



William Cadogan, Chair
David Chenelle

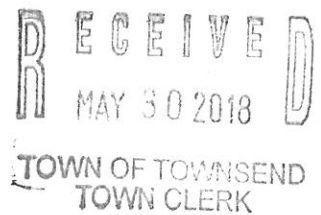
Rob Rebholz

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

Darlene Sodano, Vice-Chair

John Giunta

Craig Stevens
Victoria Janicki



**Zoning Board of Appeals
Meeting Minutes
Wednesday March 14, 2018, 6:30PM
Townsend Memorial Hall
272 Main Street
Townsend, MA 01469**

1.0 Preliminaries:

- 1.1 Call the meeting to order – Chairman Bill Cadogan called the meeting to order at 6:30 p.m.
- 1.2 Appoint Alternate Members to full member status for voting: Chairman Cadogan moved to appoint V. Janicki to full member status for voting. All in favor.
- 1.3 Present; David Chenelle, Robert Rebholz, Victoria Janicki, Darlene Sodano (6:35 p.m.)
Others Present: Beth Faxon, Zoning administrator
- 1.4 Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting: none moved
- 1.5 Review and approve minutes February 28, 2018: Chairman Cadogan motioned to continue. All in favor.

2.0 Hearings/Appointments:

- 2.1 **6:50 PM** Application for Special Permit to construct an accessory apartment at 23 Shirley Road.

Chairman Cadogan read the notice aloud to open the public hearing.

Present: Sharon Araujo and John Araujo

The Zoning Board of Appeals members reviewed the application and the mandatory referrals criteria for Accessory apartments under zoning article 145-36. The BOH reports approval, there are adequate provisions for egress and entrance. The Lot size is 15 acres, which is adequate. There is no other existing Accessory apt on the lot. All referring boards are in approval of the Accessory Apartment special permit. The Board then reviewed the application with regards to compliance under the Special Permit criteria article 145-36c. They noted that floor space of the proposed Accessory Apt ratio to the main building floor space is 27%, which is below the 30% threshold in the regulations. The egress was approved, the suitability to the neighborhood is considered appropriate. The driveway is 530 ft. long and parking is sufficient. The lot is over the required acreage (1ac.).

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

VOTED: to approve the compliance of an accessory apartment at 23 Shirley Rd. under the findings of fact under 145-36 (C1-7)

Roll call vote – [YES: Chairman Cadogan, D. Chenelle, R. Rebholz, V. Janicki, D. Sodano]. The motion passed unanimously.

The hearing continued and the Board reviewed the project with respect to the standards set forth in Special Permit 145-65 F (1) Decision section of the Code of Townsend. It was determined that the 15 acre site is of more than adequate size. The site is suitable for the proposed use; it is a residential use in a residential zone. The project does not impact safety, views and vistas, groundwater, or the environment. The BOH has approved the site and, it has adequate drainage. The utilities and services to the site will remain as is and, are adequate.

Upon a motion by D. Sodano, seconded by D. Chenelle it was;

VOTED: the proposed use of an Accessory Apartment as presented at 23 Shirley road will have no adverse effects.

Roll call vote - YES: [V. Janicki, R. Rebholz, D. Sodano, Chairman Cadogan, D. Chenelle]. The motion passed unanimously.

Upon a motion by D. Sodano, Seconded by D. Chenelle it was;

VOTED: to grant a Special Permit for an Accessory Apartment to John Araujo at 23 Shirley Ave as illustrated on the plan.

Roll call vote - YES: [Chairman Cadogan, D. Chenelle, D. Sodano, R. Rebholz, V. Janicki].

The motion passed unanimously.

B. Faxon will draft the Decision and process the appropriate documents.

The next Zoning board of Appeals meeting will be May 2nd, 2018 at 6:30 p.m.

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

VOTED: to adjourn the meeting at 7:37p.m. All in favor

Respectfully submitted,
Beth Faxon
Zoning Administrator

Items on file:

Application 23 Shirley Road for an Accessory Apartment Special Permit
Sign in sheet

Approved: May 23, 2018