



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

**NOTICE OF DECISION & VOTE**

**Applicant:** Kyle Scott  
74 Avenue A  
Turners Falls, MA 01376

**Date** June 18, 2003  
**Case No.** 03-10

**Owner:**  
Robert Fritz

**Address** 107 Millers Falls Rd.  
Turners Falls, MA 01376

**Premises Affected**

Assessors' Map 15 Lot 25  
(103) - 107 Millers Falls Rd.  
Turners Falls, MA 01376

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

After a public hearing held on:

Wednesday, June 4, 2003

**THE BOARD OF APPEALS VOTED:**

To grant a Special Permit for reduced lot area and frontage where public water and sewer is available to allow the division of an existing lot into two single-family residential lots with 130' and 150' feet of frontage, and approximately 12,000+ sq. ft. and 19,000 sq. ft., respectively, of area. The rear setback may be reduced to up to 20 feet to accommodate a larger front yard setback. The Board found no detriment to the neighborhood and the request is consistent with the intent of the By-laws.

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

1. Ernest L. Brown **YES** Chairman

4. John Reynolds **YES**

2. John Burek **YES**

5. Mark Bander **YES**

3. Walter Sojka **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