



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

NOTICE OF DECISION & VOTE

Applicant Owner:

PV Squared Solar by Ian Tapscott
311 Wells St., Suite B
Greenfield, MA 01301

Case No. 17-09

Date August 8, 2017

Owner & Premises Affected:

Nina Rossi
21 Central Street
Turners Falls, MA 01376
Assessors' Map 06 Lot 104 & 119
F Co. Registry of Deeds: Bk 4876 Pg 100

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

After a public hearing held on:

Wednesday, July 19, 2017

The Board of Appeals Finds:

The array is located in a dense neighborhood.

The proposed solar lot (#104) is next to the home lot, abuts an overpass bridge, is at a grade lower than the general neighborhood and has only a shed and driveway on it.

The board concludes that the neighborhood impact, visual and otherwise, is minimal.

THE BOARD OF APPEALS VOTED:

To grant a Special Permit pursuant to Section 7.9.3(d) of the Montague Zoning Bylaws to install a 275 sq. ft. ground-mounted solar array where 112.5 sq. ft. is otherwise allowed. The array is proposed to be 15 panels; 15.5' wide by 17.5', standing 15' high, located approximately 61' from Central Street, 25' from Spring Street and 25' from the house rear lot line.

The vote of the Zoning Board of Appeals was as follows:

1. <u>Ernest L. Brown, Chairman</u>	<u>YES</u>	2. <u>Robert Sojka</u>	<u>YES</u>
3. <u>Richard Ruth</u>	<u>YES</u>	4. <u>Allen Rippingill</u>	<u>YES</u>
5. <u>William Doyle</u>	<u>YES</u>		

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.

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