



**TOWN OF
MONTAGUE
MASSACHUSETTS**

TOWN HALL
One Avenue A
Turners Falls, MA 01376

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

**MONTAGUE PLANNING BOARD
MEETING AGENDA**

The Montague Planning Board will meet virtually at 6:30pm on Tuesday, September 23, 2025, pursuant to Chapter 2 of the Acts of 2025 extended through June 30, 2027- the ability of public bodies to meet in a fully remote or hybrid manner.

To join meeting via Zoom:

<https://us02web.zoom.us/j/82634874754?pwd=jFRgi5mTysWVBwSXRxdWAUqUmIDSS0.1&jst=1>
Dial (309) 205-3325 Meeting ID 826 3487 4754 Passcode 725613

ROLL CALL:

MINUTES: Approval of Meeting Minutes from July 22, 2025, July 29, 2025, & August 26, 2025

FORM A (ANR) SUBDIVISION APPLICATIONS:

PUBLIC HEARING:

6:30pm - ZC #2025-01 PROPOSED ZONING AMENDMENTS & CHANGE TO OFFICIAL ZONING MAP: To consider and hear public comment on the following proposed amendments to the Zoning Bylaw and proposed changes to the Official Zoning Map:

1. To consider amending Section 2 “Definitions” under the Zoning Bylaw, by adding the following new definitions: Craft Workshop, Boutique Hotel, Light Assembly Workshop, Mix-Use Development, Mixed-Unit Dwelling, Open Space, Landscape Open Space, Private Open Space, Public Open Space, Permeable Surface, Rowhouse, Townhouse, and Three-Family Dwelling.
2. To consider amending Section 4.1 “Types of Districts” under the Zoning Bylaw, by adding the following new districts: Village Center Mixed-Use District (MU-VC) and Design Overlay District (DOD).
3. To consider amending Section 5.2 “Use Regulations” under the Zoning Bylaw, by adding use regulations for the new MU-VC District.
4. To consider amending Section 5.3 “Multiple Principal Uses” under the Zoning Bylaw, to specify provisions of this section shall not apply to the new MU-VC District, but instead will be governed by the new use regulations in MU-VC District under Section 5.2, and by the new DOD regulations under Section 6.4.
5. To consider amending Section 5.5 “Dimensional Requirements” under the Zoning Bylaw, to add new dimensional requirements for MU-VC District; and to consider amending Section 5.5.3 “Dimensional Relief” to designate the Planning Board as the Special Permit Granting Authority for dimensional relief in the MU-VC District.
6. To consider amending Section 6 “Overlay Districts” under the Zoning Bylaw, by adding a new overlay district – Design Overlay District (DOD), which specifies purpose, applicability, additional dimensional requirements, parking requirements, design principles, development standards, and provisions relative to possible conflict with other bylaws.
7. To consider amending Section 7.2.3 “District Parking Requirements” under the Zoning Bylaw, by adding new parking requirements in the MU-VC District.
8. To consider amending Section 7.4 “Lot Access” under the Zoning Bylaw, by adding new lot access requirements in the MU-VC District.

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9. To consider amending Section 9.1 “Site Plan Review” under the Zoning Bylaw, by adding new language that specifies applicability of uses and activities in the MU-VC District; and appoints the Planning Board as the Site Plan Review Authority in the MU-VC District.
10. To consider amending the Official Zoning Map by adding the MU-VC District and DOD District. The two new zoning districts will encompass the following parcels in their entirety: 330-340 Montague City Rd, Parcel #12-0-044; 0 Montague City Rd, Parcel #12-0-051, 356 Montague City Rd, Parcel #12-0-044A; and 0 Montague City Rd, Parcel #12-0-050.

ANNOUNCEMENTS:

TOPICS NOT REASONABLY ANTICIPATED WITHIN 48 HOURS PRIOR TO MEETING:

ADJOURN: