



# **MONTAGUE ZONING BOARD OF APPEALS**

Town Hall, One Avenue A, Turners Falls, MA 01376 (413) 863 3200 ex 206

## **Zoning Board Application**

### **For Office Use Only:**

Application #: \_\_\_\_\_ Received by Building Dept: \_\_\_\_\_  
Reference #: \_\_\_\_\_ Filed with Town Clerk: \_\_\_\_\_  
Fee Paid: \$ \_\_\_\_\_ (65 days from date filed): \_\_\_\_\_  
Public Hearing Date: \_\_\_\_\_  
Decision Date: \_\_\_\_\_  
Book #: \_\_\_\_\_ Page #: \_\_\_\_\_ Town Clerk

### **APPLICANT INFORMATION:**

Applicant: Town of Montague c/o Steven Ellis  
Address: One Avenue A  
Turners Falls, MA 01376  
  
Telephone: (401) 863-3200 ext. 110  
Fax: (413) 863-3231  
Email: townadmin@montague-ma.gov

### **ATTORNEY/DESIGNER/CONSULTANT:**

SMMA  
Address: 1000 Mass Ave  
Cambridge, MA 02138  
  
Telephone: (617) 520-9428  
Fax: (617) 354-5758  
Email: cracine@smma.com

### **TYPE OF APPLICATION:**

- ☒ Special Permit ☐ Variance  
☐ Comprehensive Permit ☒ Site Plan Review  
☐ Appeal from Decision of Building Inspector

### **PROPERTY INFORMATION:**

Property Address/Description:  
Wooded property located SW of the intersection of  
Turnpike Road and Turner Falls Road, just SW of  
178 & 180 Turnpike Road (Police and Fire Stations)

### **PROPERTY OWNER:**

(if different from applicant)  
Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_

### **DEED OF PROPERTY RECORDED IN:**

☒ Franklin Cty. Reg. of Deeds  
Book: 5452 Page: 82  
Map/Parcel: 21 / 005  
Zoning District: Neighborhood Business (NB)

**APPLICABLE ZONING BYLAW SECTION(S):** 5.5.1, 5.5.3, 7.4.4, 9.1, 9.2, 7.26(b)

\_\_\_\_\_  
Signature of applicant(s)

\_\_\_\_\_  
Signature of property owner(s)

*To be filled out by Montague Building Inspector:*

\_\_\_\_\_  
Date Received

\_\_\_\_\_  
Montague Building Inspector

**NATURE OF REQUEST AND BRIEF DESCRIPTION OF PROJECT:**

*Pursuant to the provisions of Chapter 40A of the General Laws of the Commonwealth of Massachusetts and the Montague Zoning Bylaws, application is hereby made to the Montague Zoning Board of Appeals to do the following:*

Construct a new Department of Public Works facility that will serve the Town of Montague. The facility will consist of an approximately 28,600 square-foot building, a 4,500 square-foot salt shed, and a 2,400 square-foot material shed. The proposed scope of site work consists of parking and circulation areas around the new building, modifications to the existing shared access drive serving the Fire Station and Police Station off of Turners Falls Road, associated stormwater management, utilities, and landscaping.

The proposed building height of 30.50 feet exceeds the 28-foot maximum allowed in Section 5.5.1 of the Zoning Bylaw in the Neighborhood Business District. A special permit for dimensional relief from this requirement is sought.

Proponent also seeks to utilize the existing access drive off of Turner Falls Road for vehicular entry into the site and vehicular exit out of the site. A special permit to use this access drive as a "Common Driveway" is being sought.

**WAIVER(S) ARE REQUESTED FROM:**

*If you are requesting a waiver from any of the plan requirements, please list them below, along with your reasons. The Board shall have the right to modify or waive any of the submittal requirements, or to request additional information necessary to render a decision.*

Waiver from 10% minimum landscaped open space within interior of parking lot (per Bylaw Section 7.2.6(b)) Requirement cannot be met due to circulation areas needed for truck turning and maneuvering around the site.



## MONTAGUE BOARD OF ASSESSORS

ONE AVENUE A, TURNERS FALLS, MA 01376

413-863-3200 X204

Fax 413-863-3228

Paul J. Emery, Chairman

Teresa A. Miner

Ann M. Cenzano

Karen M. Tonelli, M.A.A.

Director of Assessing

# REQUEST FOR ABUTTERS LIST

Name of Owner of Record: Town of Montague  
Contact Person: Steven Ellis - Town Administrator  
Mailing Address (or email): One Avenue A, Turners Falls, MA 01376  
Telephone No: (413) 863-3200 ext. 110

### Please specify type of quest:

☐ Direct Abutter    ☐ Conservation I00' x Zoning/Planning 300'    ☐ ABCC Liquor License-see below

(for all Liquor license requests, an abutters list of 500 feet needs to be processed in order to identify all churches, synagogues, hospital and public and private elementary or secondary schools, then an abutters list for all direct abutters defined as "is a person whose property directly touches the proposed premises-not someone across the street".)

