



# MONTAGUE PLANNING BOARD

Town Hall, One Avenue A, Turners Falls, MA 01376 (413) 863-3200 Ext. 300

## Application for Special Permit & Site Plan Review



Please Do Not Write In Shaded Boxes

Application # **SP 2025-03**

Amount of fee &  
date pd. \$95

Date filed with  
Town Clerk 9/16/25

Checked  
by Planner X

PB Hearing  
Date 10/28/2025

PB Decision  
Filed

1. APPLICATION IS HEREBY MADE TO THE TOWN OF MONTAGUE PLANNING BOARD  
FOR: Special Permit pursuant to Section(s) 5.2.9(b)ii; 5.3; 9.2 of the Montague Zoning Bylaws  
Site Plan Review pursuant to Section(s) 9.2.2(d) of the Montague Zoning Bylaws

2. Applicant Veaceslav (V) Falceanu

Address 72 Merrifield Rd, Bernardston

Phone 413 552 7460 Email vfalceanu@firstgencompanies.com

3. Property Owner First Generation Investment Group

Address 324 Main St, Greenfield, MA, 01301

4. Applicant is: ☒ Owner ☐ Lessee ☐ Contract Purchaser ☐ Tenant in Possession

5. Location of Property 11 Tenk St, Turners, being situated on the north side of  
Te th Street, and shown on the Assessor's Map(s) # 03  
Parcel(s) 048; Franklin County Registry of Deeds Book # 08459, Page 261.  
Zoning District VI Historic Industrial (HI)

6. Description of proposed work and/or use Subdividing into two separate lots and building a fourplex on each lot.

7. Site Plan attached ☒ Yes ☐ No (see checklist for information required)

If not attached, application may be considered to be incomplete and may not be accepted for filing.

9. I hereby certify that information contained herein is true to the best of my knowledge.

Applicant's Signature 

Date 8/20/25

Application Filed: \_\_\_\_\_

Attest to filing, Town Clerk:

Decision Filed: \_\_\_\_\_

Attest, Town Clerk \_\_\_\_\_

**INFORMATION FOR APPLICANT:**

**ADDITIONAL COPIES:** In addition to the original application form and supplemental documents, a digital copy of all materials in .pdf format is also required. The Planning Board may require up to 6 hard copies of any and all documents, at the discretion of the Planning Board Chair.

**FILING FEE:** \$50.00 for a special permit; \$200 plus \$2.00 per parking space for site plan review; plus \$3.00 for each "party in interest" listed to a maximum of \$100, payable to the Town of Montague, is required to be paid before the application will be accepted for filing with the Town Clerk and Planning Board Clerk. The Planning Clerk can provide you with an estimate of the approximate number of parties of interest prior to submission of application. Applicant will also be billed for cost of legal advertisement; which must be paid in full before the public hearing.

**NOTICES:** The Planning Department will obtain the certified abutter's list and conduct the statutory legal notices which include mailing notice to parties of interest, posting and advertising the public hearing.

**ADDITIONAL APPLICATION REVIEW FEES:** The Planning Board may determine that the assistance of outside professional expertise is required due to the size, scale or complexity of a given project or its potential impact on the health, safety and welfare of the Town. When outside review is determined to be necessary, the Board may require that the applicant pay all reasonable expenses for this purpose, in accordance with Board regulations and M.G.L. Chapter 44 Section 53G.

**CONDITIONS FOR APPROVAL:** The applicant should be aware that if the application is approved, the Board may, at its discretion, and in addition to any applicable conditions specified in the zoning ordinances or subdivision regulations, impose such additional conditions as it finds reasonably appropriate to safeguard the neighborhood or serve the purposes of the zoning ordinance and subdivision regulations. Such conditions will be imposed in writing. The applicant may be required to post bond or other security for compliance with said conditions in an amount satisfactory to the Board.

**FOR ADDITIONAL INFORMATION, CONTACT:**

Planning Department, Town of Montague  
Town Hall, One Avenue A  
Turners Falls, MA 01376  
Phone (413) 863-3200 Ext 207 Fax (413) 863-3222  
Email: [planner@montague.net](mailto:planner@montague.net)



## MONTAGUE PLANNING BOARD

Town Hall, One Avenue A, Turners Falls, MA 01376 (413) 863 3200 ex 206

# Management Plan Form

### APPLICANT INFORMATION:

Applicant: Vesceslav Falceanu  
Address: 324 Main St, Greenfield

Telephone: 413 552 7460  
Email: vfalceanu@firstgencompanies.

Owner: \_\_\_\_\_  
(if different from applicant)  
Address: \_\_\_\_\_

Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_

### PROJECT INFORMATION:

Project Address and Description:  
11 Tenth St, Turners Falls.

Amendment to previously approved management plan?

☐ yes

☐ no

### INFORMATION REQUIRED FOR ALL PROJECTS:

(Attach additional sheets as necessary)

Trash and recycling, including storage location, enclosure or screening, with frequency of pickup and name of hauling company, and responsible party to contact in case of complaint:

Dumpster location marked on the map, 20' away  
from the road. USA Waste & Recycling will  
empty it out every other week

Parking, including size and number of spaces, location, screening, provision for handicapped spaces:

Total of eight parking spots for each lot  
has 18' length & 9' wide

Lighting, including hours of illumination by location, types and wattage of fixtures:

All light fixtures will be attached to the building  
One light in front of each front door, same  
set up for the back of the building

Signage, including location, size, materials, and any illumination:

Light fixtures will be rectangular shape 5"x5" diameter  
and 10" tall

Landscape Maintenance, including annual schedule of watering, fertilizing, mowing, pruning, leaf pick-up, and so forth, and maintenance and replacement schedule of site furnishings:

We have our own Property Management and we keep all  
our properties clean and good looking. We mow every week  
and do all the spring, fall cleanup and everything between.

Snow Removal, including name of contractor:

We have 2 trucks and same concept apply for the  
snow removal. We take care of our properties first

**ADDITIONAL INFORMATION FOR SPECIFIC PROJECT TYPES (ATTACH ADDITIONAL SHEETS):**

**ADDITIONAL INFORMATION REQUIRED FOR APARTMENTS:**

Number of units, existing and proposed

4 on each lot

Number of bedrooms, existing and proposed

2 bedrooms each apartment

Number of tenants

Owner-occupied?

On-site manager? N/A

Copy of standard lease

Noise management of tenants, parties, music, and any outdoor

HVAC equipment

Material, equipment, and large household goods storage

— We will build a storage shed for  
each tenant.

On-site recreational facilities NO

**ADDITIONAL INFORMATION REQUIRED FOR NON  
RESIDENTIAL USES/ HOME OCCUPATIONS:**

Type of business

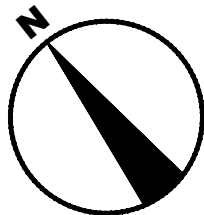
Number of Employees

Hours of operation

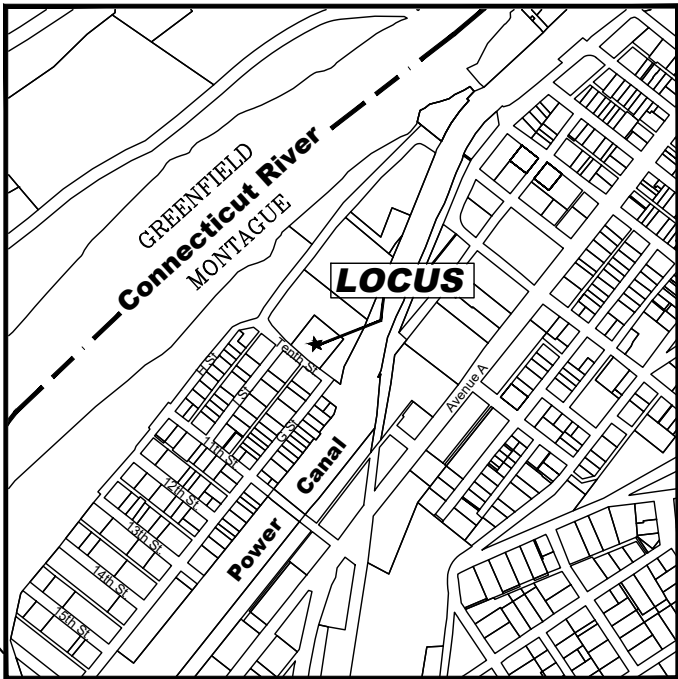
Deliveries to the site

Equipment used/ Noise generated

Material and equipment storage



MA State Plane - MA Mainland  
(NAD83)

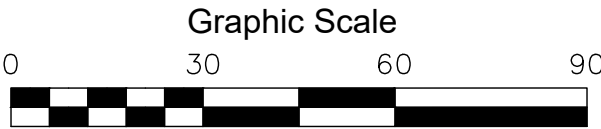


Locus Map - Not to Scale

Locus is Land of  
First Generation Investments Group, LLC  
Bk 8459 Pg 261

3  
48

40,000 sq. ft. / .918 ac.



- Notes:
- This survey was prepared without the benefit of a title report and may be subject to any rights that a current title report may reveal.
  - The bearings on this plan are referenced to the Massachusetts State Plane Coordinate System—MA Mainland (NAD83)
  - Building Permit for Multifamily Units in Zone HI subject to Special Permit Approval by the Montague Planning Board.
  - Subject to compliance with the Massachusetts Wetland Protection Act (Conservation Commission)
  - Proposed property line is subject to ANR endorsement by the Montague Planning Board.

To the best of my professional knowledge,  
information, and belief, I hereby report that the  
structures, boundaries, and features shown  
hereon are located as shown.

PROFESSIONAL LAND SURVEYOR 08-01-2025

Site Plan showing  
Two Proposed Multifamily  
Residential Houses  
in Montague, MA

Location: 11 Tenth Street  
Tax Map 3 Parcel 48

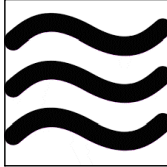
Prepared for:  
First Generation Investments Group, LLC

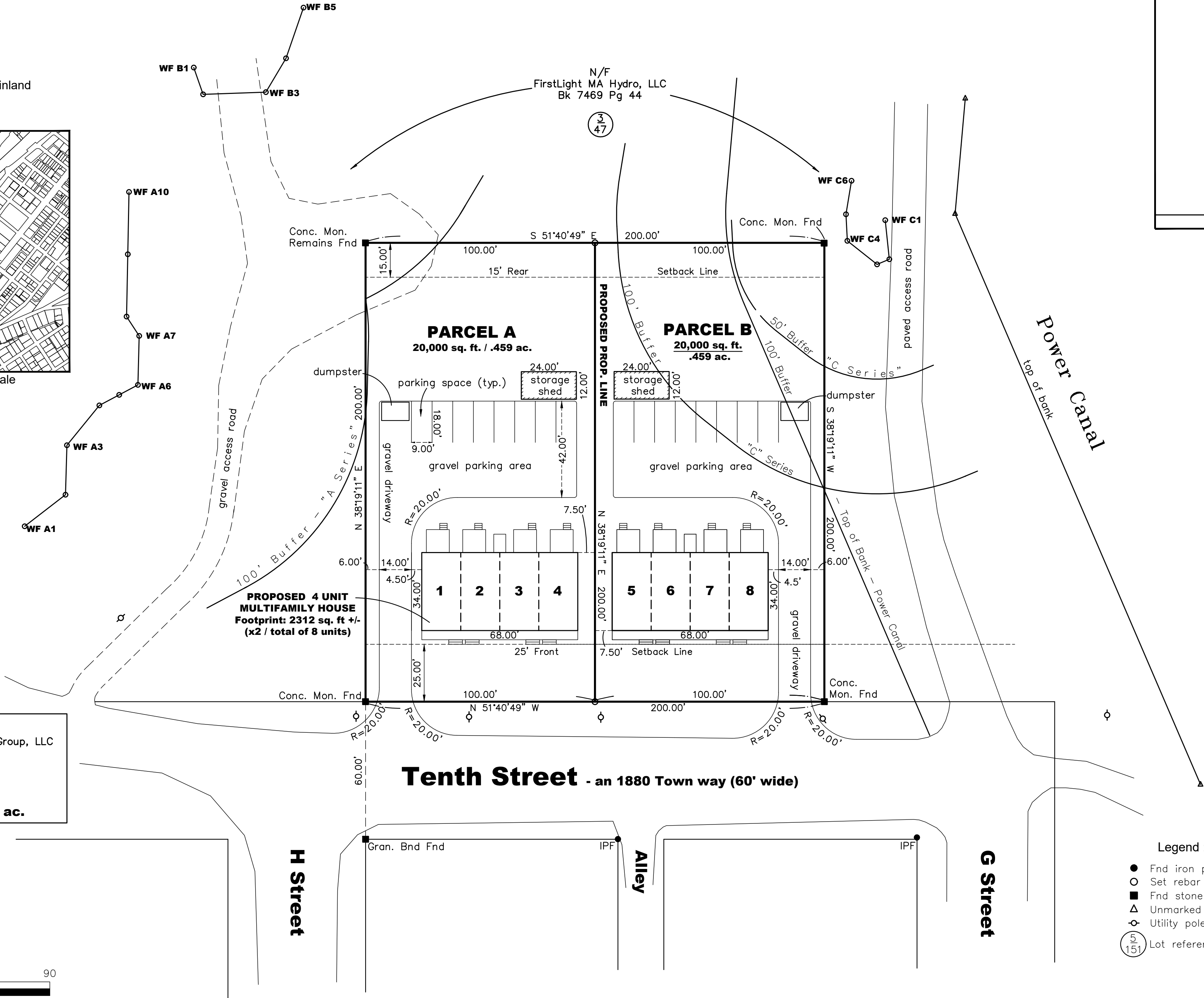
Scale:  
1"=30'

