



**TOWN OF  
MONTAGUE  
MASSACHUSETTS**

TOWN HALL  
One Avenue A  
Turners Falls, MA 01376

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

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**MONTAGUE PLANNING BOARD  
MEETING MINUTES**

**Tuesday, July 22, 2025 6:30pm  
Town Hall Annex, 1 Avenue A, Turners Falls and via Zoom**

**ROLL CALL:**

MEMBERS PRESENT: Ron Sicard (Chair), Sam Guerin, George Cooke, Sage Winter, Elizabeth Irving

MEMBERS ABSENT: Bob Obear

STAFF: Maureen Pollock, Director of Planning & Conservation

ALSO PRESENT: Professional Land Surveyor Randy Izer, Attorney John Green, Attorney Luke Goodridge, Attorney Sam Lovejoy, Shane Burek, John and Kathy Burek, and members of the public.

**PUBLIC MEETING:**

Intention to alter the layout of Burek Drive as a public way, to include within said layout the parcel of land shown as "Revised Layout Location of Burek Drive," on a plan entitled "Revised Street Acceptance Plan' Plan of Land in Montague, Massachusetts," dated November 22, 2024, and prepared by Harold L. Eaton and Associates, Inc.– For Planning Board comments and recommendations, pursuant to G.L. c. 41, §§81G and 81I

Planning Board member George Cooke recused himself from this agenda item, as his company prepared the plan.

Planning Board members conducted a site visit at Burek Drive at 4:30pm on July 21, 2025. The purpose of the site visit was to verify existing conditions to Burek Drive in comparison to the 1969 Town Meeting adopted public roadway layout of Burek Drive.

The Planning Board members discussed their July 21 site visit observations as follows: The constructed paved road is composed of bituminous asphalt. The constructed paved road doesn't follow the 1969 Town Meeting adopted public roadway layout of Burek Road. There is an existing septic manhole cover on a portion of land considered within the 1969 Town Meeting adopted public roadway layout of Burek Road.

Randy Izer stated that the physical built Burek Drive public way and the 1969 Town Meeting approved layout do not coincide. The process we are going through is to correct that. Burek Drive was already built when the Town accepted it in 1969. A Town cannot accept a public way if hasn't been physically built. My assumption is that whoever surveyed the road made an error of some sort.

There are no physical changes proposed to the public roadway layout of Burek Drive.

In addition to the requested public roadway layout changes, representatives of the Burek Family Realty Trust and Leh Family Realty Trust request the Town to allow a 15-foot-wide sewer easement under the

Revised Public Roadway Layout of Burek Drive, in favor of 4 Burek Drive (Parcel #41-0-17). Planning Board discussed the 15-foot-wide sewer easement and expressed no concerns with this request. Planning Board Chair Ron Sicard describes the proposal which aims to correct the public roadway layout of Burek Drive, which was built in the wrong location over 56 years ago, and to provide an sewer easement under the paved road, connecting the existing septic tank at 4 Burek Drive to the existing leaching field across the paved road located on 0 North Taylor Hill Road (Parcel #41-0-16) by means of an existing sewer pipe under the paved road. There is no sewer easement on record.

Attorney John Green stated that the said septic system was constructed approximately 50 years ago. The road will not change- this process is to change the record to describe the actual location of the road.

Shane Burek (Burek Family Trust) asks about the length of the easement. Ron Sicard responds “indefinitely.”

Sam Lovejoy mentions a county statue and suggests that the Planning Board “discontinue and abandon” the old location of Burek Drive. The Planner agrees and informs the group that this issue was discussed with KP Law. The Planner notes signed letters of damage from both families. The Planner spoke with Montague DPW Superintendent Sam Urkiel, who has no objections to the easement. The Planner will get that in writing, as well as updated plan with the location of the pipe from Randy Eiser for the August 18, 2025 Select Board meeting. This change to the plan will be on the October 22, 2025 Fall Town Meeting.

