



Office of
Zoning Board of Appeals
272 Main Street
Townsend, Massachusetts 01469
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RECEIVED
FEB 12 2021
**TOWN OF TOWNSEND
TOWN CLERK**

William Cadogan, Chairman

Darlene Sodano, Vice Chair

David Chenelle, Clerk

Victoria Janicki, Member

Sean Pearson, Member

David Funaiole, Alternate Member

Craig Stevens, Alternate Member

Zoning Board of Appeals minutes
Wednesday, December 02, 2020, at 5:00 PM

VIRTUAL MEETING

VIA: ZOOM PER GOVERNOR'S ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETNIG LAW, G.L. c. 30A, § 20[†]

PUBLIC ACCESS ZOOM MEETING LINK:

<https://us02web.zoom.us/j/85253912643?pwd=TmdhUm9BWGhaQkk1VHk4cEI3MGRiQT09>

Zoom Meeting ID: **852 5391 2643** Zoom Meeting Password: **445762**

meeting materials available in digital format upon request by emailing bfaxon@townsendma.gov

1 PRELIMINARIES:

1.1 Call the meeting to order. Chairman Bill Cadogan called the meeting to order at 5:30pm.

Roll call: Darlene Sodano, David Chenelle, Victoria Janicki, Bill Cadogan, David Funaiole, Sean Pearson, Craig Stevens.

1.2 Chairman's additions or deletions. Mandatory referral for Squannacook Rail Trail parking area – Depot Street. Noted there is a public hearing on December 21, 2021 for a proposed zoning bylaw amendment – age restricted development.

2 APPOINTMENTS AND HEARINGS:

2.1 5:15 PM Continuation of Public Hearing – 50 Highland St. The application of **Roger Helou, R & S Helou Realty LLC** for a Variance under Townsend Zoning Bylaw §145-36C(5) and 145-66 and Appeal of the Building Commissioner's letter of September 15, 2020 under §145-64. The applicant is requesting a Variance to Townsend bylaw 145-24 C(1.a.) and approval to construct a barrier to protect the fire hydrant located within 15' of a the edge of the driveway. (**Assessor's Map 52, Block 94, Lot 0**).

Present: Mr. Roger Helou. Mr. Helou submitted a plan that proposed a relocation of the driveway entrance to the right, further than 15 feet from the hydrant and out of the area of concern. The relocated driveway will also be outside of the 100' wetland buffer zone. A brief discussion followed concluding that this solution is satisfactory to the Members of the Board and the Building commissioner. David Chenelle made a motion: to accept the Applicants verbal motion to withdraw the Application without prejudice pending the receipt of a written letter of such request. Darlene Sodano seconded, and a roll call vote was taken as follows: AYE- B. Cadogan, D. Sodano, V. Janicki, D. Chenelle, S. Pearson. The motion carried. 5-0.

[†] Per the Governor's Order, and during the State of Emergency now-in-effect or until sooner rescinded, public bodies are relieved from the requirement that they conduct their meetings in a public place that is open and physically accessible to the public; provided, however, that all public bodies shall ensure public access to deliberations through adequate, alternative means, which include (but are not limited to) telephone, internet or satellite enabled audio or video conferencing or other technology that enables the public to clearly follow the proceedings of the public body while they are occurring. The Order also allows remote participation by all members of a public body; and waives the requirements that a quorum and the chair be physically present at the meeting location.

3 WORKSESSION:

3.1 Approval of minutes 11-18-2020. D. Sodano made a motion to approve the minutes of 11-18-2020 minutes. Administrator noted a Member, Craig Stevens needed to be noted as absent. D. Chenelle made a motion to approve the minutes of 11-18-2020 with this amendment. D. Sodano seconded. A roll call vote was taken as follows: AYE- B. Cadogan, D. Sodano, V. Janicki, D. Chenelle, S. Pearson. The motion carried. 5-0.

4 CORRESPONDENCE:

4.1 Notices from Townsend/other Towns.

Mandatory referral for Planning Board public hearing Squannacook Greenway's Rail Trail parking area Depot Street. The Board reviewed the Application for Squannacook Greenways Rail Trail parking area Depot Street and offered the following comment to the Planning Board "traffic patters and flow in this area is a concern. The need for clear and adequate signage should be carefully considered. Many Rail Trail users will not be from Townsend and not know that this is a major shortcut around the Main Street traffic light" by unanimous roll call vote. AYE- B. Cadogan, D. Sodano, V. Janicki, D. Chenelle, S. Pearson. The motion carried. 5-0.

4.2 Notice from Town Counsel re: COVID-19 Advisory Massachusetts Chapter 201 of the Acts of 2020 - Board Members received the email from Town Counsel.

5 ADJOURN. D. Chenelle made a motion to adjourn the meeting at 6:30 pm. D. Sodano seconded. A roll call vote was taken as follows: AYE- B. Cadogan, D. Sodano, V. Janicki, D. Chenelle, S. Pearson. The motion carried. 5-0.

Respectfully submitted,

Elizabeth Faxon

Zoning Board of Appeals Administrator

Approved on: February 10, 2020

Items on file:

1. Revised site plan 50 Highland Street driveway detail dated 11-30-2020.
2. Email from Mr. Roger Helou to Beth Faxon, ZBA Administrator and Eric Chartrand, Building Commissioner dated 11-25-2020 re: proposed relocation of the driveway.
3. Planning Board Mandatory referral and application Squannacook Greenway Rail Trail Parking area – Depot Street.
4. Planning Board notice of Public hearing – Age restricted development zoning amendment bylaw proposal.

Meeting materials available in digital format upon request by emailing bfaxon@townsendma.gov

Topic: Townsend Zoning Board of Appeals via Jerry Racette, TCAM's Zoom meeting room
Time: Dec 2, 2020 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85253912643?pwd=TmdhUm9BWGhaQkk1VHk4cEI3MGRiQT09>

Meeting ID: 852 5391 2643

Passcode: 445762