



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Nathaniel M. Plaza
6 Plaza Ave.
Hudson, N.H. 03051

Case No. 13-15

Date September 9, 2013

Premises Affected:

14 Randall Rd.
Montague, MA 01351
Assessors' Map 21 Lot 22
F Co. Registry of Deeds: Bk 2703 Pg 168

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

After a public hearing held on:

Wednesday, August 21, 2013

The Board of Appeals finds: The proposed frontage strip, particularly of this diminished proportion (6 inches) is of no useful value to either lot. Furthermore the proposal distorts the shape and potential use of the lots. No proposed building or location was offered. The proposed division of land is illogical and inappropriate. It is not consistent with the purpose and intent of the Zoning By-laws.

THE BOARD OF APPEALS VOTED: To deny the variance application with prejudice.

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

1. Ernest L. Brown, Chairman **NO** 2. John Reynolds **NO**
3. Robert Sojka **NO** 4. Ericka Almeida **NO**
5. Richard Ruth **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

Notice to be recorded by Landowner