



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Gerard & Gail Richard
165 Millers Falls Rd.
Turners Falls, MA 01376

Date May 31, 2005

Case No. 05-08

Premises Affected:

165 Millers Falls Rd.
Turners Falls, MA 01376
Assessors' Map 16 Lot 3

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

After a public hearing held on:

Wednesday, May 11, 2005

THE BOARD OF APPEALS VOTED: To grant a Special Permit for Two-family Use and to grant exception to Minimum lot area to 27,576 sq. ft. of area and to grant exception to Minimum lot frontage to 153.2' feet. The approval is to allow a second dwelling to be added to the single-family home.

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

- | | | | |
|-------------------------------------|---------------|-----------------------------|---------------|
| 1. <u>Ernest L. Brown, Chairman</u> | <u>ABSENT</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>ABSENT</u> |
| 3. <u>Dennis Booska</u> | <u>YES</u> | 6. <u>Robert Sojka, Alt</u> | <u>ABSENT</u> |
| 7. <u>Ericka Almedia, Alt</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 John Bureck, Vice Chairman

Karen M. Casey, Clerk