



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  
24 SEP '21 AM 11:56

William Cadogan, Chairman

David Chenelle, Clerk

Darlene Sodano, Vice Chair

David Funaiolo, Associate Member

Sean Pearson, Member

Victoria Janicki, Member

Craig Stevens, Associate Member

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**Zoning Board of Appeals Meeting  
amended  
Agenda**

**September 29, 2021, at 5:30 PM**

VIRTUAL MEETING

VIA: ZOOM PER GOVERNOR'S ORDER SUSPENDING CERTAIN PROVISIONS  
OF THE OPEN MEETNIG 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/84184663407?pwd=WFNpOFZLWERQUWNEaHJwTm9WNkVmQT09>

**Meeting ID: 841 8466 3407 Passcode: 996868**

**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 06-30-2021

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

- 2.1 **5:45 pm Public Hearing – 18 Main Street – Assessors Map # 41 Block #4 Lot 0.  
Hannaford Bros. Co., LLC. – §§145-57, 145-64 & 145-66 – petition for a**

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† 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Provisions of the Open Meeting Law, G.L. c. 30A, Section 20" until April 1, 2022, at which time the extension will be repealed.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.

variance from the commercial and industrial district Signs Bylaw and/or an Appeal of the Building Commissioners determination to allow for a total of three signs affixed to the Hannaford building where one sign is permitted.

- 2.2 **6:15 pm - Public Hearing – 203 Main Street – Assessors Map # 26 Block #23 Lot 0. Paul and Laurie Martin** – petition for a special permit and or appeal of the Building Commissioner’s determination under Zoning Bylaws §§§145-18, 145-64, & 145-65. The Applicant is proposing to construct a deck addition within 1.1 feet of the side yard lot line on the easterly side of a pre-existing, non-conforming residential structure.

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

- 3.1 Bulletin RE: May 8, 2021, Annual Town Meeting Attached Articles 18, 19 and 23 approved by the Attorney General. Received by the Office of the Zoning Board of Appeals on August 05, 2021
- 3.2 Memo from Board of Selectmen to Planning Board dated 9-16-2021 re: renewal Applications for 2021 licenses Alcoholic Beverages/Common Victualler/Class I, II, & III licensees.
- 3.3 Email from USGS-FEMA Risk MAP projects in New England to Chaz Sexton-Diranian copied to Bill Cadogan, Chairman, Townsend Zoning Board of Appeals. Re: Prelim – EAP to Town of Townsend [Flood Insurance Rate Maps (FIRM)]

**Materials 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

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