

***BOARD OF APPEALS***  
***Town of Montague***  
*1 Avenue A*  
*Turners Falls, MA 01376*

**NOTICE OF PUBLIC HEARING CORRECTED**

**#14-01**

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, February 26, 2014 at 7:30 p.m. in the Montague Town Hall, Upstairs Conference Room, One Avenue A, Turners Falls, MA at the request of Gary N. Scranton for a Special Permit pursuant to Sections 5.4.1 & 5.4.3(c) (Exceptions to minimum area and frontage - where water and sewer exist) approximately 14,000 sq. ft. and 96' of frontage and, as applicable, a Special Permit pursuant to Section 5.4.2(c) (Minimum front yard and street line setback - 25' –exceptions) for a front yard setback of 19' to a side property line and a 20' setback from the street line of Broadway. Also requested, if deemed applicable, is Variance to Section 5.4.5 (Minimum rear yard setback– 30') to 17' 4" to a side lot line.

The request is to allow the use of a lot for a 30' x 80' single-family dwelling oriented perpendicular to the street.

The above named property is located at the (#77) Broadway, Lake Pleasant, MA, and identified as Assessor's Map 37 Lot 151 & part of 141.

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  
WHA  
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