



MONTAGUE PLANNING BOARD

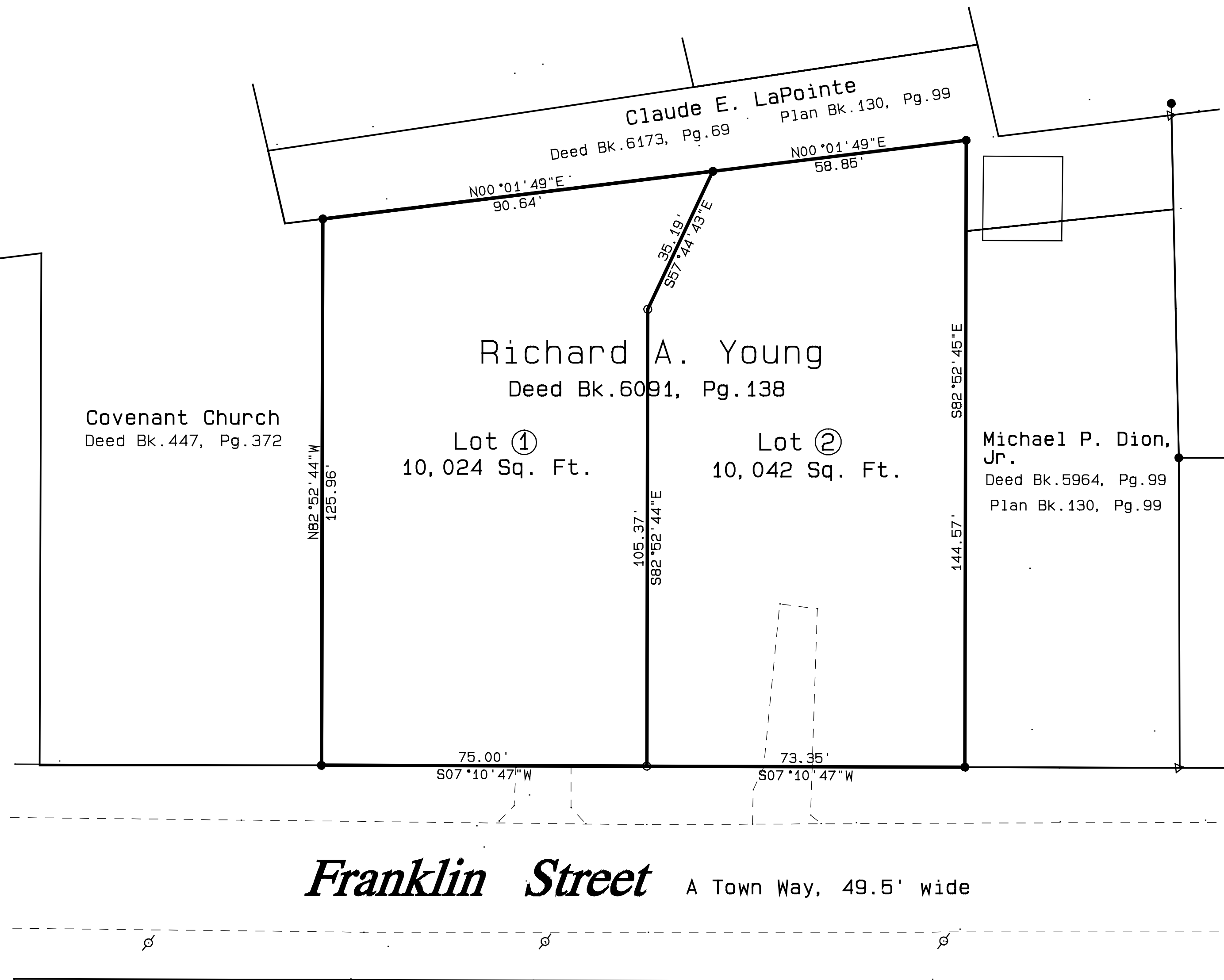
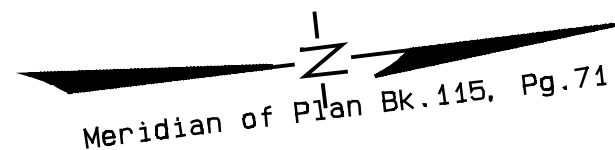
FORM A

APPLICATION FOR ENDORSEMENT OF A PLAN BELIEVED NOT TO REQUIRE APPROVAL (ANR)

