



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Robert L. Miller
P.O. Box 805
Greenfield, MA 01302

Case No. 07-03
Date April 20, 2007

Premises Affected:

(50) & 54 Turnpike Rd.
Turners Falls, MA 01376
Assessors' Map 13 Lots 48 & 49
F Co. Registry of Deeds: Bk 4978 Pg 71

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

After a public hearing held on:

Wednesday, March 21, 2007

THE BOARD OF APPEALS VOTED:

To grant a Special Permit for Exceptions to Minimum lot frontage (Section 5.4.3(c)) to allow the reconfiguration of two existing lots, creating two new lots for single-family use. The vacant lot shall have 100' of frontage leaving approximately 430' of frontage with the existing house.

STIPULATION: That a sign be placed on the west side of the road stating that there is a "Blind Driveway" and that a drainage plan with dimensions and placement of the drainage system on the new lot be submitted to the DPW Superintendent so as to assure that the roadway and public drain system will not be adversely impacted.

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>ABSENT</u>	5. <u>Robert Sojka</u>	<u>YES</u>
3. <u>Dennis Booska,</u>	<u>YES</u>	6. <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

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