

# 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)

**May 23, 2017 7:00 PM**

Town Hall – Second Floor Meeting Room  
One Avenue A  
Turners Falls, MA 01376

## MEETING MINUTES

**Members Present:** Ron Sicard – Chair, Fred Bowman, Bob Obear, Bruce Young

**Staff Present:** Walter Ramsey, AICP- Town Planner, David Jensen

Sicard makes introduction and announces that meeting is being recorded.

### **Approval of Minutes of the April 11, 2017**

*Young makes a motion to approve of Minutes of the April 11, 2017 4:30 Site Visit at Sandy Lane Bowman seconded, unanimously approved. Sicard - Aye, Bowman - Aye, Young - Aye*

**PUBLIC HEARING (CONTINUATION from 4/25/2017) petitioned amendment to the Montague Zoning Map ZC#2107-01 filed by Omni Navitas Holdings, LCC representing the Montague Lodge of Elks (landowner).** The proposal would redistrict an area of land identified as Assessors Map 25 Lot 14 (off Millers Falls Road) from agriculture-Forestry-4 (AF-4) to Industrial District. The parcel is 10.3 acres. Votes may be taken.

Sicard recused himself as a member of Montague Lodge of Elks, and Bowman stepped in as Chair. The Planning Board was joined by Glen Frank and Andrew Joseph from Omni Navitas.

Ramsey: I've provided you a sheet that shows the differences between three zones (AF-4, ID, GB). The difference between Industrial and General Business is that neither one of them has a minimum lot size or frontage requirement. General Business is in many ways a lot more flexible. You could do single- or two-family homes by special permit. Industrial, you're not allowed to do residential uses. The difference as it applies to solar projects are that in Industrial, solar projects are actually by right up to three acres in size. Anything over that is a special permit by the Planning Board. In General Business, it's a special permit from the Zoning Board of Appeals, no matter what size it is. In Industrial, business offices, manufacturing, storage warehousing are allowed by right; retail sales and services by special permit from the Board of Appeals. In General Business, retail sales and business offices are by right only up to 5,000 square feet of floor area. Over that, it's by special permit.

Bowman: I think we should close the hearing, and it's noted in the record that we reviewed both Industrial and General Business. General Business offers greater flexibility in the future.

*Young makes a motion to close the hearing and to initiate a petition to redistrict Map 25 Lot 14 to General Business with the additional property located at the corner of East Mineral Road and Millers Falls Road. Obear seconded, unanimously approved. Bowman - Aye, Young - Aye, Obear - Aye, Sicard - Abstain*

**PUBLIC HEARING Sandy Lane Definitive Subdivision DS #2017-01 filed by Montague Board of Selectmen.** The proposal is to subdivide a 5-acre and 1.2-acre parcel from approximately 164 acres of land owned by the Town of Montague. The subdivision plan proposes roadway improvements to 800 feet of Sandy Lane beginning at Turnpike Road. Votes may be taken.

The Planning Board was joined by Tom Bergeron, DPW Superintendent; Dan Delaney, Engineer with Fuss & O'Neill; and Michael Perrault, Assistant Administrator of the Transit Authority.

Delaney: This plan has the revision with regards to the location of the sidewalk. The genesis of the project is the FRTA is looking to construct the new facility on Sandy Lane, and we have been working with them to do some initial due diligence work in phase one, and phase 2 assessments. Originally we were going to do an ANR on the property because the lot is a conforming lot, and the hiccup was that Sandy Lane is actually not an accepted Town street. Because of that, this proposed lot would not have frontage on any accepted Town road, which kicked us into the need to do a definitive subdivision. We had done a preliminary look at this when we looked into the whole Turnpike Road/Sandy Lane property, and then because it's an "existing roadway," we're obviously not going to do any substantial changes. The plan itself shows a 5-acre parcel for FRTA, a second lot (Lot B) which is 1.268 acres which encompasses the existing parking lot that's there. That gives the Town flexibility. This will create its own parcel, and it will create Sandy Lane as an accepted Town street. The other piece of it is part of the discussions between the Town and FRTA with respect to improvements on Sandy Lane. There are two sheets to look at, the layout plans that shows graphically what we're looking at. They've agreed to do a number of improvements to Sandy Lane. Right now Sandy Lane is paved and is basically the driveway to the DPW Transfer Station and the control facility, and also provides a number of different access points to the site of Judd Wire. So what we're proposing is a 28-foot paved roadway. The only exception is the odd-shaped island. We're going to cut that back to maintain a consistent width. We did request a waiver. The subdivision regulations require a 60-foot right-of-way width. Right now the existing property is 50 feet, and the Town owns everything beyond. We kept the 50 feet, then bounced it up to get the full 60 feet. We're not changing the paved width, but we are going to increase the right of way.

