



ZONING BOARD of APPEALS

Town of Montague

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Turners Falls, MA 01376

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ZONING BOARD OF APPEALS MEETING MINUTES **MARCH 17, 2010**

Hearing #10-04, (13) Greenfield Rd., Turners Falls, MA

Meeting was opened at 7:30 PM. present were Ernest L. Brown - Chairman, John Burek – Vice Chairman, Dennis Booska - Member, John Reynolds – Member, Robert Sojka – Member, Ericka Almeida – Alternate Member, the applicant Jean Sadowski & Phyllis Pattern. Representing Ms. Sadowki and Ms. Pattern are Jay Sadowski and Christine Megliola. In the audience Lawrence Fairbrother.

Karen Casey-Chretien: Reads Public Notice, 25 Public Notices were sent, 8 Returned, 5 Do Not Object and 3 Undecided. Mr. L. Fairbrother changed his decision from Undecided to Do Not Object at the hearing. Let it reflect: 25 Public Notices were sent, 8 Returned, 6 Do Not Object and 2 Undecided.

The Board Members discuss the opinion of that the Inspector of Buildings had on June 1, 1995 stating that two parcels at 11 & (13) Greenfield Rd were protected lots pursuant to the Zoning Act; MGL Chapter 40A Section 6.

The owner's estate, relying on that opinion, separated ownership of the lots.

The Board Member also discussed the lot at (13) Greenfield Rd. was consistent with and typical of lots in the neighborhood and was deserving of Special Permit relief on the merits of its size, shape, location, access and public services to the lot.

The Board of Appeals voted:

To make no finding or conclusion on the protected status of the lot and to grant a Special permit for area and frontage dimensional relief to make unambiguous the ability to use the lot for a one-family dwelling use.

Vote:

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|----------------------------------|------------|
| <u>Ernest L. Brown, Chairman</u> | <u>YES</u> |
| <u>John Burek, Vice Chairman</u> | <u>YES</u> |
| <u>John Reynolds</u> | <u>YES</u> |
| <u>Dennis Booska</u> | <u>YES</u> |
| <u>Robert Sojka</u> | <u>YES</u> |