



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

NOTICE OF DECISION & VOTE

Applicant Owner:

William Doyle
8 Prospect St.
Turners Falls, MA 01376

Case No. 15-08

Date September 2, 2015

Premises Affected:

257 Wendell Rd.
Millers Falls, MA
Assessors' Map 46 Lot 033
F Co. Registry of Deeds: Bk6651 Pg 231

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

After a public hearing held on:

Wednesday, August 5, 2015

The Board of Appeals finds

The original building was a single family dwelling destroyed by fire.
The property was taken for taxes.
The zoning is AF-4 with a minimum lot area of 4 acre & frontage of 250'. a
The lot is 1.25 acre with 185' of frontage. There are other similar lots on this road.
The area is generally single-family. The proposed new building is architecturally
consistent with a single family-dwelling.

THE BOARD OF APPEALS VOTED:

To grant a Special Permit to allow the replacement of a fire damaged single-family dwelling with a new two-family dwelling (Section 5.2.1b) at approximately the same building location. To the extent needed the Board grants variance to Section 5.4.1 & 3 (minimum lot area & frontage) to allow the proposed construction on the 1.25 acre lot with 185' of frontage.

The architectural resemblance to a single family-dwelling is a required condition.

The vote of the Zoning Board of Appeals 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>Robert Sojka</u>	<u>YES</u>	4. <u>Richard Ruth (alt.)</u>	<u>YES</u>

Modification and Approval: Any changes proposed shall be reviewed by the Board of Appeals or its designee. The Chairman or designee may approve changes if in conformance with the intent of the Special Permit or may refer it to the Board. Changes consistent with the purpose of this approval may be allowed by the Board without further hearings. 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

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