



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Andrew Cavanagh & Katherine Crivelli
555 Turners Falls Rd.
Montague, MA 01351

Case No. 20-06

Date December 7, 2020

Premises Affected:

557 Turners Falls Rd.
Montague, MA 01351
Assessors' Map 42 Lot 89
F Co. Registry of Deeds: Bk 7117 Pg 170

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

After a public hearing held on:

Wednesday, December 2, 2020

THE BOARD OF APPEALS MADE THE FOLLOWING FINDING:

Pursuant to Section 5.2.3(b), the Board found that the installation of one (1) additional dwelling unit within the building envelope of an existing two family dwelling at 557 Turners Falls Rd. will not derogate from the public health, safety, welfare or neighborhood character.

THE BOARD OF APPEALS VOTED:

To grant a Special Permit pursuant to Montague Zoning Bylaws Section 5.2.3(b) to allow a third unit within an existing two family dwelling in the RS-1 Zoning District.

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

- | | | | |
|--------------------------------|------------|--------------------------|------------|
| 1. <u>John Burek, Chairman</u> | YES | 2. <u>Alan Ripingill</u> | YES |
| 3. <u>William Doyle IV</u> | YES | 4. <u>Joshua Lively</u> | YES |
| 5. <u>David Jensen, Alt.</u> | YES | | |

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