Drawn by:  
EWF

Date:  
08/01/2025

Checked by:  
DPS

Green River Survey  
289 Main Street  
Greenfield, MA 01301  
(413) 361- 4882



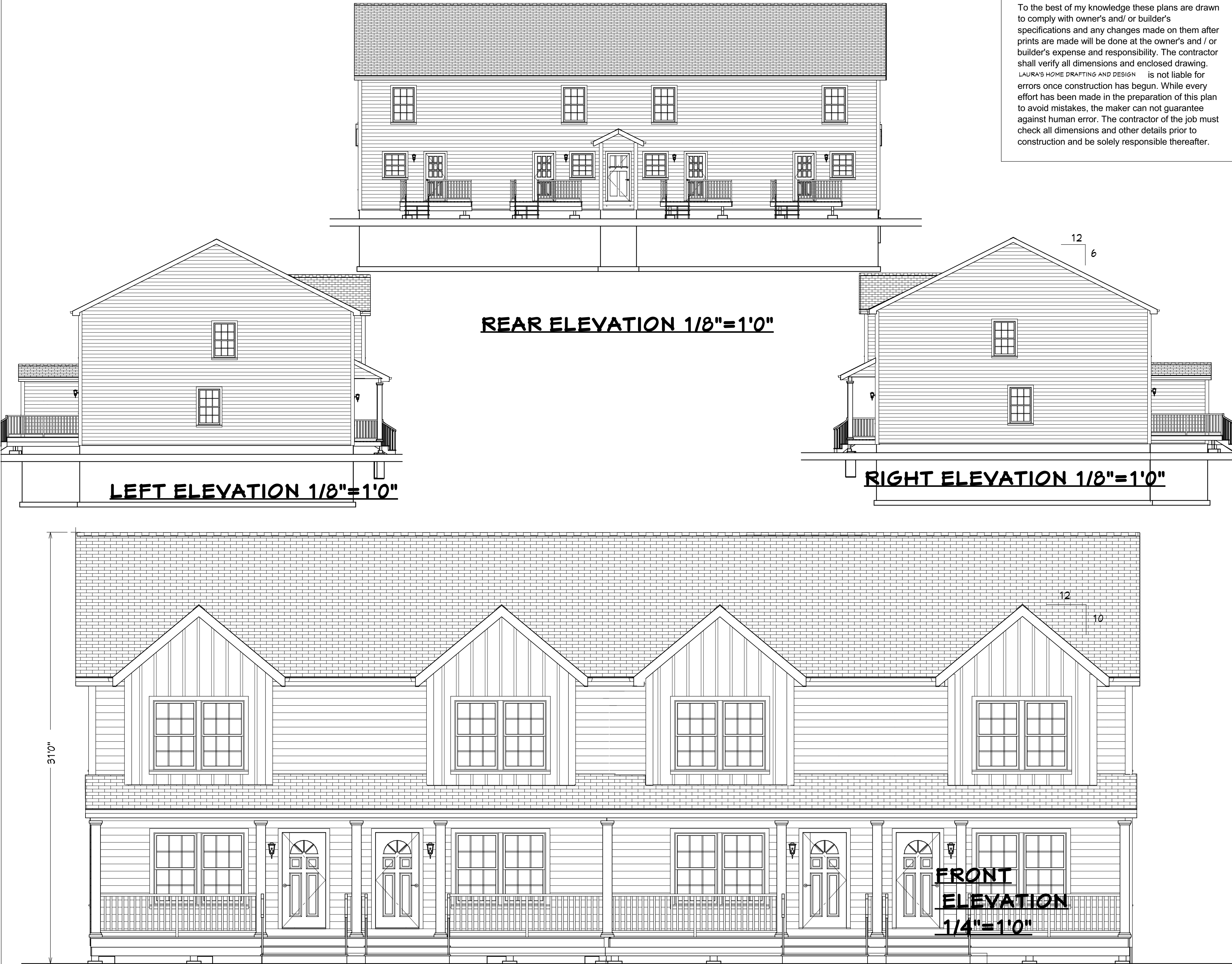
Zoning:

**Historic Industrial**  
Min. Area: -  
Min. Frontage: -  
Front Setback: 25'  
Side Setback: -  
Rear Setback: 15'  
Max. Bldg Ht.: 50'

Legend :

- Fnd iron pipe (IPF) or rebar (RbrF)
- Set rebar
- Fnd stone / concrete bound
- △ Unmarked point
- ⊕ Utility pole
- 5  
151 Lot reference (Assessor)





DRAWING PREPARED FOR

FGIG LLC

ELEVATIONS

DRAWINGS PROVIDED BY

LAURA'S HOME DRAFTING AND DESIGN

220 TAYLOR ST. GRANBY, MA 01033 413-467-2899

BUILDING CODES REFERENCED:

NINTH EDITION CMRT80

2021 INTERNATIONAL RESIDENTIAL CODE

DATE:

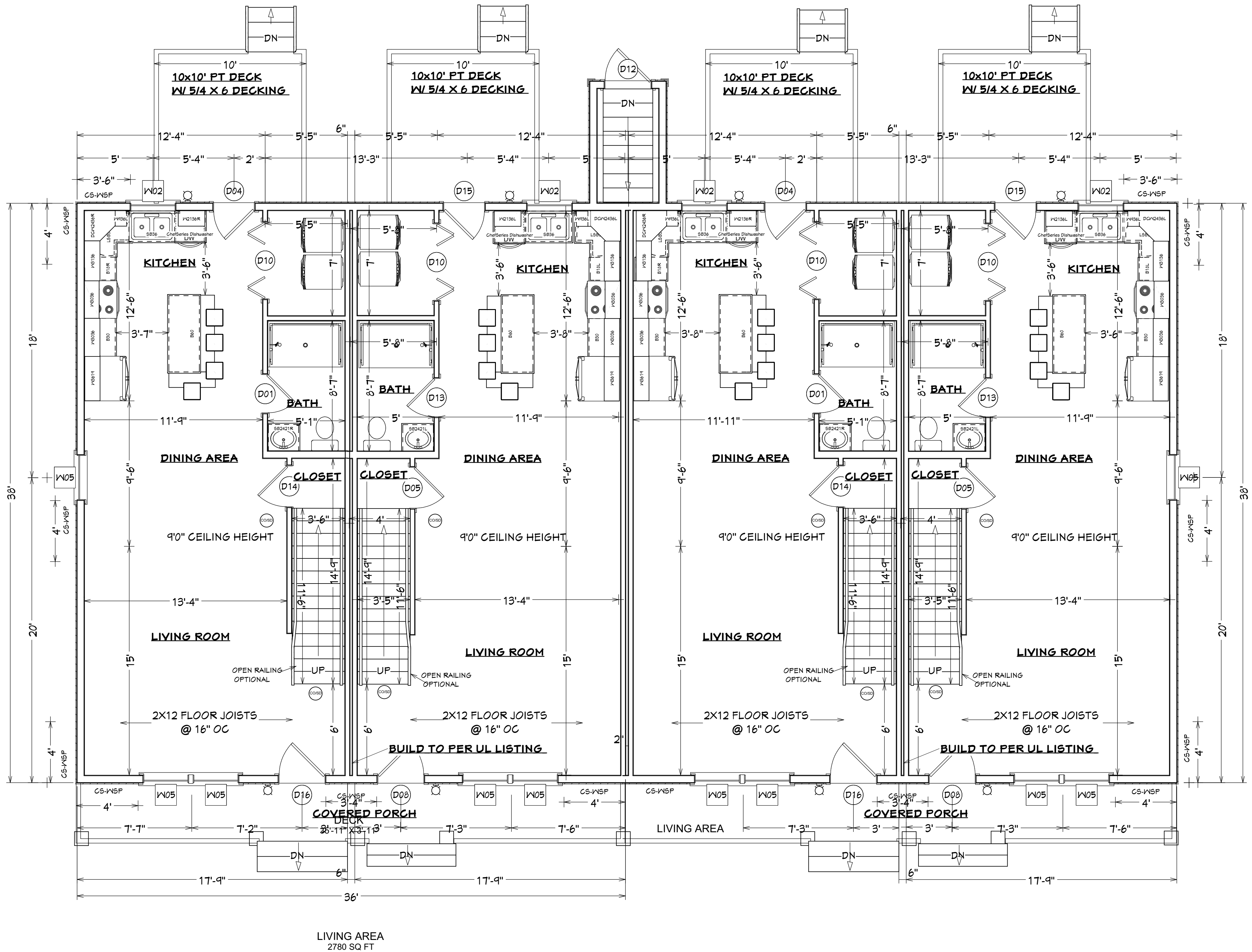
4/6/2025

SCALE:

1/4"=1'0"

SHEET:

P-1



LIVING AREA  
2780 SQ FT

DRAWING PREPARED FOR

FGIG LLC

FIRST FLOOR PLAN

DRAWINGS PROVIDED BY  
LAURA'S HOME DRAFTING AND DESIGN  
220 TAYLOR ST. GRANBY, MA 01033 413-467-2899  
BUILDING CODES REFERENCED:  
NINTH EDITION CMR180  
2021 INTERNATIONAL RESIDENTIAL CODE

DATE:

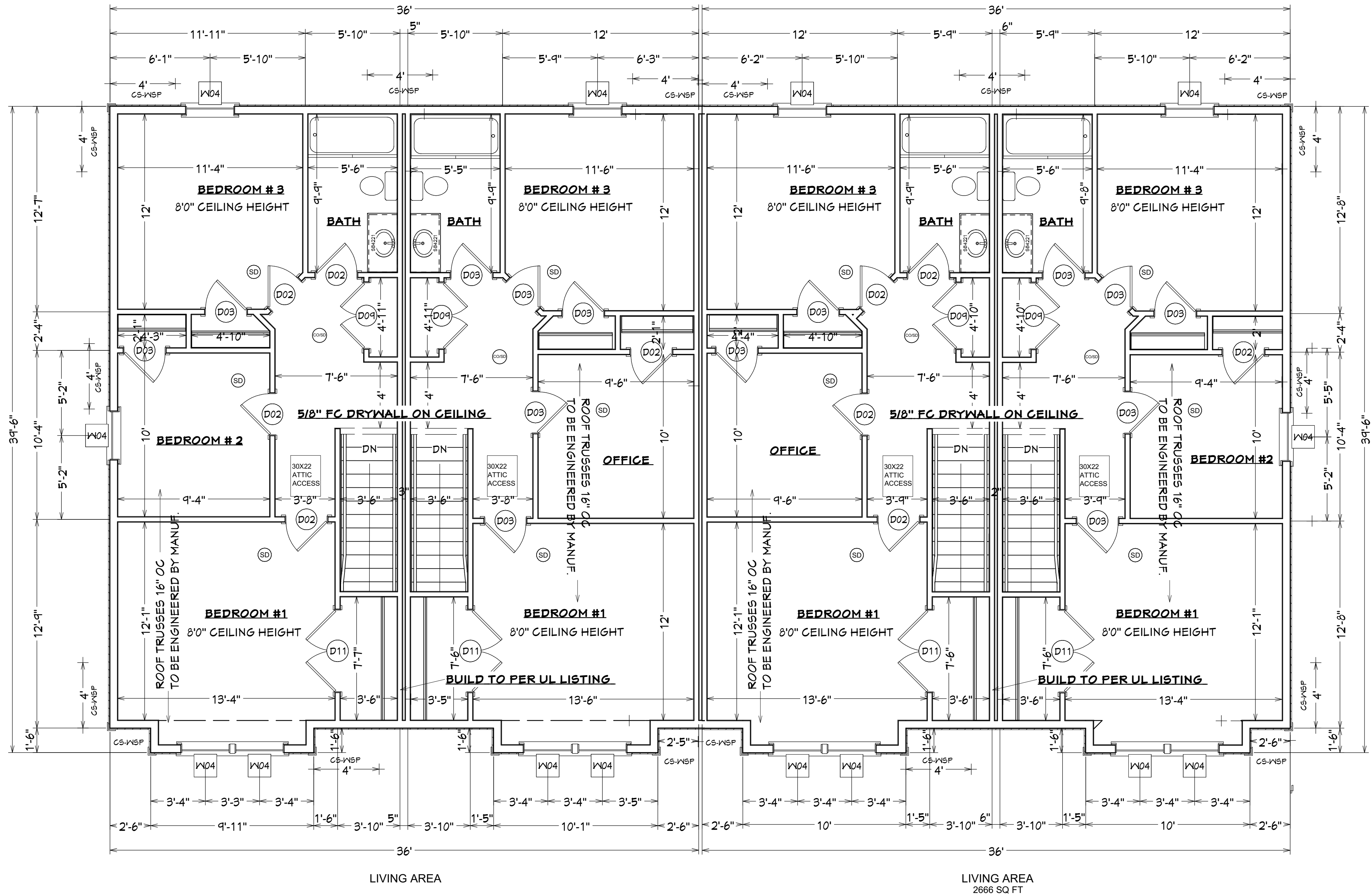
4/6/2025

SCALE:

1/4"=1'0"

SHEET:

P-2



DRAWING PREPARED FOR

FGIG LLC

SECOND FLOOR PLAN

DRAWINGS PROVIDED BY  
LAURA'S HOME DRAFTING AND DESIGN  
220 TAYLOR ST., GRANBY, MA 01033 413-467-2899  
BUILDING CODES REFERENCED:  
NINTH EDITION CMR180  
2021 INTERNATIONAL RESIDENTIAL CODE

DATE:

