MONTAGUE PLANNING BOARD
FORM C1
CERTIFICATE OF DECISION ON DEFINITIVE SUBDIVISION PLAN

DATE: 7/25/2017

APPLICANT
Name of Applicant: Town of Montague Board of Selectmen
Mailing Address: One Avenue A Turners Falls, MA
Email Address: selectsctv@montague-ma.gov Phone #: 413 863 3200
SENT BY CERTIFIED MAIL #: Hand Delivery

Montague Town Clerk
1 Avenue A
Turners Falls, MA 01376

RE: Title of Plan: DEFINITIVE SUBDIVISION Franklin Regional Transit Authority Sandy Lane Montague
Massachusetts

Drawn by: Bruce A. Coombs
P.E.'s or Surveyor's Registration #: 27814
P.E.'s or Surveyor's Phone #: 413-527-3600
Date of Plan: July 11, 2017
Location of land to be subdivided: Sandy Lane
Number of proposed lots: 2

With respect to the above-captioned definitive subdivision plan submitted to the Planning Board of the Town of Montague by Montague Board of Selectmen on May 3, 2017, the Planning Board hereby certifies that:

2. The Board of Health:
   □ Approved the Definitive Plan as presented.
   □ Approved the Definitive Plan with the following conditions as to where buildings or structures may be built or placed without further consent from the Board of Health:
☐ Disapproved the Definitive Plan.
☐ Failed to report on the Definitive Plan, which shall be deemed approval.

3. The Planning Board at an open meeting duly noticed and held on __7/25/2017____, after finding that it was in the public interest and not inconsistent with the intent and purpose of the subdivision control law, voted as follows:

☐ To approve the Definitive Subdivision Plan as presented.
☐ To approve the Definitive Subdivision Plan with the following modifications or waivers:

   Section 4.1.2- Design Standards to reduce required ROW width from 60' to 50', to relax cul-de-sac lengths and turnaround requirements and section 4.5 to not require new street trees every 40'-50'.

☐ To disapprove the Definitive Subdivision Plan, because it failed to comply with the planning board’s rules and regulations and/or the recommendations of the board of health in the following respects:

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The Planning Board adopted the following conditions of approval, which have been:

☐ Endorsed on the plan
☐ Set forth in a separate instrument referenced on the plan

1. The lots upon which buildings may not be erected are: __Lot A__

2. The number of buildings that may be erected on the following lots are: __1__

3. The length of time for which the existing buildings may be maintained on the following lots without further consent by the Planning Board with respect to access are: __N/A__

4. The additional conditions adopted by the Planning Board to further the purposes of the Subdivision Control Law are:

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This decision is subject to appeal in accordance with M.G.L. ch. 41 § 81BB within 20 days after this decision is filed with the Montague Town Clerk.

This approval is subject to the applicant providing an adequate performance guarantee to ensure the construction of ways and installation of municipal services for this subdivision. Failure to provide such
performance guarantee may result in rescission of approval.

MONTAGUE PLANNING BOARD

Chairman

Frederick Baron

[Signatures]