

# Montague Planning Board

One Avenue A, Turners Falls, MA 01376 (413) 863-3200 Ext 207 Fax: (413) 863-3222 Email: [planner@montague-ma.gov](mailto:planner@montague-ma.gov)

**April 23, 2019 6:30 PM**

Town Hall – Second Floor Meeting Room

One Avenue A

Turners Falls, MA 01376

## MEETING MINUTES

**Members Present:** Ron Sicard (Chair), George Cooke, Elizabeth Irving, Fred Bowman, and Matt Lord (Associate)

**Members Absent:** Bob Obear

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

Meeting was opened by Ron Sicard, Chair at 6:31 PM.

**Approval of Minutes:** March minutes were not yet ready for approval. No votes taken.

**ANR #2019-04** filed by Duane E. Jenks for requesting endorsement of a plan is believed not to require subdivision approval. The property is located at 488 Federal Street, 0 Federal Street and 20 Ripley Road and is identified as Assessors Map 49 Lots 16, 30 and 37, affecting 40.5 acres in total.

**Guest: Duane E. Jenks**

George Cooke recused himself because his employer produced the survey under consideration.

Walter Ramsey gave the Planning Board a general overview of the project which comprises of 40.5 acres of land located at 488 Federal Street. Zoning is Rural Business.

- Parcel A (12 acres of back lot)- to be combined with existing house lot at 20 Ripley Road
- Lot 1( 15.8 acres)- has adequate access and frontage on Federal Street. A narrow leg of frontage on Ripley Road is being retained. Future use of that as primary access to Lot 1 would require a Special Permit under Zoning Bylaw section 7.4.2 (access over front lot line)
- Lot 2 (2.07 acres)- has 200 feet of frontage on Ripley Road with adequate access.
- Lot 3 (7.37 acres)- existing house at 488 Federal Street- existing frontage for house remains unchanged (172ft)

**Motion** by Ron Sicard to endorse ANR #2019-04 filed by Duane E. Jenks for plan dated March 18, 2019.

Seconded by Fred Bowman. **Motion passes.**

**Review and consider Zoning Board of Appeals File #19-01** filed by Town of Montague for a Special Permit and Site Plan Review for a planned public works facility at 128 Turners Falls Road.

George Cooke recused himself because his employer contracted with the Town to produce the initial survey work.

Walter Ramsey gave the Planning Board and overview of the project. The Town has applied to ZBA for site plan approval and two special permits: 1. For building height (exceeds the 28 feet allowed and is being built at 30.5 feet) and 2. **Common Driveway** (needed to share its rear access with the Police and Fire Department). The hearing is to be held by the Zoning Board of Appeals on April 24, 2019. The parcel is zoned Neighborhood Business. The building will be set back 200 feet from the clearing line off of Turners Falls Road with the location of the building being 270 feet off Turnpike Road. The Board concluded that the height and mass of the Public

Works Facility is not dissimilar from other structures in on the Turnpike Road corridor and that the shared driveway will improve traffic safety and minimizes neighborhood impacts.

Regarding the Site Plan the Board has two comments:

South facing vegetative screening The Board recommends a more diverse planting plan than the proposed row of arbor vitae that is visible from Turners Falls Road and the cemetery. This is the least attractive vantage of the complex and arguably the most visible to the general public. A mix of native hardwoods at or near the property line would be preferable. These plantings may be able to be provided by the Towns USDA tree grant without additional expense to the Town.

Sidewalks The Board discussed pedestrian circulation at the site. No sidewalks are proposed. In the future the Town should consider a sidewalk along Turners Falls Road to the Public Works Facility (approximately 650 feet). The sidewalk would connect to the existing sidewalk network on Turnpike Road and on the Turners Falls Road North of the 4-way intersection. It would also provide a pedestrian connection to the adjacent public safety complex. However, the Planning Board is aware of other priorities associated with the project and financial limitations, so the Board is not recommending a sidewalk connection at this time. If this becomes polling place-sidewalks would definitely be needed.

**Motion** by Ron Sicard to recommend that the ZBA grant the Special Permits for height relief and shared driveway and approval of the site plan and further to recommend 1) more diverse planting plan than the proposed row of arbor vitae that is visible from Turners Falls Road and the cemetery and 2) to not recommend a sidewalk connection to Turnpike Road at this time. **Seconded** by Fred Bowman. **Motion passes.**

**Planner's Report:**

- No topics not anticipated.

**Motion** by George Cooke to adjourn the meeting at 7:01 PM. **Seconded** by Elizabeth Irving. **Motion passes.**

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

**Exhibits:**

ZBA File #19-01