration of County Way in a manner that would accommodate rehabilitation of a historic porch at 38 East Main. Petitioner: Obear Construction
- b) Topics not anticipated within 48 hours of posting

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