



Office of
ZONING BOARD of APPEALS
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William Cadogan, Chair
Anthony Genova, Member

Darlene Sodano, Vice-Chair

Craig Stevens, Member
John Giunta, Associate Member

Minutes
October 26, 2016
Room 2, Town Hall, Townsend, MA

1.0 Preliminaries:

- 1.1 Call the meeting to order – Bill Cadogan called the meeting to order at 6:04PM
- 1.2 Roll Call – Darlene Sodano (DS), William Cadogan (WC), Craig Stevens (CS), Anthony Genova (AG)
- 1.3 Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting: **None**
- 1.4 Review and approve minutes from October 12, 2016: **Tabled**

2.0 Hearings/Appointments/Work Sessions:

- 2.1 **Continuation of the Public Hearing – 3 Wheeler Road – Ambros Corporation - Special Permit Earth Removal §§145-46 & 145-65**
Stan Dillis represented the land owners. Gary and Ed Amadon, the land owners, were also present.
Opened the continuation of the Public Hearing at 6:04PM. The applicant is requesting a Special Permit to remove 109,000 yards³ of material.

§145-46 Earth Excavation Special Permit

- D. (1 – 6) – Yes.
(7) Monitoring wells.

DS made a motion to waive the water monitoring wells. AG seconded. All in Favor. (AIF).

E. Not Required

DS made a motion to waive the performance bond. AG seconded. AIF

- F. (1 – 3) – In special permit requirements
G. Hours of operation will be as written in §145-46 I. (5)
H. Inspections can occur as stated.
I. Standards of Operation
(1) The 100foot buffer is waived in the vicinity of the retention basin.

CS made a motion to waive the 100foot buffer in the water basin area. DS seconded. AIF

- (2) No evidence of ground water in the test holes made
- (3) The soil removal plan is specified in the plan
- (4) Noted.

- (5) Hours will be 8:00AM – 4:30 PM Monday through Friday
- (6) Trucking routes need to be approved by the Chief of Police.
- (7) Noted.

§145-65 Special Permits

- F. (a) Adequacy of size – fine
- (b) Suitability of site - it will remain a farm
- (c) Impact on traffic – addressed in §145-46
- (d) Impact on neighborhood – none

DS made a motion that the proposed project, under §145-65, shall not have adverse effects on the neighborhood or Town. AG seconded. AIF.

- (e) Stormwater – Stormwater plan was already approved
- (f) Adequacy of utilities – no impact
- (g) Impact on ground and surface water – no impact

DS made a motion to permit the removal of 109,000 cubic yards of material from 3 Wheeler Road, as written in the proposal. AG seconded. AIF.

3.0 General Business:

3.1 Mandatory Referrals – Renewal Applications for 2012 Licenses: **No problems noted.**

4.0 Correspondence:

- 4.1 Memo – Training: How to Run a Public Meeting or Hearing: Open Meeting Law and Related Issues: **Noted.**
- 4.2 Memo – Public Records Law Workshop Nov 10, 2016: **Noted.**
- 4.3 Notices from Townsend / Other Towns: **Noted.**

5.0 Schedule:

Next meeting: **None.**

6.0 Adjournment

DS moved to adjourn, AG seconded. AIF.