



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

NOTICE OF DECISION

Date February 15, 2001

Date of Filing February 16, 2001

Applicant
Kyle Scott

Case No. 01-04

Owner
Same

Address 11 Millers Falls Road
Turners Falls, MA 01376

Premises Affected
Assessors Map 5 Lot 84
Twelfth Street, approximately 210 to 410 feet north
of G Street, southwest side, Turners Falls, MA 01376

Special Permit Application (40A) ()

After a public hearing held on Wednesday, January 31, 2001 and continued on
Wednesday, February 14, 2001

THE BOARD OF APPEALS VOTED:

To grant a Special Permit to allow the division of an existing lot, creating two separate lots of 11,000 square feet and frontage of 100' for the purpose of constructing two single-family homes pursuant to Section 5.4.1(c) (Minimum Lot Area) and Section 5.4.3(c) (Minimum Lot Frontage) of the Montague Zoning Bylaws

RECORD OF VOTE OF SPECIAL PERMIT

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

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|--|------------------------------------|
| 1. <u>Dennis Booska</u> YES Acting Chairman | 3. <u>Walter Sojka</u> YES |
| 2. <u>Mark Bander</u> YES | 4. <u>John Reynolds</u> YES |

In GRANTING the SPECIAL PERMIT the Board requires that the applicant extend the existing water and sewer lines along the public way according to Highway Department and Water Department requirements. The Board finds that the proposed lot sizes are adequate and exceed typical neighborhood conditions. The Board concludes that with water and sewer available no public detriment would result and that relief meets the intent of the bylaw.

IMPORTANT: Any appeal from the decision of the Town of Montague Zoning Board of Appeals can be made only to the Court and must be made pursuant to Section 17, Chapter 40A (G.L.) as amended, and must be filed within twenty (20) days after the date of filing of the decision with the Town Clerk.

Board of Appeals
By Dennis Booska, Acting Chairman

Douglas S. McIntosh, Clerk