



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Donna Estabrooks
99 Broadway
Lake Pleasant, MA 01347

Case No. 06-12
Date June 12, 2006

Premises Affected:

(83) Broadway
Lake Pleasant, MA 01347
Assessors' Map 37 Lots 146 & 147
Franklin County Registry of Deeds: Book 3701, Page 43

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

After a public hearing held on:

Wednesday, June 7, 2006

THE BOARD OF APPEALS VOTED:

To grant Special Permit for an exceptions to minimum lot area where public water and sewer is available. This approval specifically allows for division of an existing lot, creating a new lot with approximately 17,000 sq. ft. of area and 150' of frontage for single-family use. The Board finds that there is sufficient land area and frontage remaining to conform to zoning requirements.

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

- | | | | |
|-------------------------------------|------------|-------------------------|------------|
| 1. <u>John Burek, Vice-Chairman</u> | <u>YES</u> | 4. <u>John Reynolds</u> | <u>YES</u> |
| 2. <u>Dennis Booska</u> | <u>YES</u> | 5. <u>Robert Sojka</u> | <u>YES</u> |
| 3. <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 Ernest L. Brown, Chairman

Karen M. Casey, Clerk

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Received for filing by Town Clerk: _____
Time Date

Twenty day appeal period ends: _____
Time Date

I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN 20 DAYS
FROM THE DATE THAT THIS DECISION WAS FILED WITH THE TOWN CLERK:

Montague Town Clerk Date

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Received and entered with the Register of Deeds in the County of Franklin, Book _____ Page _____

ATTEST _____
Register of Deeds

Notice to be recorded by Landowner