



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

**NOTICE OF DECISION & VOTE**

**Owner:**

George R. & Nancy J. Marchacos  
246 Silver St.  
Greenfield, MA 01301

Case No. 14-08

Date December 31, 2014

**Applicant:**

Eileen F. McKenna  
17 Masonic Ave.  
Turners Falls, MA 01376

**Premises Affected:**

17 Masonic Ave.  
Turners Falls, MA 01376  
Assessors' Map 19 Lot 21  
F Co. Registry of Deeds: Bk 4697 Pg 342

Special Permit ( )

Variance Application (40A) (X)

Section 6 Ch. 40A - Finding ( )

Section 8 Ch. 40A - Appeal (X)

After a public hearing held on:

December 10, 2014

**THE BOARD OF APPEALS Finds:**

- The property (lot 21) is zoned Central Business.
- A storage building on the lot establishes a pre-existing non-conforming use.
- The office trailer is a conforming use but as a trailer it is only allowed for a specific temporary purpose. (section 7.1)
- The lot is in disarray with clutter and outside storage and does not present an image of purpose or organization.
- Six shipping containers are currently in use as storage sheds without building permits.

The applicant asserted at the hearing that the trailer office will be used while planning for a building that will include an office/warehouse expansion. Location and size have not been determined.

**THE BOARD OF APPEALS VOTED:**

- That no variance be considered.
- To uphold the determination that "temporary" cannot be open ended.
- To accept the applicants statement as to the "temporary" purpose for the office trailer; and, under the following conditions:
  1. That the owner obtains the required permits for the storage units and office trailer.

2. That the exterior of the property exhibit a sense of order and that non-business related items be removed or stored inside.
3. That the temporary office use and these conditions are reviewed by July 1, 2015 and that no extension is granted without the Boards approval.

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

1. <u>Ernest L. Brown, Chairman</u> <b>YES</b>	2. <u>John Burek, Vice-Chairman</u> <b>YES</b>
3. <u>John Reynolds</u> <b>YES</b>	4. <u>Robert Sojka</u> <b>NO</b>
5. <u>Alan Ripingill</u> <b>YES</b>	

**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,
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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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