



TOWN OF
MONTAGUE
MASSACHUSETTS

TOWN HALL
One Avenue A
Turners Falls, MA 01376

PLANNING BOARD
(413) 863-3200 ext. 112
Planner@montague-ma.gov

AGENDA
PLANNING BOARD
Tuesday, September 26, 2023 6:30pm

In-person in the Upstairs Room, located in Town Hall, 1 Avenue A, Turners Falls and VIA ZOOM
To join meeting via Zoom

<https://us02web.zoom.us/j/86912861424?pwd=cFp6T1BWOTBHeG1VVzZPald4WVRqZz09>

Dial (301) 715-8592

Meeting ID 869 1286 1424

Passcode 549385

This meeting of the Planning Board will be held in person at the location provided on this notice.

Members of the public are welcome to attend this meeting in person. Please note that while an option for remote attendance is being provided as a courtesy, the meeting will not be terminated or suspended if technical problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with a particular interest in any specific item on the agenda should make plans to attend in person vs. virtual attendance accordingly.

If ZOOM technology fails, the meeting may continue, unless otherwise required by law.

MINUTES:

- Approval of Meeting Minutes from June 27, 2023, July 25, 2023, and August 22, 2023

FORM A (ANR) SUBDIVISION APPLICATIONS

- Jean G. Donovan, 505 Turners Falls Road (Parcel #42-0-29)

PUBLIC HEARING – SITE PLAN REVIEW

- **SPR 2023-01 - Zaharia Nichita** - Request a Site Plan Review approval to construct a 5,000 square foot, 1 story building with 17 parking spaces for an auto sales and repair business, under Sections 9.1.2(a), 9.1.2(b), and 7.2.6 of the Zoning Bylaw, located at **property identified as Millers Falls Road (Parcel #23-0-31)**, General Business Zoning District. **CONTINUED FROM AUGUST 22, 2023**

NEW BUSINESS:

- Presentation of Draft Community Action Solar Plan from Montague Solar Planning Committee
- Topics not reasonably anticipated 48 hours prior to the meeting.

OLD BUSINESS:

- Review Mass Executive Office of Housing & Livable Communities (EOHLC) red-line edits to the Planning Board's previously approved Design Standards for Smart Growth Zoning District
- Status update to ZC 2023-01: Proposed Zoning Map Change for property identified as Turnpike Road (Parcel #21-0-152)
- Topics not reasonably anticipated 48 hours prior to the meeting.

OTHER:

- Planning & Conservation Department Report on Planning Projects and Development Updates

ADJOURN:

RONALD SICARD, CHAIR MONTAGUE PLANNING BOARD