



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

NOTICE OF DECISION & VOTE

Owner and Applicant:

Maverette Kennedy for Timothy P. &
Christine E. Hunsicker
16 Norman Circle, Turners Falls, MA

Date May 31, 2005

Case No. 05-09

Premises Affected:

(140) 144 Millers Falls Rd.
Turners Falls, MA 01376
Assessors' Map 15 Lot 136

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 with condition for exceptions to minimum lot area (22,500 sq. ft) and minimum lot frontage (150') where public water and sewer are available. The approval is to allow a rear lot of 17,500 sq. ft. for a single-family home to be created with an access strip providing 20' of frontage. The approval also grants reduction of the remaining lot frontage to 130 feet. Access to the front lot is also proposed over the 20' wide access strip and requires a Special Permit from the Planning Board.

Condition: The house shall be setback 55 feet from the northwest (driveway) side property line.

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 Burek, Vice Chairman

Karen M. Casey, Clerk