1. **Name of Applicant:** Richard Young Phone #: 413-522-2910
Mailing Address: 84 Federal ST Millers Falls Ma. 01349
E-mail Address: costomodular@yahoo.com
Signature: Richard Young Date: 8/3/2020
2. **Property Owner(s)** (If different from above. All entities listed on deed must sign. Please attach additional sheets if necessary.)
Name: _____ Phone #: _____
Mailing Address: _____
E-mail Address: _____
Signature: _____ Date: _____
3. **Name of Registered Land Surveyor/Engineer:** Daniel Werner
Mailing Address: 225 Shelburne Line Rd. Colrain ma.
Phone #: 413-834-0852 E-mail Address: d.werner1@Verizon.net
4. **Parcel ID: Street Address:** 12 Franklin ST Millers Falls Ma
Map: 29 Lot/Parcel #: 031 Zoning District: NB
Number of existing parcels/lots: 1 Number of new parcels/lots: 1 Fee: _____
5. **Description of changes:** Divide into Two Building lots

PLANNING DEPARTMENT RECEIPT

TOWN CLERK RECEIPT

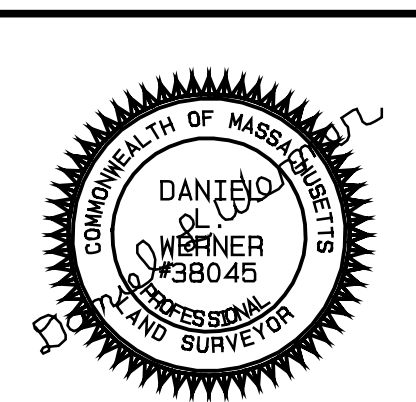
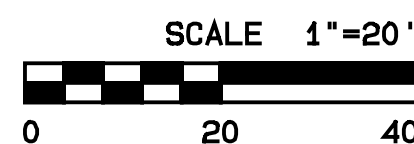


Franklin Street A Town Way, 49.5' wide

Symbol	Description
●	iron pipe found
○	iron pipe set
⊗	utility pole
----	edge of travelled way

I hereby report that this plan has been prepared in conformity with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

Daniel L. Werner May 30, 2023
Professional Land Surveyor Date



Plan of Land

prepared for

Richard A. Young

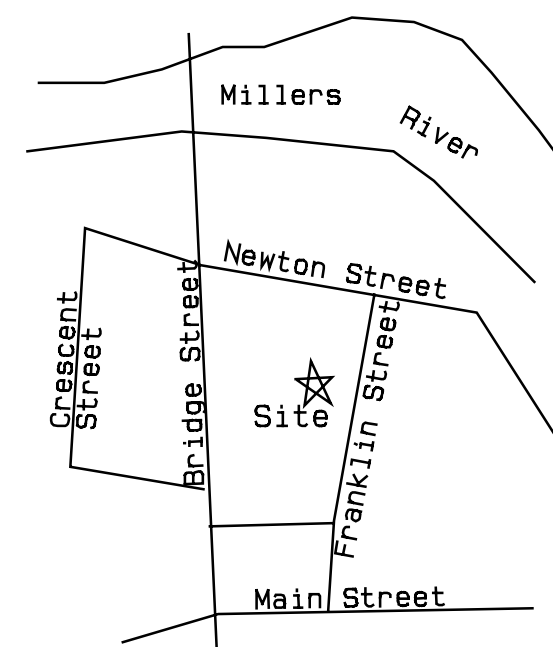
located in

Montague, Massachusetts

Daniel L. Werner, P.L.S., 225 Shelburne Line Road,
Colrain, Massachusetts

Scale : 1" = 20' Date : May 30, 2023

For Registry Use



Locus Map
(no scale)

Approval under the Subdivision
Control Law not required
Montague Planning Board

Dated _____

Signed _____



Check # 2402

MONTAGUE ZONING BOARD OF APPEALS

Town Hall, One Avenue A, Turners Falls, MA 01376 (413) 863 3200 ex 206

Zoning Board Application

For Office Use Only:

Application #: 26-06

Received by Building Dept: April 27, 2026

Reference #:

Filed with Town Clerk:

Fee Paid: \$ 50.00

(65 days from date filed):

Public Hearing Date:

Decision Date:

Book #:

Page #:

Town Clerk

APPLICANT INFORMATION:

Applicant:

Richard Young

Address:

84 Federal ST
MILTERS FALLS MA.
01349

Telephone:

413-522-2910

Fax:

Email: Custommodular@yahoo.com

ATTORNEY/DESIGNER/CONSULTANT:

Address:

Telephone:

Fax:

Email:

TYPE OF APPLICATION:



Special Permit



Variance



Comprehensive Permit



Site Plan Review



Appeal from Decision of Building Inspector

PROPERTY INFORMATION:

Property Address/Description:

12 Franklin ST
MILTERS FALLS MA.
01349

PROPERTY OWNER:

(if different from applicant)

Address:

Telephone:

Email:

DEED OF PROPERTY RECORDED IN:

☐ Franklin Cty. Reg. of Deeds

Book: 6091 Page: 138

Map/Parcel: 29-0-031

Zoning District: NB

APPLICABLE ZONING BYLAW SECTION(S):

