



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

Applicant Owner:

Community Health Center Franklin County
9 Burnham Street
Turners Falls, Ma 01376

Case No.: #25-06

Date: April 16th, 2025

Property Owner:

Community Health Center Franklin County
9 Burnham Street
Turners Falls, Ma 01376

Premises Affected:

9 Burnham Street
Turners Falls Ma, 01376
Assessors' Map: 48 Lot: 90
Franklin County Registry of Deeds: Book 2330 Page 120

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

The hearing on this Special Permit was closed on April 16th, 2025.

THE BOARD OF APPEALS VOTED:

The Montague Zoning Board of Appeals granted a Special Permit for **Community Health Center Franklin County** to allow a free-standing sign, under sections 7.1.4 and 9.2 of the Zoning Bylaws, located at **9 Burnham St (Map 12, Parcel 004), Neighborhood Business (NB) District** and a Variance to allow a free-standing, off-premises sign, under sections 3.2.6 (c) and 7.1.3 of the Zoning Bylaw, located on **Montague City Road public right-of-way, Residential-1 (RS-1) Zoning District** with the following findings:

1. The proposed free-standing on premises sign meets the requirements under sections 7.1.4 and 9.2 of the Zoning Bylaws, and will not exceed 24 sq. ft in size

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

Joshua Lively, Chair - YES	William Doyle IV, Vice Chair – YES
Bob O’Bear - YES	Zaharia Nichita - YES
David Jensen – YES	Richard Ruth - YES

2. The proposed free-standing off premises sign meets the requirements under sections 3.2.6 (c) and 7.1.3 of the Zoning Bylaw, with the findings that
 - a. Strict enforcement of the zoning bylaws would cause undue hardship for the CHCFC and its patients potentially.
 - b. No significant detriment to the public good, or to the neighborhood due to its position on the tree belt.
 - c. Beneficial to the community by identifying the location of the health center
 - d. Does not derogate from the intent of the bylaw.
 - e. Must consult with the DPW so that the proposed off premises signage is consistent in the location and orientation as presented to The Board in the site plan submitted by the applicant
 - f. Must follow the requirements from the Selectboard decision

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

Joshua Lively, Chair - YES	William Doyle IV, Vice Chair – YES
Bob O’Bear - YES	Zaharia Nichita - YES
David Jensen – YES	Richard Ruth - YES

ZBA 2025-006 Special Permit & Variance

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: April 24th, 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 (**May 15th, 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
