



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

**NOTICE OF DECISION & VOTE**

**Applicant Owner:**

Richard Young  
84 Federal Street, Millers Falls, MA 01349

Case No. 13-04

Date April 30, 2013

**Premises Affected:**

12 Franklin Street, Millers Falls, MA  
Assessors' Map 29 Lots 31 and 33  
F Co. Registry of Deeds: Bk 06091 Pg132

Special Permit (X)  
Variance Application (40A) (X)  
Site Plan Review ( )

After a public hearing held on:

Wednesday, April 10, 2013

**The Board of Appeals finds:**

- The front building of 4 units was in very poor condition.
- The 2 rear units were authorized by SP #04-39 granted in 2004 but never completed.
- Gutting of old section revealed structural deficiencies that were a financial and design constraint for a viable renovation.
- The 8 units are proposed are single bedroom units.
- The lot is one of the largest in the downtown area
- High groundwater is found in the immediate and down gradient neighborhood.

**THE BOARD OF APPEALS VOTED:**

To grant Special Permit(s) to expand a multi-family use in a Neighborhood Business District to 8 units (Section 5.2.10(b)) on a lot of .46 acre where public water and sewer is available (Section 5.4.1(c)). Approval is for the construction of 8 townhouse style units and a ninth "owners unit" for, mechanical equipment, laundry facilities or other building services or shared uses. Six units will front at or near the building line of the street. Two of the residential units may be in an unconnected building not fronting on the street line. Parking shall be provided on site behind the 6 unit building.

**Conditions:** Site drainage shall substantially comply with Best Management Practices as referenced the town of Montague Stormwater Management Policy for connection to a public Stormwater Drain System. Infiltration shall be discouraged as a design alternative due to existing high groundwater conditions and proximity to other dwellings. Design and approval of conditions shall be reviewed by the DPW and Conservation Commission for recommendations to the Board of Appeals.

**The votes of the Board of Appeals was as follows:**

**Special Permit:**

1. Ernest L. Brown, Chairman **YES with Conditions**
2. John Reynolds **YES with Conditions**

