



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Douglas & Crystal {Chamberlain} Carlson
7 Park Street,
Turners Falls, MA 01376

Case No. re-vote 14-04 (#2)

Date August 14, 2014

Premises Affected:

7 Park Street
Turners Falls, MA
Assessors' Map 6 Lot 155
F Co. Registry of Deeds: Bk5781 Pg 93

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

After a public hearing held on:

Wednesday, June 18, 2014

Consent for reconsideration by the Planning Board:

Tuesday, July 15, 2014

After a public meeting held on:

Wednesday, July 30, 2014

This is a vote to re-consider a previous Decision and Vote in Case #14-04 taken June 18, 2014.

The Board of Appeals finds: Material changes to the application; specifically size and bulk, front and side setbacks and building design and functional alterations sufficient to re-consider the previous Decision & Vote.

The vote of the Zoning Board of Appeals of findings for re-consideration 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>Ericka Almeida</u> | <u>YES</u> | | |

Upon re-consideration the Board of Appeals specifically finds:

Changes: Plans dated 6/26/2014

- Building width fronting to street reduced from 28' to 24' 6" with one garage door.
- Area from 760 to 674 sq ft.
- Side line setback increases from 5' 6" to 8' 9"
- Front setback from street from 37 to 40' +'

For reference see #14-04 Decision and Vote (dated August 4, 2014)

THE BOARD OF APPEALS VOTED:

To grant variance to minimum side yard setback from property line (15 feet) to 8' 9" to allow the construction of a 24' 6" x 28' attached garage 8' 9" from the side property line as set forth in the amended plans dated 6/26/2014.

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

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

Modification and Approval: Any changes proposed shall be reviewed by the Board of Appeals or its designee and may approve changes if in conformance with the intent of this approval. Further hearings shall be at the discretion of the Board. Approval shall not be unreasonably withheld.

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
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Twenty day appeal period ends:

Time	Date
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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