



Agenda
Montague
Planning Board Meeting

April 4, 2019, 10:00 am

1. Call to Order

2. Approval of Minutes

The minutes of the previous meetings are attached for review and approval.

Possible Motion:

To approve the January 8, 2019 Planning Board minutes.

Possible Motion:

To approve the January 28, 2019 Planning Board minutes.

Possible Motion:

To approve the February 19, 2019 Planning Board minutes.

Possible Motion:

To approve the March 7, 2019 Planning Board minutes.

3. Items to be Addressed

3.1 Inclusions East property

APM has agreed to donate a parcel of property to Inclusions East for their new development. The attached plan has been revised to show the right-of-way access to the property. There has yet to be a servicing plan submitted for the property. This property does not front on a street but could be considered a "flag lot" and be allowed with smaller frontage as per Section 14.7.1 of the Zoning Bylaw.

From the Zoning Bylaw:

2.1.49 Lot means a parcel of land described in a deed or as shown in a registered plan of subdivision; - **Corner lot** means a lot situated at the intersecting corner of two or more streets; - **Flag lot** means a lot located on the interior of a block with access provided by a driveway running beside the lot at the front of the block; - **Interior lot** means a lot abutting only one street the full width of the lot; - **Through lot** means a lot that is not a corner lot that abuts two streets;

14.7.1 Reduced Frontage for Shared Accesses

Where two or more commercial lots share a common access to a street and/or access to a traffic controlled intersection, Council may approve a development with a reduced lot frontage.

3.2 Affleck Development (subdivision request)

The Affecks are requesting that the Planning Board consider allowing them to subdivide their property. This property does not front on a street but could be considered a "flag lot" and be allowed with smaller frontage as per Section 14.7.1 of the Zoning Bylaw. They would like to be able to build two more apartments on the other parcel but need to sell the two current apartments to free up capital to do so.

3.3 Variance letters for APM apartment

The variance letters for the proposed APM apartment were sent to the land owners within 200' of the apartment property. The Development Officer would like a motion approving such. The letters state that objections must be received by April 4, 2019, and a recommendation from the Planning Board should go to Council. It is Council's duty to pass a motion to allow the variance or not.

Possible Motion:

To follow the Zoning Bylaw and send the variance letters for the proposed APM apartment complex only to the owners within 200' of the proposed apartment property.

Possible Motion:

If no objections are received from businesses or people in the 200' buffer from the requested variance, the Planning Board recommends to Council to approve the variance.

3.4 APM 56 Unit Apartment - Phase 1 foundation/civil permit

APM has submitted stamped engineering plans for Phase 1 of the apartment building construction. These plans show the servicing and foundation layout of the apartment building. Similar to the Manor and Affleck apartment buildings, PM is requesting approval of the foundation such that they can get started on the ground work and installation of the foundation while the architectural plans are being finalized for the rest of the building. The variance letters have been sent out and are due back on April 4.

3.5 Redevelopment of 541 Main Street

FIDA Enterprises have submitted the attached stamped architectural plan for the redevelopment of 541 Main Street in Montague. The plan has been sent to the Fire Marshall's Office for input and approval. This property was approved for variance already and the plan is in line with what the variance requested.

3.6 George Beck development

George Beck has met with the Planning Officer and is looking to develop a piece of property beside his house. He plans to build a duplex on the property and have a 60' right of way to access the rest of the property. He is still developing the final plans but would like to start the build in early May, so Planning Board will need to determine if they will recommend the development before the next scheduled Planning Board meeting which would be May 7, 2019.

4. **Other**

5. **Adjourn**