



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

NOTICE OF DECISION & VOTE

Applicant & Owners:

Mark Koyama & Cary Hardwick
7 Greenfield Rd.
Turners Falls, MA 01376

Case No. 07-06
Date April 24, 2007

Premises Affected:

7 Greenfield Rd.
Turners Falls, MA 01376
Assessors' Map 19 Lot 42
F Co. Registry of Deeds: Bk 5000 Pg 99

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

After a public hearing held on:

Wednesday, April 11, 2007

THE BOARD OF APPEALS VOTED:

To grant a Special Permit to allow alteration of a non-conforming single-family building {Section 5.1.4(c)} with a 2nd family addition and grant Exception {Section 5.4.1(c)} to minimum lot area for two-family use 15,000 sq. ft. to 10,200 sq. ft where public water and sewer are available.

Also granted is Variance to Sections 5.4.4 Minimum side yard setback of 10 ft. to 6 ft. and Section 5.4.5 (Minimum rear yard setback of 30 ft. to 15 ft.).

STIPULATION:

The proposed addition shall be in substantial conformance with the plans submitted. Required parking off of the Alley {south of the maple tree} shall be created so that the vehicles are 5 feet from the line of the alley.

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

1. <u>Ernest L. Brown, Chairman</u> ABSENT	4. <u>John Reynolds</u> YES
2. <u>John Burek, Vice-Chairman</u> ABSENT	5. <u>Robert Sojka</u> YES
3. <u>Dennis Booska, Acting Chair</u> YES	6. <u>Ericka Almeida</u> YES

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

.....

Notice to be recorded by Landowner