



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

NOTICE OF DECISION & VOTE

Applicant Owner:

8 Unity Street
Turners Falls, MA 01376

Case No.

#26-05

Date

May 20, 2026

Property Owner:

Robert Wasielewski
8 Unity Street
Turners Falls, MA 01376

Premises Affected:

8 Unity Street
Turners Falls, MA 01376
Assessors' Map: 07-0-017
Franklin County Registry of Deeds: Book 07817 Page 44

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

The hearing on this Special Permit was closed on May 20th, 2026.

THE BOARD OF APPEALS VOTED:

The Montague Zoning Board of Appeals approved the request **Robert Wasielewski** for a front setback reduction from the required fifteen feet (15") to two feet six inches (2'6"), in order to construct an eight foot (8") deck under Sections 5.5.1 and 5.5.3(b) and 9.2 of the Zoning Bylaws located at **8 Unity Street (Parcel: 07-0-017), in the Residential 1 (RS-1) District** with the following findings:

1. The proposed deck shall extend no more than eight (8) feet from the front façade of the house.
2. An approximate setback of two feet six inches (2'6") shall be maintained between the structure and the sidewalk/street.

Under the following conditions:

1. Grass and/or vegetation shall be maintained between the deck and the sidewalk.
2. Any stairs associated with the structure shall extend no more than one (1) foot toward the sidewalk.
3. A three foot by three-foot (3' x 3') landing shall be installed in front of the door and constructed in compliance with all applicable building code requirements.
4. Construction shall be completed substantially in accordance with the plans and materials submitted with the application, except as modified by these conditions of approval.

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

Joshua Lively, Chair - YES
David Jensen – YES
Joey Niedbala-YES

William Doyle IV, Vice Chair – YES
Zaharia Nichita – YES

ZBA 2026-05 Special Permit

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 21, 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 (**June 10th, 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
