

# Montague Planning Board

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**November 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), Elizabeth Irving, Bob Obear and Matt Lord (associate member)

**Member Absent:** None

**Staff Present:** Walter Ramsey-Town Planner, Suzanne LoManto-Planning Clerk

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

**Approval of Minutes:** Elizabeth requests the word “keep” added to the minutes

***Motion** by Bob Obear to approve the November 19, 2019 Minutes, as amended. Seconded by Elizabeth Irving. **Motion passes.***

**6:35 ANR #2019-11 filed by Jane Whitmore of 65 Magnolia Street, Arlington MA** reconfiguration of lot lines at Assessors Map 50 Lot 05 (Old Sunderland Road).  
Applicant not present

George Cooke recused himself from discussion because his employer had prepared the ANR plan

Planner described the map. This is a unique situation with the parcel being in Montague and Sunderland. Sunderland has already endorsed their portion- which is where all the lot reconfiguration is taking place. No lot changes are happening in Montague. Regardless, the parcel has adequate frontage and access on Old Sunderland Road in Montague.

***Motion** by Bob Obear to endorse ANR #2019-11 filed by Jane Whitmore of 65 Magnolia Street, Arlington MA Seconded by Fred Bowman. **Motion passes***

George Cooke rejoined the Board following the motion

**6:41PM Review Industrial Zoning District Designation of 15 Rastallis Street (Montague Machine) and 500 Avenue A** (currently the Montague DPW headquarters).

Planner lead a conversation with the members about the implications of different zoning designations in this area. The motivating factor for beginning this discussion is because the DPW will become surplus in 2020 and Montague machine is candidate for redevelopment, but major repairs are needed. Current zoning is Industrial which limits reuse of these adjacent lots. Planner suggested Historic-Industrial which allows for multifamily housing by Special Permit and encourage re-use of existing structures. There are positives and negatives to this approach. The Board directed planner to assess and consider a proposal for a larger land area in the neighborhood (approximately From 11<sup>th</sup> to N Street). The board observes a healthy mix of retail in this ID district and feels this area could be a fit for multi-family

housing on the bike path. They also directed planner to engage potentially affected landowners.

**Motion** by George Cooke to adjourn the meeting at 7:10PM. ***Seconded*** by Fred Bowman. **Motion passes.**

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