

Applicant Owner:

ZONING BOARD OF APPEALS TOWN OF MONTAGUE

ONE AVENUE A TURNERS FALLS, MA 01376

NOTICE OF DECISION & VOTE

Site Plan Review Case No. 16-

Cuse 110. 10 10	
Date July 21, 2016	
·	
with Special Permit #16-01	(\mathbf{X})
Variance Application (40A)	()
Section 6 Ch. 40A - Finding	()
Appeal (Section 8)	()
Site Plan Review	(\mathbf{X})
	with Special Permit #16-01 Variance Application (40A) Section 6 Ch. 40A - Finding Appeal (Section 8)

This review is prompted by alteration of 3080 sq. feet of commercial space to be converted to four residential units and the site development implications of that change.

After a public hearing held on: Wednesday, July 6, 2016

The above named property is "The Powers Block" located at 33 Bridge Street and 26 East Main Street, Millers Falls, MA, and identified as Assessor's Map 29, Lot 176 and proposed parking on Lot 178.

The Board of Appeals finds:

- Special Permit #16-01 expanded multi-family use in this building into 3080 sq. ft. of floor area above the commercial space at 26 East Main Street. (3000 sq. ft. triggers Site Plan review)
- The required parking was approved on the lot and on abutting land of the applicant.
- Probable future commercial employee parking will be required.
- This review does not violate or alter the approval granted in Case #12-14 which noted that the property lines, setbacks and buildings are pre-existing non-conforming conditions.
- The Management Plan, Lighting, parking, screening and security proposals were previously approved with Special Permit #16-01.

THE BOARD OF APPEALS VOTED:

- To accept the site plan as presented for lot 178 and the 4 parking spaces on Lot 176.
- To approve a screened dumpster location on the adjacent lot.
- The board states that residential parking assignment and controls shall be at the discretion of the landlord.

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 Site Plan Review approval 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.

The v	ote of the Zon	ing Board of Ap	peals was	as follov	vs:		
1	Ernest L. Brown, Chairman		YES	2	John Burek, Vice chairman		
3	Robert Sojka, Member Allen Ripingill, Member		YES YES	4	Richard Ruth, Member William Doyle, Alternate	YES YES	
5				4			
IMPO	ORTANT:	be made only to the (MGL) as amende	ne Court and ed, and must l	must be ma	n of Montague Zoning Board of Appeade pursuant to Section 17, Chapter 40 the office of the Town Clerk within two cision with the Town Clerk.)A	
	Board of Ap	ppeals					
By Clerk	Ernest L. Brown, Chairman				Karen Casey-Chretien,		
****	******	******	*****	*****	*********	*****	
Recei	ved for filing	by Town Clerk	:				
Twen	ty day appeal	period ends:	Tim		Date		
					EEN FILED WITHIN 20 DA FILED WITH THE TOWN C		
Mont	Montague Town Clerk				Date		

Notice to be recorded by Landowner