



Office of
The Zoning Board of Appeals
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Rec'd Townsend Town Clerk
23 MAR '22 AM 11:24

William Cadogan, Chairman	David Chenelle, Clerk	Darlene Sodano, Vice Chair
Sean Pearson, Member	Vicky Janicki, Member	David Funaiole, Assoc. Member
Craig Stevens, Assoc. Member		Jason Murray, Assoc. Member

ZONING BOARD OF APPEALS

amended

AGENDA

Wednesday, March 30, 2022 at 5:30 pm.

VIRTUAL MEETING ONLY

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

PUBLIC ACCESS ZOOM MEETING LINK: [Join Zoom Meeting](#)

<https://us02web.zoom.us/j/86815578490?pwd=REtXQjNHRGxMUWZrM2ZMOUkzYjBBdz09>

Meeting ID: 868 1557 8490 Passcode: 246779

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 02-23-22.

2 PUBLIC HEARINGS: votes may be taken.

- 2.1 **5:45 pm** virtual public hearing **Applicant: Ovidiu Ilincaru and Krystal Ilincaru.** Petition is for a Special Permit under Zoning Bylaw §§145-65 & 145-36. The applicants are proposing to repurpose existing interior structure in a single-family residence under approval for accessory apartment use at 169 Wallace Hill Rd (Map 35 Block 30 Lot 3) located in the RB2 Zoning district

† 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.

3 WORKSESSION: votes may be taken.

- 3.1 Planning Board referral proposed amendment to 145-26 “Residential districts” subsection B entitled “Residential A and B Districts special permit uses” Item (9) “Commercial kennel...
- 3.2 Planning Board referral proposed amendment to Townsend Zoning Bylaw 145-26 “Residential districts” A “Residential A and B districts permitted uses” Item 10 .a. “the raising or keeping of a small flock of fowl”
- 3.3 Bylaw amendment discussion Section 145-54.1 Age-restricted development.

4 CORRESPONDENCE: votes may be taken.

- 4.1 Notices from Townsend/other Towns.
- 4.2 Townsend First Policy
- 4.3 CR (Conservation Restriction) THRT (Townsend Hill Realty Trust) Conservation Restriction executed and recorded.
- 4.4 Annual Town meeting Warrant information session Wednesday April 20, 2022, in the Great Hall at 7:00pm.
- 4.5 Letter re: Building Commissioners recommendations for e-permitting solutions.

This agenda is also published electronically on www.townsendma.gov

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

Join Zoom Meeting

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