



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

DRAFT MINUTES FROM JANUARY 25, 2023
NOTICE OF PUBLIC HEARING #23-01
6:30 PM in the Upstairs Conference Room and VIA ZOOM
1 Avenue A
Turners Falls, MA 01376

Due to COVID-19 Public Participation will be by:

Join Zoom Meeting:

<https://us02web.zoom.us/j/83844282972?pwd=bXEvZG9ZRTlmL09jRXRIWVB3M1g5Zz09>

Meeting ID: 838 4428 2972 Password: 978387

Dial into meeting: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592

Meeting being taped.

Votes may be taken:

ZBA#23-01: 233 Turnpike Rd., Montague, MA

PRESENT: Joshua Lively Chairman, William Doyle Vice Chair, Richard Ruth Member and David Jensen Member, William Ketchen Zoning Enforcement Officer, and Karen Casey-Chretien, Clerk. Applicant: Douglas Brown. Audience: N/A.

Absent: Alan Ripingill and Robert Obear

Hearing opened approx. 6:30 PM

JL: Welcome to the Zoning Board of Appeals hearing it is January 25, 2023. I'm Josh Lively I serve as the Chairperson for ZBA we have a quorum tonight. Before we start the meeting I need to ask is anyone else recording the meeting?

Roll Call:

Bill Doyle – present

David Jensen – present

Richard Ruth – present

Joshua Lively – present

Clerk reads amended notice:

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, January 25, 2023 at 6:30 p.m. **VIA ZOOM** and **IN PERSON** at the Montague Town Hall, Upstairs conference room, One Avenue A, Turners Falls, MA at the request of Douglas Brown for a Special Permit pursuant to Section 5.5.3(b) for side yard setback relief for a proposed accessory shed within the RS-1 Zoning District. The 200 square foot shed will be located 4' from the side yard setback, whereby 10' is required. The filing is available for review at Town Hall and remote participation instructions are at www.montague-ma.gov/calendar.

The above-named property is located at 233 Turnpike Rd., Turners Falls, MA, and identified as Assessor's Parcel ID: 22-0-53 and 22-0-65.

23 Notice sent, 5 returned and all did not object. No written comments.
Chair opens meeting at 6:30pm.

DB: I'm looking for additional storage. I'm getting tired of lugging stuff up from the basement getting to old for that. I own 25 feet to the right and this summer I had a 35' x 24' area paved and I want to put a 10' x 20' shed in there 4' off the property line. It's basically hidden and there are woods on three sides of it. I spoke to the two abutting neighbors to see if they had any objections or concerns they didn't.

DJ: it's oriented in this fashion cuz you want it that way right?

DB: I did it that way for aesthetics but the Design Engineer Mrs. Brown said it may not be that way but it'll still be 4' from the property line. It may turn that was my idea not hers.

DJ: So you still want the 4'?

DB: Absolutely.

DJ: Is it 3' for garden sheds?

BK: If it's under 120 sq. feet.

There is confusion on the map that was given to the Zoning Board regarding map 22 lot 65. The Assessor's map shows another lot "65" but it's on a different map. This was cleared up at the hearing.

RR: Are you going to pave that area? Or is it already paved?

DB: I paved an area out there.

DJ: So your request is to orient this in either direction still at 4'.

DB: Absolutely at 4'

JL: Quite often here we do Special Permits to allow people to build 3 to 4 feet off the property line. It just makes sense from a couple of different perspectives.

RR: If you propose to put it in the 10' wide section you wouldn't need relief.

JL: He wants to be over there.

DB: I do want to

RR: Oh so you want to move it away from the carport. Just wanted to get it straight in my brain.

DJ: Makes a Motion that be allowed for either orientation of the building in the same designated paved area.

BD: Second the Motion.

JL: All in favor for granting the Special Permit for relief to allow the structure to be built in either orientation 4' from the set back

Vote:

RR: Yes

DJ: Yes

BD: Yes

JL: Yes

RR: Motions to adjourn the meeting

DJ: Seconds

All in Favor

Meeting ended at approx.. 7:00PM.

APPROVED 3/8/2023