

Montague Planning Board

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

August 27, 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, (Vice-Chair) and Bob Obear

Member Absent: Matt Lord (associate)

Staff Present: Walter Ramsey-Town Planner, Jack Carroll -Planning Department Intern

Meeting was opened by Ron Sicard, Chair at 6:32 PM.

Approval of Minutes:

Motion by Fred Bowman to approve the June 18, 2019 Minutes as presented. Seconded by Bob Obear.

Motion passes.

ANR #2019-05 filed by Seth Rutherford of 253 Property Management LLC to combine two lots to create one contiguous lot for parcels at 10 Industrial Boulevard & 253 Millers Falls Road, Turners Falls, MA 01376. The properties are identified as Assessors Map 17 Lot 031 and Map 17 Lot 32.

Guest: Seth Rutherford – Owner, 253 Organics LLC/ 253 Property Management LLC

WR: The plan meets standards for an ANR endorsement. The new combined parcel will now contain both General Business and Industrial Zoning Districts which does not impact the ANR. The plan identifies a stormwater easement to be gifted to the Town of Montague for existing underground drainage on the corner of Industrial Boulevard and Millers Falls Road. The easement has been reviewed by both 253 Organics and the Town of Montague's counsel and approved. The Selectboard is expected to accept the easement at their next meeting.

Seth Rutherford addressed the board and clarified that there will be a special permit and updated site plan submitted in the near future for this portion of the project.

Motion by Ron Sicard to endorse ANR #2019-05 filed by Seth Rutherford of 253 Property Management LLC.

Seconded by Bob Obear. **Motion passes.**

ANR #2019-06 filed by Katherine E. Smith of 7 Ripley Road to create a new building lot located at 163 Ripley Road Montague, MA 01351. The property is identified as Assessors Map 52 Lot 61.

George Cooke recused himself from discussion due to potential conflict of interest.

WR: The property is located off of West Chestnut Hill Road in the AF- 4 zoning district which requires 200 feet of frontage. The new lot and remaining lot both have adequate frontage and access to Ripley Road.

Motion by Bob Obear to endorse ANR #2019-06 filed by Katherine E. Smith of 7 Ripley Road Montague, MA. to create a new building lot at 163 Ripley Road Montague, MA **Seconded** by Fred Bowman. **Motion passes.** George Cooke recused himself.

ANR #2019-07 filed by Rodney & Cheryl Demers of 36 Turnpike Road to create a new building lot located at 36 Turnpike Road Montague, MA 01351. The property is identified as Assessors Map 13 Lot 82.

George Cooke recused himself from discussion due to potential conflict of interest.

WR: This parcel is located in the RS-1 zoning district with requires 100 feet of frontage. It was recently rezoned from AF-1. An existing commercial shop is located on the parcel. The new and remaining parcels have adequate frontage and access on Turnpike Road. The remaining land has a house and 14 acres of back land.

Motion by Bob Obear to endorse ANR #2019-07 filed by Rodney and Cheryl Demers of 36 Turnpike Road **Seconded** by Elizabeth Irving. **Motion passes.** George Cooke recused himself.

Discussion: Resident concerns about zoning in Millers Falls

Guests: Ken McCance – 16 Federal Street (25 year resident), Joanna Body & Caleb Hiliadis – 10 Federal Street (1 year resident), Camilla & Seth Hoffsommer 4 Bangs Street (13 year resident)

Walter Ramsey was approached by several neighbors regarding the zoning of neighborhood business in and around the Federal Street area. These neighbors have requested time to address the Planning Board. Ken McCance gave an overview of the issues he and other neighbors have been facing regarding residents of 12 Federal Street who have been pushing the boundaries of the Neighborhood Business Zoning District and the Town’s enforcement of the Bylaws. The concern involves scrapping of cars and possession of unregistered motor vehicles (handled by a town bylaw separate from the Zoning Bylaws) at the property. About 3 years in- it has become a very real quality of life issue for the affected abutters. The Board understands that the Zoning Enforcement Officer has taken enforcement action, which is ongoing in court. The Board was sympathetic to the residents’ concerns. The Board would support others including Zoning Enforcement, Selectboard and DEP in their pursuit of compliance for this property, but the role of the Planning Board- if any was not clear. Situation is being monitored closely. If a bylaw change is warranted, the Planning Board will work with the Planner and Selectboard to develop appropriate language.

Planner’s Report

MassWorks 2019 Grant Application Review

The grant was submitted for the replacement of the pedestrian bridge and the Town will know in October if it is awarded the grant. The new bridge will carry water and sewer and there will be better pedestrian connections happening to downtown.

Opportunity Zone Academy Updates

Walter is participating in the Smart Growth America program which took Walter to Washington DC to talk about how to make mixed use properties financially work in small towns. There will be a team coming to Montague and Greenfield in October 2019 to access the town sites and give us some financial models for redevelopment; in particular focusing on 38 Avenue A.

Motion by Fred Bowman to adjourn the meeting at 7:38 PM. **Seconded** by Elizabeth Irving. **Motion passes.**

Approved by: _____ Date: _____