

# ***BOARD OF APPEALS***

## ***Town of Montague***

*1 Avenue A*

*Turners Falls, MA 01376*

**CORRECTED**

### **NOTICE OF PUBLIC HEARING**

**#15-13**

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, December 2, 2015 at 7:30 p.m. in the Montague Town Hall, Upstairs Conference Room, One Avenue A, Turners Falls, MA at the request of Powers Block Properties LLC by Robert Obear for a Special Permit to allow the conversion of the upper floors of an existing commercial garage at 34-R East Main St. (lot 179) to a single apartment retaining the lower level as commercial garage/storage. The property will be merged with lot 178 (34 East Main St.) creating multiple principal uses on one lot (as allowed by ZBA Case #12-14). A Special Permit is requested pursuant to Sections 5.4.1(c), 5.4.3 (c) (minimum lot area & frontage) and Section 5.1.4 (alterations of non-conforming uses & structures) of the Montague Zoning Bylaws. The request seeks clarifications by Appeal of the Inspector of Buildings interpretation of Section 5.2.11(a) of "street level" and "accessory use".

The above named property is located at 34-R E. Main St., Millers Falls, MA, and identified as Assessor's Map 29 Lot 179 (also: Map 29 Lot 177) .

BY \_\_\_\_\_  
Ernest L. Brown, Chairman  
Montague Zoning Board of Appeals

cc: Town Clerk  
Applicant  
Abutting Property Owners  
Planning Board/Town Planner/Conservation Commission  
Planning Boards of Abutting Towns  
Greenfield Recorder  
WHAI  
Zoning Board Members  
Board of Selectmen/Town Administrator  
Highway Superintendent  
Water Department  
Board of Health  
Waste Water Treatment Plant  
Police Department  
Fire Department  
Airport Commission