



Office of  
The Zoning Board of Appeals  
272 Main Street  
Townsend, Massachusetts 01469  
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Rec'd Townsend Town Clerk  
10 JAN '24 AM 9:33

William Cadogan, Chairman (2026)

John Page, Member (2028)

Darlene Sodano, Vice Chair (2025)

Vicky Janicki, Member (2027)

Anthony Barbati, Associate Member (2024)

Vacancy, Member (2024)

Vacancy One, Associate Member (2024)

Vacancy Two, Associate Member (2024)

## ZONING BOARD OF APPEALS

### MEETING AGENDA

Tuesday January 16, 2024, at 6:30 pm

Remote access **ONLY** via TCAM hosted Zoom.

Join Zoom Meeting link to join the meeting:

<https://us06web.zoom.us/j/85946312908?pwd=6F1wnwJmt0dRdSlKj2KotbagebV1Mn.1>

Meeting ID: 859 4631 2908

Passcode: 474631

All are welcome to attend.

- 1 **PRELIMINARIES: votes may be taken.**
  - 1.1 Call the meeting to order and roll call.
  - 1.2 Announce the meeting is being recorded and uploaded to the Townsend YouTube Channel.
  - 1.3 Chairman's additions or deletions not anticipated 48 hours in advance.
  - 1.4 Approval of meeting minutes of November 1, 2023 & December 6, 2023.
  
- 2 **PUBLIC HEARINGS & APPOINTMENTS: votes may be taken.**
  - 2.1 **6:45 pm public hearing** – application for renewal of an accessory apartment special permit.  
**Property:** 355 Main Street (Assessor's Map 18-8-0)  
**Applicant:** Jason Cowan

- 2.2 **7:00 pm** public hearing – application for renewal of an accessory apartment special permit.

**Property:** 99 Clement Road (Assessor's Map 17-98-0)

**Applicant:** Derek Lundeen

- 2.3 **7:15 pm** - public hearing – application for renewal of an accessory apartment special permit.

**Property:** 23 Shirley Road (Assessor's Map 32-31-0)

**Applicant:** John Araujo

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

- 3.1 Bylaw review Zoning Board of Appeals bylaw review §145-63 Zoning Board of Appeals.

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

- 4.1 Administrative report.
- 4.2 Revised Draft Multi-Family Overlay District received from Montachusett Planning Commission.
- 4.3 Citizen Planner Training Collaborative workshop – Adopting and Revising Rules and Regulations of Boards. Post attendance review.

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

**The listing of topics that the Chair reasonably anticipates will be discussed at the meeting is not intended as a guarantee of the topics that will have been discussed. Not all topics listed may in fact be discussed, and other topics not listed may also be brought up for discussion to the extent permitted by law.**