



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Robert Semaski
186 Turners Falls Rd.
Montague, MA 01351

Date August 25, 2005

Case No. 05-17

Premises Affected:

186 Turners Falls Rd.
Montague, MA 01351
Assessors' Map 21 Lot 17

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 Robert Semaski a Special Permit pursuant to Section 7.3.10 to vary the requirements of sections 7.3.1, 7.3.2, 7.3.3 and 7.3.5 of the Montague Zoning Bylaws to allow two Home Occupations under the following conditions.

The Home Occupations, as proposed:

- 1.) Shall be conducted solely within a new a 40'x 60' (2400 sq ft.) x 14' tall building and may be conducted partially outside the new building (Section 7.3.1 and Section 7.3.3) in the approved parking lot location whose area may not exceed the new building area;
- 2.) May exceed 25% of the square footage of the home (Section 7.3.2);
- 3.) Some exterior storage and display of vehicles in the approved parking lot is allowed (Section 7.3.5) but shall not be visible from the street or abutting land.
- 4.) The lot area is 12.59 acres.

The proposal is to relocate 2 existing businesses and to construct a new building, on site office and parking lot. The first business is an off site contracting business allowing for minor outside storage, parking and assembly of employees. The second business is an existing heavy equipment sales business to be limited to no more than 18 vehicles at this new location to be principally located in the new building with some outside vehicle display within the approved parking lot. The vehicle display shall not visible from the street.

Conditions:

- The location of the building and parking area may not deviate from plan unless specifically approved.
- The applicant is required to obtain a Class II license from the Board of Selectmen and abide by any additional conditions imposed.

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

1.	Ernest L. Brown, Chairman	ABSENT	4.	John Reynolds	YES
2.	John Burek, Vice-Chairman	YES	5.	Mark Bander	ABSENT
3.	Dennis Booska	YES	6.	Robert Sojka	YES
7.	Ericka Almeida	YES			

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

Karen M. Casey, Clerk