



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 Agenda
June 7, 2017, 6:00PM
Townsend Memorial Hall, Meeting Room 2

1.0 Preliminaries:

- 1.1 Call the meeting to order: Meeting was called to order at 6:03PM by William Cadogan
- 1.2 Roll Call: William Cadogan (WC), Darlene Sodano (DS), Anthony Genova (AG), Craig Stevens (CS). John Giunta was absent.
- 1.3 Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting: *Add*
3.3.1 Update on Land Use Coordinator position
- 1.4 Review and approve minutes from March 22, 2017: DS moved to accept the minutes of March 22, 2017 as written. AG seconded. All in Favor (AIF).

2.0 Hearings/Appointments/Work Session

6:15pm: Public Hearing – Kevin Smith under Zoning Bylaw §§145-64, 145-65 and 145-66. The applicant is plans to remove 38,000 cubic yards of material (Assessor's Map 32, Block 2, Lot 0).

Hearing was opened at 6:15PM by WC.

Board members introduced themselves.

WC reminded that there was a sign in sheet circulating and read the public hearing notice.

Stan Dillis presented for the applicant who was also present.

Pursuant to §145-46

D. Application

- (6) The final depth to ground water will be about 8-10 feet. The area will be loamed and seeded but the basin will stay for groundwater recharge.
- (7) The Board of Health has made test wells.

E. Bond or security. The Board does not require one on this project.

I. Standards of operation

- (1) Some finish grading will be within 100 feet of property lines.

J. Restoration – this will be completed in phases.

The Board will take a site walk at 5:00PM on June 21, 2017.

DS moved to continue the hearing until Wednesday June 21, 2017 at 6:15PM. CS seconded. AIF.

3.0 General Business:

3.1 Mandatory Referrals: None

3.1 Coopersmith Way Bond Request Update: Noted.

3.2 Accessory Apartment update

3.2.1 Requesting current AA owners to update permit- good response to date.

3.2.2 Bylaw draft – Board would like to see the original draft from 1989.

3.3.1 Update on Land Use Coordinator position: interview will be later this month

4.0 Correspondence:

4.1 Notices from Townsend / Other Towns

71 Bayberry Road, right of first refusal – No.

5.0 Schedule:

Next meeting June 21, 2017.

6.0 Adjournment:

CS moved to adjourn at 7:11PM. DS seconded. AIF.