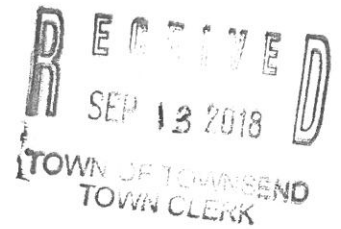




Office of
ZONING BOARD of APPEALS
272 Main Street
Townsend, Massachusetts 01469
978-597-1700 x 1722



William Cadogan, Chair
David Chenelle

Darlene Sodano, Vice-Chair
Rob Rebholz

Craig Stevens
John Giunta

Craig Stevens
Victoria Janicki

**Zoning Board of Appeals
Minutes
Wednesday May 23, 2018, 7:00PM
Townsend Memorial Hall
272 Main Street
Townsend, MA 01469**

1.0 Preliminaries:

1.1 Call the meeting to order

Craig Stevens called the meeting to order at 7:16 pm

1.1.1 Appoint Alternate Members to full member status for voting as necessary

Craig Stevens motions to appoint Victoria Janicki to full member status for voting, Robert Rebholz seconds. All in favor.

1.2 Roll Call – Craig Stevens, David Chenelle (7:15pm), Victoria Janicki, Robert Rebholz

Absent: William Cadogan, Darlene Sodano, John Giunta

Others present: Beth Faxon, Zoning Board of Appeals Administrator

1.3 Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting:

None noted

1.4 Review and approve minutes.

Upon a motion made by V. Janicki, seconded by D. Chenelle it was;

VOTED: to accept the March 14th, 2018 meeting minutes as drafted. All in favor.

2.0 Hearings/Appointments:

2.1 7:15 p.m. – 101 Warren Road, renewal of an Accessory Apartment Special Permit

Present: Diane Glidden, applicant

Donna Baucom, audience

The applicant provides a history of the process for permit of the existing Accessory apartment built in 1999. The AA special permit was granted based on a Zoning board of Appeals review and decision on September 29, 1999. Occupancy permit was issued on 11/1/2000 by Mr. Hanks. Applicant reports family occupied the apartment and then a non-family member has been renting the apartment. She now has a vacant apartment and wished to rent to a moderate income family per the regulations set forth in the AA bylaw. D. Chenelle moves to have the ZBA review the application as a new special permit for Accessory Apartment and proceeds to review sec. 145-36(c)1-7 the criteria for a AA special permit with the Board.

Findings of fact:

All mandatory referrals were received and read into the record.

A moderate income non-family member or family member of the principal residence will reside in the accessory apartment.

1. The proposed floor area of the apartment is below the 35% maximum allowable area of the principal residence and the apartment combined.
2. BOH – has reported that no upgrade needed at this time
3. Has required egress and ingress
4. The accessory apartment is non detrimental to the neighborhood
5. Lot size exceeds the one acre minimum requirement.
6. Off street parking is sufficient, driveway is of suitable length (greater than 50' in length)
7. There is no other apartment on the lot.

The board continued to review the application in terms of the Townsend Zoning bylaw Sec. 145-65(F)(1)(a-g) and determined the following;

- the lot is adequate size for the proposed use.
- the lot is zoned residential and the accessory apartment is a residential use,
- There is no impact on traffic flow or safety, neighborhood visual character, views or vistas.
- The sewage disposal, water source and drainage, utilities, and other public services are adequate.
- There is no discernable impact on ground and surface water quality and other environmental and natural resource considerations.

D. Chenelle read aloud the Mandatory referrals into the record. The applicant agreed to contact the Townsend Housing authority for consult of affordable housing rental property rates for rental of the Accessory Apartment.

Upon a motion made by C. Stevens, seconded by R. Rebholz it was;

VOTED: the proposed use of the accessory apartment as presented at 101 Warren Road will have no adverse effects

Roll call vote: YES: Craig Stevens, David Chenelle, Robert Rebholz, and Victoria Janicki

NO: none. The motion carries.

Upon a motion made by D. Chenelle, seconded by R. Rebholz it was;

VOTED: to grant a special permit for the accessory apartment at 101 Warren Road based on decisions 1-7 and contingent upon the condition of meeting with the Townsend Housing Authority for consult of current affordable housing rental rates.

Roll Call Vote: YES: Craig Stevens, David Chenelle, Robert Rebholz, and Victoria Janicki.

NO: none. The motion carries.

3.0 Work session

3.1 Mandatory referral – 250 Main St. Anderson Funeral Home:

Form was endorsed with comment.

3.2 Coppersmith Way – Phase III – Lois Lane;

B. Faxon update: Lois Lane is in construction phase. The applicant has now been advised to create a tri-party agreement for bonding the roadway and given instructions as how to create the agreement. Lois Lane is phase 3 of Coppersmith Way which is a 40B development, the project was initially permitted under a ZBA comprehensive permit in 2005.

4.0 General Business:

- 4.1 Administrators report: the following board members have terms due to expire June 30, 2018; Vicky Janicki, Dave Chenelle, and John Giunta. Upon confirmation of member's future commitments, B. Faxon will process the reappointments with the Board of Selectmen.

5.0 Correspondence:

- 5.1 cell tower proof of insurance forms received.

6.0 Schedule and Adjourn:

- 6.1 Next meeting June 6, 2018 at 6:45 pm.

Upon a motion made by V. Janicki, and seconded by D. Chenelle it was;
VOTED: to adjourn the meeting 8:25 pm. All in favor.

Respectfully submitted:
Beth Faxon
Zoning Administrator

Exhibits on file in the ZBA office:

1. Sign in sheet
2. Application for renewal of accessory apartment special permit 101 Warren Road.

Approved June 27, 2018

