



TOWN OF
MONTAGUE
MASSACHUSETTS

TOWN HALL
One Avenue A
Turners Falls, MA 01376

Zoning Board of Appeals
(413) 863-3200 ext. 206
Building@montague-ma.gov

June 26, 2024

MONTAGUE ZONING BOARD OF APPEALS MEETING

1 Avenue A, Turners Falls and VIA ZOOM

Wednesday, June 26th, 2024

AGENDA

Join Zoom Meeting: <https://us02web.zoom.us/j/83059479292>

Meeting ID: 830 5947 9292

Passcode: 655926

Dial into meeting: +1 646 558 8656

This meeting/hearing of the ZBA will be held in person at the location provided on this notice. Members of the public are welcome to attend this meeting. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly.

Meeting Being Taped

Votes May Be Taken

1. 6:30PM Zoning Board Chair opens the meeting, including announcing that the meeting is being recorded and roll call taken
2. 6:30PM Public hearing **#24-02: 28 Taylor Heights Rd** - *continued from June 5, 2024*
 - Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on **Wednesday, June 5, 2024 at 6:30 p.m.** **VIA ZOOM** and **IN PERSON** at the Montague Town Hall Upstairs conference room, One Avenue A, Turners Falls, MA at the request of **Nicole Nemec** for a Variance to allow the modification/alteration of property lines of two (2) pre-existing, non-conforming lots, due to hardships created from soil conditions, topography, and lot shape under Sections 3.2.6 and 5.5.1 of the Zoning Bylaw, and M.G.L. Chapter 40A, Section 10, located at **28 Taylor Heights Rd (Parcels #48-0-0104 and #48-0-0103), in the Agricultural- Forest 2 (AF2)**

District. The filing is available for review at Town Hall. In-person meeting details and remote meeting login information at www.montague-ma.gov/calendar.

3. 6:45 Public hearing **#24-03: 6 School St**

- Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on **Wednesday, June 26, 2024 at 6:30 p.m.** **VIA ZOOM** and **IN PERSON** at the Montague Town Hall upstairs conference room, One Avenue A, Turners Falls, MA at the request of **Mary Averill** for a Special Permit to allow an addition to change use from a single family home into a two-family home on a pre-existing nonconforming lot under Sections 5.2.3 (b) ii and 9.2 of the Zoning Bylaws, located at **6 School St. (Parcel #43-0-104), in the Residential-1 (RS1) District.** The filing is available for review at Town Hall. In-person meeting details and remote meeting login information can be found at www.montague-ma.gov/calendar.

4. 7:15 Public hearing **#24-04: 106 Avenue A**

- Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on **Wednesday, June 26, 2024 at 6:30 p.m.** **VIA ZOOM** and **IN PERSON** at the Montague Town Hall upstairs conference room, One Avenue A, Turners Falls, MA at the request of **Jess Wissemann** for a Special Permit to allow an existing sign to be illuminated during business hours under Sections 7.1.6 (c) and 9.2 of the Zoning Bylaws, located at **104-112 Avenue A (Parcel #04-0-159), in the Central Business (CB) District.** The filing is available for review at Town Hall. In-person meeting details and remote meeting login information at www.montague-ma.gov/calendar.