



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

**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*