



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, January 23, 2013

7:30 PM in the Upstairs Meeting Room

1 Avenue A

Turners Falls, MA 01376

MEETING BEING TAPED:

7:30 PM

#12-21

#12-21 Continued 25 Sixth St 47 J St

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.

7:45 PM

#12-23

#12-23 414 Greenfield Rd.

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, January 23, 2012 at 7:45 p.m. in the Montague Town Hall, Upstairs Conference Room, One Avenue A, Turners Falls, MA at the request of Ronald & Marilyn Rodden for a Special Permit to allow an Accessory Apartment in a single-family dwelling pursuant to Section 7.4 (Accessory Apartments) of the Montague Zoning Bylaws.

The above named property is located at 414 Greenfield Road, Montague, MA, and identified as Assessor's Map 42 Lot 11.

8:00 PM

Warner St.

Review applicability Special Permit for reduction of frontage as relates to new Application to Planning Board subdivision.