



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: May 28th, 2025

Case No.: #25-08

Property Owner:

William Doyle
8 Prospect Street
Turners Falls, Ma 01376

Premises Affected:

6 Whiteman Road
Turners Falls Ma, 01376
Assessors' Map: 14 Lot: 023
Franklin County Registry of Deeds: Book 8003 Page 22

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

The hearing on this Special Permit was closed on May 28th, 2025.

THE BOARD OF APPEALS VOTED:

The Montague Zoning Board of Appeals granted a Special Permit for **William Doyle** to allow for a frontage and lot size reduction under sections 5.5.1, 5.5.3 (a), 5.5.3(b) and 9.2 of the Zoning Bylaws, located at
6 Whiteman Way (Map 14, Parcel 023), Residential 1 (RS-1) District with the following findings:

1. Allow an area reduction to 7,600 square feet, and a frontage reduction to 76 feet on Lot 2.

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. Allow an area reduction to 7,400 square feet, a frontage reduction to 74 feet, and a street line reduction to a paper street (Pine Street) from 15 feet to 10 feet.

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

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: May 29th, 2025.

ZBA 2025-08 Special Permit

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 (**June 19th, 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
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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 _____