**Locus:** See Attached

Address and Parcel Id of subject parcel(s): Map 21 / Lot 005 (No Street Address)

**Fees:** By Town

Please note that there is fee of \$25.00 for each parcel to be certified. This fee is not required for special permit or site plan review. Please forward this form, along with the fee, to the Board of Assessors Office. Please allow ten days to process. If requested, the list can be emailed to you in PDF format.

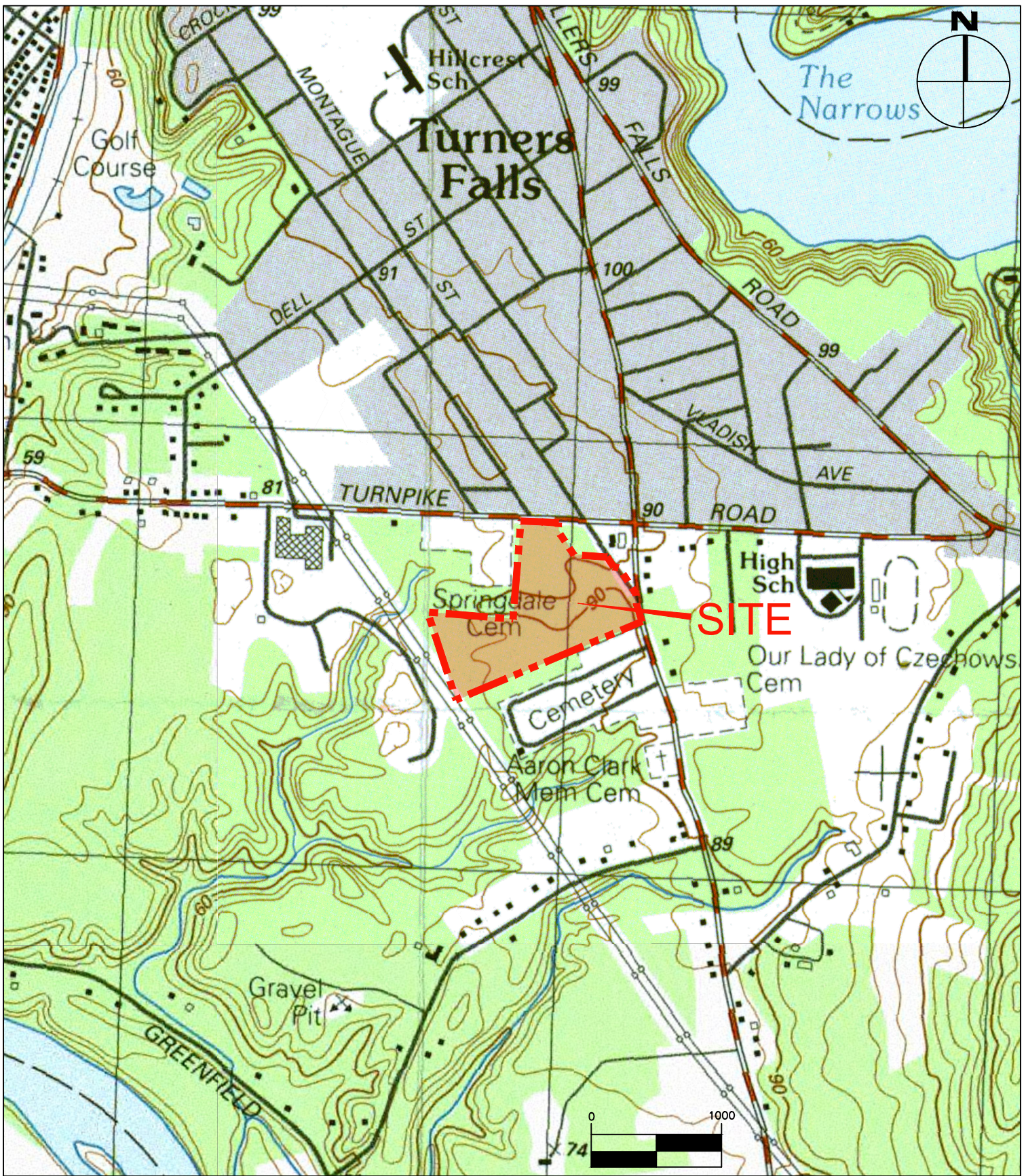
Our office will provide a list certifying the names and addresses of abutters to the subject parcel as of the time of the last assessment for taxation made by the Town of Montague.

**ASSESSORS USE ONLY:**

**Processed date:**

**By:**





# FIG. 1

LOCUS MAP

DATE: 04/10/2019  
 ISSUE: PERMIT  
 SCALE: 1" = 1000'  
 REF:  
 DR BY: CJR  
 CK BY: PSG

MONTAGUE DPW

TURNERS FALLS ROAD  
 TURNERS FALLS, MA 01376

JOB NO.: 19029

**SMMA**

Symmes Maini & McKee Associates  
 400 WESTMINSTER STREET  
 PROVIDENCE, RI 02903

401.421.0447 Fax 800.648.4920