



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

**NOTICE OF DECISION & VOTE**

**Applicant Owner:**

John P. Anctil and  
Dr. Shelley B. Kick a/k/a Jordan G. Quinn  
25 Sixth St., Turners Falls, MA

Case No. 09-10  
Date December 30, 2009

**Premises Affected:**

47 J St. and 25 Sixth St.  
Turners Falls, MA 01376  
Assessors' Map 3 Lots 22, 23 & 24  
F Co. Registry of Deeds: Bk 5491 Pg 5  
BK 5663 Pg 282

Special Permit	(X)
Variance Application (40A)	( )
Section 6 Ch. 40A - Finding	( )
Site Plan Review	(X)

After a public hearing held on:

Wednesday, July 15, 2009  
Continued to August 19, 2009

Section 5.2.11(b) (Hotel & Retail sales and services exceeding 10,000 sq ft)

Section 5.2(c) Environmental Impact and Site Plan Review

**Submitted items**

Floor plans Metcalf Ass.  
Business Plan {application}  
Staff Parking Review  
Survey and description of alley acceptance  
"Site" plan schematic

**THE BOARD OF APPEALS FINDS:**

The property with improvements is an existing church and connected rectory building.

The site is developed. The potential reuse capabilities are limited. The proposed reuse retains the size, shape, mass and character of the existing complex including parking lot

The curb bump out request is not within the Boards authority to grant and is not include in the evaluation of this proposal.

The large event (up to 700 seats) parking demand is significant and cannot be supplied with public spaces. The applicant must identify significant and available private parking capacity.

Employee and accessible parking: the current parking lot can and will supply the required employee (and event employee) parking. Handicapped accessible parking will also be supplied on site.

Phased planning and construction: The applicant indicated a phased development plan.

1) Rectory building as an Inn at 25 Sixth Street with up to 7 room capacity.

- 2) A basement restaurant with bar and performance space at 47 J Street.
- 3a) A large event venue on the main floor at 47 J Street with a seating capacity of 484.
- 3b) A new mezzanine above the main level at 47 J Street with seating capacity of about 220.
- 4) A bar in the basement of the Inn at 25 Sixth Street.

**THE BOARD OF APPEALS VOTED** To grant a Special Permit:

- 1) To convert and operate a 7 room Inn (hotel) which is proposed to include a publicly open main floor food and bar service and a basement bar located in the former St. Ann's rectory, 25 Sixth Street located principally on lot 22 (assessors map 3).
- 2) To establish a basement restaurant, bar and small performance space with a capacity of approximately 125 persons at 47 J Street (the church) located principally on lot 24 (assessors map 3).
- 3a) To begin the phased development of the former Saint Ann's church, 47 J St into a performance venue and function hall with a 484 person capacity.
- 3b) To withhold approval of the mezzanine phase of the project. The applicant has not obtained firm commitment for off street parking. This phase shall be delayed for further review by the Board of Appeals at a public hearing. A majority vote being sufficient for approval.
- 4) The basement bar is approved.

The Board states that this decision places no restriction on other authorities of the Town to permit or regulate matters under their jurisdiction including but not necessarily limited to:

- On street parking controls or restrictions
- Entertainment Licensing
- Liquor licensing
- Traffic control
- Items constructed or proposed for the public way

The Board places the following conditions:

- The project shall be developed in substantial conformance with the plans submitted and approval above.
- The additional required parking shall be provided through contract agreements at adjacent properties.

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

1. <u>Ernest L. Brown, Chairman</u>	<b>YES</b>	2. <u>John Burek, Vice-Chairman</u>	<b>YES</b>
3. <u>John Reynolds</u>	<b>YES</b>	4. <u>Dennis Booska</u>	<b>YES</b>
5. <u>Robert Sojka</u>	<b>YES</b>	6. <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  
Clerk

\_\_\_\_\_  
Karen Casey-Chretien,

\*\*\*\*\*

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*