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, November 24, 2026 at 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/87401548262?pwd=4wc8OnrDdGwwi5ZB2TfcttNa7sfzY1.1&jst=1
Dial (646) 558-8656 Meeting ID 874 0154 8262 Passcode 264061

ROLL CALL:

MINUTES:

FORM A (ANR) SUBDIVISION APPLICATIONS:

PUBLIC MEETING:

- **PAA 2026-02 - Franklin Hampshire Habitat for Humanity** – To review the updated site plan relative to proposed layout/design changes to the water/sewer connections, stormwater, and parking; and to review the updated landscape plan pursuant to conditions 1 and 2 of the previously approved PAA 2026-1 Plan Approval Under Smart Growth Overlay 40R Districts, located at **0 First Street (Assessor's Map/Parcel 04-0-0031)** Neighborhood Business (NB) Zoning District & Smart Growth Overlay Zoning Sub-District B

PUBLIC HEARING:

- **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 (Assessor's Map/Parcel 17-0-033)** Industrial (ID) Zoning District **CONTINUED FROM AUGUST 25, 2026 (Note: the applicant requests for a withdrawal without prejudice)**

UPDATES:

- Housing Production Plan Update (Project Page: https://montague-ma.gov/p/1643/)
- Former Farren Care Redevelopment Project
- New consolidated local permitting process for small clean energy projects under 225 CMR 29.00

DISCUSSION:

- Zoning map changes and zoning text changes to Section 6.1 "Flood Plain Overlay District" under the Zoning Bylaw
- Possible rezoning of parcels located on Avenue A Extension, Rastallis Street, and M Street

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- Changes to the Zoning Act (G.L. Chapter 40A) in the FY27 state budget

TOPICS NOT REASONABLY ANTICIPATED WITHIN 48 HOURS PRIOR TO MEETING:

ADJOURN:

RONALD SICARD, CHAIR MONTAGUE PLANNING BOARD