Richard Young
Signature of applicant(s)

Richard Young
Signature of property owner(s)

To be filled out by Montague Building Inspector:

Date Received

Montague Building Inspector

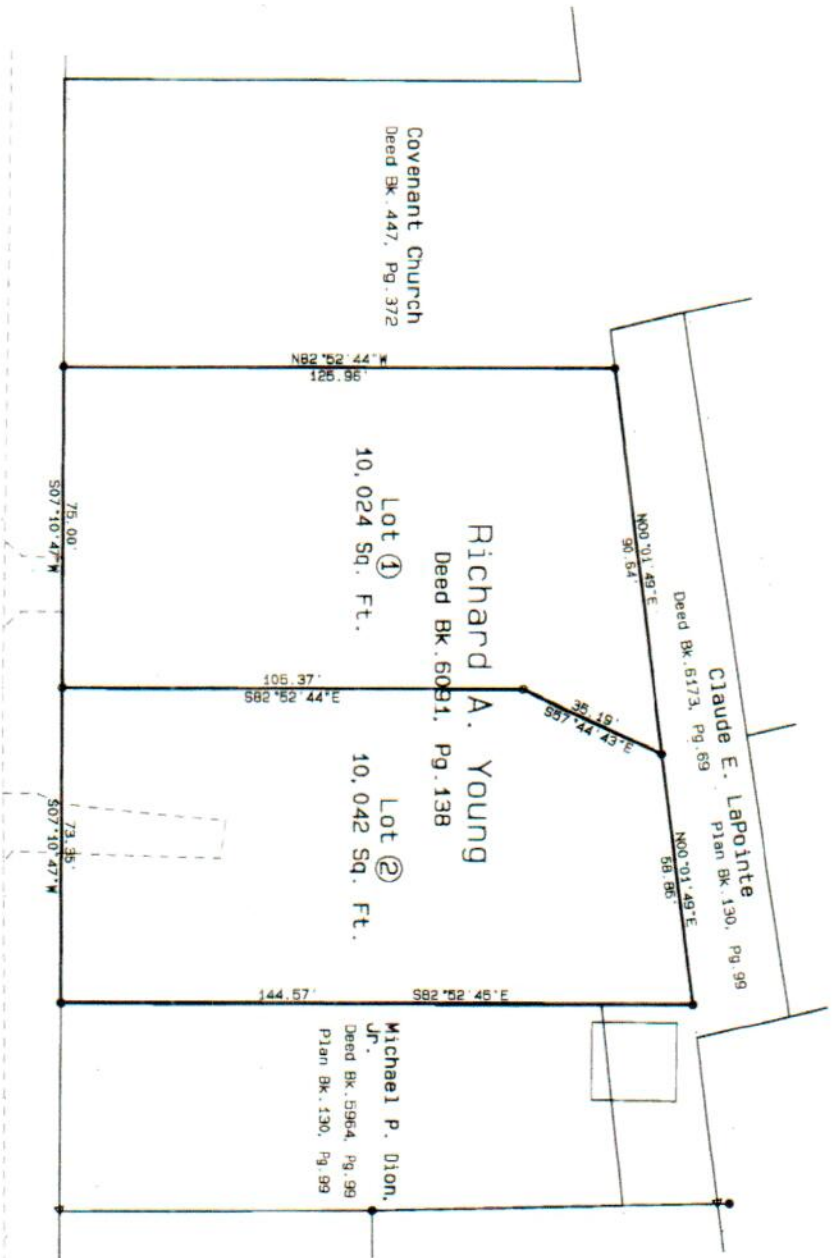
NATURE OF REQUEST AND BRIEF DESCRIPTION OF PROJECT:

Pursuant to the provisions of Chapter 40A of the General Laws of the Commonwealth of Massachusetts and the Montague Zoning Bylaws, application is hereby made to the Montague Zoning Board of Appeals to do the following:

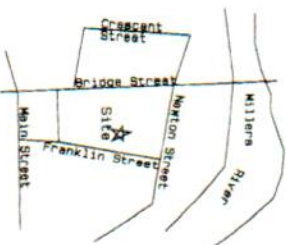
Reduction in minimum Frontage From
75' TO 73.5'

WAIVER(S) ARE REQUESTED FROM:

If you are requesting a waiver from any of the plan requirements, please list them below, along with your reasons. The Board shall have the right to modify or waive any of the submittal requirements, or to request additional information necessary to render a decision.



