



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

**NOTICE OF DECISION & VOTE**

**Applicant Owner/Property Owner:**

Norman Emond Jr.  
410 Turners Falls Rd  
Montague, MA 01351

**Case No.**

23-09

**Date**

May 11, 2023

**Premises Affected:**

151-155 Avenue A  
Turners Falls, MA 01376  
Assessors' Map 04, Lot 0189  
Franklin County Registry of Deeds: Book 2395 Page 192

Special Permit (X)  
Site Plan Review ( )  
Variance ( )

The hearing on this Special Permit was opened on May 10, 2023 and closed on May 10, 2023.

**THE BOARD OF APPEALS VOTED:**

The Montague Zoning Board of Appeals granted a Special Permit (4) to Norman Emond Jr. to allow a light assembly shop with a retail component in a pre-existing non-conforming mixed-use building in the CB Zoning District, under Sections 5.1, 5.1.3, 5.2.6(b)i, 5.2.6(b)iii and 9.2.3 of the Zoning Bylaw, located at 151-155 Avenue A (**Map 04, Parcel 189**), Central Business (CB) Zoning District, with the following condition:

1. Any proposed modifications to the approved final plans, including but not limited to changes, alterations, or expansions shall be reviewed and approved by the Zoning Board of Appeals, in accordance with Section 9.2.5 of the Zoning Bylaw.

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

Joshua Lively, Chair - YES  
Richard Ruth - YES

Allen Ripingill - YES  
Robert Obear - YES

The Zoning Board of Appeals hereby certifies that a copy of this decision and all plans referred to in this decision have been filed with the Town Clerk on: 5/18/23.

An appeal from the decision of the Zoning Board of Appeals may be made by any person aggrieved pursuant to MGL chapter 40A, section 17 as amended within twenty (20) days after the date of filing of a notice of decision in the Office of the Town Clerk. Notice of the appeal and a copy of the complaint shall be given to the Town Clerk within the twenty-day appeal period.

Board of Appeals:

By

Joshua Lively, Chairman

Karen Casey-Chretien, Zoning Board of Appeals Clerk

cc: Applicant, Property Owner, Abutters, Public hearing attendees requesting notification, Planning Board abutting Towns - Gill, Erving, Wendell, Leverett, Sunderland, Greenfield

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**Certificate of No Appeal**

[This section is filled out by the Montague Town 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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