



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Michael B. Thorn
33 Third St.
Turners Falls, MA 01376

Case No. 10-12

Date August 25, 2010

Premises Affected:

33 Third St.
Turners Falls, MA 01376
Assessors' Map 4 Lot 54
F Co. Registry of Deeds: Bk 5542 Pg 284

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

After a public hearing held on:

Wednesday, August 18, 2010

THE BOARD OF APPEALS VOTED:

To grant a Special Permit to allow the reconfiguration of a 3 unit building to a 4 unit building by re-establishing the third floor as an apartment, converting the 2nd floor to one apartment and converting the first floor to 2 apartments.

Approval is pursuant to Section 5.2.10 (multi-family use) and dimensional relief pursuant to Sections 5.4.1(c) and 5.4.3(c) (Exceptions to minimum lot area and frontage) of the Montague Zoning Bylaws.

The Board notes that no parking appears to be required.

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> ABSENT |

Modification and Approval: Any changes proposed shall be reviewed by the Inspector of Buildings as designee of the Board of Appeals. The designee may approve changes if in conformance with the intent of the Special Permit or may refer it to the Board. Changes consistent with the purpose of this approval may be allowed by the Board without further hearings. Further hearings shall be at the discretion of the Board. Approval shall not be unreasonably withheld.

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