



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Jean Sadowski & Phyllis Patten
16 Wilder Place
Florence, MA 01062

Case No. 10-04

Date March 24, 2010

Premises Affected:

(13) Greenfield Rd.
Montague City, MA 01376
Assessors' Map 19 Lot 44
F Co. Registry of Deeds: Bk 2694 Pg 275

Special Permit (X)
Variance Application (40A) ()
Section 6 Ch. 40A - Finding ()
Site Plan Review ()

After a public hearing held on:

Wednesday, March 17, 2010

THE BOARD OF APPEALS FINDS:

On June 1, 1995 the Inspector of Buildings issued an opinion that two parcels at 11 & (13) Greenfield Road were protected lots pursuant to the Zoning Act; MGL Chapter 40A Section 6.

The owner's estate, relying on that opinion, separated ownership of the lots.

The lot at (13) Greenfield Rd. is consistent with and typical of lots in the neighborhood and was deserving of Special Permit relief on the merits of its size, shape, location, access and public services to the lot.

THE BOARD OF APPEALS VOTED: to make no finding or conclusion on the protected status of the lot and to grant a Special Permit for area and frontage dimensional relief to make unambiguous the ability to use the lot for a one-family dwelling use.

The vote of the Zoning Board of Appeals was as follows:

- | | | | |
|-------------------------------------|------------|-------------------------------------|------------|
| 1. <u>Ernest L. Brown, Chairman</u> | YES | 2. <u>John Burek, Vice-Chairman</u> | YES |
| 3. <u>John Reynolds</u> | YES | 4. <u>Dennis Booska</u> | YES |
| 5. <u>Robert Sojka</u> | YES | 6. <u>Ericka Almeida</u> | |

IMPORTANT: Any appeal from the decision of the Town of Montague Zoning Board of Appeals can be made only to the Court and must be made pursuant to Section 17, Chapter 40A (MGL) as amended, and must be filed in the office of the Town Clerk within twenty (20) days after the date of filing of the decision with the Town Clerk.

Board of Appeals

By _____
Ernest L. Brown, Chairman
Clerk

Karen Casey-Chretien,

*

Received for filing by Town Clerk: _____
Time Date

Twenty day appeal period ends: _____
Time Date

I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN 20 DAYS FROM THE DATE THAT THIS DECISION WAS FILED WITH THE TOWN CLERK:

Montague Town Clerk

Date

Notice to be recorded by Landowner