



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

Rec'd Townsend Town Clerk
22 DEC '21 PM 1:09

William Cadogan, Chairman

David Chenelle, Clerk

Darlene Sodano, Vice Chair

David Funaiole, Associate Member

Sean Pearson, Member

Victoria Janicki, Member

Craig Stevens, Associate Member

Jason Murray, Associate Member

Zoning Board of Appeals Meeting Agenda

January 12, 2022, 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

<https://us02web.zoom.us/j/88649175842?pwd=RjhpNDllQVdPbEo4WXlwbVlmVi9Ddz09>

Meeting ID: 886 4917 5842

Passcode: 831787

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 11-17-2021.

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 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

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Provisions of the Open Meeting Law, G.L. c. 30A, Section 20" until April 1, 2022, at which time the extension will be repealed.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

is not permitted in the Downtown Commercial District and/or a Special Permit under §145-65F & §145-18 of the Zoning Bylaw.

2.2 **6:15 pm. Public hearing** - on the application of **Candice Hagerstrom** for a **Special Permit** under Zoning Bylaw §§145-26B, Residential A and B Special Permit Uses pursuant to §145-65, Special Permits and/or **Appeal** of the Building Commissioners determination under Zoning Bylaw 145-64. The applicant and property owner proposes to construct and operate a dog grooming business in residence, in the existing single family home at **478 Main Street (Assessor's Map 11, Block 1, Lot 0)**.

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

- 3.1 FY23 Budget and capital planning.
- 3.2 Townsend Zoning Board of Appeals Annual report 2020.

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

Meeting materials and documents are available electronically upon request via email to: bfaxon@townsendma.gov

TCAM - Hartley is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/88649175842?pwd=RjhpNDlIQVdPbEo4WXlwbVlMVi9Ddz09>

Meeting ID: 886 4917 5842

Passcode: 831787

One tap mobile

+13126266799,,88649175842#,,,,*831787# US (Chicago)

+19292056099,,88649175842#,,,,*831787# 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: 886 4917 5842

Passcode: 831787

Find your local number: <https://us02web.zoom.us/j/kcd9b3r6ph>