



Office of
ZONING BOARD OF APPEALS
272 Main Street
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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 28, 2014 at 7:00 p.m.
Room 2

1.0 Preliminaries

- 1.1 Call the meeting to order:** Chairman Cadogan called the meeting to order at 7:06pm.
- 1.2 Roll Call:** Present were members Bill Cadogan (BC), Darlene Sodano (DS), Craig Stevens (CS), Tony Genova (TG) and Julie Johnson (JJ) and Associate members John Giunta (JG) and Kelly Chambers (KC). Also present was Administrative Assistant Karen Chapman.
- 1.3 Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting:** None.
- 1.4 Review & approve minutes:** 4/30/14: DS moved to approve the minutes of 4/30/2014 as presented with JJ seconding and all voting in favor.

2.0 Hearings/Appointments/Work Sessions:

- 2.1 7:00pm: Continuation of Public Hearing –Kevin Smith on behalf of George & Hugh McGovern – Off West Meadow Rd – Special Permit for Earth Removal in the Aquifer Protection District – Zoning Bylaw §§145-40, 145-46, 145-65.**

BC reopened the hearing at 7:07pm. Present was Kevin Smith (KS) on behalf of the owners George and Hugh McGovern. BC discussed the site walk performed on Sunday, May 4th. The site appears to be mostly gravel and also contains portions of Ash Swamp. Town Counsel opinion as to whether the proposed excavation on the farm would be exempted from the special permit requirements under §145-46(C)(2) was discussed. The Board determined that the proposed excavation was not incidental to the agricultural use and therefore not exempt from the special permit requirements. The economic value of the gravel to be removed is greater than the economic value of the agricultural use, which the applicant estimates at \$30,000 per year.

Planning Board Chairman Jeff Peduzzi commented that the Planning Board is in favor of the operation as long as there are plans to show the entire project scope.

The Board explained to the applicant that he must follow the requirements of §145-46 for this project. KS asked for time to gather all the information. JJ moved and TG seconded to continue the hearing to 9/17/14 at 7:00pm and all voted in favor.

3.0 General Business:

- 3.1 Vote to recommend reappointment of Associate Members Kelly Chambers and John Giunta for a term effective July 1, 2014 to June 30, 2015.** DS moved and JJ seconded to recommend Kelly Chambers and John Giunta for reappointment as Associate members for a term effective July 1, 2014 to June 30, 2015. All voted in favor.
- 3.2 Vote to recommend reappointment of Member Craig Stevens for a term effective July 1, 2014 to June 30, 2019.** DS moved and JJ seconded to recommend Craig Stevens for

reappointment as a Member for a term effective July 1, 2014 to June 30, 2019. All voted in favor.

3.3 Discuss possible change to Zoning Bylaw §145-18 based on Land Court decision
Discussed and do not want to change.

4.0 Correspondence:

4.1 Memo from BOS re: BOS Reorganization: noted.

5.0 Schedule

Next meeting: September 17, 2014 at 7:00pm.

6.0 Adjournment

JJ moved and TG seconded to adjourn at 8:00pm. All voted in favor.

Minutes taken and transcribed by Karen Chapman

All additional paperwork for this meeting can be found in the Zoning Board and Town Clerks offices under the street files.