



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

Applicant Owner:

William Doyle
8 Prospect Street
Turners Falls, Ma 01376

Date: April 16th, 2025

Case No.: #25-07

Property Owner:

William Doyle
8 Prospect Street
Turners Falls, Ma 01376

Premises Affected:

4 Prospect Street
Turners Falls Ma, 01376
Assessors' Map: 6 Lot: 97
Franklin County Registry of Deeds: Book 7083 Page 189

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 **William Doyle** to allow the conversion of an existing 3 unit apartment building into a 4 unit apartment building under Sections 5.2.3 (b) iii and 9.2 of the Zoning Bylaws, and for a Variance to allow another 1 bedroom dwelling unit to make it a 5 unit apartment building under Sections 3.2.6(c) and 5.2.3 (b) iii, located at **4 Prospect St (Map 06, Parcel 097), in the Residential 1 (RS-1) District** with the following findings:

1. The proposed conversion of an existing 3-unit apartment building into a 4 -unit apartment building 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

Zaharia Nichita - YES

Richard Ruth – YES

2. The proposed additional 1-bedroom dwelling unit to make it a 5-unit apartment building under Sections 3.2.6(c) and 5.2.3 (b) iii, with findings:
 - a. that strict enforcement of the code would cause undue hardship for the community, depriving them of another much needed, accessible apartment to rent.
 - b. It does not do any substantial detriment to the public good, and it doesn't degrade from the intended purposes of the bylaws.

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

Joshua Lively, Chair - YES

Bob O'Bear - YES

David Jensen – NO

Zaharia Nichita - YES

Richard Ruth - YES

ZBA 2025-007 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
