



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

NOTICE OF DECISION & VOTE

Applicant:

Joseph E. Landry
P.O. Box 61
Atkinson, NH 03811

Date September 6, 2005

Case No. 05-16

Owner:

Anthony & Peggy Zager
181 Turners Falls Rd.
Montague, MA 01351

Premises Affected:

181 Turners Falls Rd.
Montague, MA 01351
Assessors' Map 21 Lot 70

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

After a public hearing held on:

Wednesday, August 24, 2005

THE BOARD OF APPEALS VOTED:

To grant to Joseph E. Landry a Special Permit to vary the requirements of sections 7.3.2 and 7.3.3 to allow a Home Occupation pursuant to Section 7.3.10 of the Montague Zoning Bylaws. The granted Permit allows a new 42' x 36' building to replace an existing small barn and using a floor area equal to 50% of the floor area of the home (25% allowed) for a sculpting studio and residential garage.

Condition: There shall be no substantial deviation in the size, shape design or location of the building proposed.

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</u>	<u>YES</u>
7. <u>Ericka Almeida</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