



ZONING BOARD of APPEALS

Town of Montague

1 Avenue A

Turners Falls, MA 01376

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ZONING BOARD OF APPEALS MEETING MINUTES

May 11, 2011

John Burek made the motion on May 25, 2011 to approve the minutes of May 11, 2011. Second by Dennis Booska and approved unanimously. Ernest L. Brown – Aye, John Burek – Aye, Dennis Booska – Aye, John Reynolds – Aye and Robert Sojka – Aye.

Hearing #11-02 191 Avenue A, Turners Falls, MA

Meeting was opened at 7:30 pm. Hearing was held in the Montague Town Hall, Upstairs Conference Room at One Avenue A, Turners Falls, MA. Present were Ernest L. Brown – Chairman, John Burek – Vice Chairman, John Reynolds – Member, Dennis Booska – Member, Robert Sojka – Member, Ericka Almeida – Alternate Member, , Karen Casey-Chretien – Clerk and the applicant Kenneth J. Cook d/b/a Adams Donut Shop. Also attending in the audience Sarah Cook, Donald Parada, Mark Abramson and David Rainville from the Recorder. Absent David Jensen – Zoning Enforcement Officer.

Karen Casey-Chretien reads Public Notice, 33 Notices were sent, 8 returned, 0 objection, 4 did not object, 2 undecided, 1 with no vote and 1 was unclaimed mail and returned to the ZBA.

The Board Members discuss the customer food service window for a single drive-through service lane, the noise level, lighting, signage and traffic flow.

ZONING BOARD OF APPEALS VOTES: To grant a Special Permit pursuant to Section 5.2.11(b) allowing a customer food service window for a single drive-through service lane. All modifications are within the existing structure.

Vote:

Ernest L. Brown, Chairman **YES**

John Burek, Vice-Chairman **YES**

John Reynolds, Member **YES**

Dennis Booska, Member **YES**

Robert Sojka, Member **YES**

Hearing #11-03 5 Bridge St., Millers Falls, MA

Meeting was opened at 7:45 pm. Hearing was held in the Montague Town Hall, Upstairs Conference Room at One Avenue A, Turners Falls, MA. Present were Ernest L. Brown – Chairman, John Burek – Vice Chairman, John Reynolds – Member, Dennis Booska – Member, Ericka Almeida – Alternate Member, , Karen Casey-Chretien – Clerk and the applicant James Baker. Also attending in the

audience Steve Keyes and John Mackin. Robert Sojka – Member not voting, excuses himself as an abutter. Absent David Jensen – Zoning Enforcement Officer.

Karen Casey-Chretien reads Public Notice, 24 Notices were sent, 3 returned, 0 objection, 3 did not object.

The Board Members discuss the conversion of a second floor into a single dwelling unit. Discussion included heating, parking, lighting, amount of bedrooms and second egress.

ZONING BOARD OF APPEALS VOTES: To grant a Special Permit for exceptions to minimum lot area and frontage and to allow the conversion of the second floor into a single dwelling unit while leaving the first floor as a commercial use. The required parking is available on site and one bedroom was proposed.

Vote:

Ernest L. Brown, Chairman **YES**

John Burek, Vice-Chairman **YES**

John Reynolds, Member **YES**

Dennis Booska, Member **YES**

Ericka Almeida, Alt. Member **YES**

Hearing #11-04 7 Newton Lane, Montague, MA – Continued to May 25, 2011

Hearing #11-05 Laurel Park, Lot #9, Laurel Lane, Montague, MA

Meeting was opened at 8:33 pm. Hearing was held in the Montague Town Hall, Upstairs Conference Room at One Avenue A, Turners Falls, MA. Present were Ernest L. Brown – Chairman, John Burek – Vice Chairman, John Reynolds – Member, Dennis Booska – Member, Robert Sojka – Member, Ericka Almeida – Alternate Member, Karen Casey-Chretien – Clerk and the applicant Dorothy Spencer Trustee for Laurel Realty Trust. Also attending in the audience Duane Mundy, Anita & Herb Morin. Absent David Jensen – Zoning Enforcement Officer.

Karen Casey-Chretien reads Public Notice, 27 Notices were sent, 7 returned, 0 objection, 7 did not object.

The Board Members discuss the replacement of a mobile home previously removed in June 2010, with a new 14' x 70' mobile home with a 25' x 12' carport and 10' x 10' shed.

ZONING BOARD OF APPEALS VOTES: To grant a Special Permit pursuant to Section 5.1.4 (alterations of a non-conforming use) to allow the replacement of a previously removed mobile home with a new 14'x70' mobile home with a 25'x12' carport and a 10'x10' shed on Lot #9.

Vote:

Ernest L. Brown, Chairman **YES**

John Burek, Vice-Chairman **YES**

John Reynolds, Member **YES**

Dennis Booska, Member **YES**

Robert Sojka, Member **YES**