

Montague Planning Board

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June 22, 2021 6:30 PM

Meeting held remotely in accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 novel Coronavirus outbreak emergency

MEETING MINUTES

Members Present: Ron Sicard (chair), George Cooke, Elizabeth Irving, Fred Bowman, Bob Obear, Matt Lord. **Staff:** Walter Ramsey- Town Planner

6:30: Approval of Minutes:

Motion by R. Sicard to accept the meeting minutes of 3/23/21. Seconded by B. Obear. VOTE Unanimous.

Motion by R. Sicard to accept the meeting minutes of 4/27/21. Seconded by F. Bowman VOTE Unanimous.

Motion by R. Sicard to accept the meeting minutes of 5/25/21. Seconded by B. Obear VOTE Unanimous.

ALL MOTIONS PASS

6:31: Site Plan Review SP# 2021-03 filed by Franklin County Technical High School for the construction of a new standalone 4,800 square foot metal building at the Franklin County Technical High School with 16 associated parking spaces. The building will support the new Veterinary Science program. 82 Industrial Boulevard (Assessors Map 17 Lot 36)

Present: Sarah Campbell- Engineer, Joe ___ - FCTS

Planner: Site Plan review is required because this involves construction over 3,000 square feet. The educational use is allowed by right in the Industrial District. The site plans have also been reviewed for consistency with the Airport Industrial Park Covenants.

Sarah Campbell introduces the project: A rectangular pre-fab metal building with a sloped roof. The building will house a small animal clinic and associated space; teaching, bathrooms, etc. The property has already been cleared in part, with mature trees remaining. The plan shows the required set-backs and utility connections. Foundation will be on slab. The proposal meets the stormwater standards. Drainage swales are proposed to accommodate the enw development (in addition to the FCTS drainage which has capacity). The land is flat, but will be sloped away from Industrial Blvd for drainage. There is one curb cut proposed and no notable traffic increases are expected; mostly foot traffic from the adjacent main school. Parking lot to be paved. Select mature trees to remain as shown of plans.

Joe speaks on behalf of the FCTS about the vet-tech program which began two years ago. It's now housed in a science building space is cramped. The hope is to have a four grade program in the proposed building. Other departments in the Tech School, like electric and landscaping, will aid in the build of the new facility.

E. Irving asks about the lighting plan.

S. Campbell responds that there will be lights on the doors, safety lighting, and downward facing lights although the building will be used nearly exclusively during school hours.

The Planner asks about sidewalks/ pedestrian circulation from the main school Building.

Sara Campbell expects they will formalize a path in the future. The Superintendent will be consulted. It is expected that the pathway will be a student project as it is integrated in the shops/specialties.

The Planner reported Wastewater Treatment, DPW, Airport, and Fire had no noted concerns. The Montague Historical Commission flagged this as a potential archeological resources based on proximity to known archeological sites at the Turners Falls Airport. Applicants are encouraged to work with interested tribal historic preservation offices during earthwork phases.

*R. Sicard makes a **MOTION to accept Site Plan Review SP# 2021 filed by Franklin County Technical High School for the construction of a new standalone 4,800 square foot metal building at the Franklin County Technical High School at 82 Industrial Boulevard with 16 associated parking spaces. (Assessors Map 17 Lot 36) Seconded by. VOTE: E. Irving (AYE), B. Obear (AYE), G. Cooke (AYE), F. Bowman (AYE) R. Sicard (AYE) MOTION PASSES 6:50PM***

6:45: Site Plan Review SP 2021-04 filed by Franklin Regional Transit Authority for the construction of a new 27,700 square foot vehicle maintenance and operations facility for the Franklin Regional Transit Authority, inclusive of garage spaces, maintenance bays, storage, and employee facilities. The site development will include access driveways, parking facilities and utilities (Water and sewer extended from Turnpike Road and storm water treatment, detention, and infiltration facilities). The property is located on Sandy Lane (Assessors Map 21 Lot 49) Present: Tina Cote, Michael Perault, Peter Glick, Jesse O Donnell, Gregg Yanchenko.

