



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

NOTICE OF DECISION & VOTE

Applicant: Kyle Scott c/o Regal Real Estate
74 Avenue A
Turners Falls, MA 01376

Date April 10, 2003
Case No. 03-06

Owner:

Joel Tognarelli

Address 41 Boyle Road
Gill, MA 01376

Deed: book 4127 page 221

Premises Affected

Assessors' Map 14 Lot 102,103,104,105

(14 & 16) Letourneau Way

Turners Falls, MA 01376

Special Permit Application (40A) (X)

After a public hearing held on:

Wednesday, March 26, 2003

THE BOARD OF APPEALS VOTED:

To grant a Special Permit with conditions to allow reconfiguration of four parcels into two lots for single-family use by allowing reduction of area and frontage where public water and sewer lines are available pursuant to Sections 5.4.1(c) and 5.4.3(c) (Minimum lot area and frontage).

The Board stipulates the following conditions:

- 1) Assessors Lot 102, subdivision lots 304-307, Tract four of the current deed, shall remain as configured with 100' of frontage and approximately 16,117 sq. ft. of area;
- 2) Assessors Lots 103, 104 and 105, subdivision lots 308-310 and parts of 311 and 312, Tracts two, three, and five of the current deed, shall combine to create the second building lot with 75 feet of frontage and approximately 18,295 sq. ft. of area, and;
- 3) Public water and sewer lines shall be provided to the frontage of the lots (approximately 300 feet) at the applicant's expense and to the standards of the Turners Falls Water Department and the Montague Highway Department.

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

1. Ernest Brown **YES** Chairman

4. Dennis Booska **YES**

2. Walter Sojka **YES**

5. John Burek **YES**

3. John Reynolds **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