



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

NOTICE OF DECISION & VOTE

Applicant

Joseph & Carol Holubecki

Owner:

Same

Date April 24, 2001

Case No. 01-08

Address 60 Oakman Street

Turners Falls, MA 01376

Premises Affected

Assessors' Map 14 Lot 67
(7) Whiteman Way, part of 60 Oakman Street
Turner Falls, MA 01376

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

After a public hearing held on and voted upon Wednesday, April 11, 2001

THE BOARD OF APPEALS VOTED:

To grant the Special Permit to allow the creation of a lot of 15,000 square feet for single family use from a larger conforming lot pursuant to Section 5.4.1(c) (Minimum Lot Area) where public water and sewer (is) available.

Findings:

- The proposed lot is on the unimproved section of Whiteman Way.
- Water and sewer service and vehicular access to the lot are not currently available.
- There are no technical reasons that would prevent extension of these services to the lot.

Conditions of approval:

- Public water and sewer service shall be provided to the lot to standards acceptable to the Turners Falls Water Department and the Montague Highway Department.
- Vehicular access to the lot shall be provided to standards acceptable to the Planning Board under the Subdivision Control Regulations, Highway Department maintenance requirements and in a method acceptable to the Board of Selectmen.

Nothing in this approval shall be construed to obligate the Town to construction commitments, nor prevent its Boards or Departments from arriving at independent decisions and approvals under their jurisdiction, nor shall this approval be construed to prevent the lot owner from providing the required services at their own expense.

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

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|-----------------------------------------|--------------------------------|
| 1. <u>Ernie Brown YES Chairman</u> | 3. <u>John Reynolds YES</u> |
| 2. <u>John Burek YES</u> | 4. <u>Mark Bander YES</u> |

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 (MGL) as amended, and must be filed in the office of the Town Clerk within twenty (20) days after the date of filing of the decision with the Town Clerk.

Board of Appeals

By Ernest L. Brown, Chairman

Douglas S. McIntosh, Clerk