



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*

---

**MEETING AGENDA**  
**May 29, 2013 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: 11/15/12

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

- 2.1 7:00pm: Public Hearing – Special Permit – Kevin Smith/Ken Tully – 56 Brookline Rd. Earth Removal Special Permit – Zoning Bylaw §145-46.
- 2.2 7:30pm: Public Hearing – Variance – Kevin Smith/Ken Tully – 61 New Fitchburg Rd Variance from Land Space Requirements Table – Zoning Bylaw §145-32

**3.0 General Business:**

- 3.1 Vote to recommend reappointment of Associate Members Kelly Chambers and John Giunta for a term effective July 1, 2013 to June 30, 2014.
- 3.2 Vote to recommend reappointment of Member Tony Genova for term effective July 1, 2013 to June 30, 2018.

**4.0 Correspondence:**

- 4.1 Memo to Fire Chief from Land Use Coordinator re: Geothermal Heating-New Fire Station
- 4.2 Letter from CHAPA re: Benjamin's Condos and Coppersmith Way 40Bs
- 4.3 Letter from Town Counsel re: Cerullo vs. Townsend ZBA – 1/23/2013
- 4.4 Letter from Town Counsel re: Cerullo vs. Townsend ZBA – 2/4/2013
- 4.5 Planning Board Site Plan Review Special Permit Decision – 1 School Street
- 4.6 Letter from ZEO to Energy North Group re: denial of application for sign change
- 4.7 Letter from ZEO to Darwin & Susan Newton re: violation of Zoning Bylaw §145-26
- 4.8 Memo from BOS re: Appointments to Boards/Commissions

**5.0 Schedule**

Next meeting: June 19, 2013

**6.0 Adjournment**