



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

NOTICE OF DECISION & VOTE

Applicant:

Robert Obear
47 W. Chestnut Hill Rd.
Montague, MA 01351

Case No. 17-04
Date June 26, 2017

Owner:

Inhabitants of Montague
1 Avenue A
Turners Falls, MA 01376

Premises Affected:

15 Power Street
Turners Falls, MA 01376
Assessors' Map 03 Lot 089
F Co. Registry of Deeds: Bk 6744 Pg. 8

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

After a public hearing held on:

Wednesday, May 3, 2017

Submittals:

Request for Proposals by the Town of Montague (RFP)
Plans of site (6) including existing drainage system & Site Plan C1 revised dated 4/4/17

The Board of appeals finds:

Section 8.2 (a) & (d) requires Site Plan Review.
Section 8.4 (1-12) are sufficiently addressed. 8-10 are to be resolved at permit stage.
8.5 (1-4) Impacts to municipal services are minimal and design enhances area aesthetics.

THE BOARD OF APPEALS VOTED:

- 1.) To approve the **Site Plan**, Section 8.5 (1-4), for the rehabilitation and conversion of a 10,000 sq. ft. 2 story warehouse, to retail, office and craft workshop and to grant a **Special Permit** for two new residential units on the second floor pursuant to Sections 5.2.12(b), Residential use in the Historic Industrial District and grant the required dimensional relief to Sections of 5.4.1 & 5.4.3 Minimum lot area & Minimum lot frontage.
- 2.) To approve **Variance** to Section 5.4.5 Minimum rear yard setback (30') of the Montague Zoning Bylaws to allow a new rear deck and entry up to 10 feet from the rear property line primarily for the purpose of access and egress.

Conditions

- 1.) Parking and boundaries' shall be sufficiently identified on the ground. Applicant shall make reasonable efforts to resolve survey discrepancies.
- 2.) Modification and Approval: Any changes proposed shall be reviewed by the Board of Appeals or its designee. The Chairman or designee may approve changes if in conformance with the intent of the Special Permit or may refer it to the Board. Changes consistent with the purpose of 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>Robert Sojka</u> YES
3. <u>Richard Ruth</u> YES	4. <u>William Doyle</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 <u>Ernest L. Brown, Chairman</u>	<u>Karen Casey-Chretien,</u>
Clerk	

Received for filing by Town Clerk:	<u> </u>	<u> </u>	
	Time	Date	
Twenty day appeal period ends:	<u> </u>	<u> </u>	
	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:

<u>Montague Town Clerk</u>	<u>Date</u>
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Notice to be recorded by Landowner