



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

**PUBLIC MEETING AGENDA**  
**Wednesday, June 29 2016**  
**7:00 PM in the Upstairs Meeting Room**  
**1 Avenue A**  
**Turners Falls, MA 01376**

**MEETING BEING TAPED:**

**Votes may be taken:**

**7:00 Notice of Public Hearing #16-06 (8) Letourneau Way (Continued)**

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, May 11, 2016 at 7:30 p.m. in the Montague Town Hall, Selectmen's Upstairs Conference Room, One Avenue A, Turners Falls, MA at the request of Thomas Hagamen for variance to Section 2–Definitions of Residential “accessory and principal use” as it applies to Section 5.2.3- Permitted Uses of the Montague Zoning Bylaws. The request is to allow an off site residential garage of approximately 30’ by 50’ on a parcel of land that is otherwise not conducive for a traditional residential dwelling. The hardship is, the lot is dominated by a power line easement.

The above named property is located at (8) Letourneau Way, and identified as Assessor's Map 14, Lot 46.

**7:15 Notice of Public Hearing #16-07 12 S. Lyman St., Millers Falls, MA**

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, June 29, 2016 at 7:15 p.m. in the Montague Town Hall, Selectmen's Upstairs Conference Room, One Avenue A, Turners Falls, MA at the request of Trinity Solar by Marin Goldstein for a Special Permit pursuant to Section 9.7.3(d) of the Montague Zoning Bylaws. The request is to install a 357 sq. ft., 24 panel, 17’ x 32.5’, ground-mounted solar array where 112.5 sq. ft. is otherwise allowed. The array is proposed to be located 51 feet from S. Lyman Street and 26 feet from the north side property line.

The above named property is located at 12 S. Lyman St., Millers Falls, MA, and identified as Assessor's Map 30 Lot 01.

**7:30 Notice of Public Hearing #16-08 (155) Lake Pleasant Rd., Lake Pleasant, MA (Amended)**

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, June 29, 2016 at 7:30 p.m. in the Montague Town Hall, Selectmen's Upstairs Conference Room, One Avenue A, Turners Falls, MA at the request of the Mohawk Ramblers Motorcycle Club, Inc. by Paul Grimard for Special Permits pursuant to Section 5.1.4, replacement of a non-conforming use (non-profit club or lodge), and Section 5.2.6(b) Open Recreational

Enterprise and/or Variance, where recreational space exceeds 5% of the lot area and Site Plan Review pursuant to Sections 8.2(d) (parking), of the Montague Zoning Bylaws. The request is to allow the relocation of the Club's open recreational area with its club house now at the NW corner with Bartlett Road to a new location across Lake Pleasant Road at the SE corner with Beach Road. The above location is at (155) Lake Pleasant Road and identified as Assessor's Map 33, Lots 16 & 17 and parts of 18 & 19 and the property of the Turners Falls Water District.

**7:45 Notice of Public Hearing #16-09 #9 Laurel Park, Montague, MA**

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, June 29, 2016 at 7:45 p.m. in the Montague Town Hall, Selectmen's Upstairs Conference Room, One Avenue A, Turners Falls, MA at the request of Gerald Cadran for a Special Permit pursuant to Section 5.4.2(c) (street line setback – 25') and Variance to section 5.4.4 (side yard setback- 10') of the Montague Zoning Bylaws. The request is to allow the construction of an open carport approximately 10' from Laurel Lane and 4' from the north side lot line. The above named property is located at lot #9 Laurel Park, and identified as Assessor's Map 22 Lot 12.

**8:00 Accept Minutes of February 24, 2016 Hearings #16-01 & #16-02**

Topics not anticipated in the 48 hour posting requirements