



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Powers Block Properties, LLC
By: Robert Obear
47 W. Chestnut Hill Rd.
Montague, MA 01351

Case No. 17-18
Date February 11, 2018

Premises Affected:

(35-39) Bridge St.
Millers Falls, MA 01349
Assessors' Map 29 Lot 178
F Co. Registry of Deeds: Bk 6643 Pg 259

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

After a public hearing held on:

Wednesday, November 29, 2017

The Board of Appeals finds: Special Permit #17-11 was issued October 10, 2017 for this project allowing for multi-family use and Craft workshop(s) in a mixed use building of up to 6 commercial spaces on the first floor and up to 3 two-bedroom apartments on the second floor.

- The property is served by public water and sewer.
- The property has adequate parking for the use as well as the additional parking required by 33 Bridge Street (the Powers Block) (ZBA-SP #16-01)
- Dumpster locations are available.
- Management plans are similar to the Powers Block. (ZBA-SP #16-01)

THE BOARD OF APPEALS VOTED:

To approve the Site Plan submitted pursuant to section 8.2(a) & (d) of the Montague Zoning Bylaws.

There shall be no building, designated parking or dumpster located in the 30' wide access right-of-way.

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>Allen Ripingill</u>	<u>YES</u>	4. <u>William Doyle</u>	<u>YES</u>
5. <u>John Burek, Vice Chair</u>	<u>ABSENT</u>	6. <u>Richard Ruth</u>	<u>ABSENT</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