

Montague Planning Board

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

September 24, 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, Fred Bowman, (Vice-Chair), Bob Obear and Matt Lord (associate member)

Member Absent: Elizabeth Irving

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

Meeting was opened by Ron Sicard, Chair at 6:30 PM.

Approval of Minutes:

Motion by Ron Sicard to approve the August 27, 2019 Minutes as presented. Seconded by George Cook.

Motion passes.

ANR #2019-08 filed by Michael Naughton of 11 South Lyman Street, Millers Falls, MA requesting endorsement of a plan is believed not to require subdivision approval. The property is located at 27 Massasoit Street, Lake Pleasant, MA 01347 and is identified as Assessors Map 36 Lot 64.

Guests: Michael Naughton – owner and David Jensen - abutter

Michael Naughton: The plan is to divide it into two lots because the current abutters (David Jensen and Theresa Turner) are interested in each buying a piece. In wanting to create the lots some thought was given to how to best divide and it was decided to do it so that each abutters gets an equal share with David Jensen's piece getting a little bit more road frontage so that Michael Naughton can be fair and charge them the exact same price for the property.

Planner: The parcel 8,400 square foot parcel it pre-existing non-conforming. It will be subdivided and combined with two abutting non-conforming residential lots- making them "more conforming". Each lot is left with adequate frontage.

George Cooke previously noted that the requisite endorsement notes required in the Subdivision regulations had not been put on the submitted plan by the surveyor – this has now been done.

Motion by Ron Sicard to approve ANR #2019-08 filed by Michael Naughton of 11 Lyman Street Millers Falls, MA for a parcel located at 27 Massasoit Street Lake Pleasant, MA. Seconded by George Cook.

Motion passes

ANR #2019-09 filed by John Makin of 43 East Wayland Drive, Greenfield, MA who is requesting endorsement of a plan is believed not to require subdivision approval. The property is located at 200 Avenue A Turners Falls, MA 01376 and is identified as Assessors Map 3 Lot 43.

Guest: John Makin

Planner: This is revising an overlook in the 2018 ANR plan that was improved. This involves a transformer pad that is integral to Makin's parcel was inadvertently "given away" to the abutter in the plan, but that was not the intent of the sale. This plan rectifies that discrepancy. This does not affect

frontage, or access. Planner recommends approving. The only difference from the original submittal to the Planning Board is to separate this transformer and the pad out from the parcel.

Motion by Ron Sicard to endorse ANR #2019-09 filed by John Makin of Greenfield, MA for the property located at 200 Avenue A Turners Falls, MA 01376. **Seconded** by George Cooke. **Motion passes.**

Planner's Report

Walter gave a brief status update on major grants

- Millers Falls River : Access point in process of being developed
- Massworks Grant Application: Has been submitted
- Complete Streets Bids: Due next week and bids will be open
- Montague Center: Traffic Pattern and bump outs being done in the area

Motion by Fred Bowman to adjourn the meeting at 7:18 PM. **Seconded** by Elizabeth Irving. **Motion passes.**

Approved by: _____ Date: _____