



## ZONING BOARD OF APPEALS

### TOWN OF MONTAGUE

ONE AVENUE A

TURNERS FALLS, MA 01376

### PUBLIC MEETING AGENDA

**Wednesday, May 3, 2017**

**7:00 PM in the Upstairs Conference Room**

**1 Avenue A**

**Turners Falls, MA 01376**

### **MEETING BEING TAPED:**

#### **Votes may be taken:**

#### **7:00 Public Hearing #17-03: 29 Grenfield Rd., Montague, MA**

At the request of Steven Doolittle/Green Earth Energy Photovoltaics for Donovan Parker for a Special Permit pursuant to Section 7.9.3(d) of the Montague Zoning Bylaws.

The request is to install a 325 sq. ft., 24 panel, ground-mounted solar array where 112.5 sq. ft. is otherwise allowed. The array is proposed to be 325 sq. ft.; 32'6" long, standing 9' high, located about 575' from Greenfield Road and approximately 100 feet from the east side lot line.

The above named property is located at 29 Greenfield Rd., Montague, MA, and identified as Assessor's Map 20 Lot 29.

#### **7:15 Public Hearing #17-04: 15 Power St., Turners Falls, MA**

At the request of Robert Obear for a Special Permit pursuant to Sections 5.2.12(b), Residential use in the Historic Industrial District, 5.4.1 & 5.4.3 Minimum lot area & Minimum lot frontage with Site Plan Review (Section 8.2(a) & (d), and Variance to Section 5.4.5 Minimum rear yard setback (30') of the Montague Zoning Bylaws.

The request is to allow the rehabilitation and conversion of 10,000 sq. ft. warehouse to retail, office, craft workshop and two residential units with a new rear deck and entry 10 feet from the rear property line.

The above named property is located at 15 Power St., Turners Falls, MA, known as the RR Salvage Annex and identified as Assessor's Map 03 Lot 089.

#### **7:30 Public Hearing #17-05 54 Randall Rd. and Randall Wood Dr., Montague, MA**

At the request of Todd Dodge for a Special Permit to allow division of a lot pursuant to Sections 5.4.1(c) and 5.4.3(c) (Exceptions to Minimum lot area – 45,000 & 22,500 sq. ft.; and Minimum lot frontage – 200' & 150' where public water and sewer are available) of the Montague Zoning Bylaws. The request is to allow the division of a lot fronting on two streets to be created for an existing two-family dwelling and a new single-family lot with 17,500 sq. ft. of area each and 100' of frontage for the two-family and 175' of frontage for the single-family lot.

The above named property is located at 54 Randall Road with frontage along Randall Wood Drive, Montague, MA, and identified as Assessor's Map 21 Lot 87.

#### **7:45 Meeting Minutes**

Review and accept minutes of February 8, 2017 Hearings #17-01 and #17-02

#### **7:50 Schedule up coming meeting.**

**Topics not anticipated in the 48 hour posting requirements**