



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*

Kelly Chambers, *Clerk*
Craig Stevens, *Member*

Anthony Genova, *Member*
John Giunta, *Associate member*

Minutes
June 8, 2016
Room 2, Town Hall, Townsend, MA

1.0 Preliminaries

- 1.1 Call the meeting to order: BC called the meeting to order at 6:09PM.
- 1.2 Roll Call: William Cadogan (WC), Darlene Sodano (DS), Anthony Genova (AG), John Giunta (JG) and Kelly Chambers (KC). Karen Chapman, Land Use Coordinator, took notes.
WC appointed JG as full member for voting.
- 1.3 Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting: None
- 1.4 Review & approve minutes: 11/19/15, 4/27/16, 5/18/16: Tabled

2.0 Hearings/Appointments/Work Sessions:

- 2.1 **6:00pm Continuation Public Hearing – 61 West Elm Street §§145-36, 145-65, and 145-66.** The applicant is requesting a Variance and Special Permit for an accessory apartment.

BC opened the hearing at 6:10PM.

KC read the legal notice.

Matt Blovin spoke to his neighbors about selling some of their property to make an acre, but they said no. The criteria for an Accessory Apartment were discussed: sanitary, cooking, egress, and sleeping.

Finding:

There is no second egress and apartment is connected to the rest of the home.

DS mad a motion to overturn the Building Inspector's decision and grant a Variance because this space in question is not an accessory apartment because there is not second egress and it is connected to the main living area and not treated as a separate living area. AG seconded.

Roll Call Vote:

Anthony Genova	Yes
Kelly Chambers	Yes
Darlene Sodano	Yes
William Cadogan	Yes
John Giunta	Yes. Motion carries.

3.0 General Business:

- 3.1 Conflict of Interest Acknowledgement from Town Clerk
- 3.2 Memo from BOS re: Reappointment of Members
 - 3.2.1 Discuss and vote on reappointment of John Giunta as an Associate Member term effective from July 1, 2016 – June 30, 2017:
DS moved to reappoint John Giunta for the term indicated. AG seconded. (All in Favor) AIF.
 - 3.2.2 Discuss and vote on reappointment of Member William Cadogan term effective July 1, 2016 – June 30, 2021:
DS moved to reappoint William Cadogan for the term indicated. AG seconded. AIF.

- 3.3 PB Mandatory Referral re: Cousins Realty Trust Site Plan Review to construct Storage Units off Depot Street
- 3.4 PB Mandatory Referral re: Triple M Movers Site Plan Review Amendment to conduct auctions at 35 Scales Lane: Noted – perfect accessory use for this space.

4.0 Correspondence:

- 4.1 Letter from ZEO to owner of Pine Ridge – 40-56 Fitchburg Road re: solar panel compliance: Noted.
- 4.2 Letter to Kelly Kelly from ZBA re: Recall Sign application for Appeal resolution: Noted.

5.0 Schedule

Next meeting: June 29, 2016

6.0 Adjournment

KC moved to adjourn the meeting at 6:50PM. AG seconded. AIF.

Respectfully submitted by Michele Decoteau from Karen Chapmans' written notes.