



MONTAGUE PLANNING BOARD MEETING AGENDA

Tuesday, January 21, 2025 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 November 26, 2024

3. FORM A (ANR) SUBDIVISION APPLICATIONS:

4. PUBLIC MEETING:

- a. **SPR 2025-01 - Zaharia Nichita** – To review the updated site plan, pursuant to Condition 1 of the previously approved Site Plan Review Decision (SPR 2023-03) located at **Millers Falls Road (Parcel #23-0-28)**, General Business Zoning District.

5. 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. Assessment of Zoning & Permitting for Housing, Prepared December 2024

6. 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

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

8. ADJOURN: