



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

**NOTICE OF DECISION & VOTE**

**Applicant Owner:**

Theresa and John Lucas  
181 Turnpike Rd  
Turners Falls, MA 01376

Date September 28, 2005  
Case No. 05-19

**Premises Affected:**

Franklin County Registry of Deeds: Bk 935 Pg 283  
(177) & 181 Turnpike Rd  
Turners Falls, MA  
Assessors' Map 15 Lot 170

Special Permit (X)  
Variance Application (40A) ( )  
Section 6 Ch. 40A - Finding ( )  
Section 8 Appeal ( )

After a public hearing held on:

Wednesday, September 21, 2005

**THE BOARD OF APPEALS VOTED:**

To grant a Special Permit to allow the division of the existing single-family lot, creating a new lot with a minimum of 18,888 sq. ft. of area and 103.5' of frontage for single-family use. The house lot remaining will conform to the frontage and are requirements of 22,500 sq. ft. of area and 150' of frontage.

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

1. Ernest L. Brown, Chairman	YES	4. John Reynolds	YES
2. John Burek, Vice-Chairman	YES	5. Mark Bander	ABSENT
3. Dennis Booska	ABSENT	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