



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

NOTICE OF DECISION & VOTE

Applicant:

Joseph Frimpong
14A Sugarloaf St.
S. Deerfield, MA 01373

Owner:

Dale M. Jones
411 Warren Wright Rd.
Belchertown, MA 01007

Case No. 15-10

Date September 2, 2015

Premises Affected:

97 Lake Pleasant Rd.
Lake Pleasant, MA 01347
Assessors' Map 33 Lots 60 & 61
F Co. Registry of Deeds: Bk 6380 Pg 332
F Co. Registry of Deeds: Bk 6380 Pg 338

Special Permit	(X)
Variance Application (40A)	()
Section 6 Ch. 40A - Finding	()
Appeal - Section 8 Ch 40A	(X)

After a public hearing held on:

Wednesday, August 5, 2015

The Board of Appeals finds:

- SP# 13-01 was previously issued for this property (Map 33 Lots 60 & 61). The permitted time to utilize the Permit has expired.
- An old and unused 40'x 12' cabin exists on one of the Industrial zoned lots. (Map 33 Lot 60)
- The owner acquired abutting lot (#61) also with 46 feet of frontage and about 500' in depth.
- The Residential use is non-conforming. The building is non-conforming.
- An unrecorded survey was submitted with this application. The lots exist on separate deeds.
- The cabin is adjacent to another small home in the Industrial zone and across the road from the Village of Lake Pleasant which is zoned Residential.
- Public water and sewer is available.

The owner stated that the Special Permit 13-01 should be considered valid.

The Board chooses to grant a new Special permit and dismiss the appeal.

THE BOARD OF APPEALS VOTED:

To dismiss the appeal without prejudice and grant Special Permits to allow Alterations of a non-conforming use and structure (Section 5.1.4) to allow for the removal and replacement of the cabin with a single family dwelling in substantial conformance with plans submitted at the hearing.

- No variances are granted. The new house location shall meet or exceed dimensional setback requirements.

