

Montague Planning Board

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

February 25, 2019 6:30 PM

Town Hall – **Second Floor** Meeting Room

One Avenue A

Turners Falls, MA 01376

MEETING MINUTES

Members Present: Ron Sicarrd (chair) Fred Bowman (Vice- Chair), George Cooke, Elizabeth Irving

Members Absent: Bob Obear, Matt Lord

Staff Present: Walter Ramsey-Town Planner,. Suzanne LoManto (clerk)

Meeting was opened by Ron Sicard at 6:32PM

6:32 Approval of Minutes: *Motion by R.S. to approve the January 28, 2020 Minutes. Seconded by E.I. MOTION PASSES.*

6:33 STATUS OF SPECIAL PERMIT 2013-01- 42 CANAL ROAD

The application seeks authorization for two residential units in the front part of the building. Note: The application is not complete. Walter Ramsey reviewed current legal and noncompliant uses for the property. Two retail spaces are legal. Use as a residence is noncompliant. Owner received a notice to vacate the illegal residence. Walter Ramsey suggests a site visit before the hearing date.

6:45PM Walter Ramsey reviews the plans for a shared driveway on Federal and North Leveret Road. Paperwork filed by the previous owner was found and the owner is allowed to move forward with the plan.

6:50PM DOWNTOWN LIVABILITY PLAN UPDATE DEBRIEF

Turn-out was good (about 80) with a good mix of residents, business owners and some families Positive feedback at the break-out sessions. Elizabeth noticed that participants were paying attention and that they asked thoughtful questions. The event conveyed the challenges of the planning department well. Hot topics included transportation, housing costs, and a need for more community inclusion. A mini-session with the Brick House was scheduled for 2/26/20.

7:02PM PRIORITY REDEVELOPMENT SITE UPDATE

11 Power Street

W.R. had a meeting with the EPA about emergency clean-up of hazardous materials. The Town is about 2 months from ownership. The site will be designated “clean.”

8 Canal Road

Assessments on the Indeck site are finished and it is clean except for a few small areas.

20 Canal Road

Bid for hazardous abatement is out.

38 Avenue A

GEO drilling happened recently to determine ground conditions. A final design will be submitted in coming weeks.

5th Street Bridge

Gateway project is underway.

One Avenue A

W.R. presented a conceptual design for an infill building behind Town Hall. The plan is for mixed-income housing and would be built by the Franklin County Housing Authority.

500 Avenue A

DPW site Phase I environmental assessment complete. Phase II will be necessary before it can be sold. There is interest already from local contractors in the property.

7:17PM Planner has identified three priority redevelopment sites in Montague for inclusion in the 5 year Franklin Regional Plan: 1) Canal Infrastructure; 2) Sandy Lane Industrial; 3) Farren site.

7:20PM The next Block Grant application will include another phase of streetscape and a new playground for Hillrest.

MOTION by R.S. to adjourn. Seconded by G.C. MOTION PASSES 7:22PM

Approved by: _____ Date: _____