



TOWN OF  
**MONTAGUE**  
MASSACHUSETTS

TOWN HALL  
One Avenue A  
Turners Falls, MA 01376

ZONING BOARD OF APPEALS  
(413) 863-3200 ext. 206  
buildinginspector @montague-ma.gov

**ZONING BOARD OF APPEALS  
TOWN OF MONTAGUE**

**NOTICE OF DECISION & VOTE**

**Applicant Owner/Property Owner:**

Kenneth Hannah  
42 Dry Hill Road  
Montague, MA 01351

**Case No.**

23-16

**Date**

December 20, 2023

**Premises Affected:**

42 Dry Hill Road  
Montague, MA 01351  
Assessors' Map 45, Lot 66  
Franklin County Registry of Deeds: Book 4478, Page 126

Special Permit (X)

Site Plan Review ( )

Variance ( )

The hearing on this Special Permit was opened on October 18, 2023 and closed on October 18, 2023.

**THE BOARD OF APPEALS VOTED:**

The Montague Zoning Board of Appeals voted (4-0) to approve a Special Permit to **Kenneth Hannah** to allow a 660 square foot Accessory Apartment within an existing detached garage, under Sections 8.5.3(c), 8.5.4 and 9.2 of the Zoning Bylaw, located at **42 Dry Hill Road (Map 45, Lot 66)**, Agriculture Forest (AF-4) Zoning District, with the following conditions:

1. The project shall be built and maintained according to the approved plans and application package. Any changes shall be reviewed by the Inspector of Buildings to determine if submission to the Zoning Board of Appeals is necessary. Said changes may be reviewed and/or approved by the Zoning Board of Appeals at a public meeting; or if the changes are significant enough, said changes shall require a formal modification of the permit and/or condition.
2. Either the principal single-family dwelling or the Accessory Apartment shall be occupied by the owner(s) of the principal one-family dwelling as their principal residence, which requirement shall be made restricted as such by a deed restriction filed with the Registry of Deeds. Documentation of the recording shall be provided to the Inspector of Buildings, prior to the occupancy of the Accessory Apartment.
3. All exterior lighting shall be designed and installed so as to be shielded or downcast, and to avoid light trespass onto adjacent properties.

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

Joshua Lively, Chair - YES

Richard Ruth - YES

William Doyle IV, Vice Chair – YES

David Jensen - YES

