



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Waidlich Revocable Trust
Jon H. Waidlich, Trustee
156 East Mineral Rd.
Millers Falls, MA 01349

Case No. 14-05
Date September 11, 2014

After a public hearing held on:
Wednesday, September 10, 2013

Premises Affected:

130 East Mineral Rd.
Millers Falls, MA 01376
Part of Assessors' Map 25 Lot 23
F Co. Registry of Deeds: Bk 6512 Pg 68

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

The Board of Appeals finds:

- The full parcel of 75 acres is protected by a conservation restriction that limits the size of the allowed house lot to 3.88 acres.
- The variance request is minimal while there is no public benefit and considerable hardship in a strict enforcement of a 4 acre requirement that would have the effect of stopping the use of the house lot.

THE BOARD OF APPEALS VOTED:

To grant variance to minimum lot area (Section 5.4.1) from 4 acres to 3.88 acres.

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

- | | | | |
|--------------------------|------------|---------------------------|------------|
| 1. <u>John Reynolds</u> | YES | 2. <u>Robert Sojka</u> | YES |
| 3. <u>Ericka Almeida</u> | YES | 4. <u>Allen Ripingill</u> | YES |
| 5. <u>Richard Ruth</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