



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

**NOTICE OF DECISION & VOTE**

**Applicant Owner:**  
Pioneer Valley Habitat for Humanity  
P.O. Box 60642  
Florence, MA 01062

**Case No.** 10-13  
**Date** August 25, 2010

**Premises Affected:**  
(11) Warner St.  
Turners Falls, MA 01376  
Assessors' Map 13 Lot 1  
F Co. Registry of Deeds: Bk 762 Pg 364  
Part of Assessors' Map 12 Lot 4  
F Co. Registry of Deeds: Bk 4987 Pg 296  
After a public hearing held on:

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

Wednesday, August 18, 2010

**THE BOARD OF APPEALS VOTED:**

To grant a Special Permit to reduce the required 75 feet of frontage to 60 feet of frontage, for the purpose of allowing the proposed lot to be used for a single-family dwelling connected to public water and sewer. Approval is pursuant to Section 5.4.3(c) of the Montague Zoning Bylaws.

Stipulation: A minimum front yard and street line setback of 25' shall be provided.

**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>            | <b>ABSENT</b> |

**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,

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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*