



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

**NOTICE OF DECISION & VOTE**

**Applicant Owner:**

Normand L. and Cheryl Jacques  
384 Main Street  
Easthampton, MA 01027

Date November 24, 2004

Case No. 04-34

**Premises Affected:**

(181) Avenue A  
Turners Falls, MA 01376  
Assessors' Map 3 Lot 19  
Franklin Co. Registry of Deeds-Bk 4234, Pg 261

Variance Application (40A) (X)  
Section 6 Ch. 40A - Finding (X)  
Special Permit (X)

After a public hearing held on:

Wednesday, November 10, 2004

**THE BOARD OF APPEALS VOTED:**

To grant a Special Permit to allow construction of a three-story mixed-use building with the 1<sup>st</sup> floor commercial use and the upper two floors for six (6) dwelling units in the Central Business District {Sections 5.2.11(b)} and to reduce the minimum lot area and frontage requirements to the dimensions of the existing lot {Sections 5.4.1(c) and 5.4.3(c)}, and Variance to Section 5.4.4 to reduce the residential side yard setback from 15' to 13 feet on the north property line and to 4 feet on the south property line.

To approve Environmental Impact Statement and Site Plan with the following condition:  
The owner will work with the Town of Montague to develop a satisfactory facade design.

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

1. <u>Ernest L. Brown, Chairman</u>	<u>YES</u>	4. <u>John Reynolds</u>	<u>YES</u>
2. <u>John Burek, Vice-Chairman</u>	<u>YES</u>	5. <u>Mark Bander</u>	<u>YES</u>
3. <u>Dennis Booska</u>	<u>YES</u>	6. <u>Robert Sojka</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