



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 01347

Case No. 22-10  
Date December 19, 2022

**Premises Affected:**

7 Turner St.  
Lake Pleasant, MA 01347  
Assessors' Map 36 Lot 098  
F Co. Registry of Deeds: Bk 7699 Pg 38

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

After a public hearing held on:

Wednesday, December 14, 2022

**THE BOARD OF APPEALS VOTED:**

To grant a Special Permit pursuant to Section 5.2.3(b) to allow an existing single family dwelling unit to be converted into a two-family dwelling unit in the RS-1 Zoning District.

**Stipulation:**

A minimum of 3 off street parking spaces are required for a two-family dwelling unit. The parking spaces associated with the units must be set back from Turner Street on a plane equal to or greater than the street line setback of the existing house.

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

- |                                   |            |   |            |
|-----------------------------------|------------|---|------------|
| 1. <u>Joshua Lively, Chairman</u> | <b>YES</b> | 2. <u>William Doyle IV, Vice-Chairman</u> | <b>YES</b> |
| 3. <u>Richard Ruth</u>            | <b>YES</b> | 4. <u>David Jensen</u>                    | <b>YES</b> |
| 5. <u>Robert Obear, Alternate</u> | <b>YES</b> |   |            |

**Modification:**

Any proposed modifications to the approved final plans, including but not limited to changes, alterations, or expansions shall be submitted to the Zoning Board of Appeals for approval at an open meeting in accordance with Zoning Bylaw Section 9.2.5.

**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 \_\_\_\_\_  
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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*Notice to be recorded by Landowner*