



Office of
The Zoning Board of Appeals
 272 Main Street
 Townsend, Massachusetts 01469
 978-597-1700 X 1722 ZBA@townsendma.gov

Rec'd Townsend Town Clerk
 13 OCT '22 PM 3:38

William Cadogan, Chairman
 Sean Pearson, Member

David Chenelle, Clerk
 Vicky Janicki, Member

Darlene Sodano, Vice Chair
 David Funaiolo, Assoc. Member

ZONING BOARD OF APPEALS MEETING

AGENDA

Wednesday, October 19 2022 at 5:30 pm.

VIRTUAL PARTICIPATION VIA ZOOM

Join Zoom Meeting at the following link:

<https://us02web.zoom.us/j/89077846985?pwd=cUJHRmZWcmk4akE0WWtvbkNsM2JrZz09>

Meeting ID: 890 7784 6985

Passcode: 177429

One tap mobile

+13017158592,,89077846985#,,,*,177429# US (Washington DC)

+13092053325,,89077846985#,,,*,177429# US

Find your local number: <https://us02web.zoom.us/j/89077846985?pwd=cUJHRmZWcmk4akE0WWtvbkNsM2JrZz09>

1 PRELIMINARIES: votes may be taken.

- 1.1 Call the meeting to order and roll call.
- 1.2 Notice of Zoning Board of Appeals vacancies – review volunteer response forms recieved.
- 1.3 Chairman's additions or deletions.
- 1.4 Approval of Zoning Board of Appeals meeting minutes September 21, 2022.

2 PUBLIC HEARINGS:

- 2.1 **5:45 PM** –public hearing on the application of Brendan Cavanagh and Addison Nute for the property located at 161 Brookline Road (Assessor's Map 38, Block 9, Lot 1). The applicant is requesting a Special Permit under §145-29(C)(4), Outlying Commercial District, uses allowed; pursuant to §145-65, Special Permits,

of the Townsend Zoning Bylaw The applicant is requesting a special permit to operate a storage facility.

3 **WORKSESSION:** votes may be taken.

- 3.1 Planning Board Mandatory Referral notice – proposed amendment to age restricted development zoning bylaw §145-54.1

4 **CORRESPONDENCE:** votes may be taken.

- 4.1 Letter from Conservation Commission Agent Jessica Consolvo.
- 4.2 Letter from Stanley Dillis, Dillis & Roy CDG. Re: Earth Excavation Special Permit 3 Wheeler Road.
- 4.3 Bulletin from the Office of the Town Clerk re: May 3, 2022 Annual Town Meeting, Articles 26, Zoning By-law approved by the Attorney General.