



Office of
ZONING BOARD OF APPEALS
272 Main Street
Townsend, Massachusetts 01469
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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*

MEETING MINUTES
May 25, 2011 at 7:00 p.m.
ROOM 2

1.0 Preliminaries

- 1.1 Call the meeting to order:** Julie Johnson, acting as Chairman, opened the meeting at 7:10pm.
- 1.2 Roll Call:** Present were members 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. Absent were Bill Cadogan and Darlene Sodano. JJ appointed JG and KC as voting members for the purposes of this meeting.
- 1.3 Additions or deletions to the agenda:** KC motioned to add 3.1 Sign bills payable to transfer Turnpike Village 53G monies to the General Fund to pay for legal services from 8/2010 through 2/2011 in the amount of \$3,392 and 3.2 Appointment of members to the agenda. TG seconded with all in favor.
- 1.4 Review & approve minutes:** (4/4/2011, 5/4/11) tabled.

2.0 Hearings/Appointments/Work Sessions:

- 2.1 7:00pm: Public Hearing – CN Cabinets, 365 Main St., Special Permit Aquifer District**
JJ opened the hearing at 7:15pm. Present for the applicant were attorney Ken Levin (KL) and Marvin and Eliud Calderon of CN Cabinets. JJ read the legal notice. KL gave a brief presentation: CN Cabinets operating out of Lawrence, MA is in the process of purchasing the property at 365 Main Street. The building hasn't been occupied for several years and this will bring in a new business to town. They do wood cutting, molding and cabinet construction using material such as lacquers, thinners and paints. The waste will be collected on site and disposed of with a licensed hazardous waste hauler. KL submitted information on Heritage-Crystal Clean, a comprehensive environmental services company. This is the company that they currently use at their Lawrence location. There will be two spray booths equipped with disposable filters and negative blowers. The workers are experienced in working with these materials.

TG: hazardous waste is prohibited in this area and we don't want to put restrictions on businesses but it is our responsibility to safeguard the aquifer from hazardous materials.

JJ read the mandatory referrals. TG: how do you account for the spray that is extra? In other words do you calculate what you start with and what is left over in the filters? KL: many parts of the equipment collect vapors and fumes. TG: as long as you follow all the OSHA and NFPA requirements, you should be all set. KL: we were hoping to close on the property at the end of June.

Abutter Tyson Coey at 5 Kaneohe Court came to observe the hearing and find out what kind of company will be occupying the building next to his house.

CS: I don't see all the information that is requested in section 145-40, do you intend to submit that? KL: we were hoping to close the hearing tonight with the condition that the information be submitted before the permit was issued. CS: no we need that information to make a decision, so we would need to continue the hearing. JG: besides the spray paint do you use adhesives? No. For the record Rich Hanks gave the applicant's attorney a copy of 145-40 on March 9th with the letter of requirements and Karen Chapman sent the section to KL by email on March 31st after receiving a call from KL. JJ showed KL the sections of 145-40 that need to be submitted in order to make the decision.

CS motioned to continue the public hearing to June 15, 2011 at 7:00pm. TG seconded with all in favor.

3.0 General Business:

3.1 Sign bills payable to transfer Turnpike Village 53G monies to the General Fund to pay for legal services from 8/2010 through 2/2011 in the amount of \$3,392.

KC motioned to sign the bills payable to transfer Turnpike Village 53G monies to the General Fund to pay for legal services from 8/2010 through 2/2011 in the amount of \$3,392. TG seconded the motion, with all in favor.

3.2 Reappointment of Bill Cadogan, Kelly Chambers and John Giunta.

CS motioned to recommend for reappointment Bill Cadogan as a member for a term effective July 1, 2011 to June 30, 2016; Kelly Chambers as an Associate member for a term effective July 1, 2011 to June 30, 2012; and John Giunta as an Associate member for a term effective July 1, 2011 to June 30, 2012. TG seconded the motion with all in favor.

4.0 Correspondence:

5.0 Schedule

6.0 Adjournment

CS motioned to adjourn the meeting at 7:55pm. JG 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 365 Main Street