



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

**NOTICE OF DECISION & VOTE**

**Applicant Owner:**

Steven Keys  
5 State Road  
South Deerfield, MA 01373

Case No. 12-04

Date June 8, 2012

**Premises Affected:**

5 Bridge Street  
Millers Falls, MA 01349  
Assessors' Map 29 Lot 11  
F Co. Registry of Deeds: Bk 6028 Pg 201

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

After a public hearing held on:

Wednesday, May 23, 2012

**THE BOARD OF APPEALS VOTED:**

To grant a Special Permit to reduce required minimum street line setback (Section 5.4.2(c)) from Newton Street and Variance to minimum rear yard setback (Section 5.4.5) to allow a 12' x 12' exterior deck to remain in the street line and rear yard setbacks.

**Conditions:**

- The parking area shall be extended to accommodate 2 off street parking spaces. The additional parking area shall extend 9 feet from the rear line of the 12 x 12' deck and 3.5' from the existing paved drive toward Newton Street.
- The entire parking area shall be paved.
- An auto barrier shall be erected at the rear of the parking area.

Note: The above relief modifies and extends relief granted in Special Permit #11-03. Both Permit approvals and their respective conditions apply.

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

- |                                     |            |                                     |                   |
|-------------------------------------|------------|-------------------------------------|-------------------|
| 1. <u>Ernest L. Brown, Chairman</u> | <b>YES</b> | 2. <u>John Burek, Vice-Chairman</u> | <b>YES</b>        |
| 3. <u>John Reynolds</u>             | <b>YES</b> | 4. <u>Robert Sojka</u>              | Not Participating |
| 5. <u>Ericka Almeida</u>            | <b>YES</b> |                                     |                   |

**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

\*\*\*\*\*  
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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*