



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

**NOTICE OF DECISION & VOTE**

Case No. 16-20

Date January 17, 2016

**Applicant:**

Kevin O'Rourke  
P.O. Box 252  
N. Truro, MA 02652

**Owner:**

Geoffrey Wilson  
P.O. Box 943, 13 Dewey St.  
Bernardston, MA 01337

**Premises Affected:**

9 T Street.  
Turners Falls, MA 01376  
Assessors' Map 4 Lot 248  
F Co. Registry of Deeds: Bk 6898 Pg 160

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

After a public hearing held on:

Wednesday, January 11, 2016

**The Board of Appeals finds:**

- The current warehousing use is non-conforming in the NB district.
- The proposed use as a single family dwelling is a conforming use.
- The building is dimensionally non-conforming for area, frontage, street line setback and side and rear lot line setbacks.
- Side yard easements do not allow side yard parking.
- Two parking spaces are provided. One inside the building and the other in the front setback parallel to the street.
- The proposed change will neither alter, nor intensify the dimensional non-conformities. Variance is not required

**THE BOARD OF APPEALS VOTED:**

To grant a Special Permit (Section 5.1.4) for alteration of a non-conforming building; and a Special Permit for dimensional relief to the existing non-conforming setbacks to allow the conversion of a 34' x 58' warehouse to a single family dwelling on a 48' x 70' lot.

**The vote of the Zoning Board of Appeals for Special Permit for change of a non-conforming use as follows:**

1. Ernest L. Brown, Chairman **YES**      2. John Burek, Vice-Chairman **YES**  
3. Robert Sojka **YES**      4. Richard Ruth **YES**

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>

## Board of Appeals

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

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