



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**  
**June 20, 2012 at 7:00 p.m.**

**1.0 Preliminaries**

- 1.1 **Call the meeting to order:** Chairman Bill Cadogan called the meeting to order at 7:05pm.
- 1.2 **Roll Call:** Present were members Bill Cadogan (BC), Tony Genova (TG), Julie Johnson (JJ), and Craig Stevens (CS) and Associate member Kelly Chambers (KC). Also present was Administrative Assistant Karen Chapman (KC). Absent was Member Darlene Sodano and Associate member John Giunta.
- 1.3 **Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting:** none.
- 1.4 **Review & approve minutes:** none.

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

**2.1 Gary Lorden of Turnpike Village, LLC**

**2.1.1 Discuss and sign Regulatory Agreement for Turnpike Village, LLC.**

Gary Lorden was present for the applicant. The Board reviewed the comments from Town Counsel regarding the Regulatory Agreement. TG motioned to sign the Regulatory Agreement. JJ seconded the motion and the vote was as follows: TG-yes, JJ-yes, CS-yes, BC-yes. Kathy Spofford, Assistant Town Clerk, was on hand to notarize the document signing.

**2.1.2 Discuss legal costs for review of Regulatory Agreement**

**April = \$960.00, May = \$464.00**

Gary Lorden agreed to pay the legal costs of reviewing the Regulatory Agreement but was upset by the large amount considering Mass Housing does not allow changes to be made to the Agreement by the town. The Board discussed this and agreed with his point.

**3.0 General Business:**

**3.1 Read and sign Electronic Communication and Computer Usage Policy**

The Board signed.

**3.2 Vote to recommend reappointment of Associate Members John Giunta and Kelly Chambers for term effective July 1, 2012 to June 30, 2013.**

TG motioned to recommend John Giunta and Kelly Chambers for reappointment as Associate members for the term effective July 1, 2012 to June 30, 2013. JJ seconded the motion with all in favor.

**3.3 Vote to recommend reappointment of Member Julie Johnson for term effective July 1, 2012 to June 30, 2017.**

TG motioned to recommend Julie Johnson for reappointment as a Board Member for the term effective July 1, 2012 to June 30, 2017. CS seconded the motion with all in favor.

**3.4 Discuss 127 Brookline Street and affordability.**

This item was put on the agenda because the owner of 127 Brookline Street questioned whether the accessory apartment and the main house could be rented as affordable units and be counted on the town's affordable housing inventory. After KC researched the question with the MA Department of Housing and Community Development, it was discovered that there would be too

much paperwork and a 15-year commitment to an affordable housing restriction. The owner decided not to pursue it.

**3.5 Discuss 324 Main Street gas station**

The Board discussed the filing of an application for a special permit to continue the use as a gas station and decided to move forward with the application.

**4.0 Correspondence:**

**4.1 Letter from Building Commissioner to Recreation re: Proposed basketball and volleyball courts.** Noted.

**4.2 Memo from Open Space Committee re: Draft Open Space and Recreation Plan.** Noted.

**4.3 Memo from Selectmen re: Open Meeting Law.** Noted.

**4.4 Letter from Building Commissioner to Ceikes re: violations at 23 Smith Street.** Noted.

**4.5 Bulletin from Town Clerk re: Attorney General's approved bylaws from 11/15/11 STM.** Noted.

**4.6 Letter from Mass Housing re: Benjamin's Condominiums cost examination.** Noted.

**4.7 Memo from Kopelman & Paige re: Telecommunications Act Amendment.** Noted.

**4.8 Memo from Selectmen re: Application for Liquor License.** Noted.

**4.9 Memo from Kopelman & Paige re: Regulating Solar Access under the Zoning Act.** Noted.

**4.10 Copy of Lunenburg Selectmen letter re: 40B appeal.** Noted.

**4.11 Letter from MassHousing re: Benjamin's Condominiums cost examination final.** Noted.

**4.12 Memo from MRPC re: Alteration of Regional Review of Projects.** Noted.

**5.0 Schedule**

July 25, 2012 @ 7:00pm Public Hearing 324 Main Street, Special Permit.

**6.0 Adjournment**

JJ motioned to adjourn at 7:40pm. CS seconded 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.