



ZONING BOARD OF APPEALS
TOWN OF MONTAGUE
ONE AVENUE A
TURNERS FALLS, MA 01376

NOTICE OF DECISION & VOTE

Applicant Owner:

Ryan Doherty
292 French King Highway
Gill, MA 01354

Case No. 20-01

Date March 12, 2020

Premises Affected:

37 Central St.
Turners Falls, MA 01376
Assessors' Map 07 Lot 002
F Co. Registry of Deeds: Bk 5237 Pg 329

Special Permit (X)
Variance Application (40A) ()
Section 6 Ch. 40A - Finding ()
Site Plan Review ()

After a public hearing held on:

Wednesday, February 19, 2020

And continued to:

Wednesday, March 4, 2020

THE BOARD OF APPEALS VOTED:

To permit the conversion of a two-family dwelling into a three-family dwelling unit in the RS-1 Zoning District pursuant to Montague Zoning Bylaws Section 5.2.3(b) and to grant dimensional requirement relief pursuant to Section 5.5.1 to allow the use on a pre-existing 6,408 sq. ft. lot where 20,000 sq. ft. is otherwise required and relief to the side yard set back from 10 ft. to 7.5 ft. for the purpose of creating a second egress.

The vote of the Zoning Board of Appeals was as follows:

- | | | | |
|--------------------------------|------------|---------------------------------------|------------|
| 1. <u>John Burek, Chairman</u> | YES | 2. <u>Richard Ruth, Vice-Chairman</u> | YES |
| 3. <u>Alan Ripingill</u> | YES | 4. <u>Alt. Joshua Lively</u> | YES |

Modification and Approval: Any changes proposed shall be reviewed by the Board of Appeals or its designee. The Chairman or designee may approve changes if in conformance with the intent of the Special Permit or may refer it to the Board. Changes consistent with the purpose of this approval may be allowed by the Board without further hearings. Further hearings shall be at the discretion of the Board. Approval shall not be unreasonably withheld.

IMPORTANT: Any appeal from the decision of the Town of Montague Zoning Board of Appeals can be made only to the Court and must be made pursuant to Section 17, Chapter 40A (MGL) as amended, and must be filed in the office of the Town Clerk within twenty (20) days after the date of filing of the decision with the Town Clerk.

Board of Appeals

By _____
John Burek, Chairman

Karen Casey-Chretien, Clerk

Received for filing by Town Clerk: _____
Time Date

Twenty day appeal period ends: _____
Time Date

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

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Notice to be recorded by Landowner