

ZONING BOARD OF APPEALS TOWN OF MONTAGUE

ONE AVENUE A TURNERS FALLS, MA 01376

NOTICE OF DEC	CISION & VOTE	
Case No. <u>16-20</u>	Date January 17, 2016	
Applicant:	Owner:	
Kevin O'Rourke	Geoffrey Wilson	
P.O. Box 252	P.O. Box 943, 13 Dewey St.	
N. Truro, MA 02652	Bernardston, MA 01337	
Premises Affected:		
9 T Street.	Special Permit	(X)
Turners Falls, MA 01376	Variance Application (40A)	(X)
Assessors' Map 4 Lot 248	Section 6 Ch. 40A - Finding	(X)
F Co. Registry of Deeds: Bk 6898 Pg 160	Site Plan Review	()
After a public hearing held on:	Wednesday, January 11, 2016	
The Board of Appeals finds:		
• The current warehousing use is non-con	forming in the NB district.	
• The <u>proposed use</u> as a single family dwe	elling is a conforming use.	
 The building is dimensionally non-confesetback and side and rear lot line setback 		
• Side yard easements do not allow side y	ard parking.	
• Two parking spaces are provided. One front setback parallel to the street.	inside the building and the other in the	

THE BOARD OF APPEALS VOTED:

conformities. Variance is not required

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 proposed change will neither alter, nor intensify the dimensional non-

The vote of the Zoning Board of Appeals for Special Permit for change of a nonconforming use as follows:

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

The vote of the Zoning Board of Appeals for Special Permit for dimensional relief of a non- conforming building as follows:								
wn, Chairman	YES	2	John Burek, Vice-Chairman	YES				
	YES	4	Richard Ruth	YES				
be made only to the (MGL) as amended	Court and r , and must b	nust be ma	nde pursuant to Section 17, Chapter 40.4 he office of the Town Clerk within twe	1				
peals								
By Ernest L. Brown, Chairman Clerk			Karen Casey-Chretien,					
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	****** Time	e	Date Date	****				
	Any appeal from th be made only to the (MGL) as amended (20) days after the o	Any appeal from the decision o be made only to the Court and r (MGL) as amended, and must b (20) days after the date of filing peals	Any appeal from the decision of the Town be made only to the Court and must be ma (MGL) as amended, and must be filed in t (20) days after the date of filing of the deceptable.	Any appeal from the decision of the Town of Montague Zoning Board of Appeal be made only to the Court and must be made pursuant to Section 17, Chapter 40.4 (MGL) as amended, and must be filed in the office of the Town Clerk within twe (20) days after the date of filing of the decision with the Town Clerk. peals				

Notice to be recorded by Landowner