

# Montague Planning Board

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October 23, 2012 6:30 PM

Town Hall Upstairs Conference Room

## MEETING MINUTES

**Members Present:** Bruce Young, Ron Sicard, George Cooke and Fred Bowman

**Members Absent:** Robert Obear

**Staff Present:** Walter Ramsey- Town Planner, David Jensen – Building Inspector

*Note: Bruce Young – had to leave at 8:02 PM*

Meeting was called to order at 6:37 PM by Bruce Young

### **Approval of minutes:**

**Motion** was made by, Fred Bowman to accept the August 28, 2012 minutes. Seconded by George Cooke. Motion passed 4-0

**ANR #2012-04 – Andrew Starkweather and Catherine Wescott.** Gary Gray Billings and Janis R. Doyle to conveyed an area of 2,375 square feet (0.05 acres) to Andrew J. Starkweather and Catherine E. Wescott; subject to Chapter 61A. Assessors identify parcel as Map 52 Lot 86 located on West Chestnut Hill Road in Montague, MA.

**Guest:** Andrew Starkweather

- The surveyor made a note that this new boundary will not render either lot non-conforming to the zoning bylaws which requires 250 feet of frontage in the AF-4 District.
- There is a small postage size lot within the parcel; this small lot was sold to a group in the 1950's and serves as a hunter's cabin currently. This parcel is land locked and they have an easement for access to the property. In the future, the cabin is looking to be moved into the woods.
- The plan increases the frontage for Map 52 Lot 86 from 459 feet to 509 feet, which would accommodate frontage for two single family homes.

**Motion** was made by Ron Sicard to endorse ANR #2012-04 by Andrew Starkweather and Catherine Wescott for the plan dated 9/20/2012. Seconded by George Cooke. Motion passed 4-0

**Preliminary Subdivision Plan Meeting- Warner Street Extension – Pioneer Valley Habitat for Humanity.** The organization has submitted a preliminary subdivision plan for the extension of the Warner Street Right of Way by 90 feet, in order to build a second single family house on Map 13, Lot 1.

**Guests:** MJ Adams - Executive Director Pioneer Valley Habitat for Humanity,

Mike Brown –Superintendent of Turners Falls Water Department, Tom Bergeron – Superintendent Turners Falls DPW

- The preliminary subdivision plan has been filed with the Planning and Conservation Office.
- Roman Catholic Dioceses sold land to Pioneer Valley Habitat to build homes in collaboration with Franklin County Technical High School.
- The mission for Pioneer Valley Habitat for Humanity is to provide low income working families with the ability to be home owners, while participating in the construction process and providing them a 0% financing loan.

- Pioneer Valley Habitat for Humanity originally wanted to do 4 homes on the land but there were concerns about access to the properties as well as the spacing of the lots. One home has been built on the property.
- The plan is to extend Warner Street by 60 feet which would then allow 75 feet of frontage for a second home which is required in the zoning district of neighborhood business.
- There are several issues that were brought up regarding the paving of the road and/or driveways and sewer/ water lines:
  - The use of asphalt vs. TRG
  - Turnaround for plows and snow accommodations
  - Private Road vs. Town – who should pay and maintain?
  - Proper drainage - put in drainage including clean outs for every 100 feet and possible manhole would be recommended by Tom Bergeron.
  - Try to ensure that current home owners do not incur the cost of paving or sewer upgrades now or in the future.
  - The need for a manhole because of the length of the water/sewer line.
- Give the house lots proper set back from the right-of way.
- The current utility access easement would remain in place.

The Board reached consensus on the following conditions of approval:

1. The water line shall be extended up to 60 feet along Warner Street with a hydrant to be installed at the terminus of the line.
2. A minimum of two sewer cleanouts shall be installed for the proposed single family house.
3. The proposed single family house shall be set back 25 feet out of the right-of way of the utility easement.
4. The definitive plan shall clearly indicate that the proposed 90 foot extension of Warner Street will not meet the Town of Montague standards for acceptance under Section V of the Montague Subdivision Regulations.

***Motion** was made by, George Cooke that it is hereby certified by the Planning Board of the Town of Montague, Massachusetts that a duly called and properly posted meeting of said Planning Board held on October 23, 2012 it was voted to approve preliminary plan entitled “preliminary site plan lots one and two Warner Street Montague, Massachusetts for Habitat for Humanity.” with the foregoing conditions. Seconded by Fred Bowman. Motion passed 4-0*

**River Bluff Realty LLC – Allen Smith, president of Atlantic Golf & Turf will submit a special permit, environmental impact, and site plan review application to build a 32,478 square foot industrial facility on 7.89 acres of land in an industrial zone.**

**Guest:** Douglas MacLeay – SVE Associates

Mr. MacLeay presented the Special Permit and Site Plan review application for the construction of a new warehouse building. An official submittal will be made in the next week with 3 sets of site plans, three copies of Stormwater/Impact Statement and pdf ‘s of all documents. A hearing will be scheduled for November 27, 2012.

### **Planner’s Updates:**

#### **-Gendron zoning change**

David and Amanda Gendron put in a request to the Selectboard, which has been forward to the Planning Board for their recommendation. The Duane and Amanda Gendron would like to rezone their land from

Industrial to Agricultural Forestry. The land is located at 76 West Mineral Road Montague, MA. A Public Hearing will be scheduled in the next month or two.

**-Upcoming Business:**

A special permit request is anticipated for the Montague Center School Project under the Water Supply Protection District because the improvements will render over 20% of the lot area impervious. Anticipated hearing date: December.

**-Discuss Zoning Bylaw Section 5.4.7 minimum floor area of 700 square feet of living space**

The Planner discussed that this would typically be regulated by the building and health code. It is not common to regulate minimum floor area for residential units. The trend is smaller apartments due to the trend of family size is decreasing and family composition changing. Walter will research the issue further and report back to the Board.

***Motion** was made by Fred Bowman to adjourn the meeting. Seconded by, Ron Sicard.  
Motion passed 3-0*

Meeting adjourned at 8:28PM

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