



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Gary Gardner
442 Turners Falls Rd.
Montague, MA 01351

Case No. 16-14

Date November 3, 2016

Premises Affected:

(440) Turners Falls Rd.
Montague, MA 01351
Assessors' Map 39 Lot 34 (& 27)
F Co. Registry of Deeds: Bk 3792 Pg 1

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

After a public hearing held on:

Wednesday, October 26, 2016

The Board of Appeals finds:

- One owner owns both abutting lots.
- The combined frontage is 275.84 feet with 175.84 feet with the house at #442 (Lot 27); and a 34 acres agricultural lot with 100' of frontage at #440 (Lot 34).
- Public water and sewer lines exist on the frontage and pursuant to Section 5.4.3(c), may request exceptions to minimum lot frontage.
- The internal side lot line runs approximately 25 feet from the house's front corner; 15 feet is required.
- The board finds no appreciable benefit in moving the lot line 10' on a 34 acre parcel.
- Lot 27 (442 Turners Falls Rd.) remains a conforming lot and its continued use is not affected by this decision.

THE BOARD OF APPEALS VOTED:

To grant a Special Permit for exceptions to minimum lot frontage for Lot 34 at (440) Turners Falls Road from 150' to 100' of frontage; and not require alteration of the existing internal lot lines.

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</u>	<u>YES</u>
5. <u>William Doyle</u>	<u>YES</u>	6. _____	

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