



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

**NOTICE OF DECISION & VOTE**

**Applicant Owner:**

B. Joy Kaubin  
3 Denton Street  
Lake Pleasant, MA 01347

Date December 13, 2004

Case No. 04-40

**Premises Affected:**

3 Denton Street  
Lake Pleasant, MA 01347  
Assessors' Map 36 Lot 116 and 118

Variance Application (40A) (X)  
Section 6 Ch. 40A - Finding (X)  
Special Permit ( )  
Section 8 Appeal ( )

After a public hearing held on:

Wednesday, December 8, 2004

**THE BOARD OF APPEALS VOTED:**

To grant Variance to minimum side and rear yard setbacks from property lines to allow the construction of a 3'6" x 9'6" shed addition to a non-conforming building 12' from the side lot line and in line with the rear of the house, approximately 3' from the rear lot line. The Board finds that the small addition is consistent with the neighborhood and that no detriment will result.

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

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

**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  
Clerk

\_\_\_\_\_  
Karen M. Casey,