



Office of  
**ZONING BOARD OF APPEALS**  
272 Main Street  
Townsend, Massachusetts 01469  
Phone: (978)597-1700 x1723 Fax (978)597-1722

William Cadogan, *Chair*  
Darlene Sodano, *Vice-Chair*  
Julie Johnson, *Clerk*

Anthony Genova, *Member*  
Craig Stevens, *Member*

John Giunta, *Associate member*  
Kelly Chambers, *Associate member*

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**MEETING AGENDA**  
**November 15, 2012 at 7:00 p.m.**  
**Room 2**

**1.0 Preliminaries**

- 1.1 Call the meeting to order
- 1.2 Roll Call.
- 1.3 Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting
- 1.4 Review & approve minutes: 7/25/12

**2.0 Hearings/Appointments/Work Sessions:**

- 2.1 7:00pm: Public Hearing – Special Permit - Patricia M. Smith - 199 Wallace Hill Road.  
Renewal of Accessory Apartment Special Permit.

**3.0 General Business:**

**4.0 Correspondence:**

- 4.1 Memo to Town Administrator from Land Use Coordinator re: FY13 Budget Cuts
- 4.2 Letter from Mass Housing re: Turnpike Village Final Approval Letter
- 4.3 Memo from Town Counsel re: Open Meeting Law Update
- 4.4 Planning Board Decision: 267 Main Street – Karate Studio
- 4.5 Planning Board Decision: 24 Main Street – Restaurant
- 4.6 Letter from ZEO to Stacia Clinton re: Sign complaint
- 4.7 Letter from ZEO to MacDonald's Restaurant re: Nonconforming signage
- 4.8 Letter from Town Counsel re: Cerullo vs. Townsend ZBA

**5.0 Schedule**

**6.0 Adjournment**