



*Office of*  
**The Zoning Board of Appeals**

272 Main Street  
Townsend, Massachusetts 01469  
978-597-1700 X 1722 [ZBA@townsendma.gov](mailto:ZBA@townsendma.gov)

Rec'd Townsend Town Clerk  
9 JAN '23 AM 9:45

William Cadogan, Chairman  
Sean Pearson, Member

David Chenelle, Clerk  
Vicky Janicki, Member

Darlene Sodano, Vice Chair  
David Funaiole, Assoc. Member

## **ZONING BOARD OF APPEALS**

### **MEETING AGENDA**

**Wednesday, January 11, 2023 at 5:30 pm.**

**on Zoom remotely accessible only**

**Join via the Zoom link:**

<https://us02web.zoom.us/j/85047807073?pwd=Y3E1VW5kL2U2VWxoYm9TWdVEU2lyQT09>

Meeting ID: **850 4780 7073**

Passcode: **758481**

**All are welcome to attend**

**1 PRELIMINARIES: votes may be taken.**

- 1.1 Call the meeting to order and roll call.
- 1.2 Chairman's additions or deletions.
- 1.3 Approval of Zoning Board of Appeals meeting minutes November 30, 2022.

**2 PUBLIC HEARINGS: votes may be taken.**

- 2.1 **5:30 pm – continuation of public hearing** on the application of **Michael J. Gray** for a **special permit** under Zoning Bylaw 145-39 entitled "Accessory apartment in residential district, uses allowed; pursuant to 145-65, Special permits, of the Townsend Zoning Bylaw. The application is to construct an accessory apartment

attached to the primary residence on the property located at 75 Pierce Rd. (Map 31, Block 28, Lot 7) Zoning district RA3.

**3 MEETING BUSINESS: votes may be taken.**

- 3.1 Planning Board mandatory referral 25 Harbor Trace Stormwater management permit application.
- 3.2 Planning Board mandatory referral 5 Turnpike Road Country Estates Stormwater management permit application,
- 3.3 Draft 2022 Zoning Board of Appeals Annual report.
- 3.4 FY 24 ZBA budget.
- 3.5 3 Wheeler Road Land Use permitting update.
- 3.6 227 Mason Road Land Use permitting update & ZBA Decision/special permit.
- 3.7 478 Main Street ZBA Decision/special permit update.

**4 ADJOURNMENT & Next meetings: votes may be taken.**

- 4.1 New application received Accessory Apt.- schedule public hearing.
- 4.2 Special Town meeting Tuesday, January 24, 2023, at 7:00pm in the Great Hall.

The listing of topics that the Chair reasonably anticipates will be discussed at the meeting is not intended as a guarantee of topics that will have been discussed. Not all topics listed may in fact be discussed, and other topics not listed may also be brought up for discussion to the extent permitted by law.