



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

NOTICE OF DECISION & VOTE

Applicant Owner:
Gina Govoni, Executive Director
Rural Development Inc.,
241 Millers Falls Rd
Montague, MA 01376

Case No. #25-13

Date December 10th, 2025

Property Owner:
Property in Receivership
Carole J Sierakowski
138 Shelburne Center Rd
Shelburne, MA 01370

Premises Affected:
10 Unity Street
Turners Falls Ma 01349
Assessors' Map: 07 Lot: 016
Franklin County Registry of Deeds: Book 2578 Page 156

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

The hearing on this Special Permit was closed on December 10th, 2025.

THE BOARD OF APPEALS VOTED:

The Montague Zoning Board of Appeals approved the request by **Gina Govoni of Rural Development Inc.** for Special Permit to allow for Front Setback reduction to 13.5 ft where the Zoning requires 15 ft, Rear Setback reduction to 10.10 ft where the Zoning requires 30 ft. under Sections 5.1.3 -Alterations; 5.5.3-Dimensional Relief and 9.2 of the Zoning Bylaws located at **10 Unity Street (Map 07, Parcel 016), in the Residential 1 (RS-1) District** with the following findings:

1. To grant a Special Permit for a front setback reduction to 13.5 ft and a rear setback reduction to 10 ft 10 in.
 - Two sides conform; one side improves over existing conditions.
 - Requested relief is not substantially detrimental to the neighborhood.
 - The new structure improves neighborhood character and replaces a severely deteriorated building.

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

2. To grant dimensional relief to acknowledge the pre-existing nonconforming lot size (3,789 sq. ft. where 15,000 sq. ft. required) and frontage (56 ft where 100 ft required) under §5.5.1.
 - Lot is pre-existing nonconforming; granting relief protects its use as a buildable lot.
 - Relief is warranted should any question arise regarding the lot's protected status.

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

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: December 11th, 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 (**December 31st, 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

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
