



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

**NOTICE OF DECISION & VOTE**

**Applicant:**

Anthony Diaz for owner  
10 Grant St.  
Millers Falls, MA 01349

Case No. 12-02

Date February 29, 2012

**Owner:**

John Diaz  
614 Steuben Rd.  
Poland, NY 13431

**Premises Affected:**

6 Grant St & Ross Ave.  
Millers Falls, MA 01349  
Assessors' Map 30 Lots 64, 67 & 87  
F Co. Registry of Deeds: Bk 5796 Pg 89

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

After a public hearing held on:

Wednesday, February 22, 2012

**THE BOARD OF APPEALS VOTED:**

To grant a Special Permit to allow the separation of two parcels, 64 and 67 from 87, the third landlocked parcel, all on Assessors Map 30. Exception to the minimum lot area requirement of 22,500 sq. ft. is reduced to approximately 16,080 sq ft. for Lot 64/67.  
Parcels 64 and 67 shall be combined as one lot and parcel 87 is to be combined with lot 66 and 97 at 10 Grant Street.

**STIPULATION:** That a clarification of the water rights be defined by deed.

**The vote of the Zoning Board of Appeals with Stipulation 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>Robert Sojka</u>              | <u>YES</u> |
| 5. <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  
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*