



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 MINUTES**  
**April 6, 2011 at 7:00 p.m.**  
**ROOM 2**

**1.0 Preliminaries**

- 1.1 Call the meeting to order:** Chairman Cadogan opened the meeting at 7:06pm
- 1.2 Roll Call:** Present were members Bill Cadogan (BC), Craig Stevens (CS), Darlene Sodano (DS), Julie Johnson (JJ) and Tony Genova (TG) and Associate member John Giunta (JG). Also present was Administrative assistant Karen Chapman (KC). Absent was Associate member Kelly Chambers.
- 1.3 Additions or deletions to the agenda:** none.
- 1.4 Review & approve minutes:** (3/2/2011) DS motioned to approve the minutes of 3/2/2011. JJ seconded the motion with all voting 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 7:07pm. Gary Lorden (GL) and Paul Haverty (PH), attorney, were present for the applicant. BC read the mandatory referrals: Conservation Commission states that the Natural Heritage Endangered Species Program is all set with the project. PH states the septic system is not communal because it is a single lot. GL states there will be 15 garages per building and are given on a first-come first-serve basis. PH states the number of affordables went from 13 to 12 because of the profit margins and the ZBA cannot require more than 25% to be affordable under the Chapter 40B Regulations. However, all of the rental units can be counted on the town's Affordable Housing Inventory.

The draft decision written by Town Counsel and PH was reviewed by the Board:

- Pg 3, #2: must explain the parking spaces and availability.
- Pg 4, #15: the Townsend Housing Authority cannot do rentals according to Mass Housing.
- Pg 6, #4: local preference can be 70%.
- Pg 6, #6: Delete because it reiterates II, 15.
- Pg 7, #14: Delete because in II, 2.
- Pg 8, #15: add the prohibited plant list. Add condition that tree plan will be submitted prior to installation. Possible increase of tree buffer on Squannacook River side of the project.
- Pg 13, #57: will defer until final approval.
- Pg 14, #60: strongly suggest recycling for the completed project.
- Pg 16, #69: make the permit extend to 4 years to begin project and 6 years to end.

BC commented there is not a lot of frontage on the road and could there be some kind of barrier on the road to allow people to walk safely.

JJ motioned to close the hearing. TG seconded the motion with all voting in favor.

### **3.0 General Business:**

#### **3.1 Mandatory Referral from Planning Board re: Site Plan Review – 80 Main Street**

Comment: Leave the poor lady alone.

#### **3.2 Mandatory Referral from Planning Board re: Zoning Bylaw amendment §145-23.**

Comment: This proposal is too broad. We want to support some wood processing uses, but there should be a special permit involved, with noise limits, etc.

### **4.0 Correspondence:**

**4.1 Letter from Gonzalez & Levin to Bldg Commissioner re: 365 Main Street.** Noted.

**4.2 Letter from Bldg Commissioner to Gonzalez & Levin re: 365 Main Street.** Noted.

**4.3 Memo from Land Use Coordinator re: Open Space and Recreation Public Forum.** Noted.

**4.4 Memo from Selectmen re: Special Town Meeting.** Noted.

### **5.0 Schedule**

May 4, 2011 @ 7:00pm Work Session to discuss Turnpike Village decision.

### **6.0 Adjournment**

JJ motioned to adjourn at 9:09pm. DS seconded with all voting 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.