BOARD OF APPEALS
Town of Montague

1 Avenue A
Turners Falls, MA 01376

NOTICE OF PUBLIC HEARING

#12-21

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, December 19, 2012 at 7:45 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 the attached buildings known as the former St. Anne's Church and Rectory at 25 Sixth Street and 47 J Street and a storage barn off of Fifth Street into 2 or 3 lots.

Relief requested is:

- Variance to: Section 5.4.4 (Side yard setbacks) of 0', for the two attached abutting buildings {25 6th & 47 J Streets},
- The petitioners propose to comply with rear yard setbacks and lot area for a single family dwelling at 25 Sixth Street with the transfer of land. Otherwise variance to Section 5.4.5 and 5.4.1 would be requested.
- Special permit for parking relief (Section 6.2.1) to allow for rectory residential parking and parking access by easement.
- And/or; if applicable a 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 that may otherwise be allowed by the Subdivision Control Law, Chapter 41, Section 81-L.

The Board of Appeals may schedule a site visit.

The above named property is located at 25 Sixth Street, 47 J Street and land at (14-240 Fifth Street, Turners Falls, formerly known as the Saint Anne's Church & Rectory and identified as Assessor's Map 3 Lot 22, 23, & 24.

BY_____
Ernest L. Brown, Chairman
Montague Zoning Board of Appeals

cc:

Town Clerk	Town Administrator
Applicant, Board of Selectmen	Highway Superintendent
Abutting Property Owners	Water Department
Planning Board/Town Planner/Conservation Commission	Board of Health
Planning Boards of Abutting Towns	Waste Water Treatment Plant
Greenfield Recorder	Police Department
WHAI	Fire Department
Zoning Board Members	Airport Commission