



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



RECORD OF PLANNING BOARD DECISION & VOTE

Applicant Robert L. Savage
Address 128 Lower Road
South Deerfield, MA 01342

Date Filed: 12/17/2018
Case No. #2019-01
Petition heard on: 01/15/2019

Owner Savage Legacy LLC
c/o Hassay Savage Co.
10 Industrial Boulevard
Turners Falls, MA 01376

Premises Affected
10 Industrial Boulevard
Turners Falls, MA 01376
Assessors Map 17 Lot 32
FC Registry Book 8758 Page 298

Special Permit (X)
Site Plan Review ()

Pursuant to Montague Zoning Bylaws Section:
6.3.2 to allow a Common Driveway serving two lots

Final Approved Plans and documents on file with the Montague Planning Board:

1. Plan of Common Driveway prepared for Savage Legacy, LLC, dated 12/20/2018 and stamped by Anthony Wonseski Jr., CE
2. Declaration of Common Driveway Maintenance Covenant submitted with application package

The Board Finds:

1. Site Plan Review/Special Permit #2015-01 to allow the construction of a 7,300 square foot warehouse/office building in addition to the existing 6,800 square foot building at 10 Industrial Boulevard was completed in compliance with the approved plans.
2. The two lots have sufficient frontage on Industrial Boulevard to satisfy Montague Zoning Bylaws.
3. The two lots have adequate access as defined in the Montague Subdivision Regulations; however use of the existing driveway as a common drive will decrease impacts to the Airport Industrial Park neighborhood by promoting site line safety, limiting curb cuts, and protecting native vegetation.
4. The Declaration of Common Driveway Maintenance Covenant was prepared in compliance with Montague Zoning Bylaws and The Planning Board's Common Driveway Policy and Guidelines.
5. Both lots will share maintenance responsibilities of the existing storm water management system.
6. Due to existing underground utility connections and other unique site characteristics, the Board waives minimum easement width of 40 feet.

The Board Votes to:

(X) APPROVE () REJECT

Granting a special permit to Robert Savage of 128 Lower Road, Deerfield, MA to allow a common driveway to benefit two properties at 10 Industrial Boulevard (Assessor's Map 17 Lot 32) in accordance with Montague Zoning Bylaws Section 6.3.2 subject to the following conditions:

