



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

**NOTICE OF DECISION & VOTE**

**Applicant Owner:**  
Joe Burek  
12 South Lyman Street  
Millers Falls Ma 01349

**Case No.** #26-07  
**Date** June 3, 2026

**Property Owner:**  
Joe Burek  
12 South Lyman Street  
Millers Falls Ma 01349

**Premises Affected:**  
Lake Pleasant Rd  
Lake Pleasant Ma 01347  
Assessors' Map: 33-0-26  
Franklin County Registry of Deeds: Book 3211 Page 83

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

The hearing on this Special Permit was closed on June 3rd, 2026.

**THE BOARD OF APPEALS VOTED:**

The Montague Zoning Board of Appeals granted a Special Permit to **Joe Burek** for a frontage reduction from the required 150 ft to 120 ft, and a lot size reduction from the required 1 acre to .8 acre to construct a 12'x 20' workshop for firewood harvesting operation under Sections 5.5.1, 5.5.3(a) and 9.2 of the Zoning Bylaws located at **Lake Pleasant Road (Parcel: 33-0-26), in the Agricultural Forestry (AF) District**, with the following conditions:

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.
2. 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

Robert Obear-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: **June 8th, 2026** .

**ZBA 2026-07 Special Permit**

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 29<sup>th</sup> 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

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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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