



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Jerry P. Bolton
287 Fox Hill Rd.
Bernardston, MA 01337

Date May 9, 2005

Case No. 05-06

Premises Affected:

(18) Sherman Dr.
Turners Falls, MA 01376
Assessor's Map 19 Lot 85
FC Registry of Deeds Bk. 2300 Pg. 88

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

After a public hearing held on:

Wednesday, April 27, 2005

THE BOARD OF APPEALS VOTED:

To deny the Special Permit for exceptions to minimum lot area for a single family dwelling. The Board finds that the lot size of 5,434 sq. ft., and its shape to be significantly inconsistent with the neighborhood and that congestion would result from a grant of this request. Also denied is a Special Permit for an exception to street line setback to 10 feet. The Board denies this request without prejudice.

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

1. <u>Ernest L. Brown, Chairman</u> ABSENT	4. <u>John Reynolds</u> NO
2. <u>John Burek, Vice-Chairman</u> NO	5. <u>Mark Bander</u> ABSENT
3. <u>Dennis Booska</u> NO	6. <u>Robert Sojka</u> NO

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 John Burek, Vice-Chairman

Karen M. Casey, Clerk