



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

NOTICE OF DECISION & VOTE

Applicant/Property Owner:

Richard Young
84 Federal St.
Millers Falls, MA 01349

Case No. #ZBA 2023-11

Date: July 3, 2023

Premises Affected:

(12) Franklin St.
Millers Falls, MA 01349
Assessors' Map 29, Lot 031
Franklin County Registry of Deeds: Bk 6091 Pg 138

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

The hearing on this Special Permit was opened on June 28, 2023 and closed on June 28, 2023.

THE BOARD OF APPEALS VOTED:

The Montague Zoning Board of Appeals granted a Special Permit (5-0) to Richard Young for a reduction of the required lot frontage from 75 feet to 73.35 feet under Sections 5.5, 5.5.3 and 9.2 of the Zoning Bylaw, located at (12) Franklin St. (**Map 29, Lot 031**), Neighborhood Business (NB) 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 William Doyle IV, Vice Chair – YES
Richard Ruth - YES Allen Ripingill – YES
David Jensen - 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: July 3, 2023.

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 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

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
