



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

RECORD OF PLANNING BOARD DECISION & VOTE

Applicant Tim Reimann **Date:** May 26, 2015
Address 42 Berthagger Rd Stephentown, NY 12168 **Case No.** SP#2015-02
Owner Elinor S. Wright

Premises Affected
199 Old Sunderland Road
Montague, Ma 01351
Assessors Map 50 Lot 8

Special Permit (X)
Site Plan Review ()
Zoning District: AF

Pursuant to Montague Zoning Bylaws Section:
6.3.1 to allow for primary access over a rear lot line
6.3.2 to allow a common driveway to serve 2 residences

Public hearing: May 26, 2015

Final Approved Plans and documents:

1. Proposed Conditions on a Plan of Land in Montague prepared for Elinor Wright dated 5/26/2015
2. Driveway Maintenance Agreement (Revised draft dated 5/26/2015)

The Board Finds:

1. The primary frontage for Map 50 Lot 8 is on Meadow Road which has a very steep topography. The proposed access via Old Sunderland would result in less impact to natural resources and more efficient emergency vehicle access, and improved sight lines compared to Meadow Road.
2. The proposed common driveway will serve the existing residence at 201 and the proposed single family residence at 199 Old Sunderland Road.
3. The proposed common driveway is consistent with the Planning Board’s Common Driveway Policy.
4. The Common Driveway does not meet the standards for a Town road.
5. The proposed access plan to 199 Old Sunderland Road 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 to Tim Reimann under Montague Zoning Bylaws Section 6.3.1 to allow for primary access over a rear lot line (Old Sunderland Road) and 6.3.2 to allow a common driveway serving two single family residences, subject to the following stipulations:

1. A final “Proposed Conditions Plan” shall be submitted to the Board depicting the construction of one (1) passing turnout with a total width of at least twenty (20) feet, exclusive of shoulders, along a distance of at least 35 feet. This area shall remain clear of snow in the winter, for emergency vehicle access.
2. The Driveway Maintenance Agreement shall be recorded at the Franklin County Registry of Deeds and an executed copy shall be submitted to the Board prior to the issuance of a Certificate of Occupancy from the Building Inspector.
3. The Town of Montague has no obligation or liabilities for the common driveway, including but not limited to liability for construction, maintenance, or snow removal.
4. Any proposed changes from the 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.

