



**Zoning Board of Appeals minutes
Wednesday August 15, 2018
Townsend Memorial Hall, Meeting Room 2**

Darlene Sodano, called the meeting to order at 7:00 p.m.

Present: Craig Stevens, Robert Rebholz, Darlene Sodano, Vicky Janicki

Others Present: Beth Faxon, Zoning Board administrator
David Funairole, applicant for alternate Zoning Board of Appeals member
Sean Pearson, applicant for alternate Zoning Board of Appeals member

Victoria Janicki was appointed as a full member for voting status.

A motion was made by R.R, and seconded by V.J.; to recommend Dave Funairole be appointed as an alternate member of the Townsend Zoning Board of Appeals pending procedural review. All in favor.

A motion was made by C.S., and seconded by V.J.; to recommend Sean Pearson be appointed as an alternate member of the Townsend Zoning Board of Appeals pending procedural review. All in favor.

A motion was made by V.J., and seconded by C.S.; to approve the draft meeting minutes of June 6th, 2018. All in favor. The motion carried.

99 Clement Road. - Public hearing on an application for special permit for Accessory apartment in a residential district.

The legal notice was read into the record by C. Stevens.

Present: Mr. Derek Lundeen, applicant
Mr. John Forest

D. Sodano read the referrals into the record and copies were given to the applicant. Applicant states Accessory apartment will be occupied by an in law. The septic system is approved by the BOH.

The Board considered the application with respect to the criteria for section 145-46;
The floor space of the accessory apartment was calculated to be 34% of the total floor area plus the accessory apartment. This is determined to be within the 35% allowable in the bylaw. The applicant submitted a sewerage disposal system plan to the Board – Exhibit A. A letter from abutter Marcus Caputo, was read into the record. Two photographs were submitted with the letter.

The site was determined to be of adequate suitability with a residential use in a residential district. The neighborhood visual character is adequate. The setback of the residence from the street is 50 feet. The board determined the findings of fact to be;

There is a septic system being built according to BOH regulations.

Impact on neighborhood trees were removed were due to septic system installation and located on the property.” Per Board of Health approval.

The adequacy of services is acceptable.

There is no impact to ground and surface water quality per the determination of the Board of Health.

A motion was made by C.S, and seconded by R.R.; based on the findings that the proposed use will not have adverse effects that will not over balance the effects to the Town. All in favor. The motion carried.

A motion was made by C.S., and seconded by R.R.; to grant a special permit to Derek Lundeen under §145-36 §145-65 to be built according to plan of record. All in favor. The motion carried. DS, CS, BR, VJ. - YES

The Sewerage disposal system plan was endorsed and entered into the record as Exhibit A.

168 Lunenburg Road – Public hearing - application for special permit for accessory apartment in a residential district.

The legal notice was read into the record by C. Stevens.

Present: Mr. Ed Coffin, applicant
Mrs. Diane Coffin, applicant

D. Sodano read the referrals into the record and copies were given to the applicant.

The Board reviewed the application with respect to the criteria and found the following;

- Applicants occupy the principal residence
- 32% proposed floor space calculation is below the permitted 35% figure.
- Adequate sewerage disposal – new system is approved and will be installed
- Adequate ingress and egress
- The lot size is 11 acres
- The apartment will be occupied by parents of Mrs. Coffin
- Parking is adequate; 300 ft. driveway and space for a turn around
- No other apartment exists on the lot

Noted; There is an existing structure on the lot that may be renovated and used as a work shop, not a livable building space.

The Board reviewed the application with respect to the Special permit criteria and found the following;

- The adequacy of site is acceptable; 11 acres
- The suitability of site is acceptable; a residential use in a residential zone
- The impact to traffic flow and safety is negligible there is ample parking and turning area.
- The visual character of the neighborhood is maintained; the building is 300 feet off of the road, 85' from an abutter and 500 feet from back lot line.
- A new sewerage disposal system has been approved
- The utilities and services are adequate
- No impact to ground and surface water quality.

A motion was made by V.J., and seconded by R.R; based on the findings that the proposed use will not have adverse effects that will not over balance the effects to the Town. All in favor. The motion carried.

A motion was made by V.J., and seconded by R.R; to grant a special permit to Ed and Diane Coffin for an Accessory apartment with the condition that it will be build according to the plan

as submitted. Roll call vote: YES – C. Stevens, B. Rebholz, D. Sodano, V. Janicki. The motion carried.

The Board discussed a cease and desist letter from Richard Hanks, regarding 266 Main Street. A third apartment was added to a two family structure and has been brought to the attention of the Town.

A motion was made, and seconded; to adjourn the meeting at 8:35 p.m. All in favor.

Items on file:

1. Application 99 Clement Road.
2. Sewerage disposal system plan for 99 Clement Road dated June 2018.
3. Letter and two photos from Mr. Marcus Caputo, abutter, 22 Bayberry Hill Road regarding 99 Clement Road accessory apartment application.
4. Application 168 Lunenburg Road.
5. Cease and Desist letter 266 Main Street.
6. Public meeting sign-in sheet.

Approved on: December 12, 2018