



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

**NOTICE OF DECISION & VOTE**

**Applicant**

Susan A. SanSoucie, Library Director

**Date** January 11, 2001

**Case No.** 01-01a

**Owner:**

Richard Broderick

**Address** 36 K Street  
Turners Falls, MA

**Premises Affected**

Assessors Map 3 Lot 39  
36 K Street  
Turners Falls, MA

Special Permit Application (40A) (X)  
Variance Application (40A) (X)

After a public hearing held on Wednesday, January 10, 2001

**THE BOARD OF APPEALS VOTED:**

To grant a Special Permit to allow a reduction in area of the existing house lot, pursuant to Section 5.4.1(c) (Minimum Lot Area) and to establish the new rear lot line 15+ feet from the existing home by Variance to Section 5.4.5 (Minimum Rear Yard Setback From Property Line). The Special Permit with Variance allows for the separation and transfer of a 40' x 40' parcel from the rear of the residential lot to the Montague Library for an expansion of the Library facilities. The remaining lot area would be 4,280 square feet. All per Plan of Land in MONTAGUE (Franklin Co.) MASS. Surveyed For CARNEGIE PUBLIC LIBRARY, dated Jan 8, 2001. See Case #01-01b.

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

- |                             |                      |
|-----------------------------|----------------------|
| 1. Ernie Brown YES Chairman | 4. John Reynolds YES |
| 2. Walter Sojka YES         | 5. John Burek YES    |
| 3. Dennis Booska YES        |                      |

**IMPORTANT:** Any appeal from the decision of the Town of Montague Board of Appeals must be made to the Court 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 this decision with the Town Clerk.

Board of Appeals

By Ernest L. Brown, Chairman

Douglas S. McIntosh, Clerk