



BOARD OF APPEALS

Town of Montague

1 Avenue A

Turners Falls, MA 01376

(413) 863-3203

FAX: (413) 863-3222

PUBLIC MEETING

AGENDA

May 11, 2011

7:30 PM in the Upstairs Hearing Room

(Hearings rooms have changed from downstairs to upstairs)

7:30 PM

#11-02

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, May 11, 2011 at 7:30 p.m. in the Montague Town Hall, Downstairs Conference Room, One Avenue A, Turners Falls, MA at the request of Kenneth J. Cook, d/b/a Adams Donut Shop, for a Special Permit; pursuant to Section 5.2.11(b) of the Montague Zoning Bylaws. The request is to allow the modification and re-use of an existing drive-through feature for customer service.

The above named property is located at 191 Avenue A, Turners Falls, MA, and identified as Assessor's Map 3 Lot 36.

7:45 PM

#11-03

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, May 11, 2011 at 7:45 p.m. in the Montague Town Hall, Down stairs Conference Room, One Avenue A, Turners Falls, MA at the request of James R. Baker for a Special Permit for dimensional relief pursuant to Sections 5.4.1(c) and 5.4.3(c) (Exceptions to minimum lot area and frontage) of the Montague Zoning Bylaws. The request is to allow the conversion of the second floor to a single dwelling unit and leaving the first floor as a commercial use.

The above named property is the former Millers Falls Fire Station located at 5 Bridge St., Millers Falls, MA, and identified as Assessor's Map 29 Lot 11.

8:00 PM

#11-04

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, May 11, 2011 at 8:00 p.m. in the Montague Town Hall, down stairs Conference Room, One Avenue A, Turners Falls, MA at the request of Susan Durkee for a Special Permit pursuant to Section 7.4 (Accessory

Apartments) of the Montague Zoning Bylaws. The request is to allow the continued use of an Accessory Apartment conversion in a single-family dwelling.

The above named property is located at 7 Newton Lane, Montague, MA, and identified as Assessor's Map 43 Lot 96.

**8:15 PM
#11-05**

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, May 11, 2011 at 8:15 p.m. in the Montague Town Hall, downstairs Conference Room, One Avenue A, Turners Falls, MA at the request of Laurel Realty Trust by Dorothy E. Spencer for a Special Permit pursuant to Section 5.1.4 (alterations of a non-conforming use) for the replacement of a previously removed mobile home with a new 14' x 70' mobile home with a 25' x 12', carport and 10' x 10' shed.

The above named property is located at Laurel Park, Lot #9, Laurel Lane, Montague, MA, and identified as Assessor's Map 22 Lot 12.

8:30 PM

121 Turners Falls Rd., Arnold Houle: misuse of residential property at the request of the Board of Health Director.