



ZONING BOARD of APPEALS

Town of Montague

1 Avenue A

Turners Falls, MA 01376

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ZONING BOARD OF APPEALS MEETING MINUTES **JULY 14, 2010**

John Reynolds made the motion on August 18, 2010 to approve the minutes of July 14, 2010. Second by John Burek and approved unanimously. Ernest L. Brown – Aye, John Burek – Aye, Dennis Booska – Aye, John Reynolds – Aye, Robert Sojka – Aye.

Hearing #10-11 Warner St., Turners Falls, MA

Meeting was opened at 8:08 pm. Hearing was held the Montague Town Hall, Upstairs Conference Room at One Avenue A, Turners Falls, MA. Present were Ernest L. Brown – Chairman, John Burek – Vice Chairman, John Reynolds – Member, Robert Sojka – Member, Ericka Almeida – Alternate Member, David Jensen – Zoning Enforcement Officer, Karen Casey-Chretien – Zoning Board Clerk the applicant Pioneer Valley Habitat for Humanity, Michael Brown – Superintendent of the Turners Falls Water Dist., Kip and Sue Dresser, Rev. Stanley Aksamit, Doris McLeod, Gary Snyder, Jim Van Natta, Donald Momaney, Jamie and Walter Rodovich, Peter Jessop, M. J. Adams, Cindy and Byron Caplice. Dennis Booska – Member absent.

Karen Casey-Chretien reads Public Notice, 19 Notices were sent, 3 returned, 1 object, 2 did not object.

The Board of Appeals voted: To deny without prejudice the Special Permit request for a reduction in the frontage requirement for 3 lots to 20 feet.

The Board states the following concerns:

Length of driveways, sewer laterals, water service taps;

Configuration of the end of the road for snow removal, trash pick up, fire department access and hydrant location; and

Adequacy and performance of the current Warner Street combined sewer

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

Ernest L. Brown, Chairman YES

John Burek, Vice-Chairman YES

John Reynolds, Member YES

Robert Sojka, Member YES

Ericka Almeida, Alternate YES

Dennis Booska, Member ABSENT