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

NOTICE OF DECISION & VOTE

Applicant Owner:	**Case No**._____**09-02**_____
James M. & Denise Elwell	**Date**_____February 25, 2009_____
115 Homestead Ave.	
Greenfield, MA 01301	

Premises Affected:

73-77 Fourth St.	Special Permit	(**X**)
Turners Falls, MA 01376	Variance Application (40A)	(**X**)
Assessors' Map 4 Lot 146	Section 6 Ch. 40A - Finding	( )
F Co. Registry of Deeds: Bk 4264 Pg 262	Section 8 Appeal	( )

After a public hearing held on: Wednesday, February 11, 2009

THE BOARD OF APPEALS VOTED:

To grant a Special Permit to allow the conversion of a professional office space into 2 – one bedroom apartment in an existing 4 unit multi-family dwelling creating a 6 unit building pursuant to Section 5.2.10 (multi-family use) and to grant the dimensional relief required pursuant to Sections 5.4.1(c) and 5.4.3(c) (Exceptions to minimum lot area and frontage) of the Montague Zoning Bylaws.

Conditions: The Board requires 1 parking space per unit {6 parking spaces}. Apartments shall be approximately equal in size and follow existing separation walls to the extent practical. The board further grants variance to (Minimum floor area) Section 5.4.7 to the extent required to meet the conditions above.

Note: The Board found no objection to a single apartment conversion with or without retaining the office space.

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

1.	Ernest L. Brown, Chairman	**YES**	**2.**	John Burek, Vice-Chairman	**YES**
3.	John Reynolds	**YES**	**4.**	Dennis Booska	**YES**
6.	Robert Sojka	**YES**	**7.**	Ericka Almeida	**Not Present**

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 Casey-Chretien,
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

Notice to be recorded by Landowner