The Planning Board requested the Burek Family Realty Trust and Leh Family Realty Trust to submit an updated “Revised Street Acceptance Plan” to the Planning Department, Department of Public Works, and the Selectboard to show the following:

- location of existing septic manhole cover;
- location of sewer pipe running under the paved road (revised layout location of Burek Drive); and
- location of proposed 15-foot-wide sewer easement under the paved road (revised layout location of Burek Drive), in favor of 4 Burek Drive (Parcel #41-0-17);

Planning Board members discussed reasons why they support the requests. The 1969 Town Meeting adopted street layout does not follow the paved road as it was actually constructed. The requested public roadway layout changes aim to correct this discrepancy. There are no physical changes proposed to the public roadway layout of Burek Drive. The three affected properties and existing land uses will continue to be served by this existing public way. The three affected properties include:

- **4 Burek Drive, Parcel #41-0-14** (Owners: Burek Family Trust; John & Kathy Burek; sons: Shane Burek, Trustee of Burek Family Trust; and Joe Burek
- **2 Burek Drive, Parcel #41-0-18** (Owners: Leh Family Realty Trust, David Leh, Trustee of the Leh Family Realty Trust; and Susan Leh)
- **0 North Taylor Hill Road, Parcel #41-0-16** (Owners: Burek Family Realty Trust & Leh Family Realty Trust)

The layout alteration will provide correct frontage for affected parcels, allowing possible future land uses to occur. The Town DPW will continue to be responsible for maintaining and repairing the public way. The Town will continue to be eligible to collect Chapter 90 funds for this public way, a short 452-foot-long dead-end street.

**MOTION:** Moved by Liz Irving to give a positive recommendation to the Selectboard to approve the following: (a) layout alteration of Burek Drive as a public way, to discontinue and abandon the said layout the parcel of land shown as “Location of Layout of Burek Drive” as Taken from Town of Montague March 22, 1969 Annual Town Meeting; (b) layout alteration of Burek Drive as a public way, to include within said layout the parcel of land shown as “Revised Layout Location of Burek Drive,” on a plan entitled “Revised Street Acceptance Plan” Plan of Land in Montague, Massachusetts,” dated November 22, 2024, and prepared by Harold L. Eaton and Associates, Inc., provided, that the said layout alteration shall be subject to a 15 feet wide sewer easement to permit the owner of 4 Burek Drive to maintain an existing sewer pipe that crosses under Burek Drive; further provided that the petitioner shall submit an updated “Revised Street Acceptance Plan” showing the location of said sewer line and easement by August 18, 2025 to the Selectboard, Town Planner, and Department of Public Works; and that the said sewer easement plan shall be approved by Town Meeting.

Seconded by Samuel Guerin. No discussion.

**Roll call Vote:**

Ron Sicard, Chair	AYE
Liz Irving	AYE
Samuel Guerin	AYE
Sage Winters	AYE

MOTION PASSES

*George Cooke Rejoins the Meeting.*

**DISCUSSION ITEMS:**

Review and discuss draft Accessory Dwelling Unit regulations with possible vote to refer to the Selectboard

Pollock states that she has submitted the draft zoning language to the Attorney General for review/comment and suggests the Board to pause on this zoning amendment process until we have received the AG’s initial comments.

Montague City Village Center Rezoning Project Update

Pollock met with the working group to review what was talked about in last month’s community forum. The survey showed that residents still support the original vision of housing and mixed-use buildings and community spaces. Pollock discusses design guidelines and form-based codes to be considered as part of the zoning amendment proposal. The working group felt that form-based code might be overwhelming from a permitting perspective, so likely the project consultants will continue showing Euclidean Zoning with graphics, which show setbacks, the look of transitional spaces, etc. This will be shared with the Planning Board in August. Pollock thinks that the meeting will attract a crowd; it’s possible to have a hybrid meeting at the Shea Theater Arts Center (municipal building) or the Police Department meeting room. General discussion about outreach. General discussion about future meetings which will have a community input component. Elizabeth Irving strongly recommends creating a

timeline, for the project consultant to simplify her language and have graphics to help illustrate the proposal. Sam Guerin adds a graphic about what specific zoning can and cannot do. Sage Winters would like to see the timeline in scale, so folks can understand the point in the process. The Planner asks if there should be a “Pre Town Meeting Forum” to have dedicated time for discussion. The Board agrees yes, a pre-town meeting could be helpful to review the proposal and to answer questions.

**ANNOUNCEMENTS:**

On-Street Electric Vehicle (EV) Charging - Survey for Montague residents (All 5 Villages!) – click [HERE](#) to take the survey.

The Town sent out a survey to determine the location of new on-street charging stations. The Planner encourages the Board to make comments about the proposed locations and to suggest additional locations. General conversation about types/levels/rates of charging stations. A site on Federal Street in Montague was identified for a possible level 3 charger.

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

**ADJOURN:**

MOTION: Moved by Liz Irving to adjourn the meeting. Seconded by R. Sicard. No discussion.

Roll call Vote:

Ron Sicard, Chair	AYE
Liz Irving	AYE
Samuel Guerin	AYE
Sage Winters	AYE

MOTION PASSES