



Office of
The Zoning Board of Appeals
272 Main Street
Townsend, Massachusetts 01469
978-597-1700 X 1722 bfaxon@townsendma.gov

Rec'd Townsend Town Clerk
13 JUL '22 PM 1:51

William Cadogan, Chairman
Sean Pearson, Member

David Chenelle, Clerk
Vicky Janicki, Member

Darlene Sodano, Vice Chair
David Funaiolo, Assoc. Member

ZONING BOARD OF APPEALS

AGENDA

Wednesday, July 20, 2022 at 7:00 pm.

Board of Selectmen's chambers

**272 Main Street
Townsend MA 01469**

And for convenience on Zoom remotely accessible:
TCAM - Hartley is inviting you to a scheduled Zoom meeting.
Topic: ZBA

Time: Jul 20, 2022, 19:00 Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87334895355?pwd=S1NQVWU0Zk14Qk1JUL0pzVzhzbHA0UT09>

Meeting ID: 873 3489 5355

Passcode: 493566

One tap mobile

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Dial by your location

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+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

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Find your local number: <https://us02web.zoom.us/j/87334895355?pwd=S1NQVWU0Zk14Qk1JUL0pzVzhzbHA0UT09>

1 **PRELIMINARIES: votes may be taken.**

- 1.1 Call the meeting to order and roll call.
- 1.2 Notice of Zoning Board of Appeals vacancies.
- 1.3 Review volunteer response forms received.
- 1.4 Reorganization of the Board.
- 1.5 Chairman's additions or deletions.
- 1.6 Approval of Zoning Board of Appeals meeting minutes 3-30-2022, 6-8-2022.

2 **PUBLIC HEARINGS:**

- 2.1 **7:15 PM** - public hearing on the application of for a **Special Permit** under Zoning Bylaw §§145-65, 145-27C(2), & 145-18. The applicant, Lorden Revocable Trust, Michael Lorden Trustee, is proposing to convert a building from commercial to residential use by constructing 4 one-bedroom residential units in a preexisting nonconforming commercial structure at 256 Main St.

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

- 3.1 Discussion & review of fees and regulations for Fall Town Meeting 2022.

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

- 4.1 Notices from Townsend/other Towns.
- 4.2 Letter of resignation from Associate Member received from Craig Stevens.