

# Montague Planning Board

One Avenue A, Turners Falls, MA 01376 (413) 863-3200 Ext 207 Fax: (413) 863-3222 Email: [planner@montague-ma.gov](mailto:planner@montague-ma.gov)

**March 22, 2016 7:00 PM**

Town Hall – Upstairs Meeting Room

One Avenue A

Turners Falls, MA 01376

## MEETING MINUTES

**Members Present:** Ron Sicard – Chair, Fred Bowman, Bob Obear, and Bruce Young

**Members Absent:** George Cooke

**Staff Present:** Walter Ramsey, AICP- Town Planner

Ron Sicard opened the meeting at 7:00 PM.

**Approval of Minutes:** Motion by Bruce Young to accept the January 26, 2016 minutes. Seconded by Bob Obear. Motion passed.

### Public Hearing To Consider A Zoning Bylaw Amendment to Section 6.3.3 Driveway Regulations

The Board held a hearing to consider an amendment to Montague Zoning Bylaws sections 6.3.3 pertaining to driveway regulations for residences with a setback of 500 feet or more from an accepted way. The proposed amendment will reduce the minimum driveway width from 20 to 16 feet, require passing turnouts every 300 feet, and allow relief by special permit from the Planning Board.

This bylaw was initially discussed in May and June 2015 and there has been a variance given to a Swamp Road residence under this bylaw.

Nobody was present. The two fire chiefs were consulted in June 2015 and the proposed language incorporates their concerns.

Planner researched access width for emergency vehicles. After speaking with Chief Escott he confirmed that a fire trucks width is 9 feet 9 inches, so a 16 foot driveway would be adequate to accommodate emergency vehicles. A grade of no greater than 10% or a curve radius not less than 30 feet was the feedback given by then Chief Greene of the Montague Center Fire Department. There was no other feedback in person, by email or in writing.

Motion by Ron Sicard for the Planning Board to recommend an affirmative vote from Town Meeting to amend Montague Zoning Bylaws Section 6.3.3 in the following manner:

Strike text from section 6.3.3 and replace it with the following text:

“For Residences with a setback of 500 feet or more from an accepted way, a driveway for such residence must have a grade of no greater than 10%, a curve radius not less than 30 feet, **passing turnouts with a width of 20 feet and length of 35 feet that are spaced no more than 300 feet between turnouts or terminus of the driveway, a turnaround area with a minimum 30 foot turn around radius and that the driveway be no less than 16 feet in width over its entire length. The Planning Board may issue a Special Permit to allow relief for any of the requirements in this section.**”

Motion was seconded by Bob Obear.

Roll Call Vote: Bowman- AYE, Young- AYE, Obear- AYE, Sicard- AYE- Motion Passed Unanimously.

**Subdivision Approval Not Required Endorsement (ANR) #2016-01 filed by Donna J & Francis Jackman of 171 Wendell Road Montague, MA 01351.** Applicant seeks endorsement that the creation of a new parcel from Assessors Map 35 Lot 25 located at 161 Wendell Road does not constitute a subdivision because every lot shown on the proposed plan has sufficient frontage and access as is presently required in the Montague Zoning Bylaws.

**Guests:** Francis Jackman - owner

Most of the current Jackman property is surrounded by state owned land. The parcel has two frontage points and the parcel is zoned Agricultural Forestry 4 with a zoning of 200 feet of frontage required. Planner reported that both the new and remaining parcels have the requisite frontage and adequate access.

Motion by Ron Sicard to endorse ANR# 2016-01 filed by Donna J and Francis Jackman of 171 Wendell Road as presented. Seconded by Bob Obear. Motion passed.

### **Planner Report**

- Consider potential for a Road Preservation Bylaw – The FRCOG drafted a model road preservation bylaw. This is a tool being considered by local communities to regulate the proposed NED pipeline. The federal regulators (FERC) is likely to honor local bylaws as long as it is on the books before the pipeline is permitted. This bylaw, as drafted, would require permits for industrial and large scale projects that will have impact on local roads. The large scale projects like the pipeline would require the applicant to be permitted by the Selectmen and a bond secured for the use of municipal roads. The way the bylaw is currently written there are at least 7 existing industries in Montague that would have to get permits. The addition regulation on existing industry may be an unintended consequence of such a bylaw. At this point, Walter Ramsey, Town Planner doesn't recommend the bylaw. It is more appropriately suited for smaller town without an industrial base and well-built road. The Board concurred. He reported that the FRCOG is however, currently working on a road impact study that would help to measure and mitigate the impacts of the pipeline project.
- Review conceptual site plan for proposed municipal parking facility corner of 3rd and Canal St. A conceptual site plan was shared with the Planning Board for their feedback. Currently there is an alley way that runs and services the two houses on Canal Street. In order to keep that alley way open while creating a parking area a curb cut would have to be eliminated and extend access into the parking lot with signage. The parking lot is being created for Third Street businesses, future Mill Redevelopment access and the Shea Theater. The lot will have 26 spaces. This has been in the planning stages for over 12 years and is identified as an action item in the Downtown Livability Plan and Strathmore Mill Redevelopment Strategy. It is a former Brownfield site. The Board agreed with the concept plan. This was presentation for feedback only. There will be a formal Site Plan Review process before the Zoning Board of Appeals.

**Next scheduled meeting:** April 26, 2016 at 7:00 PM

Motion by Bruce Young at 7:39 PM to adjourn the meeting. Seconded by Bob Obear. Motion passed unanimously.

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

**Documents:**

January 26, 2016 minutes

Zoning Bylaw Amendment 6.3.3 – Driveway Regulations

ANR #2016-01- Jackman

Conceptual Site Plan For Proposed Parking Facility Corner of 3<sup>rd</sup> & Canal St.