

Montague Planning Board

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June 26, 2018 7:00 PM

Town Hall – **First 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 7:00 PM

Approval of Minutes

Motion by Ron Sicard to approve the May 22, 2018 minutes as presented. Seconded by Bob Obear. *All approved.*

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. This property is known as Assessors Map 21 Lots 33, 34 and 45.

Planner: This property is zoned Residential and the parcel is located at 9 & 11 Hillside Road. Plan is virtually identical that was previously submitted to the Planning Board under BD Pollard Excavating LLC (ANR 2018-01). Walter reminded the Planning Board that the previous ANR changed the shape of an existing lot with adequate frontage by obtaining 5,947 square feet from an abutting lot and attaching it to the current lot as shown in the plan. In looking at the plan all parcels were left with adequate frontage and access after this change was made. Both affected parcels exceed the minimum frontage requirement of 150 feet. BD Pollard Excavating LLC did not end up purchasing the property and the new buyer required a change to that reference on the plan. The plan now references the heirs of James and Barbara Stewart as the current owner rather than a potential buyer.

Motion by Ron Sicard to endorse the ANR #2018-06 filed by James and Barbara Stewart Estate to combine two lots located at 9 & 11 Hillside Road in Montague, MA. Identified as Assessors Map 21 Lots 33, 34 and 45. With a notation for the record that endorsement of this ANR plan does not certify that the lots shown on the plan qualify as building lots under the Town of Montague Zoning Bylaw. Seconded by, Fred Bowman. *All approved.*

Zoning Workshop: Continuation and Consideration of Zoning Bylaws Changes recommended by the Planning Department:

- Signs: Articulate that a permit is required from the Building Inspector. Prohibit billboard signs, allows off premise sandwich board signs by license from Selectboard, establish rules for non-conforming signs, identify exempt signs, and re-establish basic standards for signs. Internally lit

signs only allowed in General Business. Update regulations to address LED signs. Establish rules for accessory promotional signs to reduce clutter and concentration of signage. There will be sign and size standards to be followed. There was discussion about signs be able to protrude above the roof line to the peak of the roof. Walter will look into this a bit further to clarify. In keeping with the historic feel of the downtown, discussion centered on the backlighting of signs such as Greenfield Cooperative and Freedom Credit Union going forward that style would not be allowed.

- Parking: update parking space requirements based on modern standards, establish rules for allowing off-site parking arrangements, and establish parking area design and landscaping standards. This will have the effect of ensuring safe, environmentally responsible, and aesthetic parking areas. Montague currently relies on antiquated parking standards that can result in an overabundance of parking at the costs of community character and vitality, an increased heat island effect, loss of recharge to drinking water supplies, less desirable aesthetics, and more polluted runoff. Walter Ramsey along with FRCOG proposes to breakdown the requirements on parking by categories: dwelling units, nursing homes, restaurants, and retail / office spaces. There will be more discussion given as it was determined there needs to be clarification of what a definition of a “seat” is when referring to restaurants and churches which then would determine the amount of parking spaces. If there is an expansion of a current parking by 10 or more spaces, new uses or expansions then it will be required to provide bicycle parking as well.
- 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. The intended effect is to
 - Develop housing units in owner occupied single-family homes that are appropriate for households at a variety of stages in their life cycle
 - Provide older homeowners with a means of obtaining rental income, companionship, security, and services, thereby enabling them to stay more comfortably in homes and neighborhoods they might otherwise be forced to leave
 - Add moderately priced rental units to the housing stock to meet the needs of smaller households and make housing units available to low and moderate income households who might otherwise have difficulty finding housing
 - Provide housing units for persons with disabilities

Currently the special permit for an accessory dwelling goes with the landowner. Walter is proposing that through the special permit process the new owner would have to within the first 30 days submit a letter to the Inspector of Buildings that they will occupy the premises as their primary residence and be recorded within the registry of deeds.

- Trailers: Establish a purpose, Campgrounds are no longer expressly forbidden, and are considered an “open recreational enterprise”. Guests are allow to be in campers up to 30 days in a calendar year without a permit from the Planning Board. If you are living in a camper due to a fire in your home then that is allowed for up to 12 months. Sets timeline for removal of temporary office/construction trailers. Establishes rules for trailers used for commercial storage warehousing require a special permit upon a finding that the trailer is screened from view of all public ways and that that in no event shall the gross square footage of the trailer(s) exceed ¼ of the gross square footage of the building on the premises. Establishes that all trailers must meet setbacks for an accessory structure.

Campgrounds have been forbidden since zoning was adopted in 1974. This land use is better categorized into the open recreational enterprise land use category. (golf courses, ski facilities, picnic areas, etc.). This land use category is allowed by Special Permit in certain districts. Currently guests in campers need to obtain permit from the Planning Board- this is impractical. It establishes a removal timeframe for temporary office trailers and attempts to regulate accumulation of trailers on a property for warehousing purposes.

Next Steps: Planner will continue public outreach. Public information sessions will be held and Planner will report back to the Board at the next meeting. Additional stakeholder outreach will be done as well. FRCOG is conducting a peer-review as well.

Planner's Report

- A. Correspondence: 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.

Bob Obear recused himself from the discussion as he and his business Pioneer Redevelopers is the petitioner.

Pioneer Redevelopers is rehabbing the old hotel in Millers Falls located at 38 East Main Street. This is a historic rehabilitation project and the petitioner will be bringing back the 2nd floor historic porch that will over hang into the public right of way. The streetscape currently goes right up to the front of the building and there will still be 8 feet of sidewalk. The project has already gone to the zoning board of appeals and has gotten a special permit and site plan review to do the historic rehabilitation. Due to the fact that this is a County Way the FRCOG Executive Committee has jurisdiction over alterations to the right of way. They have requested feedback from the Planning Board to inform their final decision which will be made at the hearing to be held on July 12, 2018 at the Lover Transit Center in Greenfield.

The Board discussed the following aspects of the petition

- This project will compliment the Millers Falls streetscape and will not obstruct the general use or enjoyment or present an ADA barrier for the use of the sidewalk.
- The petition is consistent and follows the special permit and site plan review that was granted by the Zoning Board of Appeals 2018-01.
- The proposed porch and rehabilitation project at 38 East Main Street will enhance the village center of Millers Falls which is currently pending a National Register Historic Designation.

Motion by George Cooke to issue a statement of support for the petition for Highway Hearing RA #2018-01 affecting East Main Street Millers Falls Seconded by, Fred Bowman. **All approved 3-0.** Bob Obear recused.

Ron Sicard will submit a letter to this affect (attached to minutes)

Obear re-joined the meeting.

Motion by Bob Obear to adjourn the meeting at 8:42 pm. Seconded by Fred Bowman. **All approved.**

Approved by: _____ Date: _____

Documents:

- ANR #2016-06 file
- Montague zoning Overview-Longform 6.13.2018
- Letter to Linda Dunlavy RE: Highway Hearing #RA 2018-01 East Main St