



Office of  
**The Zoning Board of Appeals**  
 272 Main Street  
 Townsend, Massachusetts 01469  
 978-597-1722 [ZBA@townsendma.gov](mailto:ZBA@townsendma.gov)

Rec'd Townsend Town Clerk  
 10 NOV '21 AM 11:26

William Cadogan, Chairman

David Funaiole, Associate Member

David Chenelle, Clerk

Sean Pearson, Member

Craig Stevens, Associate Member

Darlene Sodano, Vice Chair

Victoria Janicki, Member

## **Zoning Board of Appeals Meeting Agenda**

**November 17, 2021, at 5:30 PM**

### **VIRTUAL MEETING**

VIA: ZOOM PER GOVERNOR'S ORDER SUSPENDING CERTAIN PROVISIONS

OF THE OPEN MEETING LAW, G.L. c. 30A, § 20†

And "Act relative to extending certain Provisions of the Open Meeting Law, G.L. c. 30A, Section 20" signed by the Governor on June 16, 2021.

**PUBLIC ACCESS ZOOM MEETING LINK: Join Zoom Meeting**

**All are welcome to attend.**

**<https://us02web.zoom.us/j/85647100436?pwd=N3lpbEJKcmEvRm1ZU1d4Q2R1TjBudz09>**

**Meeting ID: 856 4710 0436**

**Passcode: 209841**

### **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 Minutes 09-29-21

### **2 PUBLIC HEARINGS AND APPOINTMENTS: votes may be taken.**

- 2.1 **5:45 pm Public Hearing** – the application of J. Smart Contracting, LLC for the property located at 8 Jefts Street (Map 51, Block 38, Lot 0) for an Appeal of the

† On June 16, 2021, the Governor signed the "Act relative to extending certain Provisions of the Open Meeting Law, G.L. c. 30A, Section 20" until April 1, 2022, at which time the extension will be repealed. Public bodies may therefore continue to conduct their meeting in accordance with the Order Suspending the Open Meeting law and may continue to have remote meetings in full. Public bodies are relieved from the requirement that they conduct their meetings in a public place that is open and physically accessible to the public; provided, however, that all public bodies shall ensure public access to deliberations through adequate, alternative means, which include (but are not limited to) telephone, internet or satellite enabled audio or video conferencing or other technology that enables the public to clearly follow the proceedings of the public body while they are occurring. The Order also allows remote participation by all members of a public body; and waives the requirements that a quorum and the chair be physically present at the meeting location.

Building Commissioner's decision dated August 26, 2021, under §145-64 appealing the finding which states the Applicant is in violation of section 145-27 for a use that is not permitted in the Downtown Commercial District and/or a Special Permit under §145-65F & §145-18 of the Zoning Bylaw.

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

- 3.1 Citizen Planner Training Collaborative (CPTC) Fall Training webinars.
- 3.2 Memorandum From: Carolyn Smart copy to: Zoning Boards of Appeals RE: Special Town meeting.

4 **ADJOURN: votes may be taken.** Next Zoning Board of Appeals remotely held public meeting scheduled for Wednesday, December 8, 2021, At 5:30 pm.

**Meeting materials and documents are available electronically upon request via email to: [bfaxon@townsendma.gov](mailto:bfaxon@townsendma.gov)**

TCAM Inc. is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/85647100436?pwd=N3lpbEJKcmEvRm1ZU1d4Q2R1TjBuZz09>

Meeting ID: 856 4710 0436

Passcode: 209841

One tap mobile

+13126266799,,85647100436#,,, \*209841# US (Chicago)

+19292056099,,85647100436#,,, \*209841# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 856 4710 0436

Passcode: 209841

Find your local number: <https://us02web.zoom.us/j/85647100436?pwd=N3lpbEJKcmEvRm1ZU1d4Q2R1TjBuZz09>