



**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**

Tuesday, August 25, 2026 6:30pm

Town Hall, Second Floor Meeting Room, 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/87401548262?pwd=4wc8OnrDdGwwi5ZB2TfcttNa7sfzY1.1&jst=1>

Dial (646) 558-8656

Meeting ID 874 0154 8262

Passcode 264061

ROLL CALL:

MINUTES:

- Approval of Meeting Minutes from June 22, 2026

FORM A (ANR) SUBDIVISION APPLICATIONS:

- ANR 2026-02: Franklin Hampshire Habitat for Humanity, 0 First Street (Parcel #04-0-0031), Turners Falls
- ANR 2026-03: Richard A. Young, 0 Franklin Street (Parcel #29-0-031), Millers Falls

PUBLIC HEARING:

- **PAA 2026-01 - Franklin Hampshire Habitat for Humanity** – Request a Plan Approval Under Smart Growth Overlay 40R Districts to allow the proposed construction of six single-family homes and public parking area, on an approximate 0.654-acre lot, to be split into seven separate lots, under Section 10 of the Zoning Bylaw, located at **0 First Street (Assessor's Map/Parcel 04-0-0031)** Neighborhood Business (NB) Zoning District & Smart Growth Overlay Zoning Sub-District B
- **SP 2026-01 - Finn Cross** – Request a Special Permit to allow the proposed operation of a dog daycare and dog training facility, under Sections 8.4.2, 8.4.5 and 9.2 of the Zoning Bylaw, located at **40-44 Industrial Blvd (Parcel #17-0-033)** Industrial (ID) Zoning District

DISCUSSION:

- Changes to the Zoning Act (G.L. Chapter 40A) in the FY27 state budget
- New consolidated local permitting process for small clean energy projects under 225 CMR 29.00

TOPICS NOT REASONABLY ANTICIPATED WITHIN 48 HOURS PRIOR TO MEETING:

ADJOURN:

RONALD SICARD, CHAIR MONTAGUE PLANNING BOARD