



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Edward J. & Carol A. Brennan
98 Montague St.
Turners Falls, MA 01376

Case No. 06-16
Date August 22, 2006

Premises Affected:

(75) Oakman St. & 98 Montague St.
Turners Falls, MA 01376
Assessors' Map 14 Lot 167 & 127
F Co. Registry of Deeds: Bk 1142 Pg 316
F Co. Registry of Deeds: Bk 1194 Pg 477

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

After a public hearing held on:

Wednesday, August 16, 2006

THE BOARD OF APPEALS VOTED:

To grant a Special Permit to allow area and frontage reduction were public water and sewer lines exist (Sections 5.4.1(c) & 5.4.3(c)). An existing house is located at 98 Montague Street. and a vacant lot abutting at the rear is located at (75) Oakman Street.

The request allows the reestablishment of two separate lots fronting on two separate streets. Each lot has approximately 83 feet of frontage and has approximately 10,790 sq. feet of area.

The Board recognizes the intent of the applicants to maintain the separate buildable status of the unused lot and the intent of the By-laws to protect that privilege.

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>Ericka Almeida</u>	<u>Not Voting</u>
3. <u>Dennis Booska</u>	<u>YES</u>	6. <u>Robert Sojka</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

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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Notice to be recorded by Landowner