



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

NOTICE OF DECISION & VOTE

Applicant Owner:

David & Tammy Kuklewicz
22 Worcester Ave.
Turners Falls, MA 01376

Case No. 18-04

Date April 12, 2018

Premises Affected:

(11) Wrightson Ave.
Turners Falls, MA 01376
Assessors' Map 07 Lots 146 & 147
F Co. Registry of Deeds: Bk 6635 Pg 176

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

After a public hearing held on:

Wednesday, April 11, 2018

THE BOARD OF APPEALS VOTED:

To grant the reduction in the minimum required frontage and area of lots where public water and sewer is available in accordance with Montague Zoning Bylaws Section 5.4(c). The Special Permit allows Assessors Map 7 Lot 147 and Assessors Map 7 Lot 146 to be considered separate buildable lots. The permitted frontage and area of Lot 147 is 60' and 7,920 sq. ft., respectively. The permitted frontage and area of Lot 146 is 120 ft. and 11,325 sq. ft., respectively. A Special Permit was previously granted for this purpose on 6/28/1999 (ZBA#99-07b), however the permit has expired because the lot at 11 Wrightson Ave. had not been developed.

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

- | | | | |
|-------------------------------------|------------|-------------------------------------|------------|
| 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>Alan Ripingill</u> | <u>YES</u> |
| 5. <u>Richard Ruth</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