



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

NOTICE OF DECISION & VOTE

Applicant & Owner:

Deborah A. Huisken
32 North Taylor Hill Road
Montague, MA 01351

Case No. 12-12

Date September 12, 2012

Premises Affected:

32 North Taylor Hill Road
Montague, MA
Assessors' Map 41 Lot 29
F Co. Registry of Deeds: Bk 2387 Pg 332

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

After a public hearing held on:
Continued to:

Wednesday, August 15, 2012
Wednesday, August 22, 2012

The Board of Appeals finds: A finished room above a detached garage may be considered as part of a single-family dwelling for the purposes of defining a legitimate area for Accessory Apartment use "within an owner occupied single family dwelling".

The Board concludes: Variance to Definitions is not required. The above the garage room, in this case, is "within" the home.

THE BOARD OF APPEALS VOTED:

To grant a Special Permit for an Accessory Apartment above the detached garage pursuant to Section 7.4 of the Montague Zoning Bylaws.

Conditions:

The applicant shall comply with the Building Code for a second egress and the Board of Health Title 5 requirements.

This Special Permit is granted to the current owner and expires if the current owner relinquishes ownership interest or no longer uses the premises as their primary residence.

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,

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