



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Anthony D. Diaz Sr. & Toni Julianelle-Diaz
10 Grant St.
Millers Falls, MA 01349

Case No. 08-01 & 04-39

Date April 16, 2008

Premises Affected:

12 Franklin Street
Millers Falls, MA 01349

)
Assessors' Map 29 Lots 31 & 33
F Co. Registry of Deeds: Bk 3324 Pg 96

Special Permit (X)
Variance Application (40A) (

Section 6 Ch. 40A - Finding ()
Section 8 Appeal ()

After a public hearing held on:

Wednesday, April 2, 2008

THE BOARD OF APPEALS VOTED:

To grant modifications to Special Permit #04-39 granted December 8, 2004 for Multi-family use to allow extending the footprint of the two-unit addition approximately 5 feet to the west so as to increase the building footprint size to provide for 700 square foot apartments in compliance with Section 5.4.7 of the By-laws. The parking plan is approved as submitted. The loop driveway and parking spaces shall be paved.

Conditions:

- Prior to commencement of the remainder of the construction the applicant shall remove all debris, brush, used building materials and grade the site to a safe and clean condition.
- Applicant shall stack and properly store building materials and keep the site clean and safe for the duration of construction.
- The project shall be completed by Dec. 1, 2008.

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

1. <u>Ernest L. Brown, Chairman</u>	<u>NO</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>Not Voting</u>	7. <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