

# Montague Planning Board

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Tuesday, September 27, 2011 at 6:30 pm  
First Floor Conference Room, Town Hall, One Avenue A, Turners Falls, MA

## AGENDA

1. **Approval of Minutes:** 08/23/2011
2. **Subdivision Approval Not Required Plan (ANR) #2011-05 by Herbert E Phillips:** Assessors Map 39, Lots 81. Property is located at 21 Bernardo Drive Montague Center, Massachusetts. The applicant states that the division of the tract of land on the accompanying plan is not a “subdivision” because every lot shown on the plan has frontage of at least such distance as is presently required by the Montague Zoning By-laws under Section 5.4.3, which requires 150 feet of frontage for erection of building on such lot.
3. **2012 Community Development Strategy:** Vote to endorse the 2012 CDS update
4. **Discussion:** Millers Falls Map 29 Parcel 116 30 East Main Street. Property taken by back Taxes by the Town of Montague. Discuss the planning process to follow.
5. **Town Meeting Preparations**
6. Topics not anticipated covered in the 48 hour posting requirements

**Announcement:** The Planning Board’s ‘alternate’ seat is currently vacant.

*Town of Montague is an Equal Opportunity Provider & Employer*

