

BOARD OF APPEALS

Town of Montague

1 Avenue A

Turners Falls, MA 01376

NOTICE OF PUBLIC HEARING

#12-13

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, August 15, 2012 at 7:45 p.m. in the Montague Town Hall, Upstairs Conference Room, One Avenue A, Turners Falls, MA at the request of William L. Jacobson for Montague Retreat Facility Owner, LLC for modification of a previous Site Plan Review and a Special Permit pursuant to Section 5.1.4 (non-conforming uses and structures) of the Montague Zoning Bylaws.

The request is to allow an expansion of the proposed educational use (as allowed by Section 5.2(a), and formally allowed as a religious use). In addition to the allowed educational programs, the intention is to include private/public functions for hire with supporting catering or food service (such as weddings and retreats) and cultural performances for admission.

Furthermore a residential housing component is needed for multi-day retreats to accommodate up to 54 guest beds to be developed in 3 phases, 22 in the "barn"/ assembly building, 20 in new cabins and 12 in the farmhouse. In addition 4 staff beds need to be provided, and are proposed in an existing cabin and the farmhouse. The owners 2 bedroom house is proposed for Phase 4.

The above named property is located at 176 & 177 Ripley Rd., Montague, MA, and identified as Assessor's Map 52 Lots 65 and 94.

BY _____
Ernest L. Brown, Chairman
Montague Zoning Board of Appeals

cc: Town Clerk
Applicant
Abutting Property Owners
Planning Board/Town Planner/Conservation Commission
Planning Boards of Abutting Towns
Greenfield Recorder
WHAH
Zoning Board Members
Board of Selectmen/Town Administrator
Highway Superintendent
Water Department
Board of Health
Waste Water Treatment Plant
Police Department
Fire Department
Airport Commission

