



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

NOTICE OF DECISION & VOTE

Applicant Owner:

John Laprade
32 Fosters Rd.
Montague, MA 01351

Case No. 22-03

Date March 31, 2022

Premises Affected:

32 Fosters Rd
Montague, MA 01351
Assessors' Map 51 Lot 101
F Co. Registry of Deeds: Bk 7923 Pg 113

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

After a public hearing held on:

Wednesday, March 30, 2021

THE BOARD OF APPEALS VOTED:

To allow the construction of a detached accessory apartment at 32 Fosters Road pursuant to Section 8.5.4 of the Montague Zoning Bylaws, subject to the following conditions and findings:

FINDINGS:

- The proposed detached accessory apartment at 32 Fosters Road is consistent with the standards for an accessory dwelling unit found in Section 8.5.4 of the Montague Zoning Bylaws.
- The proposed detached accessory apartment at 32 Fosters Road will not create a significant adverse effect to the neighborhood or to the Town of Montague in accordance with the Special Permit Criteria identified in Section 9.2.3 of the Montague Zoning Bylaws.

CONDITIONS:

- Residency Requirement: In accordance with the Zoning Bylaw 8.5.4(c), the owner or their successors must continue to occupy at least one of the two dwelling units as their primary residence. This shall be memorialized in a restrictive covenant filed with the Franklin County Registry of Deeds.
- Transfer of Ownership: In accordance with the Zoning Bylaw 8.5.4(g), when the property is sold, the new owner(s), if they wish to continue to exercise the Permit, must, within thirty (30) days of the sale, submit a notarized letter to the Building Inspector stating that the owner will occupy one of the two dwelling units on the premises as their primary residence.

1. <u>Joshua Lively, Chairman</u>	<u>YES</u>	2. <u>William Doyle IV, Vice-Chairman</u>	<u>YES</u>
3. <u>Alan Ripingill</u>	<u>YES</u>	4. <u>Richard Ruth</u>	<u>YES</u>
5. <u>Robert Obear</u>	<u>YES</u>		

Board of Appeals

By Joshua Lively, 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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[illegible]

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