



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Okerstrom-Lang, Landscape Architects
17 Bridge St., Suite 1
Great Barrington, MA 01230

Date June 2, 2004

Case No. 04-11

Premises Affected:

Avenue A Layout at the
Second St./Third St. Alley entrance
Turners Falls, MA 01376

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

After a public hearing held on:

Wednesday, May 12, 2004

THE BOARD OF APPEALS VOTED:

To Grant a Special Permit to allow an increase in sign area for a Portal sign located in the Avenue A layout at the entrance to the 2nd / 3rd Street Alley from to 32 to 40 square feet of sign area. The Sign and portal shall be of sufficient height and width to allow Fire Department and other emergency and service vehicles to freely pass. Fire and Highway Departments shall review and approve.

Variance to Section 6.1.3 to allow low intensity sign lighting between the hours of 11:00 p.m. and 7:00 a.m. is not required. The parking lot is open at all times.

The Board notes that the parking lot and traffic circulation does not conform to the Site Plan approval granted in Case 00-19(a) & 00-19(b). The applicant shall submit all modifications to the Board of Appeals for review pursuant to condition #8 of that approval.

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

1. <u>Ernest Brown, Chairman</u>	<u>YES</u>	2. <u>John Reynolds</u>	<u>YES</u>
3. <u>John Burek</u>	<u>YES</u>	4. <u>Dennis Booska</u>	<u>YES</u>
5. <u>Mark Bander</u>	<u>YES</u>		

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