



Planning Board
TOWN OF MONTAGUE
One Avenue A, Turners Falls, MA 01376

RECORD OF PLANNING BOARD DECISION & VOTE

Applicant Robert Savage- Hassay Savage Company
Address 10 Industrial Blvd Turners Falls, MA
Owner Hassay Savage Company

Date: May 5, 2015
Case No. SP#2015-01

Premises Affected
10 Industrial Boulevard
Turners Falls, MA 01376
Assessors Map 17, Lot 32

Special Permit (X)
Site Plan Review (X)

Pursuant to Montague Zoning Bylaws Section:
5.2.6(c) to permit the construction of a building over 10,000
square feet in an Industrial District and 8.2 (a) to review site
plans for construction exceeding 3,000 square feet of floor area

Public hearing: May 5, 2015

Final Approved Plans and documents:

1. Application and Impact Statement: Hassay Savage Company Expansion. Prepared by SVE Associates. Dated 4/16/15.
2. Special Permit and Site Plan Review Plans prepared for Hassay Savage Company. Stamped by Anthony Wonseski, Jr. R.C.E..Dated 4/16/15.
3. Stormwater Management Plan- Hassay Savage Company Expansion Project. Stamped by Anthony Wonseski, Jr. R.C.E..Dated 4/16/15.

The Board Finds:

1. A special permit is required because the proposed 7,300 square foot warehouse/office building in addition to the existing 6,800 building results in a cumulative building area greater than 10,000 square feet on the 2.31 acre site.
2. The addition of 10 parking spaces (26 total) satisfies the parking requirements of use of section 6.2.1.
3. The site plan meets the evaluation guidelines set forth in section 8.5 of the Montague zoning bylaws.
4. The stormwater management plan exceeds the standards the Planning Board Stormwater System Policy.
5. The proposed expansion will not be of substantial harm to the neighborhood, or to the natural resources or infrastructure of the Town, will not create nuisance, hazards or congestion and will not derogate from the intent of the Zoning Bylaws of the Town of Montague.

The Board Votes:

To issue a special permit and site plan approval to Hassay Savage Company under Montague Zoning Bylaws Section 5.2.6 9(c) and 8.2 (a) to allow the construction of building area exceeding 10,000 square feet in an Industrial District, subject to the following conditions:

1. As-built plans shall be submitted to the Planning office within 60 days of receipt of Certificate of Occupancy from the Building Department.
2. The two rows of arbor vitae shown on site plan sheet 5 shall be healthy and at least four feet in height when planted.
3. Any proposed changes from approved final plans shall be submitted to the Board and approved if consistent with the application and the findings and conditions stated in this approval. Significant changes in the site plan shall be reviewed by the Board, which may allow the changes without further hearings if they are determined to be within the project scope and consistent with findings and conditions. The Board reserves the right to hold further public hearings on changes to the site plan that are determined to be outside of the project scope. Approval shall not be unreasonably withheld.

