



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

NOTICE OF DECISION & VOTE

Applicant Owner:

Scott Nickerson
197 North Leverett Rd.
Leverett, MA 01054

Case No. 11-08

Date December 28, 2011

Premises Affected:

5 Adams Street
Lake Pleasant, MA 01347
Assessors' Map 36 Lot 131
F Co. Registry of Deeds: Bk 6026 Pg 15

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

After a public hearing held on:

Wednesday, October 26, 2011

THE BOARD OF APPEALS VOTED: To grant in part a Special Permit to allow the removal and replacement of a single-family dwelling with a two-family dwelling, with 2 bedrooms each, {Section 5.2.3 (b)} on a lot approximately 8,220 sq. ft. in area and 75 feet of frontage {Section 5.4.1(c) & 5.4.3(c)} and allow a street line setback of 15 feet from Hope Street {Section 5.4.2(c)}. The lot is served by public water and sewer.

STIPULATION: The Board reserves final Special Permit approval with the right to review, approve or reject the final design of the proposed building for bulk, mass, parking locations and general architectural compatibility with the neighborhood.

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

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

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

Karen Casey-Chretien, Clerk

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

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Notice to be recorded by Landowner