



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

**NOTICE OF DECISION & VOTE**

**Applicant Owner:**

Carol J. Hubbard/c/o Carol J. Rugg  
1332 Alger St.  
Winchendon, MA 01475

Case No. 12-10

Date July 26, 2012

**Premises Affected:**

10 New Street  
Millers Falls, MA 01349  
Assessors' Map 30 Lot 11  
F Co. Registry of Deeds: Bk 1465 Pg 294

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

After a public hearing held on:

Wednesday, July 25, 2012

**The Board of Appeals Finds:** The proposed addition replaces an existing porch and does not increase the building footprint nor increase the existing non-conforming setback. A variance is not required but is granted.

**THE BOARD OF APPEALS VOTED:**

To grant a Special Permit and variance to allow replacement of a non-conforming deck {at 16 feet from the rear property line} with an addition consisting of two bedrooms in the same footprint as the deck.

**The vote of the Zoning Board of Appeals 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,

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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*