4/6/2025

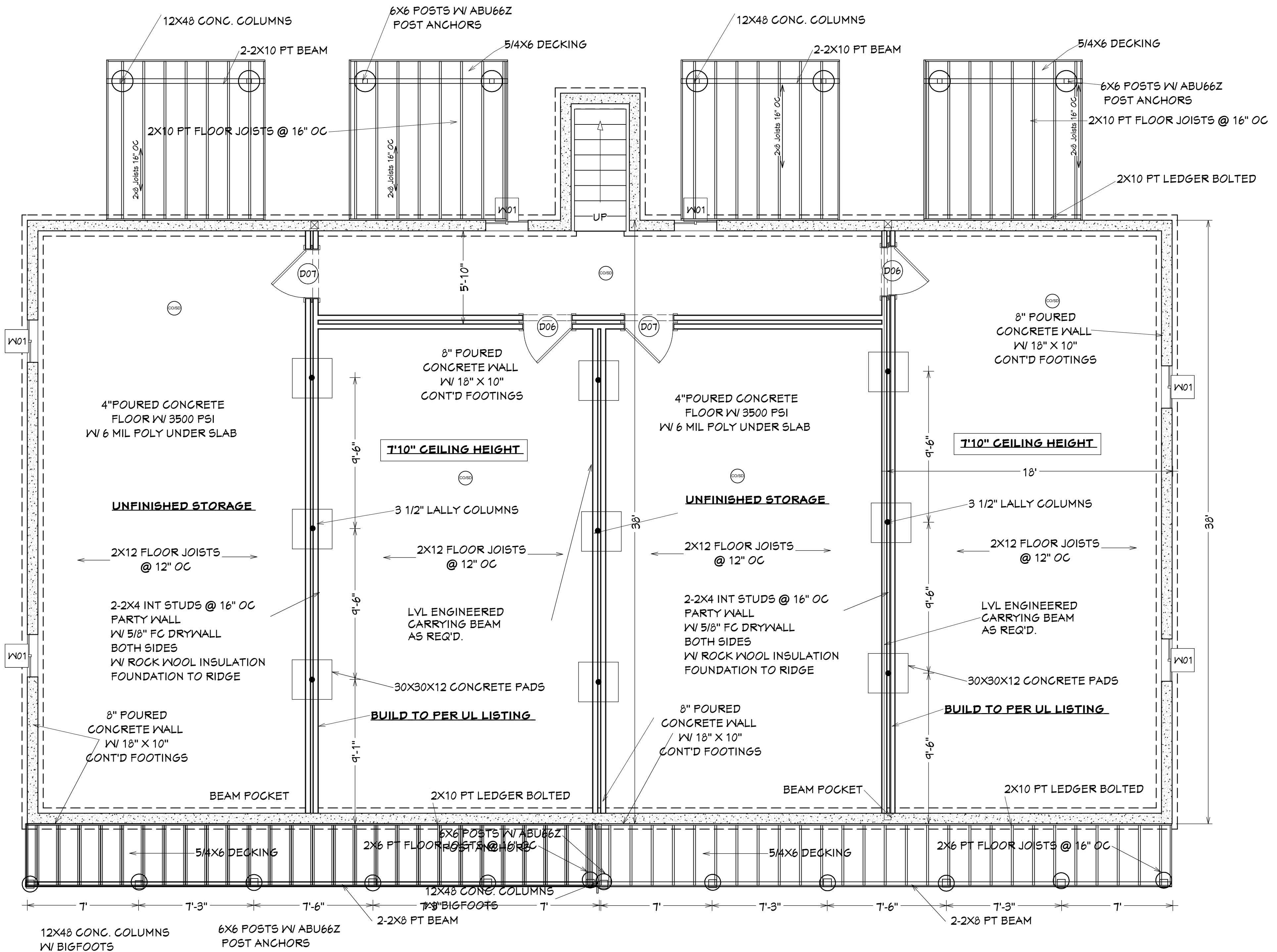
SCALE:

1/4"=1'0"

SHEET:

P-3





DRAWING PREPARED FOR

FGIG LLC

## FOUNDATION PLAN

DRAWINGS PROVIDED BY  
LAURA'S HOME DRAFTING AND DESIGN  
220 TAYLOR ST., GRANBY, MA 01033 413-467-2899  
BUILDING CODES REFERENCED:  
NINTH EDITION CMR180  
2021 INTERNATIONAL RESIDENTIAL CODE

DATE:

