



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Michael J. Fuller
49 Randall Wood Drive
Montague, MA 01351

Case No. 16-17

Date January 18, 2017

Premises Affected:

46 & 50 Randall Road.
Montague, MA 01351
Assessors' Map 21 lot 80
F Co. Registry of Deeds: Bk 4721 Pg 114

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

Town of Montague (50) Randall Road
Map 21, Lot 24 (easement to Fuller)
F Co. Registry of Deeds: Bk 1132 Pg 92

After a public hearing held on:

Wednesday, November 16, 2016

Submitted Items:

Site Plan for Proposed Storage and Building Addition: dated 17-Oct-16; prepared for Michael J. Fuller, by SVE Associates, Anthony Wonseski Jr., Civil Eng. Reg. #46615.

Narrative: by Kelley Fike, Ass. Engineer.

Special Permit and Site Plan Application & Checklist.

The Board of Appeals finds:

- Two of the three businesses are now located on the property.
- A significant portion of the proposed expansion area has been cleared and used for years.
- The buffer area shall be increased.
- Residential development of this land is problematic.
- The Board concludes that the use of the property for the expanded self storage facility is consistent and compatible with current uses on the land and will remain a modest impact on the abutting neighborhood. The property is subject to previous Special Permit #08-07b.

THE BOARD OF APPEALS VOTED:

To approve the Site Plan and grant a Special Permit and for the development of a storage addition, an office and 3 additional self storage buildings at the previously approved Self-Service Storage Facility (case #08-07b). The following conditions shall apply:

- The property shall be developed in substantial compliance with plans and narrative submitted.
- Applicant, owner(s) and operators of the self storage facility shall comply with Section 7.7 of the Montague Zoning By-laws. Specifically:
7.7.3(e): Hours of operation are 7:00am to 7:00pm daily.

7.7.3(f) Fence & Gate is proposed as 8' high chain link with insert screening.

7.7.3(h) Pavement is required.

- The facility southwest side, north of the entrance, shall also have a visual buffer of an arborvitae planting on a berm or equivalent.
- No storage unit doors shall face southwest toward the Randall Wood Drive neighborhood.
- The customer pull up at the main access gate shall be placed fully on the property and be at least one full car length or greater in depth.
- A functional vehicle turn around must be provided at the main gate and the remainder of the easement blocked to vehicular traffic in a manner acceptable to the Town of Montague.
- The 50' wide right of way easement shall not be used for any other purposed than access.

Modification and Approval: The Chairman or designee may approve changes if in conformance with the intent of the Special Permit and Site Plan Approval or may refer it to the Board. Changes consistent with 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 vote of the Zoning Board of Appeals was as follows:

1. <u>Ernest L. Brown, Chairman</u>	YES	2. <u>John Burek, Vice-Chairman</u>	YES
3. <u>Robert Sojka</u>	YES	4. <u>Richard Ruth</u>	YES
5. <u>Allen Ripingill</u>	YES		

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

Karen M. Casey, Clerk

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