

BOARD OF APPEALS

Town of Montague

1 Avenue A

Turners Falls, MA 01376

NOTICE OF PUBLIC HEARING

#13-04

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, April 10, 2013 at 7:30 p.m. in the Montague Town Hall, Downstairs Conference Room, One Avenue A, Turners Falls, MA at the request of Richard Young for Special Permit(s) to expand a multi-family use in a Neighborhood Business District from 6 units to 8 units (Section 5.2.10(b)) and allow reduction in minimum lot area to .46 acre where public water and sewer is available (Section 5.4.1(c)) and Variance of Section 5.4.7 (minimum floor area of 700 sq. ft.) to 576 square per dwelling unit.

The request is to allow for the demolition and removal of a 4 unit building with a 2 unit addition on approximately .46 acres of land. It is proposed to be replaced by a new 8 unit townhouse style building of single bedroom dwelling units. Each dwelling unit is proposed to be 2 stories and approximately 576 square feet of floor area. Also included is an "owners" unit for, mechanical equipment, laundry facilities and other building services or shared uses.

The above named property is located at 12 Franklin St., Millers Falls, MA, and identified as Assessor's Map 29 Lot 31 and 33

BY _____
Ernest L. Brown, Chairman
Montague Zoning Board of Appeals

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