



ZONING BOARD of APPEALS

Town of Montague

1 Avenue A

Turners Falls, MA 01376

(413) 863-3200 ext. 206

FAX: (413) 863-3222

DRAFT MINUTES FROM FEBRUARY 19, 2020 AND

CONTINUED TO MARCH 4, 2020

NOTICE OF PUBLIC HEARING #20-01

6:30 PM in the Downstairs Conference Room

1 Avenue A

Turners Falls, MA 01376

Meeting being taped.

Votes may be taken:

ZBA#20-01: 37 Central St., Turners Falls, MA

PRESENT: John Burek Chairman, Joshua Lively Alternate Member, and Karen Casey-Chretien, Clerk. Applicant: Ryan Doherty. Audience: None.

Absent: Robert Sojka, Richard Ruth, Allen Ripingill and Christopher Rice
William Doyle Member recuses himself. He is the Contractor.

Hearing opened approx. 6:30 PM

Clerk reads the Public Notice #20-01. 38 Notices were sent, 5 returned, 4 did not object, 1 objection, 0 undecided, 0 written testimony (see file).

JB: Calls meeting to order explains that the Zoning Board of Appeals does not have a quorum and we continue this hearing to March 4, 2020.

Hearing ended approx. 6:37

CONTINUED, MARCH 4, 2020

ZBA#20-01: CONTINUED: 37 Central St., Turners Falls, MA

PRESENT: John Burek Chairman, Richard Ruth Vice-Chair, Allen Ripingill Member, William Doyle Member, Joshua Lively Alternate Member, Christopher Rice Zoning Enforcement Officer and Karen Casey-Chretien, Clerk. Applicant: Ryan Doherty. Audience: Walter Ramsey Planning/Conservation Agent.

Absent: Robert Sojka.

William Doyle Member recuses himself. He is the Contractor.

Hearing opened approx. 6:30 PM

Clerk reads the Public Notice #20-01. 38 Notices were sent, 5 returned, 4 did not object, 1 objection, 0 undecided, 0 written testimony (see file).

JB: So Ryan do you have anything to add?

WD: Do you mind if I speak for Ryan I'm the contractor.

JB: No go ahead Bill.

WD: There is no renovation going on in that third floor space. He pulled a permit about 10 years ago and Jensen did all the inspections. This is just to change that space and make it its own apartment and adding second egress. The issue here is the side yard set back in this area here should be 10 ft. I think it's 8 ft. which makes it 2 ft. short that is one of the reasons he's here. The stairway is inline with the building which makes the building only 8 ft. from the property line.

RD: Another issue was the parking it would be the same setup. I do have a quote from the Republic trash removal. I think we'll go with the totes with wheels and just wheel them out to the curb.

JB: You haven't changed anything from the February 19 meeting?

RD: No. It's easier to rent a two bedroom unit then a five bedroom unit.

JB: Any members of the Board have anything they want to say?

JB: Chris do you have anything

CR: I'm not concerned about anything. The #1 concern is safety and we have enough egresses.

RR: What is the foundation?

WD: Field stone and brick and it's not loose field stone.

JB: Are you ready to vote?

WR: I've looked at the neighborhood and there are some five units, four units, three units a good healthy mix. It will not be inconsistent with the neighborhood. Family sizes are getting smaller so it's less dense then prior years.

Vote: To allow a three-family dwelling unit.

JL: Yes

JB: Yes

RR: Yes

AR: Yes

Vote: Dimensional relief.

JL: Yes

JB: Yes

RR: Yes

AR: Yes

Hearing ended approx. 7:00pm

Motion to accept minutes:

RR: Motions to accept minutes from January 8, 2020 meeting ZBA#19-09 and #19-10.

AR: Seconds

All in favor

RR: Motions to adjourn

JL: Seconds

All in favor

Meeting ended approx. 7:15PM