

BOARD OF APPEALS

Town of Montague

1 Avenue A

Turners Falls, MA 01376

NOTICE OF PUBLIC HEARING

#12-14

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, August 15, 2012 at 8:15 p.m. in the Montague Town Hall, Upstairs Conference Room, One Avenue A, Turners Falls, MA at the request of the Town of Montague by its Selectmen for dimensional relief by Special Permit(s) and/or variance to allow the division of land into 7 lots, 4 with existing buildings at #26-50 East Main Street, Millers Falls (south, even numbered side).

Relief requested is:

- Variance to: Section 5.4.4 (Side yard setbacks) of 0', and 5' more or less for two abutting buildings {#26 & #30}, 5' to an existing drive for #34; Section 5.4.5 rear yard setback of 20 feet for #26.
- Special Permit(s) for minimum lot areas Section 5.4.1(c) of approximately 4,500 sq. ft. for #26, 4,200 sq. ft for #30, 2,400 sq. ft. for #34, 2,700 sq. ft for #34-R and 4,200 sq. ft. for a lot at #(36);
- Special Permit for minimum lot frontage of approximately 30 feet for #26, 42 feet for #30, 32 feet for #34, 32 feet for proposed lot, and 0 feet for #34-R.
- And; if applicable, Special Permit pursuant to Section 5.1.4 (alterations of non-conforming uses and structures) of the Montague Zoning Bylaws.

The request is to consider relief of the zoning constraints for a division of land allowed by the Subdivision Control Law, Chapter 41, Section 81-L.

The Board of Appeals intends to open the hearing, hear the applicant, take public comment and schedule a site visit. The hearing will then be continued to August 22, 2012

The above named property is located at 33 Bridge Street and 26-50 East Main Street (south, even numbered side), Millers Falls with affected buildings at #26, #30, #34 and #34-R, and identified as Assessor's Map 29 Lot 116.

BY _____

Ernest L. Brown, Chairman

Montague Zoning Board of Appeals

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

WHAJ
Zoning Board Members

Fire Department
Airport Commission