



ZONING BOARD of APPEALS

Town of Montague

1 Avenue A

Turners Falls, MA 01376

(413) 863-3203

FAX: (413) 863-3222

PUBLIC MEETING AGENDA

Wednesday, August 15, 2012

7:30 PM in the Upstairs Meeting Room

1 Avenue A

Turners Falls, MA 01376

MEETING BEING TAPED:

7:30 PM Approve Meeting Minutes from July 25, 2012 – If available.
Votes may be taken

7:35 PM **#12-12 32 N. Taylor Hill Rd., Montague, MA, Map 41 Lot 29**

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, August 15, 2012 at 7:35 p.m. in the Montague Town Hall, Upstairs Conference Room, One Avenue A, Turners Falls, MA at the request of Deborah A. Huisken for a Special Permit for an Accessory Apartment pursuant Section 7.4 and Variance to Section 2: Definitions, of the Montague Zoning Bylaws.

The request is to allow for the continued use of an Accessory Apartment resulting from the conversion of a home office.

The above named property is located at 32 N. Taylor Hill Rd., Montague, MA, and identified as Assessor's Map 41 Lot 29.

Votes may be taken

7:45 PM **#12-13 176-177 Ripley Rd., Montague, MA, Map 52 Lots 65 & 94**

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, August 15, 2012 at 7:45 p.m. in the Montague Town Hall, Upstairs Conference Room, One Avenue A, Turners Falls, MA at the request of William L. Jacobson for Montague Retreat Facility Owner, LLC for modification of a previous Site Plan Review and a Special Permit pursuant to Section 5.1.4 (non-conforming uses and structures) of the Montague Zoning Bylaws.

The request is to allow an expansion of the proposed educational use (as allowed by Section 5.2(a), and formally allowed as a religious use). In addition to the allowed educational programs, the intention is to include private/public functions for hire

with supporting catering or food service (such as weddings and retreats) and cultural performances for admission.

Furthermore a residential housing component is needed for multi-day retreats to accommodate up to 54 guest beds to be developed in 3 phases, 22 in the “barn”/ assembly building, 20 in new cabins and 12 in the farmhouse. In addition 4 staff beds need to be provided, and are proposed in an existing cabin and the farmhouse. The owners 2 bedroom house is proposed for Phase 4.

The above named property is located at 176 & 177 Ripley Rd., Montague, MA, and identified as Assessor's Map 52 Lots 65 and 94.

Votes may be taken

8:15 PM #12-14 33 Bridge St. & 26-50 E.Main St., Millers Falls, MA Map 29 Lot 116

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, August 15, 2012 at 8:15 p.m. in the Montague Town Hall, Upstairs Conference Room, One Avenue A, Turners Falls, MA at the request of the Town of Montague by its Selectmen for dimensional relief by Special Permit(s) and/or variance to allow the division of land into 7 lots, 4 with existing buildings at #26-50 East Main Street, Millers Falls (south, even numbered side).

Relief requested is:

- Variance to: Section 5.4.4 (Side yard setbacks) of 0’, and 5’ more or less for two abutting buildings {#26 & #30}, 5’ to an existing drive for #34; Section 5.4.5 rear yard setback of 20 feet for #26.
- Special Permit(s) for minimum lot areas Section 5.4.1(c) of approximately 4,500 sq. ft. for #26, 4,200 sq. ft for #30, 2,400 sq. ft. for #34, 2,700 sq. ft for #34-R and 4,200 sq. ft. for a lot at #(36);
- Special Permit for minimum lot frontage of approximately 30 feet for #26, 42 feet for #30, 32 feet for #34, 32 feet for proposed lot, and 0 feet for #34-R.
- And; if applicable, Special Permit pursuant to Section 5.1.4 (alterations of non-conforming uses and structures) of the Montague Zoning Bylaws.

The request is to consider relief of the zoning constraints for a division of land allowed by the Subdivision Control Law, Chapter 41, Section 81-L.

The Board of Appeals intends to open the hearing, hear the applicant, take public comment and schedule a site visit. The hearing will then be continued to August 22, 2012

The above named property is located at 33 Bridge Street and 26-50 East Main Street (south, even numbered side), Millers Falls with affected buildings at #26, #30, #34 and #34-R, and identified as Assessor's Map 29 Lot 116.