



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

RECORD OF DECISION & VOTE

Applicant:

Debora & Leonard Fritz

Owner:

Same

Date September 11, 2002

Case No. 02-21

Date of Decision August 28, 2002

Address 113 Millers Falls Road
Turners Falls, MA 01376

Premises Affected

Assessors' Map 15 Lot 24

113 Millers Falls Road

Turners Falls, MA 01376

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

Variance Application (40A) **(X)**

After a public hearing held on:

Wednesday, August 28, 2002

The request for Variance for driveway width was withdrawn without prejudice.

THE BOARD OF APPEALS VOTED: To grant a Special Permit to allow the creation of two lots for single family use from the existing parcel by allowing a frontage reduction on the larger lot from 150' to 110'. The existing house lot will retain 150' of frontage and about 0.9 acre of land. The remainder of about 2.0 acres shall be allowed 110' of frontage pursuant to Section 5.4.3(c). The board finds no detriment to the neighborhood with a proposed new home set back from the road.

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

1. Ernie Brown **YES** Chairman

4. Dennis Booska **YES**

2. Walter Sojka **YES**

5. John Burek **YES**

3. Mark Bander **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