



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 22, 2017, 6:00PM
Townsend Memorial Hall, Meeting Room 2

1.0 Preliminaries:

- 1.1 Call the meeting to order: Meeting was called to order by William Cadogan at 6:08PM.
 - 1.1.1 Appoint John Giunta full member status for voting - Done
- 1.2 Roll Call: Darlene Sodano (DS), Anthony Genova (TG), William Cadogan (WC), John Giunta (JG). Craig Stevens was absent. Michele Decoteau took notes.
- 1.3 Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting: None
- 1.4 Review and approve minutes from March 1, 2017, and March 15, 2017 – JG moved to approve both sets of minutes. TG seconded. All in Favor (AIF).

2.0 Hearings/Appointments/Work Session

6:00pm: Continue 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).

DS moved to reopen the hearing.

The Board discussed their findings from the site walk.

With respect to §145-66 A (1) The proposed driveway entrance on Vinton Pond Road is safer; (2) the bylaw on driveways is about safety and this is the safest option for everyone.

DS moved to grant to the variance to Harry Howe for 1 Sauna Row Road for the construction of the driveway per the conditions. AG seconded.

Condition: build the driveway so vehicles do not have to back out on a public way.

Roll call vote: DS- yes; WC – yes; AG – yes; JG – yes.

3.0 General Business:

- 3.1 Mandatory Referrals: Noted
- 3.2 Coopersmith Way Bond Request: DS moved to approve asking the bank for the bond funds subject to a town council conversation (with WC) asking the bank to complete the road. TG seconded. AIF.

4.0 Correspondence:

- 4.1 Notices from Townsend / Other Towns

5.0 Schedule:

6.0 Adjournment: DS moved to adjourn at 6:30PM AG seconded. AIF.