



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

NOTICE OF DECISION & VOTE

Case No. 13-20

Date January 30, 2014

Applicant:

Daniel Leveille & Katelyn Curtis
107 Montague St.
Turners Falls, MA 01376

Owner:

Ellsworth R. & Lois M. Black
88 Mt. Hermon Station Rd.
Northfield, MA 01360

Premises Affected:

(9) Green Pond Rd.
Millers Falls, MA 01349
Assessors' Map 30 Lot 112
F Co. Registry of Deeds: Bk 4285 Pg 100

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

After a public hearing held on:

Wednesday, January 29, 2014

THE BOARD OF APPEALS VOTED:

To grant variance to minimum lot frontage, Section 5.4.3 of the Montague Zoning Bylaws. This approval reactivates a previous approval in Case #02-29 and allows the reduction of required frontage from 150 feet to the existing frontage of 147.11 feet for single-family use. The Board finds no reasonable alternative to the minimal relief granted.

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

- | | | | |
|-------------------------------------|------------|--------------------------|------------|
| 1. <u>Ernest L. Brown, Chairman</u> | <u>YES</u> | 2. <u>John Reynolds</u> | <u>YES</u> |
| 3. <u>Robert Sojka</u> | <u>YES</u> | 4. <u>Ericka Almeida</u> | <u>YES</u> |
| 5. <u>Allen Rippingill</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