



Planning Board
TOWN OF MONTAGUE
 One Avenue A, Turners Falls, MA 01376

RECORD OF PLANNING BOARD DECISION & VOTE

Applicant BJB Realty, LLC
Address PO Box 88 Turners Falls, MA
Owner BJB Realty, LLC

Date: August 27, 2013

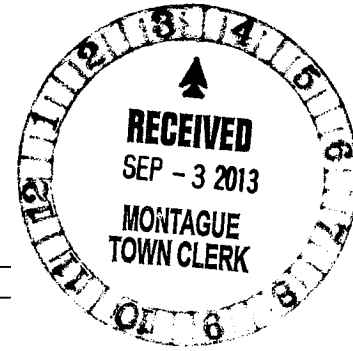
Case No. SP#2013-02

Premises Affected
36 Industrial Boulevard
Turners Falls, MA 01376
Assessors Map 17, Lot 45

Special Permit (x)
Site Plan Review()

Pursuant to Montague Zoning Bylaws Section:
Section 5.2.6(c) to allow the construction of a building
over 10,00 square feet in an Industrial District.

Public hearing: August 27, 2013



Final Approved Plans and documents

1. Application, Environmental Impact Statement & Supporting Documents: Proposed Building Addition at 36 Industrial Boulevard. Prepared by R. Levesque Associates, Inc. Dated 8/6/13
2. Proposed Building Addition: 36 Industrial Boulevard Turners Falls, MA 01376. Stamped by Gary P. Weiner P.E..Dated 8/1/13.

The Board Finds:

1. The Applicant has demonstrated compliance with the Planning Board's conditions for a site plan approval on July 10, 2007 for the original 9,600 square foot structure
2. A Special Permit is required because the 4,800 square foot warehouse addition results in a cumulative building area greater than 10,000 square feet.
3. The proposed use of the building as a warehouse requires 3 parking spaces under section 6.2.1, to accommodate one space per employee.
4. Based on the foregoing, the Planning Board finds that the proposed expanded facility will not be of substantial harm to the neighborhood, or to the natural resources or infrastructure of the Town, will not create nuisance, hazards or congestion and will not derogate from the intent of the Zoning Bylaws of the Town of Montague.

The Board Votes:

To issue a special permit to BJB Realty, LLC under Montague Zoning Bylaws Section 5.2.6 9(c) to allow the construction of a building over 10,000 square feet in an Industrial District, subject to the following conditions:

1. The nine (9) space parking lot shown on the plan is approved. This lot shall be constructed if a more traffic dependent business becomes a tenant in the future. The owner is responsible for the site to meet the parking requirements of the Montague Zoning Bylaw.
2. The Planning Board reserves the right to review all parking lot lighting for the construction of the front parking area.
3. All lighting for the facility shall be designed and installed to be directed downward and to avoid illumination beyond the property line. This is understood to include matching wall pack lights on each of the three sides of the addition.
4. Any proposed changes from approved final plans shall be submitted to the Board and approved if consistent with the application and the findings and conditions stated in this approval. Significant changes in the site plan shall be reviewed by the Board, which may allow the changes without further hearings if they are determined to be within the project scope and consistent with findings and conditions. The Board reserves the right to hold further public hearings on changes to the site plan that are determined to be outside of the project scope. Approval shall not be unreasonably withheld.

The vote of the Montague Planning Board on 8/27/13 was as follows:

- | | | | |
|-----------------------------|------------|----------------------------|------------|
| 1. <u>Ron Sicard, Chair</u> | <u>AYE</u> | 3. <u>George Cooke</u> | <u>AYE</u> |
| 2. <u>Robert Obear</u> | <u>AYE</u> | 4. <u>Fredreric Bowman</u> | <u>AYE</u> |

PLANNING BOARD

By:

Ron Sicard
 Ron Sicard, Chair

Walter Ramsey
 Walter Ramsey AICP, Clerk

Received for filing by Town Clerk:

I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN 20 DAYS FROM THE DATE THAT THIS
DECISION WAS FILED WITH THE TOWN CLERK

Montague Town Clerk

Date

Received and entered with the Register of Deeds in the County of Franklin, Book _____ Page _____

_____ at _____
Date Time

ATTEST

Register of Deeds

Notice to be recorded by Landowner.