



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

NOTICE OF DECISION & VOTE

Applicant: Duane Jenks

Date May 12, 2003

Case No. 03-08

Owner:

Same

Address 480 Federal Street

Montague, MA 01351

Premises Affected

Assessors' Map 49 Lot 37

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

480 – (484) Federal Street

Montague, MA 01351

After a public hearing held on:

Wednesday, March 26, 2003

THE BOARD OF APPEALS VOTED:

To grant a Conditional Variance to Section 5.4.3(b) (Minimum lot frontage in the Rural Business District) of the Montague Zoning Bylaws. The Variance allows division of an existing 20-acre lot into two lots, leaving the existing single-family home with 173' of frontage and approximately 18 acres and the new lot shall be created in conformance with current zoning requirements.

The Board made the following stipulations:

- 1) The lot created may provide access to an abutting lot at 488 Federal Street provided that a Special Permit for such access is obtained or a separate driveway to 488 Federal Street be constructed
- 2) The existing tree hedge at the frontage will be retained or other screening from Route 63 (Federal Street) provided for residential use on the south lot.

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

1. Ernest L. 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