



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
June 23, 2011 at 7:00 p.m.
ROOM 1

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), Tony Genova (TG), Julie Johnson (JJ), Craig Stevens (CS), Darlene Sodano (DS), and Associate members John Giunta (JG) and Kelly Chambers (KC). Also present was Administrative assistant Karen Chapman.
- 1.3 Additions or deletions to the agenda:** none
- 1.4 Review & approve minutes:** 4/6/11, 5/4/11, 5/25/11, 6/15/11, 6/23/11, 2/1/12 – tabled.

2.0 Hearings/Appointments/Work Sessions:

2.1 Work Session – Discuss and vote on decision for CN Cabinets, 365 Main St., Special Permit Aquifer District

BC appointed JG as a full voting member for the purposes of this discussion. The Board discussed their individual site walks and DS showed pictures she had taken. BC read the Code of Massachusetts Regulations pertaining to spray booths and found them to be below the thresholds requiring permits. The Board determined the following:

Findings of Fact:

- A. All mandatory referrals were received and read into the record.
- B. No abutters were present in opposition.
- C. A site visit was conducted individually by the Board between June 15th and June 23rd.
- D. The operation of the spray booths is below the thresholds listed in CMR 7.03(16).
- E. Pursuant to Townsend Zoning Bylaw §145-40(E), Aquifer Protection Overlay District, Special Permit uses the Board found the following:
 - 1) The applicant provided adequate information concerning a means to isolate hazardous materials from the groundwater that was acceptable to the SPGA.
 - 2) This section is not applicable.
- F. Pursuant to Townsend Zoning Bylaw §145-40(F), Aquifer Protection Overlay District, Special Permit uses, the Board found the following:
 - 1) The intent of this bylaw as well as its specific criteria has been met by the applicant.
 - 2) Adequate information was provided by the applicant to allow the Board to determine that groundwater quality resulting from on-site cabinets manufacturing operations will not fall below applicable federal or state standards for drinking and recreational water at the down-gradient property boundary.
 - 3) Submittals.
 - a) A complete and acceptable list of all chemicals, hazardous materials and hazardous waste was submitted and adequate methods of containment were demonstrated by the applicant. Material Safety Data Sheets pertaining to each

7. The applicant shall comply with the instruction of the Fire Department as follows:
 - a. Secondary containment will be required for all on site waste removal.
 - b. Verification should be provided to the hazardous waste coordinator (Fire Chief) proving removal of hazardous waste from the site by a licensed contractor.
 - c. MSDS sheets should be maintained on all hazardous materials on site and kept updated as required by applicable laws and regulations.
 - d. Full compliance with 527 CMR 14 & 15 and all applicable NFPA Standards on the storage of flammable and combustible materials.
 - e. Adequacy of current fire protection systems should be reviewed by a licensed architect/fire protection engineer.

TG seconded the motion and a roll call vote was taken as follows: TG-yes, DS-yes, JG-yes, JJ-yes, BC-yes. The motion carried.

3.0 General Business:

3.1 Vote officers for FY12: tabled to next meeting

3.2 Discuss Board of Health issues with Turnpike Village: JJ and TG will go to the Board of Health meeting on Monday to discuss the septic system issues they are concerned with.

4.0 Correspondence:

5.0 Schedule

6.0 Adjournment

TG motioned to adjourn at 7:55pm. JJ seconded the motion 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 365 Main Street.