



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

**NOTICE OF DECISION & VOTE**

**Applicant Owner:**

Brody Trott  
470 Millers Falls Rd  
Millers Falls, MA 01349

Case No. #25-11

Date September 4<sup>th</sup>, 2025

**Property Owner:**

Brody Trott  
470 Millers Falls Rd  
Millers Falls, MA 01349

**Premises Affected:**

470 Millers Falls Rd  
Millers Falls Ma 01349  
Assessors' Map: 29 Lot: 142  
Franklin County Registry of Deeds: Book 8523 Page 302

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

The hearing on this Special Permit was closed on September 3<sup>rd</sup>, 2025.

**THE BOARD OF APPEALS VOTED:**

The Montague Zoning Board of Appeals approved the request by **Brody Trott** for a Special Permit to allow the conversion of an existing single-family building into a 2-family building, and granted dimensional relief for frontage reduction of 72ft from 100ft, under Sections 5.2.3 (b), 5.5.3 (a), and 9.2 of the Zoning Bylaws, located at **470 Millers Falls Rd (Map 29, Parcel 142), in the Residential 1 (RS-1) District.**

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

Joshua Lively, Chair - YES  
Bill Doyle IV Vice Chair – YES  
Bob O’bear - YES  
Richard Ruth – 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: September 4th, 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 (**September 24, 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 of Appeals Clerk

cc: Applicant, Property Owner, Abutters, Public hearing attendees requesting notification, Planning Board abutting Towns - Gill, Erving, Wendell, Leverett, Sunderland, Greenfield, Deerfield

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**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:

\_\_\_\_\_ Date

Montague Town Clerk

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