

Montague Planning Board

One Avenue A, Turners Falls, MA 01376 (413) 863-3200 Ext 207 Fax: (413) 863-3222 Email: planner@montague-ma.gov

June 25, 2013 6:30 PM
Town Hall Upstairs Conference Room

MEETING MINUTES

Members Present: Ron Sicard-Chair, Fred Bowman and George Cooke

Members Absent: Bruce Young and Bob Obear

Staff Present: Walter Ramsey- Town Planner

Meeting was called to order at 6:30 PM by Ron Sicard-Chair.

Approval of May 28, 2013 Minutes:

Not available at this time.

ANR #2013-05 filed by The Town of Montague Board of Selectmen to create a new 7.887 acre lot with adequate access and frontage in an industrial zoning district on Industrial Boulevard. Lot is identified as Assessor's Map 17 Lot 13A

Guest: Allen Smith

The acreage consists of 14+ acres. The property is being split into two parcels. Lot A is being sold in accordance with a past approval of a special permit that came before the Planning Board. Both lots have enough frontage (by state law it is 20 feet) and are both conforming and there is no need to change the special permit. The plan went back to the surveyor due to the calculations of both the area and frontage of the second lot which is needed due to the subdivision bylaws.

Right of Way/Easement: the right and easement to pass and repass with or without vehicles over a parcel of land thirty (30) feet in width, the center line of said easement to be the present center line of the existing road leading from Millers Falls Road to the Connecticut River, being known as Industrial Road and Brady Road, over the following described parcel of land.

Motion made by George Cooke to approve ANR #2013-05 filed by The Town of Montague Board of Selectmen to create the new 7.887 acre lot on Industrial Boulevard. Seconded by, Fred Bowman.

Motion passed unanimously.

Subdivision Regulations Update

Guest: John Laprade 32 Old Sunderland Road, Montague Center, MA

The board will continue discussion on updates to subdivision regulations which include:

1. Update regulatory and best management change including low-impact development techniques.
2. Revisit and review roadway and design standards; you cannot get frontage from a common driveway but you can with a lane.
3. Consider a streamlined process for subdivisions of less than 8 lots.

John Laprade currently owns 10 acres in Montague Center, MA and made a point that if the town is going to streamline the process for small subdivisions, there needs to be a conservation component. A core question of does residential development "pay off" by increasing the tax base or is it a drain on town resources was asked. John Laprade asked if a cost of community services studies has been done

by the town. Fred Bowman believes a subdivision development is dependent on the type of housing being built and what happens in the future with the development of the Industrial Park. A subdivision, Kettle Hole was built through the 40B process which allowed low-income housing and more affordable housing to be built which also brought more children per household impacting the school system. According to John Laprade, the Kettle Hole subdivision also brings a high percentage of default rates so is it really helping to grow the economic base as planned or draining the town? The Town of Montague is currently below the 10% threshold of affordable housing which then allows 40B development to happen. Some examples of 40B subdivisions in Montague are:

- Winthrop Street
- Randallwood Drive
- Kettle Hole

Some key concerns that were discussed:

- Future development of farm land, woodlands and where there are back lots in the area.
- Increase recreational opportunities for residents.
- Increase low impact design principals to lower the environmental impact on the storm water systems.

The Planning Board and John Laprade discussed sections of the regulations; Walter Ramsey will rework the regulations and take into consideration suggestions as well as some conservation points. Walter Ramsey will present the updated draft at the next Planning Board meeting to be held on July 16, 2013.

Discuss regulation of Registered Marijuana Dispensaries per Chapter 369 of the Acts of 2012, which became effective January 1, 2013. Section 9(C) of the law requires that at least one Medical Marijuana Dispensary will be located within each County of the Commonwealth.

Walter reported the details of the new state law, based on a recent presentation to the Massachusetts Association of Planning Directors. The Planning Board agreed to hold a public workshop at the August meeting. Walter will coordinate with Gina McNeely – Montague Health Director regarding the dispensaries and the many facets to accepting a Medical Marijuana Dispensary in your town.

Motion made by George Cooke to adjourn the June 25, 2013 Planning Board meeting. Seconded by, Fred Bowman Meeting adjourned at 8:33 PM. ***Motion passed unanimously.***

Approved by: _____ Date: _____