

Montague Planning Board

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Tuesday, December 28, 2010

MEETING MINUTES

Board Members Present: Ted Armen- Chair, Ron Sicard, Robert Obear, Fred Bowman

Board Members absent: Bruce Young

Staff: Walter Ramsey- Planner

Ted A. Welcomed Robert Obear of 47 West Chestnut Hill Road to the Planning Board

- **Approval of Minutes:**

A motion was made by Ted A to approve the minutes of the September 28, 2010 meeting. The motion was seconded. Seconded by Ron S. Robert O Abstained. All approved.

Ted A. requested that the committee have more time to review the minutes from November 16, 2010 , as revised by Walter R. on 12/28/2010 with a reduction of unsubstantial details.

- **Approval of 2011 Planning Board Meeting Schedule**

A motion was made by Ted A. to accept the 2011 Planning Board Schedule as distributed to the Board via email. Seconded by Ron S. All approved

- **ANR #2010-07- by Judith A. Moore:** property at 16 Franklin St. in Millers Falls (Map 29, Lot 32) to increase the size and shape of the lot in such a manner so that no lot affected is left without frontage as required by Montague Bylaws.

No representative for the applicant was present. Terry Sicard, representing the applicant requested that Walter R speak on the applicant's behalf.

Motion by Ted A. to endorse ANR request #2010-07 for the plan of land on Franklin Street in Millers Falls. Seconded by Ron S. All approved.

- **Discussion: Zoning Map Amendment #2010-01- Hannegan Brook Well Water Supply Protection District**

The Board requested that Walter R. present the zoning map amendment to Town Meeting on its behalf on 1/6/2011.

- **Discussion: Strathmore Mill Redevelopment**

Walter R recapped the Technical Assistance Panel held by ULI on Dec 1. Key Lessons from Technical Assistance Panel: 1)Be prepared for lengthy process, 2)strengthen the public side of a public/private partnership, 3) Stay flexible 4) Focus on Industrial Development and 5) Issue RFP at right time Prior to issuing the RFP the panel recommends funding debris cleanup, planning access improvements, and to develop a marketing strategy for the RFP.

The board discussed scenarios for access improvements and phased development. Walter proposed conducting a master plan for the island that includes a one-way loop road. The next step is to meet with the Selectboard. Fuss

and O'Neil will potentially study the traffic flow and circulation plan. There is unspent money left over from the 43D that can be used to fund this.

- **Discussion: Capital Improvements Committee Representative**

With the departure of Don Valley from the Board, the Board is not directly represented on the Capital Improvements Committee. Don Valley may be the liaison the planning board for the interim.

A motion was made to adjourn by Ted A. Seconded by Ron S. All approved. Meeting closed at 7:45 PM

Approved by: _____ Date: _____