



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

NOTICE OF DECISION & VOTE

Applicant Owner:

S. Jonathan Lowe
P.O. Box 367
Deerfield, MA 01342

Date January 26, 2006

Case No. 06-02

Premises Affected:

10 Broadview Heights and Wrightson Ave.
Turners Falls, MA 01376
Assessors' Map 7 Lot 154

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

After a public hearing held on:

Wednesday, January 11, 2006

THE BOARD OF APPEALS VOTED:

To grant a Special Permit allowing exceptions to minimum lot area and frontage where public water and sewer are available. The Special Permit allows the division of the existing two-family lot leaving approximately 16,900 sq feet of area and 132' of frontage for the two-family use on Broadview Heights and creating a new lot with approximately 10,250 sq. ft. of area and 100' of frontage for single-family use on Wrightson Ave.

The Board of Appeals finds: that the size and shape of the proposed lots are consistent with the neighborhood. Traffic flow in the neighborhood and the fact that the empty lot is highly visible requires the following conditions.

Conditions: The proposed single-family house shall front on Wrightson Ave and its driveway access and any garage shall be accommodated on the eastern side of the lot away from Broadview Heights. No other dimensional relief is granted with this permit.

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

1. <u>Ernest L. Brown, Chairman</u>	<u>YES</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>Not Voting</u>
3. <u>Dennis Booska</u>	<u>NO</u>	6. <u>Robert Sojka</u>	<u>YES</u>
7. <u>Ericka Almeida</u>	<u>Not Voting</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

Ernest L. Brown, Chairman

Karen M. Casey, Clerk