Peter Glick: This is filed under Section 9.1 under the zoning bylaw and they will also file an RDA with the Conservation Commission. They go to bid the third week of July, due third week August, award the first week in September, contract to mobilize second week of October for completion in September 2022. The building is about 2,800 square feet with 52 parking spaces, including handicap and modified spaces. Glick shows an aerial slide of the 5 acre site, including Turnpike Road, Sandy Lane, abutting solar array, isolated wetland buffer and utilities. Sandy Lane has been subdivided and they will obtain construction documents. Two-way access to the facility is from Sandy Lane with a separate fleet vehicle lane that leads to the maintenance/storage areas. There will be a 10 foot wood stockade fence for residents; chain link will secure the rest of the property. There will be a fueling station and gravel access drive for the solar array in the same location. The project meets zoning requirements for things like bike racks. The site preparation plan includes perimeter erosion control in the form of compost socks to protect the wetlands. Temporary sedimentation basin will be constructed and then excavated-out when the final infiltration basins are constructed. The fill level varies up to 10 feet, averaging 4 feet across the building area. This will be removed. Heavy duty pavement will be used for the bus loads, with standard duty pavement for the car lots. The project meets building set-back requirements. Utilities will be extended as part of the subdivision plan. Sanitary sewer will come from Sandy Lane and capped for future use. Floor drains will drain to a gas trap for water treatment. Water loops around the site with separate fire service from the domestic. Hydrants are proposed around the site in addition to the road.

Jesse O Donnell goes over the storm water designs including the design, location and function of the storm water infiltration basins. The recharge volume requirements are met. The basin above the basin and west are hydraulically linked, controlled by an outlet control structure. No storm water will be directed toward nearby residential area.

Ron Sicard ask if one access point will be adequate for the site and any impact to the leaf dump. Planner does not expect a major impact to the leaf dump.

E. Erving asks about the long term impact of installing a diesel/gas fueling station. Peter Glick mentions that the fueling station will be above ground and it is outside of the 100 foot wetland buffer. Will be built to current standards which maximize environmental safety. Gregg Yanchenko continues that they will be using same company that installed the fuel island at the new DPW.

Peter Glick discusses planting plan includes some deciduous trees and shrubs and restoration mix near the building. The site lighting plan is discussed, including special shielding considerations for neighbors. A rendering of the building is shown including public area, exits, handicapped accessibility vehicle storage and maintenance and equipment storage.

G. Cooke asks how many busses will be outside. Peter Glick responds that full fleet is 50 vehicles but they only plan to house about 25 at the facility. The new building will service the full fleet.

The Board asks about traffic impacts. Peter Glick responds that they did a Title 6 Environmental Justice Plan. Traffic impacts to Sandy Lane were reported minimal- about 7%. Bus departures are staggered. They will abide by anti-idling laws.

Abutters were notified of the meeting. A resident on Greenfield Road responded with concern about the general development in the last 5 years. Concern about loss of habitat, green space, walking/riding trails on the greater 163 acre parcel

F. Bowman asks about upgrades to Sandy Lane. Planner responds that 2017 subdivision plan was approved including utilities, natural gas and sidewalks. This plan will need to be updated and will come back to the Planning Board for review as construction documents. This project will be tied to the update of the Sandy Lane construction documents. Planner continues a 7.1% volume of traffic increase on Turnpike Road but the sidewalk connections will be expanded. The Planner asks if there is enough stockade fence, although there was no complaint by the abutter. The Town will retain access rights to the solar array. Water and Fire Departments are satisfied with the plan.

Peter Glick discusses the large block retaining wall varies from 4-7 feet high.

M. Lord asks if we know the direction of the 7% traffic increase. Will they all end up at the intersection at the safety complex? G. Yachenko responds that the majority will take a left toward Montague City

Planner added that a calculation for traffic impact of the planned industrial area was made in 2012 which concluded that local roads could absorb up to four complexes of this size without necessitating a traffic signal at Montague City Rd or Turners Falls Road. About 30 total (full/part) time employees will work (be relocated) to this facility. There is some room for future expansion of the facility on the south side of the building.

*R. Sicard makes a **MOTION to accept Site Plan Review SP 2021-04** filed by Franklin Regional Transit Authority for the construction of a new 27,700 square foot vehicle maintenance and operations facility for the Franklin Regional Transit Authority located on Sandy Lane (Assessors Map 21 Lot 49). Subject to conditions. Seconded by B. Obear. VOTE B. Obear (AYE), G. Cooke (AYE), R. Sicard (AYE), M. Lord (AYE). **MOTION PASSES 7:58PM***

7:45: Planner Report:

The Board discusses meeting options to accommodate the members and the public, including a hybrid option. The Board will try another hybrid meeting.

R. Sicard asks planner to do a compliance check on the landscaping plan for the solar array on Millers Falls Rd

MOTION** by R. Sicard to **ADJOURN**. **SECONDED** by F. Bowman. **VOTE: Unanimous.Meeting adjourned 8:15pm

Approved by: _____ Date: _____