**TOWN OF**

Zoning Board of Appeals

(413) 863-3200 ext. 206

Building@montague-ma.gov

TOWN HALL

One Avenue A

Turners Falls, MA 01376

**MONTAGUE**

**MASSACHUSETTS**

**ZOOM LINK: https://www.montague-ma.gov/calendar**

 **NOTICE OF PUBLIC HEARING**

 **#24-01**

 Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, May 1, 2024 at 6:30 p.m. VIA ZOOM and IN PERSON at the Montague Town Hall, Upstairs conference room, One Avenue A, Turners Falls, MAat the request of Sedley Henry, Bonfire International LLC for a Special Permit to allow the demolition of the existing two-story rear unit and construct two, 2 bedroom units increasing the units from 3 to 4 and also to allow the reduction of the rear yard setback from 30 feet to 26.21 feet and side yard setback from 10 to 3.64 feet with patio 6 inches from side yard setback under Sections 5.1.3, 5.2.5(b)ii, 5.5.3(b) and 9.2 of the Zoning Bylaws, located at 73 Fifth St. **(Map 04, Parcel 205),** in the Neighborhood Business (NB) District. The filing is available for review at Town Hall and remote participation instructions are at www.montaguema.gov/calendar.

BY\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Joshua Lively, Chairman

Montague Zoning Board of Appeals

 Applicant

 Abutting Property Owners

 Planning Board/Town Planner/Conservation Commission

 Planning Boards of Abutting Towns

 Greenfield Recorder

 WHAI

 Zoning Board Members

 Board of Selectmen/Town Administrator

 Highway Superintendent

 Water Department

 Board of Health

 Wastewater Treatment Plant

 Police Department

 Fire Department

 Airport Commission