Franklin Street A Town Way, 49.5' wide



Locust Map
(no scale)

Approval under the Subdivision
Control Law not required
Montague Planning Board

Dated _____
Signed _____

Plan of Land

prepared for
Richard A. Young

located in
Montague, Massachusetts

Daniel L. Werner, P.L.S., 225 Shelburne Line Road
Colrain, Massachusetts
Scale: 1" = 20' Date: May 30, 2023



I hereby report that this plan has been prepared
in conformity with the rules and regulations of
the Board of Registration of Professional
Land Surveyors of the Commonwealth of
Massachusetts.
Daniel L. Werner
Professional Land Surveyor Date May 30, 2023

Symbol	Description
●	Iron pipe found
○	Iron pipe set
Q	utility pole
---	edge of town way



MONTAGUE ZONING BOARD OF APPEALS

Town Hall, One Avenue A, Turners Falls, MA 01376 (413) 863 3200 ex 206

Management Plan Form

The Rules and Regulations require that applicants submit a management plan as part of the process for most applications.

APPLICANT INFORMATION:

Applicant: Richard Young
Address: 84 Federal St
Millers Falls Mass.
Telephone: 413 522 2910 01349
Email: Custommodular@yahoo.com

Owner: _____
(if different from applicant)
Address: _____
Telephone: _____
Email: _____

PROJECT INFORMATION:

Project Address and Description:

2 Duplexes

Amendment to previously approved management plan?

☐ yes

☐ no

INFORMATION REQUIRED FOR ALL PROJECTS:

(Attach additional sheets as necessary)

Trash and recycling, including storage location, enclosure or screening, with frequency of pickup and name of hauling company, and responsible party to contact in case of complaint:

Town Pick-up

Parking, including size and number of spaces, location, screening, provision for handicapped spaces:

2 Spaces Per unit

Lighting, including hours of illumination by location, types and wattage of fixtures:

Private

Signage, including location, size, materials, and any illumination:

None

Landscape Maintenance, including annual schedule of watering, fertilizing, mowing, pruning, leaf pick-up, and so forth, and maintenance and replacement schedule of site furnishings:

Done By Rick Young Property Management

Snow Removal, including name of contractor:

Rick Young Property Management Inc.

ADDITIONAL INFORMATION FOR SPECIFIC PROJECT TYPES (ATTACH ADDITIONAL SHEETS):

ADDITIONAL INFORMATION REQUIRED FOR APARTMENTS:

Number of units, existing and proposed
Number of bedrooms, existing and proposed
Number of tenants
Owner-occupied?
On-site manager?
Copy of standard lease
Noise management of tenants, parties, music, and any outdoor
HVAC equipment
Material, equipment, and large household goods storage
On-site recreational facilities

**ADDITIONAL INFORMATION REQUIRED FOR NON
RESIDENTIAL USES/ HOME OCCUPATIONS:**

Type of business
Number of Employees
Hours of operation
Deliveries to the site
Equipment used/ Noise generated
Material and equipment storage



MONTAGUE BOARD OF ASSESSORS

ONE AVENUE A, TURNERS FALLS, MA 01376

413-863-3200 X204

Fax 413-863-3228

Paul J. Emery, Chairman

Ann M. Cenzano

Barbara A. Alconada

Karen M. Tonelli, M.A.A.
Director of Assessing

REQUEST FOR ABUTTERS LIST

Name of Owner of Record: RICHARD Young

Contact Person: RICHARD Young

Mailing Address (or email): CUSTOMMODULAR@yahoo.com

Telephone No: 413-522-2910

0000000000000000

Please specify type of request:

☐ Direct Abutter ☐ Conservation 100' ☐ Zoning/Planning 300' ☐ ABCC Liquor License-see below

(for all Liquor license requests, an abutters list of 500 feet needs to be processed in order to identify all churches, synagogues, hospital and public and private elementary or secondary schools, then an abutters list for all direct abutters defined as "is a person whose property directly touches the proposed premises-not someone across the street".)

Locus :

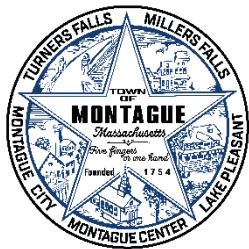
Address and Parcel Id of subject parcel: _____

Our office will provide a list certifying the names and addresses of abutters to the subject parcel as of the time of the last assessment for taxation made by the Town of Montague.

ASSESSORS USE ONLY:

Processed date: _____

By: _____



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Richard Young
12 Franklin Street
Millers Falls Ma 01349

Case No.

#26-06

Date

June 3, 2026

Property Owner:

Richard Young
84 Federal Street
Millers Falls Ma 01349

Premises Affected:

12 Franklin St
Millers Falls Ma 01349

Assessors' Map: 29-0-031

Franklin County Registry of Deeds: Book 6091 Page 138

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 Richard Young for a minimum frontage reduction from the required 75 ft to 73.5 ft, under Sections 5.5.1 and 5.5.3(a) and 9.2 of the Zoning Bylaws located at **12 Franklin Street (Parcel: 29-0-031), in the Neighborhood Business (NB) 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

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 2026-06 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 29th, 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
