

# Montague Planning Board

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Tuesday, May 28, 2013 at 6:30 pm

Upstairs Conference Room, Town Hall, One Avenue A, Turners Falls, MA 01376

## AGENDA

~Subject to Change~

### Meeting Being Taped:

1. **Approval of Minutes:** March 26, 2013 and April 23, 2013 if available. Votes may be taken.
2. **6:30 PM PUBLIC HEARING CONTINUATION: Definitive Subdivision Plan DS# 2013-01 filed by Pioneer Valley Habitat for Humanity.**  
The Planning Board will continue the discussion to consider a Definitive Subdivision Plan filed by Pioneer Valley Habitat for Humanity for a one lot subdivision on a proposed 90 foot extension of the Warner Street right-of-way- in a Neighborhood Business District. The affected land is a portion of the property identified as assessors Map 13 Lot 1. Votes may be taken.
3. **6:45 PM ANR #2013-04 filed by HBM Properties of 608 Long Plain Road Leverett, MA.** The relocation of a 2-3 season “camp”, the 72’ x 88’ parcel of land (lot 85) and accompanying access easements to the staked out parcel of land located about 400’ northeast of the current camp and also located within the larger surrounding parcel (now known as lot 151).
4. **6:50 PM ANR #2013-03 filed by Timothy DeChristopher of 134 Second Street, Montague, MA.**  
To convey a portion of Map 4 Lot 100 to Timothy DeChristopher. This new parcel will have 95 feet of frontage on Second Street in the Town of Montague, MA. Votes may be taken.
5. **7:00 Workshop:**
  - **Annual Town Meeting 5/4/13 recap:** Article 25, Article 26 and Article 27 (Two Zoning Amendments and Mullen Rule)
  - **Subdivision Regulations**  
The planner will introduce staff recommended amendments to the Montague Subdivision Regulations.
    - update regulatory and best management changes which have not been amended since 1989
    - revisit and review roadway and design standards
    - consider a streamlined process for subdivisions of less than 8 lots
  - **Downtown Turners Falls Livability Plan-** The Board will be asked to endorse the Plan following a summary of the plan and its public process, provided by the planner. Votes may be taken.
  - **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 be located within each County of the Commonwealth.
  - **Items not anticipated within 48 hours of meeting**

**Announcement:** Wildfire Hazard Mitigation Plan- Public Workshop Thursday May 30, 2013 at the Turners Falls Public Safety Complex

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