

Montague Planning Board

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November 26, 2013 6:30 PM

Town Hall Upstairs Conference Room

MEETING MINUTES

Members Present: Ron Sicard – Chair, Bruce Young, Fred Bowman and George Cooke

Members Absent: Bob Obear

Staff Present: Walter Ramsey, AICP- Town Planner

Meeting was called to order at 6:33 PM by Ron Sicard-Chair.

Approval of Minutes: Tabled, Minutes not available.

6:30 Public Information Session: 2014 Montague Community Development Strategy (CDS) Annual Update.

Guests: Jeanne Golrick (Precinct 2 Town Meeting Member) and Peter Golrick (Airport Commission), Ryan Wallace (CDBG Citizen Advisory Committee), Susan Mareneck (Montague Catholic Social Ministries).

Ron Sicard opened the session and handed it over to the Planner to facilitate.

Planner: The purpose is to amend and update Montague's annual CDS. Local citizens are encouraged to attend. The strategy prioritizes the Town's community development projects. It includes a summary of all the town planning documents. The update has a specific format and can only be 6 pages long. The update is done annually at the Planning Board meeting. The update has been widely advertised. Walter recapped the recent projects of the last 5 years, and then explained the 22 projects currently on the list including handicap accessibility, streetscape improvements, broadband infrastructure, pump stations, slum and blight designations, Montague Plains, Skate Park, Lake Pleasant Park and the need for a Senior Center.

Public comment was received from each of the audience members: J. Golrick expressed concern about targeting economic development efforts in downtown Millers Falls along with the DPW proposal to move to Sandy Lane and the issues surrounding such relocation. The streetscape project has issues in how that was implemented in Millers Falls and she is concerned on how this will impact the center of Turners Falls. There also has been discussion from residents that want the lighting to extend all the way down Avenue A to Pesky Park. J. Golrick stated that the Strathmore Mill should be a #1 redevelopment priority for vacant properties. She suggested moving the skate park up in the priority list as well. (This will be incorporated into the final draft). P. Golrick pointed out that the town was not incorporated but established in 1754. P. Golrick also suggested that the traffic lights need to be on a traffic flow controlled system (flashing cycle). This system would help with the "green" designation and traffic flow during off traffic hours. He suggested accessibility and transparency for all town meetings and postings. P. Golrick updated the board on the solar and land development efforts of the Airport Commission. P. Golrick expressed using caution in implementing bump outs in the streetscape design as Millers Falls center has had issues due to the large tractor trailer trucks not being able to maneuver the road/streetscape bump outs. W. Ramsey said that this design has been well thought out and that the trucks would not be taking a right hand turn coming or going from the Southworth building and therefore would not encounter such a problem with the proposed bump outs. P. Gorick is in favor and

support of the skate park and the project is energizing the youth of the community to be involved with the process. S. Mareneck was a resident when a survey was done regarding social services. S. Mareneck supported social services and suggested a new social service survey be done. The results of the previous survey should be reviewed and S. Mareneck felt there were some issues including having a narrow focus and not addressing the needs of the community at large. R. Wallace supported the Town and the solar initiatives and the growth in attracting individuals to the area. P. Golrick spoke to the use and solar issues/glare surrounding the airport. All 27 acres at the airport are developable and located far enough from the runway that solar could be used if the FAA releases it from an aviation use designation, then they will market it. The monies raise from this would support the airport fund. J. Golrick suggested an addition to the priority list by adding Dry Hill Road which needs to have an access point to the Revolutionary Cemetery. B. Young supports the projects as presented and that it was a collaboration and effort of many people, boards and the greater community at large. The list was based on priorities not based on funding and finding the priorities. The Planner will incorporate public comment and distribute the final draft to the Selectmen for their endorsement.

**ANR #2013-06 -156 East Mineral Road filed by Jon H. Waidlich
To create one new building lot in an AF-4 zoning district with 250 feet of frontage from Map 25 Lot 9, East Mineral Road.**

Planner reported that the proposed lot has the required frontage and adequate access. The lot is zoned to allow a single-family home on the site. The surrounding lot will retain frontage and access from East Mineral Road. The entire property does have a conservation restriction (CR) on it but the Department of Environmental Management (now DCR) clearly allowed the owner to carve out a house lot in this approximate location. Applicant was advised to check with DCR, the CR holder.

Motion** made by Ron Sicard to approve ANR #2013-06 156 East Mineral Road filed by Jon H. Waidlich to establish a building lot with 250 feet of frontage from Map 25 Lot 9 East Mineral Road. Seconded by George Cooke. **Motion passed unanimously.

Approval of Planning Board 2014 Meeting Schedule.

The Planning Board accepted the 2014 schedule with changing the December date to December 16, 2014.

Town Planner update:

- a. Correspondence regarding signage regulations – John Antil wrote a letter and asked that the Town improve the signage regulations particularly in the downtown area. David Jensen and Walter Ramsey have been in discussion regarding revisions to the sign regulation, particularly in light of an upcoming ZBA hearing for Cumberland Farms to allow rotating prices. Planner will report back at next meeting.
- b. Topics not anticipated within the 48 hour posting period - Master Plan Update – Walter asked if the Master Plan should be updated with public forums and input from the community; the last one was done in 1999. The board did not feel that this was a pressing issue so Walter will spend his time doing some zoning and bylaw revisions as time allows.

Motion** made by Fred Bowman to adjourn the November 26, 2013 Planning Board meeting. Seconded by Bruce Young. **Motion passed unanimously.

Meeting adjourned at 7:58 PM.

Approved by: _____ Date: _____