



Office of  
**ZONING BOARD OF APPEALS**  
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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 MINUTES**  
**March 2, 2011 at 7:00 p.m.**

**1.0 Preliminaries**

- 1.1 Call the meeting to order:** Chairman Cadogan opened the meeting at 7:07pm.
- 1.2 Roll Call:** Present were Members Bill Cadogan (BC), Darlene Sodano (DS), Julie Johnson (JJ), Tony Genova (TG), and Craig Stevens (CS) and Associate members Kelly Chambers (KC) and John Giunta (JG). Also present was Administrative Assistant Karen Chapman.
- 1.3 Additions or deletions to the agenda:** none
- 1.4 Review & approve minutes: (12/1/2010, 1/5/2011):** JJ motioned to approve the minutes of 12/1/2010 and 1/5/2011 as written. DS seconded the motion, with all in favor.

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

**2.1 7:00pm: Continuation Public Hearing Comprehensive 40B Permit Amendment Request. Turnpike Village, LLC – Off Turnpike Road change from ownership to rental units.**

BC reopened the public hearing at 7:08pm. Present for the applicant were Gary Lorden (GL), engineer Brian Milisci (BM), and Attorney Paul Haverty (PH). Mr. Lorden submitted the following documents to the Board:

1. Detailed architectural floor plans of each of the two buildings, including the first, second and third floors (5 sheets, no date). These plans show the locations of affordable units and handicapped units in the buildings.
2. Final Site Development Plans, dated March 2, 2011 (9 sheets), including a snow storage plan, Construction Notes, Existing Conditions Plan, Proposed Site & Grading Plan, Proposed Utility Plan, Erosion & Sedimentation Control Plan, and Construction Details.
3. Copy of draft Decision including a list of requested waivers from Zoning Bylaws
4. Building specifications
5. Construction Management Plan
6. Copy of Copy of Certificate on the Environmental Notification Form under MEPA
7. Copy of NPDES Construction General Permit submitted in November 2007 showing project start date of 6/1/2008 and project completion date of 6/1/2010.
8. Letter dated March 2, 2011 from Whitman & Bingham Associates to ZBA stating no filing required under MEPA
9. Letter dated March 2, 2011 from Gary Lorden to ZBA informing the Board of revised building height of 42 feet +/-.
10. Hand sketched landscape plan
11. Phasing Plan showing 2 phases of construction
12. Letter from MA Division of Fisheries & Wildlife to Turnpike Village, LLC dated August 27, 2007 indicating that the project “as currently proposed, will not result in a prohibited take of state-listed rare species.

GL states the information submitted should satisfy the Board’s request for information.

BC: what kind of utilities will there be? GL: each unit has its own utility room with a hot water heater and furnace that are gas fired. BC: will there be reinforcement in the foundation? GL: we are using a 3000 lbs concrete that is above the code of 2500 lbs. DS: is the area over the septic system going to be grass? GL: we will probably plant grass that would be mowed once per year. The total impervious surface of the buildings and parking areas will be 18% of the lot or 2.3 acres. This is much less than the previously approved project. BC: you are still missing the pro forma. GL: we cannot get approval for our finances until after the ZBA approves the project. PH: in order to get final financial commitment, the ZBA must issue a decision. TG: what is the timing for construction? GL: I plan on starting Phase I this summer and begin Phase II in the second year. TG: do you have funding for both? GL: yes.

The Board will review the documents submitted, including sending the draft decision to Town Counsel for review. DS motioned to continue the hearing to April 6, 2011 at 7:00pm. JJ seconded the motion, with all in favor.

### **3.0 General Business:**

#### **4.0 Correspondence:**

- 4.1 **Planning Board decision: re Village at Patriot Common:** noted
- 4.2 **Memo from BOS re: Appointment of Subcommittees:** noted.
- 4.3 **Memo from Kopelman & Paige re: Siting Solar and Wind Facilities:** noted.
- 4.4 **Letter from CHAPA re: 40B monitoring:** noted.
- 4.5 **Board of Health new Septic and Well Regulations:** noted.
- 4.6 **Memo from BOS re: ATM/STM May 3, 2011 – articles due March 1<sup>st</sup>:** noted.

### **5.0 Schedule**

### **6.0 Adjournment**

JJ motioned to adjourn at 7:56pm. DS seconded the motion, with all in favor.

Minutes Respectfully Submitted by

Karen Chapman  
ZBA Administrative Assistant

Documents used during this hearing can be found in the Town Clerk and ZBA files under Turnpike Village