



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

NOTICE OF DECISION & VOTE

Applicant, Owner:

David Norwood
53 East Taylor Hill Road
Montague, MA 01351

Case No. 13-03

Date February 28, 2013

Premises Affected:

55 East Taylor Hill Road
Montague, MA 01351
Assessors' Map 48 Lot 59
F Co. Registry of Deeds: Bk 2634 Pg 159
and 53 East Taylor Hill Road
Assessors' Map 48 Lot 81
F Co. Registry of Deeds: Bk 2808 Pg 2

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

After a public hearing held on:

Wednesday, February 27, 2013

The Board of Appeals finds:

The septic system of 53 East Taylor Hill Road was installed on land of 55 East Taylor Hill Road. The owners of 53 East Taylor Hill Road propose to acquire approximately .85 acres of land with the septic system from 55 East Taylor Hill Road.

THE BOARD OF APPEALS VOTED:

To grant variance to Section 5.4.1 (Minimum lot area - 2 acres) to allow the reconfiguration of the two abutting lots for the purpose of allowing the owners of 53 East Taylor Hill Road to acquire and join the land their septic system occupies to their current lot. The relief will allow a lot area of 1.15 acres of land at 55 East Taylor Hill Road where two acres is otherwise required.

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

- | | | | |
|-------------------------------------|------------|-------------------------------------|------------|
| 1. <u>Ernest L. Brown, Chairman</u> | YES | 2. <u>John Burek, Vice-Chairman</u> | YES |
| 3. <u>Allen Ripingill, Alt.</u> | YES | 4. <u>Robert Sojka</u> | YES |
| 5. <u>Richard Ruth, Alt</u> | YES | | |

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 _____
Ernest L. Brown, 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