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## **MONTAGUE PLANNING BOARD MEETING AGENDA**

**Tuesday, November 26, 2024 6:30 PM**  
**Town Hall Annex, 1 Avenue A, Turners Falls and via Zoom**

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

To join meeting via Zoom:

<https://us02web.zoom.us/j/81321897194?pwd=n3Ybrho7bdQUEaUSem0V5qL3MU7Y52.1>

Dial (309) 205-3325

Meeting ID 813 2189 7194

Passcode 246383

**1. ROLL CALL:**

**2. MINUTES:** Approval of Meeting Minutes from October 29, 2024

**3. FORM A (ANR) SUBDIVISION APPLICATIONS:**

- a. ANR 2024-04: Nicole Nemec, 0 Taylor Hill Road (Parcel #48-0-0103), 28 Taylor Heights (Parcel #48-0-0104), 0 Taylor Heights (Parcel #48-0-0095), and 0 Rear Taylor Hill Road (Parcel #48-0-0089)

**4. DISCUSSION ITEMS:**

- a. Accessory Dwelling Units– discuss possible zoning amendments to Section 8.5 under the Zoning Bylaw, to comply with the Affordable Homes Act, a new legislation signed into law on August 6, 2024
- b. Accessory Structures

**5. UPDATES:**

- a. Community Planning Grant Program – technical assistance for possible zoning amendments for the former Farren Care Center parcels, including: 330-340 Montague City Rd, 356 Montague City Rd, and Montague City Rd (Parcel #12-0-051), Budget Estimate/Estimated Grant Funding Request: \$62,000, Estimated Completion: Within 1-2 Years

**6. TOPICS NOT REASONABLY ANTICIPATED WITHIN 48 HOURS PRIOR TO MEETING:**

**7. ADJOURN:**