Discussion ensued and several concerns and reasons for those concerns were expressed, and some suggested modifications in response those concerns were made:

- If maintenance has to be done on the sidewalk, we would not be on our property.
- With whatever ends up there in the future, plus a bus maintenance facility, there will potential be DPW vehicles, Kearsarge, buses coming and going, and 18-wheelers going in and out. Would a wider road and no sidewalk make more sense?
- Tractor sidewalk crew would need to be sent during snowstorms.
- Where Turnpike Road narrows, it would help to widen it so that trailers and buses would have better turnability.
- If a garage is placed next to the recycling center, everything would need to be rearranged because it gets full during big snowstorms; the leaf pile would also need to go.
- Site security needs to be addressed.

Delaney: Ideally we'd like to have our options open. We don't have a site design yet. Our main concern is we want to try to look at site access to the property and have exclusive bus and auto traffic so that they're not comingling. We also want to make sure we have adequate access onto the property for emergency responders, so having two access points would help. And a lot of what we want to do in terms of the neighbors is to minimize the backup of our vehicles on that property, so if we can maintain a traffic flow where the vehicles maintain forward motion for most of the time, that would help the neighbors.

Ramsey: I did have other department heads review this. The Board of Health gave written approval. The Water Department gave written approval as well. Fire Chief reviewed the plans and he is okay with the location of the fire hydrant at the end of Sandy Lane. He was also okay with the turnaround. If the roadway is expanded in the future there will have to be a proper turnaround. The width of the road was fine with them as well. DPW department also has to weigh in as well.

Discussion ensued about providing direct access to the trails and if that will impact wetlands

Delaney: In terms of the sidewalk, we're going to compromise. We'll put the sidewalk right up to the curb. We're going to go at least three feet off the property line, and then bump the road out whatever that leaves, which is about four feet.

Ramsey: DPW may have issues with the southerly lot line. It appears to be affecting the leaf dump area. Applicant was proposing to do underground power, but Eversource is going to have to upgrade those power lines this summer for the solar project. And they're going to be doing that above ground.

Jensen expressed concern about drainage. Delaney stated they're adding some basins to remedy the low spots. The Board agreed that they were okay with the drainage plans.

Delany requested that the board continue the hearing in a month to give Bergeron (DPW) a chance to go to the site and take measurements.

*Young makes a motion to continue the hearing to 6/27/2017 at 7:00 PM. Motion unanimously approved.*

### **Planner's Report**

- **Receipt of landowner initiated petition for Zoning Map Amendment for Assessors Map 6, Lot 95 (St. Andrew's Church) from Selectboard. Schedule public hearing.**

Ramsey: Selectboard has referred this matter to the Planning Board. We'll be going to hearing at the next meeting for the St. Andrew's Church.

- **Open Space and Recreation Plan Update: Review Action Plan and upcoming Public Info Session 5/31/2017**

Ramsey: We're doing an Open Space Plan public forum next Wednesday, May 31st. I'll go through all the action items if we have time at the next meeting.

### **Topics not anticipated within 48 hours of posting**

- **Approve ANRs submitted by Rocky River Realty (for Eversource)**

Present: Peter Tuttle (Eversource), William Dorgan (Surveyor from CHA). These ANR'S reconfigure land in manner that allows 70+ back acres to be put into protection and a 23 acres parcel to be created for the Eversouce Solar project, subject to approval by Land Court.

*Young makes a motion to approve ANR 2017-04 on Old Northfield Road as submitted by Rocky River Realty. Bowman seconded, unanimously approved.*

*Young makes a motion to approve ANR 2017-05 on Millers Falls Road as submitted by Rocky River Realty. Bowman seconded, unanimously approved. Aye*

*Bowman makes a motion to adjourn. Motion unanimously approved.*

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