



# ZONING BOARD of APPEALS

*Town of Montague*

*1 Avenue A*

*Turners Falls, MA 01376*

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## **ZONING BOARD OF APPEALS MEETING MINUTES** **AUGUST 18, 2010**

John Burek made the motion on May 25, 2011 to approve the minutes of August 18, 2010. 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 #10-13 Warner St., Turners 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, Robert Sojka – Member, , David Jensen – Zoning Enforcement Officer, Karen Casey-Chretien – Zoning Board Clerk the applicant Pioneer Valley Habitat for Humanity, appearing for Pioneer Valley Habitat for Humanity are Gloria McPherson and George Goodridge, Esq., Michael Brown – Superintendent of the Turners Falls Water Dist., Richard Kuklewicz – Electrical Inspector for the Town of Montague, Walter Rodovich, Carl Geupel, Donald Momaney, Anne Niedbala, Carol Conway, and John Carey. Absent was Ericka Almeida – Alternate Member.

Karen Casey-Chretien reads Public Notice, 19 Notices were sent, 4 returned, 2 object, 2 did not object. Police Chief Raymond Zukowski (although not an abutter) had a comment as follows: I used to live at 7 Warner St. for about maybe 15 years and the water used to percolate up through the cellar floor when we had rain or wet stretches of weather. That lot is even closer to the canal. I had a well that I hit ground water at 6 feet deep. Not a police issue but an FYI to the builder/owners. Also received a letter from Walter Ramsey, Town Planner for the Town of Montague stating he regretted that he could not attend the hearing but would like to voice his support for the revised plan for Warner St.

The Board Members discuss to grant a Special Permit to reduce the required 75 feet of frontage to 60 feet of frontage, for the purpose of allowing the proposed lot to be used for a single-family dwelling connected to public water and sewer. Approval is pursuant to Section 5.4.3(c) of the Montague Zoning By-law.

The Board also voted a Stipulation: A minimum front yard and street line setback of 25 feet shall be provided.

### **The vote of the Zoning Board of Appeals with Stipulation is as follows:**

Ernest L. Brown, Chairman     **YES**

John Burek, Vice-Chairman     **YES**

John Reynolds, Member     **YES**

Dennis Booska, Member     **YES**

Robert Sojka, Member     **YES**