



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

**NOTICE OF DECISION & VOTE**

**Applicant Owner:**

Christopher Howe  
2 Carlisle Ave.  
Turners Falls, MA 01376

Case No. 20-04  
Date October 29, 2020

**Premises Affected:**

2 Carlisle Ave.  
Turners Falls, MA 01376  
Assessors' Map 11 Lot 038  
F Co. Registry of Deeds: Bk 6146 Pg 300

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

After a public hearing held on:

Wednesday, October 28, 2020

**THE BOARD OF APPEALS MADE THE FOLLOWING FINDING:**

Pursuant to Section 5.5.2(b), the Board found that the installation of a 14'x24' accessory residential shed three (3) feet from the westerly side lot line where a ten (10) foot setback is required will not derogate from the public health, safety, or welfare or neighborhood character.

**THE BOARD OF APPEALS VOTED:**

To grant dimensional relief pursuant to Section 5.5.2(b) to permit the installation of a 14'x24' residential shed three (3) feet from the westerly side lot line where a ten (10) foot setback is required, subject to the following condition:

**The permitted three (3) foot side yard setback area located between the accessory shed and the westerly property line shall be maintained free of cluttered external storage of household materials.**

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

1. <u>John Burek, Chairman</u>	<u>YES</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>Alt. Joshua Lively</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*