



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

PUBLIC MEETING AGENDA
Wednesday, January 11, 2017
7:00 PM in the Upstairs Conference Room
1 Avenue A
Turners Falls, MA 01376

MEETING BEING TAPED:

Votes may be taken:

7:00 Public Hearing #16-19: 89 Fourth., Turners Falls, MA

The request for a Special Permit for multi-family use (section 5.2.10(b)) and lot area relief pursuant to Section 5.4.1(c). Also a Special Permit pursuant to Section 5.1.4, for alteration of a non-conforming building and findings pursuant to Section 6 of the Zoning Act (MGL Chapter 40A) regarding the existing non-conforming setbacks. The request is to allow a 5th unit in a four unit building by converting the third floor attic to a three bedroom apartment.

The Board will review an 8 space parking plan and may consider a Special Permit for parking relief pursuant to Section 6.2.1 of the Montague Zoning Bylaws to reduce required parking.

The above named property is located at 89 Fourth St., Turners Falls, MA, and identified as Assessor's Map 4 Lot 138.

7:15 Public Hearing #16-120: 9 T St., Turners Falls, MA

The request for a Special Permit pursuant to Section 5.1.4, for alteration of a non-conforming building and finding pursuant to Section 6 of the Zoning Act (MGL Chapter 40A) regarding the existing non-conforming setbacks. And, if required, a Special Permit for dimensional relief pursuant to Sections 5.4.1(c), 5.4.2(c) and 5.4.3(c) (Exceptions to minimum lot area, street setback and frontage) and Variance to side and rear yard setbacks (Sections 5.4.4 and 5.4.5) to allow the conversion of a 34' x 58' warehouse to a single family dwelling on a 48' x 70' lot.

The above named property is located at 9 T St., Turners Falls, MA, and identified as Assessor's Map 4 Lot 248.

7:30 Meeting Minutes

Review and accept minutes of prior meetings Sept. 28, 2016 #16-12 and November 16, 2016 #16-16, #16-17 and #16-18

7:35 Open Meeting Law Issues

Update & general discussion of Open Meeting Law Complaints.

7:40 Topics not anticipated in the 48 hour posting requirements

Schedule upcoming meetings.