



# ZONING BOARD of APPEALS

*Town of Montague*

1 Avenue A

Turners Falls, MA 01376

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## **ZONING BOARD OF APPEALS MEETING MINUTES**

**October 26, 2011**

John Burek made the motion on February 22, 2012 to approve the minutes of October 26, 2011. Second by John Reynolds and approved unanimously. Ernest L. Brown – Aye, John Burek – Aye, John Reynolds – Aye, Robert Sojka – Aye and Ericka Almeida.

### Hearing #11-08 5 Adams St., Lake Pleasant, MA

Meeting was opened at 7:38 pm. Hearing was held in the Montague Town Hall, Upstairs Conference Room at One Avenue A, Turners Falls, MA. Present were Ernest L. Brown – Chairman, John Burek – Vice Chairman, John Reynolds – Member, Robert Sojka – Member, Ericka Almeida – Alternate Member, David Jensen – Zoning Enforcement Officer, and Karen Casey-Chretien – Clerk and the applicant Scott Nickerson.

Karen Casey-Chretien reads Public Notice, 27 Notices were sent, 8 returned, 5 objection, 2 did not object and 1 undecided.

The Board Members discuss the removal and replacement of a single-family dwelling with a two-family dwelling, exceptions to minimum lot area from 45,000 sq. ft. to approximately 8,220 sq. ft., exceptions for frontage 200' to 75' and an exception from 25' to 15' front yard and street line setback from Hope St.

**ZONING BOARD OF APPEALS VOTES:** To grant in part a Special Permit to allow the removal and replacement of a single-family dwelling with a two-family dwelling, with 2 bedrooms each, {Section 5.2.3(b)} on a lot approximately 8,220 sq. ft. in area and 75 feet of frontage {Section 5.4.1(c) and 5.4.3(c)} and allow a street line setback of 15 feet from Hope Street {Section 5.4.2(c)}. The lot is served by public water and sewer.

**STIPULATION:** The Board reserves final Special Permit approval with the right to review, approve or reject the final design of the proposed building for bulk, mass, parking locations and general architectural compatibility with the neighborhood.

### **Vote:**

Ernest L. Brown, Chairman                      **YES**

John Burek, Vice-Chairman                      **YES**

John Reynolds, Member                      **ABSTAINS**

Robert Sojka, Member                      **YES**

Ericka Almeida, Alternate                      **YES**