



Planning Board
TOWN OF MONTAGUE
 One Avenue A, Turners Falls, MA 01376



RECORD OF PLANNING BOARD DECISION & VOTE

Applicant, Olive Street Development, LLC
Address PO Box 53 Greenfield, MA 01301
Owner Inhabitants of Montague (under contract to applicant)

Date 7/16/2013
Case No. SP#2013-01

Premises Affected

15 School Street, being situated on the west side of School Street, and shown on the Assessors Map 43 Lot 11 and found in the Franklin County Registry of Deeds Book#550 Page 185.

Special Permit (x)
Site Plan Review()

Pursuant to Montague Zoning Bylaws Section:
Section 9.5.2(a) to allow a use rendering impervious more than 20% of lot area within the Water Supply Protection District

Public hearing held on July 16, 2013

Final Approved Plans and documents

1. Application for Special Permit, received 6/5/13
2. Montague Center School Apartments Site Plan Dated 9/25/12, revised 6/26/13 prepared by Berkshire Design Group
3. Montague Center School Apartments Stormwater Drainage Report dated 9/25/12 prepared by Berkshire Design Group

The Board Finds:

- The proposed use involves converting a former school building into 22 residential dwelling units, with at least 39 on-site parking spaces.
- The site is located in a Water Supply Protection District of the Montague Center Public Water Supply per the Montague Zoning Bylaws.
- The site is currently owned by the Inhabitants of Montague, but the applicant is under contract with the Town.
- The Montague Conservation Commission has issued an Order of Condition for DEP file 229-231 to permit Stormwater drainage, parking lot construction, and associated site improvements within the buffer zone of jurisdictional wetland.
- The Zoning Board of Appeals has granted Site Plan Review Approval under S 5.2(c) for an alteration or change of use over 5,000 SF floor area from the Zoning Board of Appeals
- The Zoning Board of Appeals has granted a Special Permit to allow multi-family use in a Neighborhood Business District to allow development up to 18,269 residential square feet for up to 22 dwelling units with up to 33 bedrooms and providing at least 39 parking spaces on the lot of 2.86 acres.
- The site will be served by public water and sewer lines
- The proposed impervious surface will increase from approximately 20,180 SF (16%) to 37,905 SF (30%).
- The proposed work area is approximately 2,280 linear feet from the Montague Center Well and approximately 182 feet from the edge of the WSPD
- The proposed work area is not within the Department of Environmental Protection recognized Interim Wellhead Protection Area for the Montague Center Well.
- All surface drainage and storm water from the site and pond is directed northerly, outside of the WSPD to a culvert that connects to the Sawmill River under both existing and proposed conditions.
- Stormwater management system uses conventional and country drainage methods which include a linear swale system to allow for infiltration to the extent possible.
- The development of a comparably sized off-street parking area is necessary for virtually any reuse of the former school building.
- Applicant has demonstrated that it is unfeasible to meet basic parking requirements and contain all storm water on site and that soil conditions on the site are not conducive for permeable pavement.
- Peak flows exiting the site are expected to decrease as a result of the proposed work and the project has demonstrated compliance with MassDEP Stormwater Standards.

- All on-site laundry services will be connected to municipal sewer lines.
- The existing underground oil storage tank will be removed in accordance with all applicable laws and regulations.
- The proposed project will in no way during construction or thereafter, adversely affect the existing or potential quality or quantity of water available in the WSPD
- The proposed project has been designed to minimize disturbance of soils, topography, drainage, vegetation, and other waste-related natural characteristics of the site.

The Board Votes:

To issue a special permit to Olive Street Development, LLC under Montague Zoning Section 9.5.2(a) to allow a use rendering impervious more than 20% of lot area within the Water Supply Protection District, subject to the following conditions:

1. The use of sodium chloride and other deicing materials for walkways and driveways, and fertilizers may be used sparingly, subject to approval of a written plan approved by the Planning Board. These materials may not be stored outdoors.
2. The dumpster & recycling area shall be constructed to prevent contamination of water supply. The area shall include a raised berm to contain liquids.
3. Applicant must comply with Zoning Board stipulations for Site Plan Approval and Special Permit and Order of Conditions issued by the Montague Conservation Commission for Department of Environmental Protection File # 229-231.
4. The Owner is responsible for ensuring that erosion and sedimentation controls are adequate to prevent runoff of sediments and damage to wetlands and waterways, town infrastructure and abutting properties.
5. Any proposed changes from approved final plans shall be submitted to the Board and approved if consistent with the application and the findings and conditions stated in this approval. Significant changes in the site plan shall be reviewed by the Board, which may allow the changes without further hearings if they are determined to be within the project scope and consistent with findings and conditions. The Board reserves the right to hold further public hearings on changes to the site plan that are determined to be outside of the project scope. Approval shall not be unreasonably withheld.

The vote of the Montague Planning Board was as follows:

- | | | | |
|-----------------------------|------------|----------------------------|------------|
| 1. <u>Ron Sicard, Chair</u> | <u>AYE</u> | 3. <u>George Cooke</u> | <u>AYE</u> |
| 2. <u>Bruce Young</u> | <u>AYE</u> | 4. <u>Fredreric Bowman</u> | <u>AYE</u> |

PLANNING BOARD

By: 
Ron Sicard, Chair


Walter Ramsey AICP, Town Planner

Received for filing by Town Clerk:

I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN 20 DAYS FROM THE DATE THAT THIS DECISION WAS FILED WITH THE TOWN CLERK

Montague Town Clerk

Date

Received and entered with the Register of Deeds in the County of Franklin, Book _____ Page _____

_____ at _____
Date Time

ATTEST

Register of Deeds

Notice to be recorded by Landowner.