



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

NOTICE OF DECISION & VOTE

Applicant: Mark J. & Ericka L. Almeida

Date October 8, 2003

Case No. 03-15

Owner:

Address 16 Maple Street

Same

Turners Falls, MA 01376

Premises Affected

Assessors' Map 7 Lots 41 & 46

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

16 Maple Street

Turners Falls, MA 01376

After a public hearing held on:

Wednesday, September 24, 2003

THE BOARD OF APPEALS VOTED:

To grant a Special Permit to allow the conversion and reconstruction of an existing dimensionally non-conforming barn/garage (Section 5.1.4) to a second single family dwelling on one property (Section 5.3.2 - Multiple principal uses on one lot). The Board finds, pursuant to Section 6 of the Zoning Act (MGL Chapter 40A), the proposed use is an allowed use and that the proposed change does not increase the existing non-conformities of the building.

To grant a Special Permit to decrease the required lot area to 26,400 sq. ft. and the required frontage to 200 feet.

To grant Variance to the minimum rear yard setback to be approximately 4 feet of the existing barn/garage, and to reduce the minimum internal front and rear building setbacks to the existing 21 feet.

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

1. Ernest L. Brown YES Chairman

4. John Reynolds YES

2. Mark Bander YES

5. Dennis Booska 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

Karen M. Casey, Clerk