



ZONING BOARD of APPEALS

Town of Montague

1 Avenue A

Turners Falls, MA 01376

(413) 863-3203

FAX: (413) 863-3222

PUBLIC MEETING AGENDA

Wednesday, April 10, 2013

7:30 PM in the Downstairs Meeting Room

1 Avenue A

Turners Falls, MA 01376

MEETING BEING TAPED:

**7:30 PM
#13-04**

NOTICE OF PUBLIC HEARING #13-04:

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, April 10, 2013 at 7:30 p.m. in the Montague Town Hall, Downstairs Conference Room, One Avenue A, Turners Falls, MA at the request of Richard Young for Special Permit(s) to expand a multi-family use in a Neighborhood Business District from 6 units to 8 units (Section 5.2.10(b)) and allow reduction in minimum lot area to .46 acre where public water and sewer is available (Section 5.4.1(c)) and Variance of Section 5.4.7 (minimum floor area of 700 sq. ft.) to 576 square per dwelling unit.

The request is to allow for the demolition and removal of a 4 unit building with a 2 unit addition on approximately .46 acres of land. It is proposed to be replaced by a new 8 unit townhouse style building of single bedroom dwelling units. Each dwelling unit is proposed to be 2 stories and approximately 576 square feet of floor area. Also included is an "owners" unit for, mechanical equipment, laundry facilities and other building services or shared uses.

The above named property is located at 12 Franklin St., Millers Falls, MA, and identified as Assessor's Map 29 Lot 31 and 33

**7:45 PM
#13-05**

NOTICE OF PUBLIC HEARING #13-05:

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, April 10, 2013 at 7:45 p.m. in the Montague Town Hall, Downstairs Conference Room, One Avenue A, Turners Falls, MA at the request of Threshold Cooperative, Inc by Andrew Huckins for a Special Permit for residential use in a Historic Industrial District (Section 5.2.12(b)) a Special Permit to reduce minimum lot frontage to 40 feet where public water and sewer are available (Section 5.4.1(c)) and a Special Permit to alter a non-conforming building

and/or Variance to Section 5.4.7 to construct a residential deck and a commercial entrance in the rear yard setback, of the Montague Zoning Bylaws.

The requests are to allow the renovation of a storage building into artist studios with a performance/assembly space and a single 5 bedroom residential unit. The building is proposed to have a 60' x 14 rear commercial entry approximately 7.5 feet from the rear property line and a 12 x 16, residential deck approximately 10 feet from the rear property line

The above named property is located at 15 Power Street, formally the RR Salvage annex, and identified as Assessor's Map 3 Lot 89.

8:00

Notice of Public Hearing Continued from February 27 to April 10, 2013:

#13-01 (Con't) Notice is hereby given that the Montague Zoning Board of Appeals will hold a continued public hearing on Wednesday, April 10, 2013 at 8:00 p.m. in the Montague Town Hall, Downstairs Conference Room, One Avenue A, Turners Falls, MA at the request of Dale M. Jones for a Special Permit pursuant to Section 5.1.4 (alterations of a non-conforming use and structure), a Special Permit to reduce minimum lot frontage to about 85 feet where public water and sewer are available and Variance, if determined to be needed, to Section 5.4.4 (Minimum side yard setback) of the Montague Zoning Bylaws.

The altered request is to allow the removal of a 12' x 40' seasonal cabin on an Industrial Zoned lot (Lot 60) to be replaced with a redesigned single family home on a merger of the lot with another narrow abutting Industrial Zoned lot (Lots 61). The new proposal intends to meet dimensional setbacks.

The above named property is located at 97 Lake Pleasant Rd., Lake Pleasant, MA, and identified as Assessor's Map 33 Lot 60 and additionally Lot 61.

Votes may be taken

8:15

St. Anne's

Warner St. subdivision

Fee Increase

Topics not anticipated covered in the 48 hour posting requirement.