



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
February 1, 2012 at 7:00 p.m.
Room 2

1.0 Preliminaries

- 1.1 **Call the meeting to order:** Chairman Cadogan opened the meeting at 7:03pm.
- 1.2 **Roll Call:** Present were Members Tony Genova (TG), Julie Johnson (JJ), Bill Cadogan (BC), Darlene Sodano (DS) and Associate member John Giunta (JG). Also present was Administrative assistant Karen Chapman. Absent was member Craig Stevens and Associate member Kelly Chambers.
- 1.3 **Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting:** none.
- 1.4 **Review & approve minutes:** (12/14/11) DS motioned to approve the minutes of 12/14/2011. TG seconded the motion with all voting in favor.

2.0 Hearings/Appointments/Work Sessions:

2.1 Continuation of Public Hearing – Appeal – 39 Blood Road

BC reopened the public hearing at 7:04pm. JG recused himself from the discussion as he is an abutter. The applicant, Chad Falardeau (CF) was present. CF states he is trying to close on a house in Groton so he can move his business from Blood Road, but the bank refused financing. He is still going to buy the Groton house if he can, but in the meantime, he has a friend with commercial property to store his equipment. DS states the Board is at its time limit for making a decision, so it is at the Zoning Enforcement Officer's discretion for when the business must vacate 39 Blood Road. DS motioned to uphold the Building Commissioner's decision and findings in a letter dated 10/18/11 for the property at 39 Blood Road. JJ seconded the motion, with a roll call vote as follows: DS-yes, JJ-yes, TG-yes, BC-yes. The motion carried.

3.0 General Business:

- 3.1 **Memo from Selectmen re: Performance Evaluations for Employees:** BC stated he would fill out the evaluation for the Administrative assistant.
- 3.2 **Memo from Selectmen re: Annual Report:** TG motioned to submit Annual Report as written. JJ seconded the motion with all voting in favor.

4.0 Correspondence:

- 4.1 **Memo from CHAPA re: monitoring of 40Bs.** Noted.
- 4.2 **Memo from Town Counsel re: Appeals Court decision regarding altering nonconforming structures.** Noted.

5.0 Schedule

6.0 Adjournment

JJ motioned to adjourn at 7:35pm. TG 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 39 Blood Road