



**MONTAGUE PLANNING BOARD
MEETING MINUTES**

**Tuesday, November 19, 2025 6:30pm
Town Hall Annex, 1 Avenue A, Turners Falls and via Zoom**

Opened by the Chair. 6:32pm

ROLL CALL:

- **MEMBERS PRESENT:** Ron Sicard (Chair), George Cooke, Sage Winters, Lizbeth Irving, Sam Guerin, **ABSENT:** Bob Obear
- **STAFF PRESENT:** Maureen Pollock, Director of Planning & Conservation
- **ALSO PRESENT:** Applicant: Veaceslav Falceanu, Igor Komerzan, and Viktor Vlasenko; and members of the public

MINUTES: Approval of Meeting Minutes from October 28, 2025 were tabled

PUBLIC MEETING:

- **SP 2025-03a – Veaceslav Falceanu** – For the review and approval of the updated site plan; and for the review and approval of the submitted landscape plan; and for the review and approval of the specification and/or photograph shown the height, material, and color of the proposed screening around the dumpsters, pursuant to Condition 2 of the previously approved Special Permit SP2025-03, located, located at **11 Tenth Street (Assessor’s Map/Parcel 03-0-048)** Historic Industrial (HI) Zoning District.

The Chair lists the changes requested by the Planning Board at the previous meeting which include showing screening, fencing, landscaping, and sidewalks. The Planner reviews the sidewalk consideration. The front sidewalk leads to the right of way. The rear sidewalks lead from the gravel parking lot to individual patios for the 8 units. The plan shows a fence between the two buildings although such a structure is not required. Sage Winter understands why the designer added the fence between the buildings to preclude people from driving between the units. If this fence is built it will match fencing used elsewhere in the project. The dumpsters will be shielded.

Sage Winters says the landscaping “looks great.” The shrubs, trees and foundation plantings are native species. The berries on the trees are edible to pollinators.

The Planner informs the Board that the applicants went before the Conservation Commission the previous week. They voted favorably on the project and appreciated the landscaping.

This is the last step before the applicants get building permits.

MOTION by R. Sicard to accept SP 2025-03a – Veaceslav Falceanu – For the review and approval of the updated site plan; and for the review and approval of the submitted landscape plan; and for the

review and approval of the specification and/or photograph shown the height, material, and color of the proposed screening around the dumpsters, pursuant to Condition 2 of the previously approved Special Permit SP2025-03, located, located at 11 Tenth Street (Assessor's Map/Parcel 03-0-048) Historic Industrial (HI) Zoning District. Seconded by E. Irving. VOTE: Ron Sicard (AYE), George Cooke (AYE), Sage Winter (AYE), Elizabeth Irving (AYE), Sam Guerin (AYE). MOTION PASSES (5-0) 6:46pm.

DISCUSSION ITEMS:

The Board discusses whether to meet during December. The Board decides to meet in December, if needed, i.e. whether an ANR application is submitted for Board endorsement.

The Board will return to the review and discussion draft Accessory Dwelling Unit regulations in January 2026.

FIRST STREET HOUSING: Ron Sicard reports that there is equipment in the First Street parking lot. The Planner reports that the site is being cleaned with funding through MassDEP. The work will only take a few weeks. Habitat for Humanity and Rural, Inc. resubmitted MassHousing applications for funding for construction for the First Street housing project. The First Street project will need future approval by the Planning Board.

10 UNITY STREET: RDI is in receivership of 10 Unity Street. If RDI gets funding from MassHousing, they will demolish the property and build a small house. RDI submitted a grant application to MassHousing to help fund the project. The Town hopes that both projects will be awarded funded by June 2026. The ZBA already approved the submitted Special Permit application for 10 Unity Street in fall 2025.

FARREN: With Mass Housing Partnership the Town submitted a plan to the Urban Land Institute which brings in senior level consultants to determine whether the parcel should be subdivided or should the Town look for a single developer. Sam Guerin asks if the subdivision needs to go back to Town Meeting. The Planner answers that the three parcels were declared as surplus by Town Meeting, meaning that the Town is able to sell the land pending an RFP and land disposition agreement between prospective developer(s) and the Selectboard. Once a developer is secured the Town will apply for infrastructure grants.

MOTION TO ADJOURN by R. Sicard. Seconded by L. Irving. UNANAMOUS 6:58pm.