



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

**NOTICE OF DECISION & VOTE**

**Applicant Owner:**

Robert S. Semaski  
186 Turners Falls Rd.,  
Montague, MA 01351

Case No. #06-21

Date January 17, 2007

**Premises Affected:**

186 Turners Falls Road, Montague, MA

Assessors' Map 21 Lot 17

F Co. Registry of Deeds: Bk. 4869 Pg. 46

Special Permit (X)

Variance Application (40A) ( )

Section 6 Ch. 40A - Finding ( )

Section 8 Appeal ( )

After a public hearing held on:

Wednesday, December 6, 2006

**THE BOARD OF APPEALS VOTED:**

To grant modifications to the requirements of By-law Section 7.3.5 with conditions for previously approved Home Occupation Special Permit #05-17:

- To allow an over sized 2-foot by 3-foot sign for the Equipment Sales business that may be placed at or near the driveway entrance.
- To deny the request to display heavy equipment at the street line, front yard or side yard of the house.
- To allow with conditions the modification to the original restriction (#05-17) limiting exterior display of heavy equipment vehicles to the rear building and parking lot by allowing additional area of display of up to 3 vehicles for sale to immediately in front and to the south side of the existing residential garage but behind the rear line of the house.

This permit approval is not transferable to another party at this location without further proceedings and approval of the Board of Appeals.

**THE BOARD FINDS:**

That the front yard and side yard display is too intrusive to the public and not consistent with the purpose and intent of a home occupation. The request is made pursuant to Section 7.3.10 of the Montague Zoning By-laws.

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

1.	Ernest L. Brown, Chairman	<b>YES</b>	3.	Dennis Booska	<b>YES</b>
2.	John Burek, Vice-Chairman	<b>YES</b>	4.	Ericka Almeida	<b>YES</b>

**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*