



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Anthony Diaz
12 Franklin Street
Millers Falls, MA 01349

Date December 13, 2004

Case No. 04-39

Premises Affected:

12 Franklin Street
Millers Falls, MA 01349
Assessors' Map 29 Lots 31 & 33

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

After a public hearing held on:

Wednesday, December 8, 2004

THE BOARD OF APPEALS VOTED:

To grant a Special Permit for 6 unit multi-family use by allowing the addition of two single bedroom units to the existing four-unit building and a Special Permit to reduce the lot area and frontage requirements to .46 acre and 148.5 feet for the existing lot. A parking lot plan acceptable to the Board shall be submitted.

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

- | | | | |
|------------------------------|-----|------------------|-------------|
| 1. Ernest L. Brown, Chairman | YES | 4. John Reynolds | YES |
| 2. John Burek, Vice-Chairman | YES | 5. Mark Bander | YES |
| 3. Dennis Booska | YES | 6. Robert Sojka | not present |

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