

# Montague Planning Board

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

Tuesday, May 2, 2017, 7:00 PM  
**Special Meeting of Montague Planning Board**  
Montague Town Hall  
One Avenue A, Turners Falls, MA  
Upstairs Meeting Room

**Present were Board members:** Ron Sicard, George Cooke, and Frederic Bowman

**Absent Board members:** Bob Obear and Bruce Young

**Staff:** Town Planner Walter Ramsey – Town Planner and David Jensen – Building Inspector

**Guests:** Alyssa Larose and Peggy Sloan of Franklin County Region of Governments

Ron Sicard makes introduction and announced that meeting is being recorded. No minutes were ready for approval.

## **Review Draft Rewrite of Montague Subdivision Regulations:**

Peggy Sloan: We're going to go over the different sections, then wrap up with looking at fees, which right now are in the subdivision regulations. Once you're all happy with a draft, it will get sent to Town Council for their review, you hold a public hearing, and then it's a majority vote by the Planning Board to adopt them. We had Walter look at some examples from other Towns; he selected one that he thought was the best fit for Montague, then we customized it based on our understanding of Montague. Now we need your feedback about how to tweak it further so it works for your community.

Peggy Sloan gave a section by section overview of the draft Regulations. The following items were discussed:

- Is there a penalty for failing to conduct/report inspections during and after construction. P. Sloan stated that the inspections are spelled out when they need to occur (i.e., the different stages of when the roadway is installed, when the sanitary and storm drainage is installed, when the sidewalks are installed, etc.). The Board was satisfied with the inspection schedule.
- Whether to include a LID Site Planning and Development Checklist. P. Sloan: This is a helpful guide for the Planning Board, which helps the developer pay careful attention to how they're planning the site, retaining natural vegetation, minimizing cut and fill, etc., to try and maintain as many natural features and try and retain natural systems for stormwater management. Board was satisfied
- How were recommended fees determined? P. Sloan: We put Montague along the bottom, and then we selected some other communities in Franklin County and also towns that have subdivisions regularly that probably have the best handle on what the actual cost is. We provide a fee comparison for information, and you can decide whether you want to tweak your fees. We were suggesting more along the fee structure of Orange. Walter Ramsey: Fifty dollars is our base fee, and then we charge \$25 per new lot created for an ANR. I think going compared to Orange's is good to start. Planner to look into it. Alyssa Larose: The idea is to try to encourage the Preliminary Plan, making sure that when you combine the cost of the Preliminary Plan and the Definitive Plan, it's not penalizing the applicant.

## **Next Steps**

- Board members can send their comments to W. Ramsey, who he will compile them, then send them to FRCOG.
- W. Ramsey will send a summary to absent members, as well as other departments - Highway Department, Fire Chief, Tree Warden, the Tree Committee, and the Board of Health.
- FRCOG will make amendments
- Planner will send copy to Town Counsel for review
- After Town Counsel reviews it, a public hearing date can be set (aiming for July 1st).

*Fred Bowman makes a motion to adjourn. Seconded by George Cooke, unanimously approved. Sicard - Aye, Cooke - Aye, Bowman - Aye.*

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_