



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

**NOTICE OF DECISION & VOTE**

**Applicant Owner:**

Gary L. & Claire M. Martineau  
50 High St.  
Turners Falls, MA 01376

Case No. 07-18

Date December 31, 2007

**Premises Affected:**

54 High St.  
Turners Falls, MA 01376  
Assessors' Map 6 Lot 179 & (283)  
F Co. Registry of Deeds: Bk1622 Pg 281

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

After a public hearing held on:

Wednesday, December 19, 2007

**THE BOARD OF APPEALS VOTED:**

To grant a Special Permit to allow Multiple principal uses on one lot by allowing the conversion of an existing barn attached to a two-family dwelling to a one-family dwelling on the same premises; and allow exceptions to Minimum lot area and frontage where public water and sewer lines are available. Also granted is Variance to Sections 5.4.4 and 5.4.5, Minimum side and rear yard setbacks from property line where the existing barn structure is attached to the two-family house and is approximately 2 feet from the side property line.

Stipulations: Five paved parking spaces shall be provided off of the paved driveway. Parcel #283 shall stay with parcel #179.

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

1. <u>Ernest L. Brown, Chairman</u>	<u>YES</u>	2. <u>John Burek, Vice-Chairman</u>	<u>YES</u>
3. <u>John Reynolds</u>	<u>YES</u>	4. <u>Dennis Booska</u>	<u>YES</u>
6. <u>Robert Sojka</u>	<u>YES</u>	7. <u>Ericka Almeida</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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*Notice to be recorded by Landowner*