



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

**NOTICE OF DECISION & VOTE**

**Applicant Owner:**

Brian Frank  
90 East Taylor Hill Rd  
Montague, MA 01351

**Case No.**

#26-01

**Date**

February 18<sup>th</sup>, 2026

**Property Owner:**

Zach Miller  
90 East Taylor Hill Rd  
Montague, Ma 01351

**Premises Affected:**

90 East Taylor Hill Rd  
Montague Ma, 01351  
Assessors' Map: 48 Lot:0004  
Franklin County Registry of Deeds: Book 8484 Page 140

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

The hearing on this Special Permit was opened and closed on February 18, 2026.

**THE BOARD OF APPEALS VOTED:**

The Montague Zoning Board of Appeals approved the request by **Brian Frank** for a Special Permit to allow the renovation of an existing single-family dwelling into a two-family dwelling, under sections 9.2 and 5.2.2(b)ii of the Zoning Bylaws, located at **90 East Taylor Hill Rd, Montague Ma (Map 48, Parcel 04), in the AGRICULTURAL FORESTY 2 (AF2) District** with the following findings and conditions:

**The Board finds that:**

1. The property consists of an oversized lot that exceeds the minimum lot area requirements of the district and provides substantial setbacks from abutting properties.
2. The proposed two-family dwelling is consistent with the character of the existing neighborhood, where similar residential uses are present.
3. The proposed use will not be substantially detrimental to public welfare, nor will it create undue adverse impacts related to traffic, noise, lighting, or density.

**Conditions of Approval:**

1. Outdoor lighting shall comply with the Town's lighting requirements. All exterior lighting fixtures shall be downcast and shielded to prevent glare onto abutting properties and roadways.
- 2.No spotlights or upward-directed lighting shall be installed on the property.

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

Joshua Lively, Chair - YES Richard Ruth – YES
William Doyle IV, Vice Chair - YES Robert O’Bear- YES
David Jensen – 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: February 19th, 2026.

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 (March 11th, 2026) 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

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