

Minutes
Town of Three Rivers
Montague Planning Board

May 7, 2019, 10:00a.m.
Montague Fire Department

Members Present: Debbie Johnston
Dot Campbell
Daphne Griffin
David Mabon
Jim Bagnall
Bob Smith

Staff Present: Andy Dagett

1. Call to Order

Debbie Johnston called the meeting to order at 10:00a.m.

2. Approval of Minutes

Moved by: Jim Bagnall
Seconded by: David Mabon

Motion for approval of April 4, 2019 minutes.

Carried

3. Items to be Addressed

3.1 New Affleck apartments

Affleck Construction has applied to build two more 12-unit apartments on the property they own behind the Town Hall. They are basically carbon copies of the first two units, the two properties.

Moved by: Jim Bagnall
Seconded by: Bob Smith

Recommended to Council to approve the level once the subdivision is finalized.

Carried

3.2 Subdivision of 56 Unit Apartment property

APM has made application to subdivide the apartment property.

Moved by: Jim Bagnall

Seconded by: Daphne Griffin

Approve subdivision of parcel Lot 19-1 from PID 934364. Lot 19-1 is rezoned as R-3.

Carried

3.3 Affleck Development (subdivision Request)

The Affleck's 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 parcel but need to sell the two current apartments to free up capital to do so.

Moved by: Jim Bagnall

Seconded by: Daphne Griffin

Recommended to Council to approve the subdivision Section 14.7.1 of the Zoning Bylaw to enable the construction of two more apartment buildings.

Carried

3.4 Inclusions East Property – update

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:

2.149 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.

UPDATE: Planning Board has received written approval for access from Queens Road (attached) but we are still waiting the servicing plan.

4. Other

4.1 Southside Main Street speed issue coming into Town until traffic slows for the lights at the Esso.

4.2 Town Hall location- Planning board may make a recommendation on the location of the Town Hall.

5. Adjourn.

Moved by: Jim Bagnall

Seconded by: Bob Smith

Carried

The meeting was adjourned at 10:50a.m.



Chair Debbie Johnston