



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

**NOTICE OF DECISION & VOTE**

**Applicant Owner:**

Lynn Pelland  
22 Eleventh Street, Turners Falls, MA 01376

Case No. 14-03

Date August 6, 2014

**Premises Affected:**

22 Eleventh Street  
Turners Falls, MA  
Assessors' Map 5 Lot 76  
F Co. Registry of Deeds: LC 9-94

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

After a public hearing held on:

Wednesday, June 18, 2014

**The Board Finds:** that no zoning relief is available by Special Permit, Variance or by virtue of non-conformity and that relief must be through a zoning by-law or district map change.

**THE BOARD OF APPEALS VOTED:**

To deny relief from the Montague Zoning Bylaws seeking to allow the continued use and upgrade of a non-conforming 3<sup>rd</sup> dwelling unit, with no permits on record, in a two-family dwelling in a Residential Zoning District. The Board states that this decision did not evaluate the specific merits of the request and that the denial is without prejudice.

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

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