



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

Rec'd Townsend Town Cler
21 MAR '24 AM 11:36

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

Wednesday, March 27, 2024, at 6:30 pm

**Remote access ONLY via Townsend Communications Access Media (TCAM)
hosted Zoom.**

Join Zoom Meeting link to join the meeting:

<https://us06web.zoom.us/j/86008584481?pwd=hX6ODdxzRrbTRrzi0lchc87abhlgYC.1>

Meeting ID: 860 0858 4481

Passcode: 078675

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 January 30, 2024.

2 PUBLIC HEARINGS & APPOINTMENTS: votes may be taken.

6:40 pm public hearing – on an application for an earth removal special permit pursuant to Townsend Zoning Bylaws §§145-46, 145-65, and 145-40. The

applicant has filed an application to continue existing operations and remove 109,000 cu. yds of gravel from the property.

Property: 3 Wheeler Road (Assessor's Map 4 Block 9 Lot 0)

Applicant: Gary Shepherd

3 BUSINESS: votes may be taken.

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

4 CORRESPONDENCE & ANNOUNCEMENTS: votes may be taken.

- 4.1 Administrative report.
- 4.2 Survey open Townsend MBTA 3A compliance and the proposed Multi-Family Overlay Districts for resident input. [Townsend MBTA Communities Zoning Public Survey | Townsend MA](#)
- 4.3 Planning Board public hearing April 1, 2024, at 6:30pm. Amendments to zoning bylaws proposed for Annual Town meeting, changes to Planning Board regulations.

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.