



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Scott Nickerson
9 Denton St., PO Box M
Lake Pleasant, MA 01349

Case No. 20-02

Date August 4, 2020

Premises Affected:

7 Turner St.
Lake Pleasant, MA 01349
Assessors' Map 36 Lot 098
F Co. Registry of Deeds: Bk 7495 Pg 194

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

After a public hearing held on:

Wednesday, July 29, 2020

THE BOARD OF APPEALS VOTED:

To deny the request to Section 5.2.3(b) to allow a two family unit in the RS-1 Zoning District within the envelope of the existing single family dwelling and to Section 5.5.1 relief from the required dimensional requirements of 15,000 sq. ft to 4,970 sq. ft. of the Montague Zoning Bylaws.

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

1. <u>John Burek, Chairman</u>	<u>NO</u>	2. <u>Richard Ruth, Vice-Chairman</u>	<u>NO</u>
3. <u>Alan Ripingill</u>	<u>YES</u>	4. <u>William Doyle IV</u>	<u>YES</u>
5. <u>Joshua Lively, Alt.</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 _____
John Burek, Chairman

Karen Casey-Chretien, Clerk

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