



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

Rec'd Townsend Town Clerk  
15 SEP '22 PM2:51

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, September 21, 2022 at 5:30 pm.**

on Zoom remotely accessible:  
Time: Jul 20, 2022, 19:00 Eastern Time (US and Canada)

Join Zoom Meeting via this link:  
<https://us02web.zoom.us/j/89263051521?pwd=eHpTbzYdEhFMkF0YWlzMVVzYzQ5dz09>

**Meeting ID: 892 6305 1521**

**Passcode: 382719**

One tap mobile

+13017158592,,87334895355#,,,,\*493566# US (Washington DC)

+13126266799,,87334895355#,,,,\*493566# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+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)

Meeting ID: 873 3489 5355

Passcode: 493566

Find your local number: <https://us02web.zoom.us/j/89263051521?pwd=eHpTbzYdEhFMkF0YWlzMVVzYzQ5dz09>

**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 – review volunteer response forms recieved.
- 1.3 Chairman’s additions or deletions.
- 1.4 Approval of Zoning Board of Appeals meeting minutes July 20, 2022.

2 **PUBLIC HEARINGS:**

- 2.1 **5:30 PM** – continuation of public hearing on the application of **Candice Haagerstrom** for a **special permit** under Zoning Bylaw §§145-26 B. pursuant to §145-65 to operate a dog grooming business in residence at 478 Main Street.
- 2.2 **5:45 PM** - public hearing on the application of **Bryan Schulman** for a **special permit** under Zoning Bylaw §145-26 B. (9) to operate a commercial kennel in residence at 227 Mason Road. (**Assessor's Map 13 Block 21, Lot 3**)
- 2.3 **6:15 PM** - public hearing on the application of **Michael J. Brown** for an **Appeal** under Zoning Bylaw §145-64, Appeals. The appeal is concerning the Building Commissioners decision not to enforce the Townsend Zoning Bylaw §145-52 Outdoor lighting.

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

- 3.1 Discussion & review of fees and regulations for Fall Town Meeting 2022.
- 3.2 Planning Board Mandatory Referral – 256 Main Street.
- 3.3 Planning Board Mandatory Referral – 227 Mason Road.

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

- 4.1 Land use presentation - planning Townsend 40R Smart Growth Overlay District/MBTA - Michael Crowley, Land Use Coordinator.
- 4.2 Table of Principle Use regulations review & specific question re: zoning districts where self-storage facilities may be located - Michael Crowley, Land Use Coordinator.
- 4.3 Email from Helen Magliozzi dated August 30, 2022, re: Harbor Trace Water Treatment Plan.
- 4.4 Draft revision of Zoning Board of Appeals application form.
- 4.5 Copy of Approved Townsend Master Plan.
- 4.6 Special permit process administrative discussion – question re: expiration of special permits, and eligibility of individual to apply for a special permit. - Michael Crowley, Land Use Coordinator.