



ZONING BOARD OF APPEALS
TOWN OF MONTAGUE
ONE AVENUE A
TURNERS FALLS, MA 01376
NOTICE OF DECISION & VOTE

Applicant Owner:

Will Van Heuvelen and Zoe Abram
91 Taylor Hill Road
Montague, MA 01351

Case No.: #25-02

Date: January 29, 2025

Property Owner:

Will Van Heuvelen and Zoe Abram
91 Taylor Hill Road
Montague, MA 01351

Premises Affected:

91 Taylor Hill Road
Montague, MA 01351
Assessors' Map: 48 Lot: 90
Franklin County Registry of Deeds: Book 7547 Page 230

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

The hearing on this Special Permit was closed on January 29, 2025.

THE BOARD OF APPEALS VOTED:

The Montague Zoning Board of Appeals granted a Special Permit for **Will Van Heuvelen and Zoe Abram** allow the construction of a detached Accessory Dwelling Unit under sections 8.5 and 9.2 of the Zoning Bylaws, located at **91 Taylor Hill Road (Map 48, Parcel 90)**, in the **Agricultural Forestry (AF) District** with the following findings:

1. The proposed Accessory Dwelling Unit meets the requirements under section 8.5 of the Zoning Bylaws.

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

Joshua Lively, Chair - **YES**
Bob O'Bear - **YES**
David Jensen - **YES**

William Doyle IV, Vice Chair - **YES**
Zaharia Nichita - **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: February 4, 2025.

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 (**February 24th, 2025**). 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

Ellen Lamoureux, Zoning Board 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
