



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**  
**July 31, 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: 6/19/2013

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

- 2.1 7:00pm: Public Hearing – Special Permit/Variance – 3 Maple Street
- 2.2 7:30pm: Continuation Public Hearing – Variance – NH Signs for North Energy Group – 197 Main Street Zoning Bylaw §145-52-Outdoor Lighting.
- 2.3 8:00pm: Continuation Public Hearing – Variance – Kevin Smith/Ken Tully – 61 New Fitchburg Rd - Variance from Land Space Requirements Table – Zoning Bylaw §145-32
- 2.4 Appointment with Carter Scott, Transformations, Inc. – Sign extension for Tri-Party Agreement for Phase I and II Coppersmith Way
- 2.5 Executive Session under Purpose #3: To discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares.

**3.0 General Business:**

- 3.1 Planning Board Mandatory Referral re: Wind Energy Systems Bylaw

**4.0 Correspondence:**

- 4.1 Planning Board Courtesy Notice re: Village at Patriot Common
- 4.2 Planning Board Decision re: Triple M Movers and Storage 35 Scales Lane

**5.0 Schedule**

Next meeting:

**6.0 Adjournment**