



ZONING BOARD OF APPEALS
TOWN OF MONTAGUE
ONE AVENUE A
TURNERS FALLS, MA 01376

PUBLIC MEETING AGENDA
Wednesday, April 13, 2016
7:00 PM in the Downstairs Meeting Room
1 Avenue A
Turners Falls, MA 01376

MEETING BEING TAPED:

Votes may be taken:

7:00 Notice of Public Hearing #16-03 71 Avenue A

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, April 13, 2016 at 7:00 p.m. in the Montague Town Hall, Selectmen's Downstairs Conference Room, One Avenue A, Turners Falls, MA at the request of Shea Theater Arts Center, Inc. by Josh Goldman, Treasurer for a Special Permit to increase the allowed sign area from 32 sq. ft. to a 7' x 32' area of 224 sq. ft. pursuant to Section 6.1.2(c) of the Montague Zoning Bylaws.

The above named property is the Shea Theater located at 71 Avenue A, Turners Falls, MA, and identified as Assessor's Map 4 Lots 64 & 63.

7:15 Notice of Public Hearing # 16-04 12 Coolidge Ave., Turners Falls, MA

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, April 13, 2016 at 7:15 p.m. in the Montague Town Hall, Selectmen's Downstairs Conference Room, One Avenue A, Turners Falls, MA at the request of Paul Zilinski Jr. for Variance to Sections 5.4.4 & 5.4.5. (Minimum side and rear lot line setbacks – 10') of the Montague Zoning Bylaws. The request is to allow the installation of a 12' x 26' metal carport for boat storage, 2' from side and rear lot lines.

The above named property is located at 12 Coolidge Ave., Turners Falls, MA, and identified as Assessor's Map 15 Lot 107.

7:30 Municipal Parking Site Plan review

7:45 Open meeting law complaint filed by Jeanne Golrick relative to Board's March 9, 2016 meeting; discussion and possible vote concerning action to resolve complaint and to authorize Building Inspector to respond on Board's behalf.

8:00 Correction to Open Meeting Law requirements for the timely posting of Board of Appeals meeting of March 9, 2016.

Review for the record and re-vote:

ZBA Hearing #16-01 33 Bridge St & 26 E Main St.

Opened, 2/24/16 and continued to 3/9/16

Request of Powers Block Properties, LLC, by Robert Obear, for a Special Permit for multi-family use pursuant to Section 5.2.11(b); alterations of a non-conforming building pursuant to Section 5.1.4 and an alternative parking solution pursuant to Section 6.2.1 of the Montague Zoning Bylaws.

The request is to add 4 additional residential units on the upper floors to the 3 existing **residential units located in the rear. The first floor is to remain a commercial use.** The additional 6 required parking spaces (or all 11 spaces) are proposed to be on the abutting Bridge Street lot. The above named property is “The Powers Block” located at 33 Bridge Street and 26 East Main Street, Millers Falls, MA, and identified as Assessor's Map 29 Lot 176 and parking on Lot 178.

8:15 Review for the record and re-vote:

ZBA Hearing #16-02 451 Millers Falls Rd.

Opened 2/24/16 and continued to 3/9/16

Request of Thomas Wyman for a Special Permit for the alteration of a non-conforming use pursuant to Section 5.1.4 of the Montague Zoning Bylaws. The request is to allow the use of a storage building with an office as a small motor repair shop with a retail component.

The above named property is located at 451 Millers Falls Road, and identified as Assessor's Map 29 Lot 89.

8:30 Public Comment: Jeanne Golrick

8:35 Board Business: Regulations update

Topics not anticipated in the 48 hour posting requirements