



Office of
The Zoning Board of Appeals
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RECEIVED
FEB 24 2022
TOWN OF TOWNSEND
TOWN CLERK

William Cadogan, Chairman
David Funaiole, Associate Member

David Chenelle, Clerk
Sean Pearson, Member
Craig Stevens, Associate Member

Darlene Sodano, Vice Chair
Victoria Janicki, Member
Jason Murray, Associate Member

MINUTES

Wednesday, February 2, 2022 at 6:00pm.

VIRTUAL MEETING ONLY

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

PUBLIC ACCESS ZOOM MEETING LINK: Join Zoom Meeting

<https://us02web.zoom.us/j/84747546645?pwd=cWRRTWdFaXE1L1haV3NTMk9EZFVIUT09>

Meeting ID: 847 4754 6645 Passcode: 735284

Darlene Sodano made a motion to open the meeting of the zoning Board of appeals at 6:02 pm. Vicky Janicki seconded. A Roll call vote was taken as follows: YES – D. Sodano, V. Janicki, D. Funaiole, and B. Cadogan. The motion carried 4-0-0.

Present: Bill Cadogan, Chair, Vicky Janicki, Member, Darlene Sodano, Vice Chair, David Funaiole, Associate Member. Chairman Cadogan appointed Associate Member David Funaiole as a full voting Member for the meeting.

Others present: Michael Crowley, Land Use Coordinator (left at 6:34pm), Hartley Pleshaw, TCAM

The proposed amendment to Townsend Zoning Bylaw (TZB) 145-46 B 9 is to add the words “**dog grooming establishment**” to uses allowed in the residential district by special permit. Chairman Cadogan asked for approval of this proposed amendment from the Board Members with the intent of bringing this change to the Planning Board to submit for the 2022 Annual Town Meeting.

D. Sodano made a motion to send the proposed Zoning Bylaw amendment to 145-46 B (9) as written to the Planning Board for placement on the ATM 2022 Warrant and also forward to the Board of Selectmen for placement on the Warrant for ATM 2022. V. Janicki seconded. A Roll

† In accordance with actions related to an extension to the remote meeting provisions of the Governor's March 11, 2020, Executive Orders until April 1, 2022, this meeting will be held remotely.

call vote was taken as follows: YES – D. Sodano, V. Janicki, D. Funaiole, and B. Cadogan. The motion carried 4-0-0.

Discussion then ensued on the topic of amending the TZB 145-51, Age restricted development zoning bylaw. B. Cadogan commented in the applicability section of the bylaw the zoning districts are listed where the bylaw is allowed. Section 1 A it is written that 2 or more acres of land is required for development. D. Sodano commented that this is not enough of a density bonus to render the bylaw implementable with what is currently available for lots in specified zoning districts. She noted that a good approach would be to look at the locations & zoning districts in Town on Assessors' maps that would really benefit from this development bylaw and then make sure the criteria fits. Chairman Cadogan proposed reducing the 2 acre minimum lot size to a half-acre taking into account the large quantity of pre-existing, non-conforming lots of this size in the Downtown commercial district and neighborhood commercial district only. A connection to Town water would also be required in these zoning districts. Examination of the properties serviced by Town water would be good information to have for decision making. D. Sodano also questioned the actual prevalence of lots with 100' of frontage in the DCD district, and wondered how often this currently exist? She suggested getting out the maps and research in more detail so as not to propose an amendment that is too restrictive. D. Sodano also commented that it would be beneficial to make more of the downtown area lots eligible under this bylaw but noted that many of these lots not officially in the Downtown commercial district. A suggestion was made to include lots within 1000 feet of the DCD, to include routes 113, & 119 and the neighborhoods in between. M. Crowley commented that if the Board wants to include properties within a distance, they will determine whether or not the distance would be on the same street or any property line. Chairman Cadogan also commented that he suggests density criteria be bedrooms per acre instead of units per acre to allow developers to comply with septic regulations. Chairman Cadogan had commented that the developer can assume septic compliance for up to 8 bedrooms per acre.

Discussion ensued as to the next steps with the bylaw review and members present deciding to gather zoning maps, water department maps of Town water service and assessors' maps and schedule a meeting. Chairman Cadogan stated that the Department of Housing and Community Development is asking MBTA communities to create high density multifamily housing zoning districts through formation of Bylaws. He continued that what is being asked is not a rational development framework for the Town because the Town is not served by municipal sewerage. The question was raised as to whether or not to study the West Townsend neighborhood commercial district and outlying commercial district. The Harbor was also mentioned as a possible area of study.

The Board discussed the Planning Board mandatory referral for Campbell Farm OSPD request for modification of a condition of the definitive subdivision approval. The Applicant is asking that occupancy permits to be issued on a few of the lots prior to the required recording of the Conservation Restriction on Parcel C. V. Janicki made a motion to return the Planning Board mandatory referral comment as follows: there should be no change in conditions of the Campbell Farm OSPD Definitive subdivision approval. D. Funaiole amended the motion to add that the

normal processes delineated in the conditions of approval should be followed. D. Sodano seconded. A Roll call vote was taken as follows: YES – D. Sodano, V. Janicki, D. Funaiolo, and B. Cadogan. The motion carried 4-0-0.

D. Sodano made a motion to close the meeting at 6:39 pm. D. Funaiolo seconded. A Roll call vote was taken as follows: YES – D. Sodano, V. Janicki, D. Funaiolo, and B. Cadogan. The motion carried 4-0-0.

A recording of this meeting is located on the Town of Townsend YouTube channel at the following link:

<https://youtu.be/owMHg5lxaDs>

Respectfully submitted,

Approved on: February 23, 2022

Elizabeth Faxon

Zoning Board of Appeals Administrator

Items on file:

1. Draft amendment proposal Townsend zoning bylaw 145-46 B (9) Residential A and B districts special permit uses.
2. Planning Board mandatory referral request and application for Campbell Farm OSPD modification to conditions of the Definitive subdivision approval.
3. Age restricted Development Zoning Bylaw 145-54.1