



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

RECORD OF DECISION & VOTE

Applicant:

James B. Scheurer
21 Mainline Drive Box 358
Westfield, MA 01086

Date: September 13, 2002

Case No.: 02-17

Date of Decision July 31, 2002

Owner:

Christian S. Couture

Address: P.O. Box 270
Turners Falls, MA 01376

Premises Affected:

Assessors' Map 5 Lots 111 & 45
(400 block) Avenue A (Extension)
Turners Falls, MA

Environmental Impact & Site Plan Review (X)
Special Permit Application (40A) (X)
Variance Application (40A) (X)

Plans and Submittals:

1. Plans titled "Site Plan" Sheet L-1 and "Elevations" Sheet A-1, for C.A. Couture, Turners Falls, MA, by Forish Construction Co. Inc., dated 7/09/02; and
2. Environmental Impact Statement by Forish Construction Co. Inc., dated September 10, 2002 and the "Existing and Proposed Site Plan" by Durkee, White, Towne and Chapdelaine, dated 9/05/02.

After a public hearing held on Wednesday, July 31, 2002

THE BOARD OF APPEALS FINDS:

The site is a near vacant previously developed industrial lot. An existing cement slab covers a significant portion of the lot. It runs 150' along the street and 90' deep on the lot, 10' from the street line. The area is proposed for parking.

The building is proposed to be 75' x 100' and also 10 feet from the street line. The Board concludes the design, site use and the requested setbacks are consistent with the street, the area and the zoning district.

THE BOARD OF APPEALS VOTED:

To grant Special Permit to allow a street line setback of 10' and Variance to rear yard setback of 30' to allow a small portion of the proposed 75' x 100' warehouse building 25 feet from the rear property line, and;
To approve the Site Plan with conditions.

RECORD of VOTE and CONDITIONS
SPECIAL PERMIT, VARIANCE and SITE PLAN REVIEW

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

1. Ernest Brown YES Chairman
2. Dennis Booska YES
3. Mark Bander YES

4. John Burek YES
5. John Reynolds YES

Site Plan Review and Conditions:

- 1-4 Building and parking will cover a significant portion of the lot. The building design and proposed setback location is consistent with the street, the area and the industrial zoning district. The remaining open space shall accommodate roof and site drainage and be planted with grass.
5. No significant changes in traffic patterns or volumes are expected. Parking is easily accommodated on the existing slab. Curb cuts shall be graded for pedestrian sidewalk traffic.
6. All roof drainage shall be directed to a dry well which, shall be sized to recycle the collected flow of a 25-year storm into the ground. Site drainage shall be directed away from the street. A berm between the parking lot and the street shall be maintained across the street side of the slab and curb cuts shall be so configured as to prevent water from directly entering the street and catch basin.
7. Service connections are available on the street. Sewer connection shall be 6" and connect to a manhole if possible.
8. Minimum lighting is proposed.
9. A dumpster location is provided.

Modification and Approval: Changes shall be reviewed by the Chairman or designee. Minor changes will be approved if consistent with the findings and Site Plan Approval. Significant change will be referred to the Board, which may allow the changes without further hearings if consistent with this approval. Further hearings shall be at the discretion of the Board. Approval shall not be unreasonably withheld.

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