



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

NOTICE OF DECISION & VOTE

Site Plan Review

Applicant Owner:

Powers Block Properties LLC

By: Robert Obear

47 W. Chestnut Hill Rd.

Montague, MA 01351

Case No. 16-10

Date July 21, 2016

Premises Affected:

33 Bridge St. a/k/a 26 East Main Street

Millers Falls, MA 01349

Assessors' Map 29 Lot 176 and 178

F Co. Registry of Deeds: Bk 6643 Pg 259

Land Court Case #

with Special Permit #16-01

Variance Application (40A)

Section 6 Ch. 40A - Finding

Appeal (Section 8)

Site Plan Review

(X)

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(X)

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:

- Modification and Approval:

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

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.

By _____
Ernest L. Brown, Chairman
Clerk

Karen Casey-Chretien,

I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN 20 DAYS FROM THE DATE THAT THIS DECISION WAS FILED WITH THE TOWN CLERK:

Notice to be recorded by Landowner