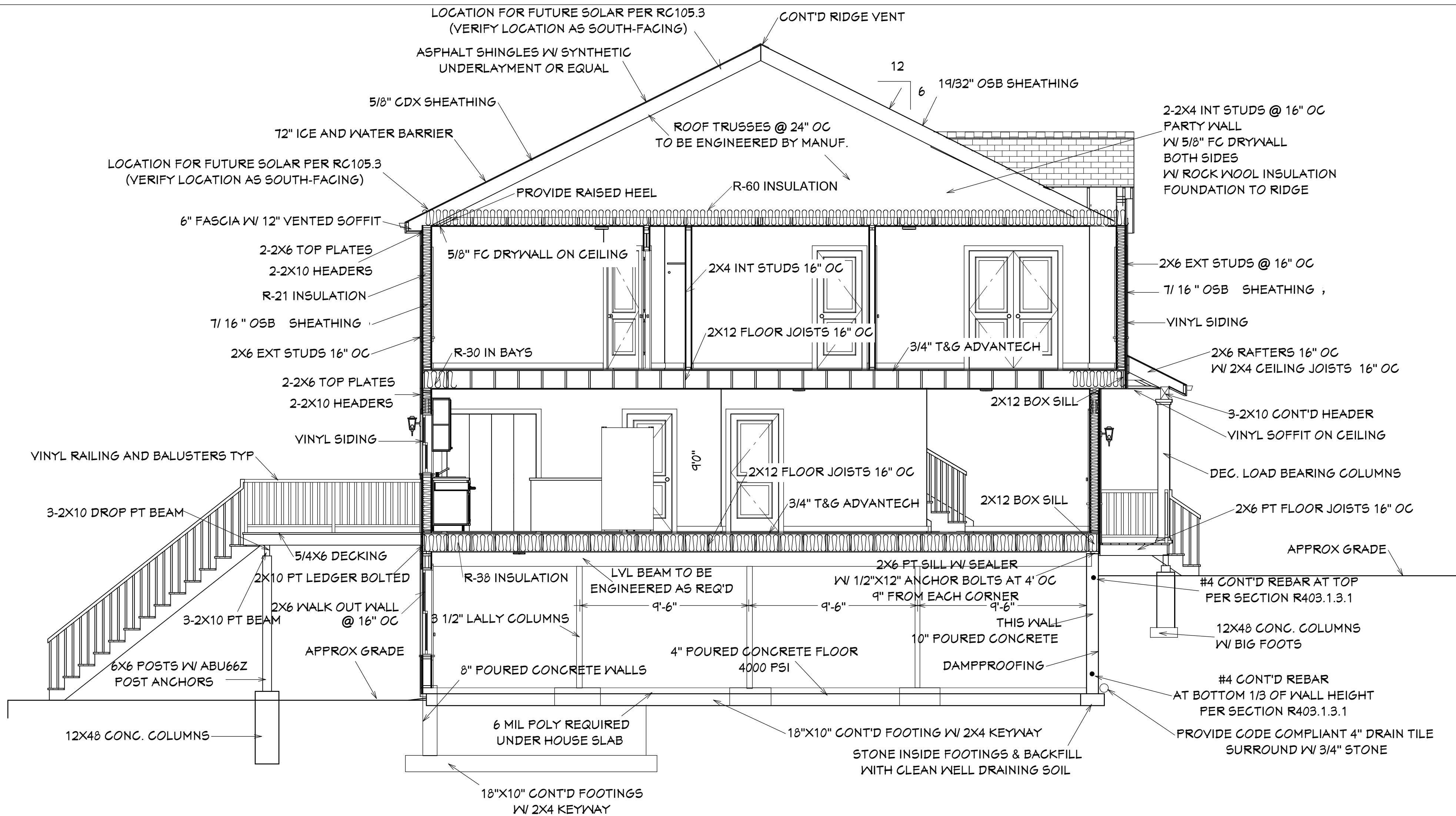
4/6/2025

SCALE:

1/4"=1'0"

SHEET:

P-4



WINDOW SCHEDULE												
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER
W01	2816RS	6	0	2816RS	32 "	18 "	34"X20"		RIGHT SLIDING	2X10X34" (2)		
W02	3034DH	4	1	3034DH	36 "	40 "	38"X42"		DOUBLE HUNG	2X10X41" (2)		
W04	30410DH	14	2	30410DH	36 "	58 "	38"X60"		DOUBLE HUNG	2X10X41" (2)		
W05	3050DH	10	1	3050DH	36 "	60 "	38"X62"		DOUBLE HUNG	2X10X41" (2)		

DOOR SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICK
D01	2668	2	1	2668 L IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P04	2X10X35" (2)	1 3/8"
D02	2668	10	2	2668 L IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P04	2X10X35" (2)	1 3/8"
D03	2668	14	2	2668 R IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P04	2X10X35" (2)	1 3/8"
D04	2868	2	1	2868 L EX	31 7/8 "	80 "	33 7/8"X83"	EXT. HINGED-DOOR E06	2X10X36 7/8" (2)	1 3/4"
D05	2868	2	1	2868 L IN	32 "	80 "	34"X82 1/2"	HINGED-DOOR P04	2X10X37" (2)	1 3/8"
D06	3068	2	0	3068 L IN	36 "	80 "	38"X82 1/2"	HINGED-DOOR P04	2X10X41" (2)	1 3/8"
D07	3068	2	0	3068 R IN	36 "	80 "	38"X82 1/2"	HINGED-DOOR P04	2X10X41" (2)	1 3/8"
D08	3068	2	1	3068 L EX	36 "	80 "	38"X83"	EXT. HINGED-DOOR E25	2X10X41" (2)	1 3/4"
D09	4068	4	2	4068 L/R IN	48 "	80 "	50"X82 1/2"	DOUBLE HINGED-DOOR P04	2X10X53" (2)	1 3/8"
D10	5068	4	1	5068 L/R	60 "	80 "	62"X82 1/2"	4 DR. BIFOLD-SLAB	2X10X65" (2)	1 3/8"
D11	5068	4	2	5068 L/R IN	59 11/16 "	80 "	61 11/16"X82 1/2"	DOUBLE HINGED-DOOR P04	2X10X64 11/16" (2)	1 3/8"
D12	3068	1	1	3068 R EX	36 "	80 "	38"X83"	EXT. HINGED-DOOR E21	2X10X41" (2)	1 3/4"
D13	2668	2	1	2668 R IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P04	2X10X35" (2)	1 3/8"
D14	2868	2	1	2868 R IN	32 "	80 "	34"X82 1/2"	HINGED-DOOR P04	2X10X37" (2)	1 3/8"
D15	2868	2	1	2868 R EX	31 7/8 "	80 "	33 7/8"X83"	EXT. HINGED-DOOR E06	2X10X36 7/8" (2)	1 3/4"

DRAWING PREPARED FOR

FGIG LLC

CROSS SECTION

DRAWINGS PROVIDED BY  
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DATE:

4/6/2025

SCALE:

1/4"=1'0"

SHEET:

P-5