

Townsend Zoning Board of Appeals Annual Report 2022

The Zoning Board of Appeals meets as needed on Wednesday nights for public hearings on applications for Variances from the Townsend Zoning Bylaws, special permits for various uses, Comprehensive Permits pursuant to M.G.L. Chapter 40 B, and appeals of decisions made by the Building Commissioner, who is also the Zoning Enforcement Officer. The Zoning Bylaws and application forms can be found on the Town's website, www.townsendma.gov, under the Zoning Board of Appeals in the Boards & Committees drop down menu. Agendas are posted on the Bulletin Board outside Town Hall, and on the Main Town Calendar found on the Town website. Meetings are open to the public, and all are welcome to attend.

Seated members in continuing dedicated service include William Cadogan (Chair), Darlene Sodano (Vice-Chair), David Chenelle (Clerk), Victoria Janicki, general member Sean Pearson, general member, David Funaiole, associate member and two associate member vacancies. David Chenelle, in addition to his other responsibilities, continues to provide support to the Zoning Board of Appeals administrative staff. We thank all the current and past Board members for their dedication and expertise and willingness to serve their Town.

Elizabeth Faxon continues to provide support as the Zoning Board of Appeals Administrator by managing agenda business and serving as liaison to applicants, their attorneys and representatives, engineering firms, developers, contractors, Town counsel, and the public. Beth performs research on land use issues, in response to phone calls and visitors' inquiries, often in conjunction with other Department staff, while also functioning in her role as Planning Board Administrator. Beth's dedication and knowledge is a proven asset to the Town in providing the Zoning Board of Appeals with essential support. Her attention to detail and ability to work with the public and other entities effectively provides the Zoning Board of Appeals with confidence that all matters before the Board are handled professionally and efficiently.

Administrative Appeal, Variance and Special Permit Public Hearings were held to review applications and plans for 8 applications/ petitions, 5 were for special permits, 3 were for accessory apartment special permits, and one for an Administrative Appeal. The State of Emergency emplaced for COVID19 pandemic was lifted in April 2021, but variants continued to emerge. With the option to continue remote public meetings granted by the State, the Board conducted business in televised remote only format hosted by Townsend community access media (TCAM) throughout 2022. All Zoning Board of Appeals business is currently up-to-date and any in-process items for 2022 have been completed and decisions have been written and signed by the full board when necessary.

As part of the special permit review process, the Board solicits input from town Boards and Departments and, in some cases, consults a peer review engineer, in order to achieve a coordinated, comprehensive review. In addition to the Board Members roles and responsibilities, Members contribute input and comment to zoning amendment proposals, and to municipal programs.

ZBA meetings are open to the public and interested parties are welcome to attend. Agendas are posted on the bulletin board outside Memorial Hall, 272 Main Street, Townsend, MA, and on the Townsend town website [**www.townsendma.gov**](http://www.townsendma.gov).

Submitted by

William Cadogan
Chairman