



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Neill L. Bovaird Jr. & Amy E. Bovaird
316 Wendell Rd.
Millers Falls, MA 01349

Case No. 12-17

Date October 25, 2012

Premises Affected:

316 Wendell Road
Millers Falls, MA 01349
Assessors' Map 46 Lot 74
F Co. Registry of Deeds: Bk 5875 Pg 228

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

After a public hearing held on:

Wednesday, September 12, 2012

THE BOARD OF APPEALS VOTED:

To grant a Special Permit to allow the expansion of an existing home occupation with an office into a new 20' x 30' building for nature education.

The Special Permit specifically allows the Home Occupation to:

- Operate outside;
- Construct a new 20'x 30' structure, that;
- Exceeds 25% of the floor area of the principal building (the home); and;
- Allows a 4 sq. ft. sign.

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>Richard Ruth</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

Notice to be recorded by Landowner