



Office of  
**The Zoning Board of Appeals**  
 272 Main Street  
 Townsend, Massachusetts 01469  
 978-597-1700 X 1722 [bfaxon@townsendma.gov](mailto:bfaxon@townsendma.gov)

William Cadogan, Chairman  
 Sean Pearson, Member  
 Craig Stevens, Assoc. Member

David Chenelle, Clerk  
 Vicky Janicki, Member

Darlene Sodano, Vice Chair  
 David Funaiolo, Assoc. Member  
 Jason Murray, Assoc. Member

## ZONING BOARD OF APPEALS

### AGENDA

Wednesday, February 23, 2022 at 5:30 pm.

#### VIRTUAL MEETING ONLY

VIA: ZOOM PER EXTENSION OF GOVERNOR'S ORDER SUSPENDING CERTAIN PROVISIONS  
 OF THE OPEN MEETING LAW, G.L. c. 30A, § 20†

PUBLIC ACCESS ZOOM MEETING LINK: Join Zoom Meeting

<https://us02web.zoom.us/j/82730974541?pwd=a1ppQ2Eydl1vTXpKazFHek1vRWRPZz09>

Meeting ID: **827 3097 4541** Passcode: **278067**

#### 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 12-08-21, 01-12-22, 02-02-22.

#### 2 **PUBLIC HEARINGS:**

- 2.1 **5:45 pm** continuation of 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)**
- 2.2 **6:15 pm** Public hearing – on the application of **Candice Hagerstrom** for a **Special Permit** under Zoning Bylaw §§145-26B 9, Residential A and B Special Permit Uses pursuant to §145-65, Special Permit. The applicant and property

† In accordance with actions related to an extension to the remote meeting provisions of the Governor's March 11, 2020, Executive Orders until April 1, 2022, this meeting will be held remotely.

owner proposes to construct and operate a kennel in residence, in the existing single family home at **478 Main Street (Assessor's Map 11, Block 1, Lot 0.**

- 2.3 **6:45 PM** - public hearing on the application of **C & J Realty Trust u/d/t dated 7/24/2012** for a **Special Permit** under Zoning Bylaw §§145-65 & 145-27C(3). The applicants are proposing to convert a building into mixed-use by adding 4 two bedroom apartments and two one bedroom apartments to the 2nd and 3<sup>rd</sup> floor of the preexisting nonconforming commercial structure at 241 Main St. (Map 51 Block 94 Lot 0).

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

- 3.1 Planning Board mandatory referral – 32 Main St.
- 3.2 Bylaw amendment proposals. Section 145-26 Residential A and B Special permit uses in residential districts. Section 145-54.1 Age-restricted development.
- 3.3 Annual Town Meeting May 3, 2022.
- 3.4 Annual Town meeting Warrant closes March 1, 2022.

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

- 4.1 Notices from Townsend/other Towns.

Meeting materials may be received in digital format by request to [bfacon@townsendma.gov](mailto:bfacon@townsendma.gov)

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

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