



Office of
Zoning Board of Appeals
272 Main Street
Townsend, Massachusetts 01469
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Rec'd Townsend Town Clerk
13 MAY '19 AM 11:10

William Cadogan, Chairman

Darlene Sodano, Vice Chair

David R. Chenelle, Clerk

Craig Stevens, Member

Robert Rebholz, Member

Victoria Janicki, alternate member

David Funaiolo, alternate member

Sean Pearson, alternate member

Zoning Board of Appeals Meeting Amended

Wednesday, May 15, 2019, at 7:00 PM

Townsend Memorial Hall, in Selectmen's Chambers,
272 Main Street, Townsend, MA 01469

1 preliminaries:

- 1.1 Call the meeting to order
- 1.2 Roll call
- 1.3 Additions or Deletions to Agenda Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting:
- 1.4 Approval of Minutes, 4/17/19

2 hearings and appointments:

- 2.1 7:00 p.m. **Kevin Smith – project modification Earth Excavation special permit Warren road.**
- 2.2 7:15 p.m. **Public hearing – Variance of side yard setback**
Applicant: Robert Ruggiero
Location: 110 Barker Hill Road
Project: Applicant is requesting a variance from a 15' side yard setback to a 5' side yard setback. The proposed project is for construction of a 30' X 40' barn with an attached 16' X 40' pavilion.
- 2.3 7:45 p.m. **Public hearing – Rebuild of apartment building destroyed by fire**
Applicant: Pine Ridge Investors Group LLC
Location: 48 Fitchburg Road
Project: Applicant is requesting a special permit for the demolition and rebuild of a legally pre-existing, non-conforming structure damaged or destroyed by fire.

3 worksession:

- 3.1 Election of Zoning Board of Appeals officers.
- 3.2 Reappointment of alternate Zoning Board of appeals members.
- 3.3 Mandatory referrals; 27 Scales Lane.

4 correspondence:

- 4.1 Memos from Board of Selectmen.

The listing of topics that the Chair reasonably anticipates will be discussed at the meeting is not intended as a guarantee of 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.