



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Raymond C. & Margaret A. Jarvis
45 Old Sunderland Rd.
Montague, MA 01351

Case No. 13-13
Date May 1, 2014

Premises Affected:

(78) Unity Street,
Turners Falls, MA 01376
Assessors' Map 11 Lot 006
F Co. Registry of Deeds: Bk 3196 Pg 132

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

After a public hearing held on:

Wednesday, July 31, 2013

The Board of Appeals finds:

- Application was made for a Self–Service Storage Facility as an alteration of a non-conforming use (inside and outside storage) for an existing pool business.
- The application is incomplete and Site Plan submittals unresponsive as follows:
 1. Wrong size building
 2. No drainage or site engineering
 3. Little Screening proposed
 4. Traffic and travel lanes problematic specifically at building ends
 5. No architectural or exterior design submitted.
- Section 7.7 of the Montague Zoning By-laws for a (Self–Service Storage Facility) is specific on the limited allowance of Self-Storage.
- The NB District is specific on business and residential compatibility and does not allow Self–Service Storage Facilities.

The Board of Appeals concludes:

The existing non-conformity does not warrant this change to a use to what is otherwise not allowed. Such a conclusion would be inconsistent with the zoning by-laws.

THE BOARD OF APPEALS VOTED: To deny the Special Permit

The vote of the Zoning Board of Appeals was as follows:

- | | | | |
|-------------------------------------|-----------|--------------------------|------------|
| 1. <u>Ernest L. Brown, Chairman</u> | NO | 2. <u>Robert Sojka</u> | YES |
| 3. <u>John Reynolds</u> | NO | 4. <u>Ericka Almeida</u> | NO |
| 5. <u>Richard Ruth</u> | NO | | |

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