



Office of  
**ZONING BOARD OF APPEALS**  
272 Main Street  
Townsend, Massachusetts 01469  
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William Cadogan, *Chair*  
Darlene Sodano, *Vice-Chair*

Anthony Genova, *Member*  
Craig Stevens, *Member*

Kelly Chambers, *Member*  
John Giunta, *Associate member*

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**MEETING MINUTES**  
**January 14, 2014 at 6:00 p.m.**  
**Room 2**

**1.0 Preliminaries**

- 1.1 Call the meeting to order:** Chairman Cadogan called the meeting to order at 6:25pm.
- 1.2 Roll Call:** Present were members Bill Cadogan (BC), Darlene Sodano (DS), Craig Stevens (CS), Tony Genova (TG) and Kelly Chambers (KC). Absent was Associate member John Giunta. 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: 12/17/14:** DS moved to approve the 12/17/14 minutes as written. TG seconded with all in favor.

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

- 2.1 6:00pm: Continued Public Hearing –NMRSD – 19 Main Street – Special Permit under Zoning Bylaw §§145-40, 145-46 and 145-65. Request for construction of new high school under Aquifer Protection District and Earth Removal.**  
BC reopened the public hearing at 6:26pm. Present for the applicant were Erin Prestileo (EP), John Hart and Peter Lukacic of SMMA; Peter Collins (PC) of Heery; Heide Messing and Rob Templeton from the Building Committee and Joan Landers, Superintendent of NMRSD. BC read mandatory referrals from the Conservation Commission and Police Chief that were received since the last meeting.

The applicant submitted additional information regarding earth excavation, aquifer protection and building height. EP reviewed the earth excavation data: approximately 7,600 yd<sup>3</sup> will be removed from the site during Phase I of the project during a 26 week period with approximately 2-3 trucks per day over a 5-day work week. EP reviewed the aquifer information: there are no floor drains in the science laboratories and there will be locked chemical storage cabinets for the hazardous materials. The sinks drain to an acid neutralization system with a 200 gallon tank where the pH will be neutralized and wastewater sent to the septic system. This system is being reviewed by the Board of Health. Doors to the labs will be locked. Salt/sand for winter is stored at the Townsend Highway Garage. A new 275-gallon storage tank has been ordered to replace the aged existing one and it will be stationed in the maintenance building on the SE corner of the property. There will be a containment system. TG: once we have a spill into the aquifer, it is ruined forever. BC a hefty insurance policy with the town named as a loss preventive is required. DS: they have a tank now and we wouldn't have anything to do with replacing it. I would rather see a brand new tank than a bunch of 5-gallon containers.

BC is concerned with the sign and the speed of cars passing it at 40mph not being able to read it and being distracted. PC: a lot of schools have a similar signs and they can use it to inform the

community about all kinds of activities. We recommend 6 inch letters for maximum visibility and the system is hard-wired back to the school so they can change the message easily. Only the middle portion of the sign 4 x 8 feet is illuminated and you can condition it so there can only be one message per day and no streaming. There is no way to conform with the <1,800 lumen criteria in the bylaw. The lighting of the sign is not crucial to the project because of the surrounding lighting.

BC & TG concerned with the stormwater calculations not taking into account the 100-yr flood event. EP: there are two infiltration systems for the roof drains and 44,000 ft<sup>3</sup> of above ground storage in all the swales and also a volume below ground that is taken into consideration. According to the modeling, all seven bio swales take care of a 2 year event, which is 3.15 inches/hour over a 24 hour period. Also in a 10-year event 5 of the 7 swales can handle the infiltration and in a 25-year event, 4 of the 7 swales can handle the infiltration. The overflow will go to the wetlands to the north of the school which is where it currently goes. Pipe sizing is based on a 10-year storm.

BC: I would like more information regarding the sign, more specific earth excavation numbers and more data on the fuel tank and protecting the aquifer.

DS moved to close the hearing pending receipt of additional material requested. TG seconded with all in favor.

### **3.0 General Business:**

**3.1 Sexual Harassment Policy Distribution and signatures required:** tabled.

### **4.0 Correspondence:**

**4.1 Memo from Town Clerk re: Ethics Training**

**4.2 Memo from Town Administrator re: FY16 Budgets**

**4.3 Letter from ZEO to 201 Lunenburg Road re: Use Permit Application**

**4.4 Notice of Vacancies ZBA Associate Members**

### **5.0 Schedule**

Next meeting: February 2, 2015 @ 6:00pm.

**6.0 Adjournment:** DS moved to adjourn at 8:00pm. TG seconded with all in favor.

Minutes taken and transcribed by Karen Chapman

All materials used during this meeting can be found in the street files of the Town Clerk or Zoning Board of Appeals.