

Montague Planning Board

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March 24, 2019 6:30 PM

Meeting held remotely in accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 novel Coronavirus outbreak emergency

MEETING MINUTES

Members Present: Ron Sicard (chair), Fred Bowman (Vice- Chair), George Cooke, Elizabeth Irving, Bob Obear (6:45PM), Matt Lord

Staff Present: Walter Ramsey -Town Planner, Suzanne LoManto-Clerk

Ron Sicard opened the meeting.

6:31PM Approval of Minutes *MOTION to Approve February 25, 2020 Minutes by G.C. Second by E.I. Role Call Vote: R.S. (Yes), F.B.(Yes) G.C.(Yes) E.I.(Yes) MOTION PASSES*

6:33PM SP #2020-03 Site Plan Review-by Caluwe, Inc. for construction of a new 20,000 sq. ft industrial lease building at Industrial Boulevard (Map 17 Lot 58), pursuant to Montague Zoning Bylaw Section 9.1.2 (a)

Present: Marc Caluwe, Tony Woneski, Jr- SVE Engineering

Tony Woneski, provided an overview of the project and stormwater management plan. Project to be constructed in two phases. All work has been designed to be as far from the top of bank as possible. Marc describes the building's bay use including storage, assembly, and a product showroom which will be open by appointment only. Caluwe will not store or sell wood pellets to the public. Additional bays will be leased out to tenants.

W.R. reports there were no concerns by the heads of the fire department, DPW, Airport or Board of Health. The fire chief thinks sprinklers might be necessary, but that will be decided at a future date on the building permit is submitted. The project was also reviewed for consistency with the Airport Industrial Park Covenants. This is a smaller building than what was previously permitted to River Bluff Realty. No NHESP filing is not required because all work will occur outside the Priority Habitat Boundary.

Findings and Conditions

1. The proposed 20,000 square foot industrial warehouse building, to be constructed in two phases, is a permitted use in the Industrial District
2. The site plan demonstrates compliance with site plan review evaluation guidelines in Montague Zoning Bylaws section 9.1.6.
3. The stormwater management plan is compliant with the Planning Board's Stormwater Management Policy.

Issuance of site plan approval to Caluwe, Inc. to permit construction of an industrial building exceeding 3,000 square feet at 0 Industrial Boulevard (Assessors Map 17 Lot 58), in accordance with the plans on file and subject to the following conditions

1. Signage: No more than one (1) ground mounted sign up to thirty-two (32) square feet in area, and in accordance with Zoning Bylaw Section 7.1, may be erected on the premises, including signage for tenants.
2. Exterior Storage: No open storage shall be permitted which would be detrimental to the attractiveness of the adjacent property.
3. Landscaping: The land between Industrial Boulevard and the building shall be suitably landscaped and maintained. Select existing mature trees in this area should remain in order to maintain a natural atmosphere in the Airport Industrial Park. Those tree should be flagged in the field and approved by the Town Planner before site work begins. Any plantings on the site shall use native species.
4. Modification of Approval: Any proposed changes from the approved final plans shall be submitted to the Board and approved if consistent with the application and the findings and conditions in this approval.

MOTION to issue site plan approval with finding and conditions as stated for SP#2020-03 by R.S. Vote E.I (Yes), F.B.(Yes), G.C. (Yes) R.S.(Yes). MOTION PASSED UNANIMOUSLY

7:05 Bob Obear joined the meeting

7:06 PM SP #2020-04 Site Plan Review-by River Bluff Realty LLC, 27 Industrial Blvd for construction of a 60'x 238'(14,280Sqft) addition to the rear of the existing building at 27 Industrial Boulevard (Occupied by Field Services/ Atlantic Golf and Turf), pursuant to Montague Zoning Bylaw Section 9.1.2 (a)

Present: George Dole- contractor

George Dole: Provided an overview. No expected impact on traffic is reported. The addition is on the rear- not visible from any public way. No jobs will be created. The addition will permit more warehousing and improved loading for the current operation.

W.R. reported no comments by department heads. Per the Airport, a crane permit would be required, if needed. WR reviewed the current file that allowed the former Hallmark School to expand. The project was also reviewed for consistency with the Airport Industrial Park Covenants.

All parties agreed there is more parking/blacktop than will ever be needed and it is good thing to have expansion over existing blacktopped areas.

Findings and Conditions:

1. The proposed 60'x 238' building addition will support expansion of a warehousing operation, which is a permitted use in the Industrial District
2. The site plan improvements made for SPR 01-2004, to our knowledge were completed in accordance with the approved plans. The premises has since transitioned from an educational use to warehousing.
3. The site plan for the addition demonstrates compliance with site plan review evaluation guidelines in Montague Zoning Bylaws section 9.1.6.
4. The stormwater management plan is compliant with the Planning Board's Stormwater Management Policy. No new impervious surface is being added and thus the existing stormwater system is sized to accept the capacity from the expansion

Vote:

Issuance of site plan approval to River Bluff Realty, Inc. to permit construction of an industrial building exceeding 3,000 square feet at 0 Industrial Boulevard (Assessors Map 17 Lot 40), in accordance with the plans on file and subject to the following conditions

1. The addition must connect to the 2004 on-site stormwater management system.
2. The existing stormwater management must be maintained in accordance with the approved operation and maintenance plan.
3. No open storage shall be permitted on site which would be detrimental to the attractiveness of the adjacent property.
4. Modification of Approval: Any proposed changes from the approved final plans shall be submitted to the Board and approved if consistent with the application and the findings and conditions in this approval.

MOTION by R.S. to issue site plan approval with findings and conditions as stated for SP#2020-04 Vote E.I (Yes), F.B.(Yes), G.C. (Yes) R.S.(Yes), R.O.(Yes) MOTION PASSED

7:18PM-ANR 2020-01 filed by Karl Garbiel –for property identified as 0 Old Greenfield Road (Assessors Map 39 lots 4 and 37).

WR: Applicant seeks endorsement that a lot line adjustment is not subject to subdivision approval. Approval would allow 35 acres to be put into an agricultural preservation restriction. No new lots are being created. W.R recommends that the Board authorize the lot line adjustment, and to authorize the Chair to sign on behalf of the Board. No public comments.

MOTION to endorse ANR #2020-01 by R.S . Vote E.I.(Yes), F.B.(Yes), G.C.(Yes) R.S.(Yes), B.O.(Yes) MOTION PASSED 7:23PM MOTION PASSED

7:05PM Planner Report:

- Withdrawal of SP2020-02-42 Canal Road- Planner reported that the application has been withdrawn by the applicant.
- Zoning Discussion of the Avenue A Southern Corridor: The Board discussed the merits of rezoning the Montague machine site to Historic-Industrial or General Business. Ultimately, there was consensus that GB would provide the most flexibility in achieving adaptive reuse of the property- since preserving the building is not necessarily the priority. Both options (HI or GB) allow housing/mixed use. The goal is to have zoning that encourage adaptive reuse and allows development that can be harmonious with the existing neighborhood. The current “industrial” zoning does not achieve that. Planning Department will revise zoning proposal for consideration at a future meeting.

MOTION by R.S. to adjourn. Seconded by G.C VOTE: E.I (Yes), F.B.(Yes), G.C. (Yes) R.S.(Yes), R.O.(Yes. MOTION PASSES 7:22PM

Approved by: _____ Date: _____