



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Mary K Averill
PO Box 159
Montague, MA 01351

Case No.

#24-03

Date

June 26, 2024

Property Owner:

Averill Family Trust
Mary K Averill, Trustee
PO Box 159
Montague, MA 01351

Premises Affected:

6 School Street
Montague, MA 01351
Assessors' Map: 43 Lot: 104
Franklin County Registry of Deeds: Book 08039 Page 147

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

The hearing on this Special Permit was closed on June 26, 2024.

THE BOARD OF APPEALS VOTED:

The Montague Zoning Board of Appeals granted a Special Permit to **Mary Averill** to allow an addition to change use from a single family home into a two-family home on a pre-existing nonconforming lot under Sections 5.2.3 (b) ii, 5.5.3(a), 5.5, and 9.2 of the Zoning Bylaws, located at **6 School St. (Parcel #43-0-104), in the Residential-1 (RS1) District** with the following condition:

1. Must have three parking spaces according to the Montague Zoning Bylaw.
2. Allowed dimensional relief under 5.5.3(a) and 5.5.

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

Joshua Lively, Chair - YES

William Doyle IV, Vice Chair – YES

Richard Ruth - YES

Robert Obear - 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, 2024.

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 (**July 23, 2024**). 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

Jamie Carey
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
