



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

NOTICE OF DECISION & VOTE

Applicant: Loren Sanderson

Date November 24, 2003

Case No. 03-20

Owner:

Loren Sanderson

Address 3 Green Pond Rd.

Millers Falls, MA 01349

Premises Affected

Assessors' Map 30 Lots 95, 51 & 52

3 and (5) Green Pond Rd.

Millers Falls, MA 01349

Variance Application (40A) (X)

After a public hearing held on:

Wednesday, November 19, 2003

THE BOARD OF APPEALS VOTED:

To grant Variance to Section 5.4.3, (Minimum lot frontage) of the Montague Zoning Bylaws to allow a division of land with one predominantly rear lot (Lot 3) with approximately 86 feet of frontage to serve as access to the larger and rear building area for a single family house. The existing home lot (Lot 1) will now conform to area and frontage requirements and the remaining lot (Lot 2) proposed conforms to the by-laws and is not part of this decision.

See: Plan of "Proposed Lots in Montague, Surveyed for Loren R. Sanderson" dated Nov. 6, 2003

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

1. Ernest L. Brown YES Chairman

3. John Reynolds YES

2. John Burek YES

4. Dennis Booska 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

Karen M. Casey, Clerk