



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

APPROVED MINUTES FROM ZBA JUNE 28th, 2023
NOTICE OF PUBLIC HEARINGS #23-11
6:30 PM in the Upstairs Conference Room and VIA ZOOM
1 Avenue A
Turners Falls, MA 01376

Due to COVID-19 Public Participation will be by:

Join Zoom Meeting:

<https://us02web.zoom.us/j/88270799034?pwd=lgnfX1b7svqmiIBgzzmcz9goEnwI9C.1>

Meeting ID: 875 3637 8963 Password: 209154

Dial into meeting: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592

Meeting being taped.

Votes may be taken:

ZBA #23-11 Franklin Street Millers Falls Ma

PRESENT: Joshua Lively Chairman, William Doyle IV, Vice Chair, Richard Ruth Member, David Jensen Member, Allen Ripingill Member, Robert Obear Member, William Ketchen Zoning Enforcement Officer, and Karen Casey, Clerk
Applicant: Richard Young

Hearing opened approx. 6:50pm

JL: Karen, could you please read the public notice.

ZBA 23-11



Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, June 28, 2023 at 6:45pm VIA ZOOM and IN PERSON at the Montague Town Hall, Upstairs conference room, One Avenue A, Turners Falls Ma at the request of Richard Young for a Special Permit for a reduction of the required lot frontage from 75 feet to 73.35 feet, under sections 5.5, 5.5.3, and 9.2 of the Zoning Bylaws, located at 12 Franklin Street (Map 29, Parcel 31) Neighborhood Business (NB) District

JL: great thank you. Do you wanna come up? Yeah, come on up.

RY: Good evening. Everyone. so basically, divide it, and it's reduction in the frontage by like a foot and a half. So, but I do have a sketch of building im going to build. a thousand square feet.

JL: Yes, Mr. Jensen,

DJ: Is it your intention to be close to the road?

RY: So yeah. I believe there was a pin the right here. It's over here.

BK: Yeah. No Building shall provide a street line set back greater than that of the principal buildings on 3 out of 4, adjoining properties on the same side of the road.

RY: I just like to be, you know, in line, like, if you want me to kick them back. we can kick him back. But it's going to be like 15 feet. Because that's what I'm kind of seeing.

RY: each one would have their own driveway, you know.

JL: a sense of the Board is ready to vote on this.

RR: No questions, I'll make a motion. Richard Ruth to vote on special permit #23-11 for a reduction of the required lot frontage from 75 feet to 73.35 feet, under



sections 5.5, 5.5.3, and 9.2 of the Zoning Bylaws, located at 12 Franklin Street
Millers Falls

JL: Okay, looking for a second

RO: Bob Obear, I'll second that

JL: All in favor

JL: Allen Rippling:

AR: yes,

JL: David Jensen.

DJ: AYE

JL: Richard Ruth.

RR: Yes,

JL: Bill Doyle.

WD: Yes, J

JL: Josh Lively. Yes

JL: Okay. I'll motion to close hearing #23-11,

WD: Second

JL: All in favor of closing the hearing

JL: Allen Rippling:

AR: yes,

JL: David Jensen.

DJ: AYE

JL: Richard Ruth.

RR: Yes,

JL: Bill Doyle.

WD: Yes,

JL: Josh Lively. Yes



THE BOARD OF APPEALS VOTED:

The Montague Zoning Board of Appeals granted a Special Permit (5-0) to Richard Young for a reduction of the required lot frontage from 75 feet to 73.35 feet under Sections 5.5, 5.5.3 and 9.2 of the Zoning Bylaw, located at (12) Franklin St. (**Map 29, Lot 031**), Neighborhood Business (NB) Zoning District, with the following condition:

1. Any proposed modifications to the approved final plans, including but not limited to changes, alterations, or expansions shall be reviewed and approved by the Zoning Board of Appeals, in accordance with Section 9.2.5 of the Zoning Bylaw.

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

Joshua Lively, Chair - YES	William Doyle IV, Vice Chair – YES
Richard Ruth - YES	Allen Ripingill – YES
David Jensen - YES	

Hearing Closed approx. 6:55pm