TOWN OF
MONTAGUE
MASSACHUSETTS

TOWN HALL
One Avenue A
Turners Falls, MA 01376

PLANNING BOARD
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# MONTAGUE PLANNING BOARD
# MEETING AGENDA

**Tuesday, October 28, 2025 6:30pm**
**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/82634874754?pwd=jFRgi5mTysWVBwSXRxdWAUqUmIDSS0.1&jst=1
Dial (309) 205-3325 Meeting ID 826 3487 4754 Passcode 725613

1. **ROLL CALL**:

2. **MINUTES:** Approval of Meeting Minutes from August 26, 2025 and September 23, 2025

3. **PUBLIC HEARING:**
   a. **SP 2025-03 – Veaceslav Falceanu** - Request a Special Permit to allow the construction of two 4-unit multi-family buildings, on an approximate 0.918-acre lot, to be split into two separate lots, under Sections 5.2.9(b)ii, 5.3, and 9.2 of the Zoning Bylaw, located at **11 Tenth Street (Assessor's Map/Parcel 03-0-048)** Historic Industrial (HI) Zoning District.

4. **FORM A (ANR) SUBDIVISION APPLICATIONS:**
   a. ANR 2025-06 - Veaceslav Falceanu - 11 Tenth Street (Assessor's Map/Parcel 03-0-048)

5. **DISCUSSION ITEMS:**
   a. Planning Department 2025-2026 Project List and Schedule
   b. If time allows, Planning Board will have an initial discussion about resident's request for a possible zoning map change from Neighborhood Business (NB) Zoning District to Industrial (ID) Zoning District located at 0 Turnpike Road (Parcel #21-0-003) and a portion of land along the westerly property line at 0 Turnpike Road (Parcel #21-0-004). No action will be taken.

6. **ANNOUNCEMENTS**:

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

8. **ADJOURN:**

RONALD SICARD, CHAIR MONTAGUE PLANNING BOARD