



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

Zoning Board of Appeals Minutes
March 1, 2017, 6:00PM
Townsend Memorial Hall, Meeting Room 2

1.0 Preliminaries:

- 1.1 Call the meeting to order – William Cadogan opened the meeting at 6:02PM.
 - 1.1.1 Appoint John Giunta full member status for voting – William Cadogan appointed John Giunta as a full member.
- 1.2 Roll Call: William Cadogan (WC), Darlene Sodano (DS), Anthony Genova (AG), John Giunta (JG)
- 1.3 Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting: None
- 1.4 Review and approve minutes from January 11, 2017 – DS made a motion to approve the minutes from January 11, 2017. AG seconded. All in Favor (AIF).

2.0 Hearings/Appointments/Work Session

6:00pm: Public Hearing – Harry Howe under Zoning Bylaw §§145-66 and 145-24. The applicant is requesting a Variance from the setbacks for driveways. The property is located at 1 Sauna Row Road (Assessor's Map 2, Block 47, Lot 0).

WC opened the hearing, read the public notice, and read the Mandatory Referrals and an emailed letter of support from Wendy and Andy Hammond (11 Sauna Row Road).

Harry Howe, owner, presented the map and explained the project.

Fred and Linda Buck (33 Sauna Row Road) attended and spoke that there is about six cars daily.

Michael Potsaid (31 Sauna Road Road) attended and felt this was the safest location for the driveway.

Linda Kiuru (37 Vinton Pond Road) attended and supports the location.

The Board asked Mr. Howe questions and it was unclear to everyone how the 50 foot measurement is calculated in a Y-shaped intersection.

1. Ask the Building Inspector and Highway Superintendent to define the edge of the road and intersection.
2. Perform a site visit for the Board to view the location at 5:30PM on 3/15/17.

The hearing is continued to date certain: March 15, 2017, at 6:00 PM.

3.0 General Business:

3.1 Mandatory Referrals

- 3.1.1** Townsend Proposed Bylaw changes – Please send the proposed bylaws by email

3.1.2 Townsend Notice of Decision on 460 Main Street (Site Plan Review Special Permit & Stormwater Management)- Noted

3.2 197 Main Street - Noted

3.3 ZEO Letters - Noted

3.3.1 256 Main Street

3.3.2 249-251 Main Street

4.0 Correspondence:

4.1 Notices from Townsend / Other Towns

5.0 Schedule: Site walk scheduled for 5:30PM 3/15/17. Meeting at Town Hall at 6:00PM.

6.0 AG mad a motion to adjourn and DS seconded. AIF.

Respectfully submitted by Michele Decoteau.