



Office of  
**Zoning Board of Appeals**  
272 Main Street  
Townsend, Massachusetts 01469  
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Rec'd Townsend Town Clerk  
18 JUN '20 AM 9:06

William Cadogan, Chairman  
David R. Chenelle, Clerk  
Craig Stevens, alternate member

Victoria Janicki, Member  
David Funaiole, alternate member

Darlene Sodano, Vice Chair  
Robert Rebholz, Member  
Sean Pearson, alternate member

### **Zoning Board of Appeals meeting minutes**

Wednesday, November 20, 2019, at 7:00 PM  
Townsend Memorial Hall  
272 Main Street, Townsend, MA 01469

#### **1 Preliminaries:**

- 1.1 Call the meeting to order William Cadogan called the meeting to order at 7:02 P.M.
- 1.2 Roll call Present: William Cadogan, Chair, Darlene Sodano Vice Chair, David Chenelle, Clerk, Robert Rebholz, Member, Sean Pearson, Alternate Member  
Absent: Victoria Janicki, Member. Others present: Elizabeth Faxon, ZBA administrator.
- 1.3 Additions or Deletions to Agenda Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting: none
- 1.4 Approval of Minutes - 10/30/19. D. Chenelle made a motion to approve the minutes of 10/30/19 as drafted. D. Sodano seconded. All in Favor. The motion carried.

W. Cadogan made a motion to appoint Sean Pearson as voting member for this meeting. R. Rebholz seconded. All in Favor. The motion carried.

#### **2 Hearings and appointments:**

##### **2.1 7:00 P.M. Continued Public hearing – Special permit Accessory apartment**

**Applicant:** Richard Lawrence  
**Location:** 15 Pheasant Ridge (Map 17, Block 24, Lot 12)  
**Project:** renovate the lower level of the single family home to create an accessory apartment for family members.

Present: Mr. Richard Lawrence

W. Cadogan reconvened the public hearing for 15 Pheasant Ridge application for Accessory Apartment special permit.

A referral from the Townsend Water department and one report from the Board of Health were read into the record.

Board members confirmed that the proposed project which is a renovation of an existing single family residence, includes the addition of one kitchen and a bathroom. The number of bedrooms will remain the same in the residence. The Board of Health requires a Title 5 inspection and report of a “passing” system be submitted to the Board. Additionally, the existing septic tank must be upgraded to a 1500 gallon two-compartment tank to comply with 310 CMR 15.223(1)(b) which will require a permit from the Board of Health.

The Board reviewed all the exhibits submitted and found all criteria met in the findings of fact and pursuant to Townsend Zoning bylaw §145-36 (C) (1-7) accessory apartments in a residential district. The Board considered the exhibits in terms of the special permit criteria § 145-65 (F)(1)(a-g) and found the proposal adequate and without impact to each of the designated section requirements a – g.

D. Chenelle moved that based on the above findings, the proposed used as an accessory apartment will not have adverse effects which would overbalance the beneficial effects on the neighborhood or the town, in view of particular characteristics of the site. R. Rebholz seconded. A roll call vote was taken as follows; W. Cadogan – yes, D. Chenelle – yes, D. Sodano – yes, R. Rebholz – yes, S. Pearson – yes. The motion carried.

D. Chenelle moved to grant a special permit to Richard A. Lawrence to construct and occupy an accessory apartment at 15 Pheasant Ridge road pursuant to Zoning Bylaw §§145-36 and 145-65. S. Pearson seconded. A roll call vote was taken as follows; W. Cadogan – yes, D. Chenelle – yes, R. Rebholz – yes, D. Sodano – yes, S. Pearson – yes.

- 3 Adjournment:** D. Chenelle moved to adjourn the meeting at 7:45 P.M. R. Rebholz seconded. All in Favor. The Motion carried.

Respectfully submitted,  
Elizabeth Faxon  
ZBA administrator

**Approved on: March 11, 2020**

Items on file:

1. Referral Townsend Water Department dated 11-5-2019
2. Report Townsend Board of Health dated 11-18-2019
3. Application for accessory apartment 15 Pheasant Ridge. Filed with the Town Clerk on 10-01-2019.