



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

**NOTICE OF DECISION & VOTE**

**Applicant Owner:**

Andrew Corbett for  
Peacemakers Circle International  
176 & 177 Ripley Rd.  
Montague, MA 01351

Date May 31, 2004  
Case No. 04-09

**Premises Affected:**

176 & 177 Ripley Rd.  
Montague, MA  
Assessors' Map 52 Lots 65 & 94

Site Plan Review (X)  
Variance Application (40A) ( )  
Special Permit ( )

After a public hearing held on:

Wednesday, March 31, 2004

**THE BOARD OF APPEALS VOTED:**

To grant an Environmental Impact and Site Plan Review approval with conditions pursuant to Section 5.2(c) for the conversion of an existing barn, cottage and home and the and site development for a religious retreat and conference center and the review of the associated impact. Site Plan is available for review at the Building Dept., One Avenue A, Turners Falls, MA.

**Submittals:**

1. Board of Appeals Special Permit & Site Review Application
2. Application Checklist for Special Permit & Site Plan Review
3. Agreement for Judgment
4. 10 Quitclaim Deeds
5. Environmental Impact and Site Plan Review Application
6. By-law Section 8 Environmental Impact and Site Plan Review
7. Peacemaker Circle International Environmental Impact Statement, Prepared by Douglas Donnell
8. Parking Requirements – Hoop Parking
9. DEP Letter from Sharon Pelosi
10. Site Plan by MacLeay Assoc., Inc. – Exh. A
11. Alternate Site Plan by MacLeay Assoc., Inc. – Exh. B
12. Surveyor's Plan by Dale A. Merritt, P.L.S. – Exh. C
13. Subsurface Sewage Disposal Plan by MacLeay Assoc., Inc– Exh. D1 and D2
14. Planting Plan by Treefrog Landscapes – Exh. E
15. Stormwater Management Report by MacLeay Assoc., Inc.
16. Post-Development Site Plan by MacLeay Assoc., Inc. – Exh. F

17. Drainage Plan by MacLeay Assoc., Inc. – Exh G
18. Post-Development Drainage Plan by MacLeay Assoc., Inc. – Exh. H
19. Sevoian Plumbing & Heating - Water Flow Rates Report
20. Impact Statement
21. Blue Print of Barn by Turtle Island Design – Exh. I
22. Drawings of Various Buildings – Exh. J
23. Title 5 Design Wastewater Flow Worksheet
24. Pre-existing Site Plan by MacLeay Assoc., Inc. – Exh. K
25. Montague Center Fire District Letter
26. Approval to Site A Source Conduct Pumping Tests Report
27. Environmental Site Assessment Transaction Screen Report
28. Approval of Installation of an Alternative System for Pilot Use
29. Ecological Wastewater Treatment Plans by Ecological Engineering Group, Inc. – Exh. L pgs. 1-7
30. Fire Sprinkler System Plans by Rybak Engineering, Inc. – Exh M pgs. 1-4
31. Well Completion Report
32. Amherst Water Laboratory Report
33. DEP Notice of Decision by Deirdre Cabral

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

- |  |                                    |
|--|------------------------------------|
| 1. <u>Ernest L. Brown, Chairman</u> <b>YES</b> | 3. <u>John Reynolds</u> <b>YES</b> |
| 2. <u>John Burek, Vice-Chairman</u> <b>YES</b> | 5. <u>Dennis Booska</u> <b>YES</b> |
| 3. <u>Mark Bander</u> <b>YES</b>               | 6. <u>Robert Sojka</u> <b>YES</b>  |

**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

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Ernest L. Brown, Chairman

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Karen M. Casey, Clerk