



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

NOTICE OF DECISION & VOTE

Case No. 01-14 Date June 11, 2001

Applicant
Cynthia L. Adams Address 1 Franklin Commons
Turners Falls, MA 01376

Owner:
Franklin Commons Condominium Address 4 Franklin Commons
C/o Denise Riendeau Turners Falls, MA 01376

Franklin Trust Address 12 Evans Lane
John Evans, Trustee South Deerfield, MA 01373

Premises Affected
Assessors' Map 23 Block 1 Lot 66 Variance Application (40A) (X)
1 Franklin Commons
Turners Falls, MA

After a public hearing held on Wednesday, May 30, 2001

THE BOARD OF APPEALS VOTED:

To grant a Variance to Section 5.4.5 (Minimum Rear Yard Setback From Property Line) of the Montague Zoning Bylaws to allow the replacement of an existing deck at the rear of unit 1 of the condominium building with a new 14' x 28' deck, 23 1/2' and 19 1/2' to the rear lot line. The Board found no reasonable alternative and no detriment to the neighborhood or the intent of the Bylaw.

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

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|--|-----------------------------------|
| 1. <u>Ernie Brown</u> YES <u>Chairman</u> | 4. <u>Walter Sojka</u> YES |
| 2. <u>John Burek</u> YES | 5. <u>Mark Bander</u> YES |
| 3. <u>John Reynolds</u> YES | |

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