



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Larry and Pamela Williams
10215 Regal Dr., #46
Largo, FL 33774

Case No. 21-04

Date August 5, 2021

Premises Affected:

Old Sunderland Rd.
Montague, MA 01351
Assessors' Map 43 Lot 158
F Co. Registry of Deeds: Bk 3373 Pg 168

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

After a public hearing held on:

Wednesday, August 4, 2021

THE BOARD OF APPEALS VOTED:

To grant a Special Permit Section 5.5.3 in the Montague Zoning By-laws for relief of the minimum lot size requirement from 15,000 sq. ft. to 11,127 sq. ft. in the RS-1 District for an intended single family dwelling.

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

1. Richard Ruth, Chairman **YES** 2. Alan Ripingill, Vice-Chairman **YES**
3. William Doyle IV **YES** 4. Joshua Lively **YES**
5. David Jensen **YES**

STIPULATION:

Conformation of the proper connection of the sewer line.

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

1. Richard Ruth, Chairman **YES** 2. Alan Ripingill, Vice-Chairman **YES**
3. William Doyle IV **YES** 4. Joshua Lively **YES**
5. David Jensen **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 _____
Richard Ruth, 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

.....

Notice to be recorded by Landowner