



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

NOTICE OF DECISION & VOTE

Applicant:

Curtis Clapp
38 Munson St.
Greenfield, MA 01301

Owner:

Joseph P. Burek

Premises Affected

Assessors' Map 30 Lot 25
(11) Grout Circle
Turners Falls, MA 01376

Date: September 3, 2004

Case No. 04-24

Address: 4 Burek Dr..
Montague, MA 01351

Special Permit Application (40A) (X)
Section 8 Appeal ()
Variance Application (40A) ()

After a public hearing held on:

Wednesday, August 18, 2004

THE BOARD OF APPEALS VOTED:

To grant a Special Permit to reduce the street line setback to allow the construction of a single-family dwelling 15 feet from a road layout line that conflicts with the 25+ foot setback from the deeded street property line.

THE BOARD OF APPEALS FINDS: That special circumstances exist.

The 1942 Grout Circle layout cannot be found in the public record. The 1897 county road layout line conflicts with the deeded property line. Placing the house further from the street would result in construction hardship and would further impact the steep slope and drainage at the rear of the lot.

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

2. Robert 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