



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  
4 DEC '23 AM 11:23

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 amended (2<sup>nd</sup>)

Wednesday, December 6, 2023, at 7:00 pm

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

Join Zoom Meeting link to join the meeting:

<https://us06web.zoom.us/j/89921320804?pwd=EdeDAToCkrs83PCFs8XQLiqlbqqSzW.1>

Meeting ID: 899 2132 0804

Passcode: 680376

All are welcome to attend.

- 1 **PRELIMINARIES: votes may be taken.**
  - 1.1 Call the meeting to order and roll call.
  - 1.2 Chairman's additions or deletions not anticipated 48 hours in advance.
- 2 **PUBLIC HEARINGS & APPOINTMENTS: votes may be taken.**
  - 2.1 **7:10 pm public hearing** – application for renewal of an accessory apartment special permit.  
**Property:** 168 Lunenburg Road (Assessor's Map 8-39-0)  
**Applicant:** Edward Coffin
  - 2.2 **7:30 pm** – 22 Main Street (Assessor's Map 41-6-0) Best Friends Veterinary Hospital project modification – Dr. Sallie Thurber, owner.
  - 2.3 **7:45 pm** - presentation – FEMA Flood hazard mitigation mapping – Jessica Consolvo, Land Use Coordinator.

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

3.1 Approval of meeting minutes November 1, 2023.

3.2 Zoning Board of Appeals bylaw review §145-63 Zoning Board of Appeals.

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

4.1 Administrators report.

4.2 Townsend MBTA Communities Zoning Public Survey is open.

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.**