

Rec'd Townsend Town Clerk  
19 JAN '23 AM 8:40



Office of  
**THE PLANNING BOARD**  
272 Main Street  
Townsend, Massachusetts 01469  
978-597-1700 X1722 [planning@townsendma.gov](mailto:planning@townsendma.gov)

Laura Shifrin, Chair (2025)

Carol Hoffses, Member (2023)

Robert Therrien, Clerk (2024)

Mike Virostko, Vice Chair (2026)

Ian Ortiz Santiago, Member (2023)

## PLANNING BOARD MEETING AGENDA

January 23, 2023, at 6:30 PM

SELECTMEN'S CHAMBERS, 272 MAIN STREET, TOWNSEND, MA.

And remotely via TCAM hosted ZOOM for convenience

All are invited to attend

Join Zoom Meeting

<https://us02web.zoom.us/j/86125330891?pwd=dIBxdFlsMWxkUjRqQ01mdmlyMCtSZz09>

Meeting ID: 861 2533 0891 Passcode: 842618

### 1 **PRELIMINARIES:** votes may be taken.

- 1..1 Call the meeting to order and roll call.
- 1..2 Recital of The Pledge of Allegiance of the United States.
- 1..3 Announce meeting is being recorded.
- 1..4 Chairman's Additions/Deletions to Agenda unforeseen prior to 48 hours of this meeting.
- 1..5 Approval of minutes 09 JAN 2023.
- 1..6 Review Volunteer response forms received for Planning Board vacancy.

### 2 **PUBLIC HEARINGS & APPOINTMENTS:** votes may be taken.

#### 2..1 6:45pm:

\* continue public hearing – 22 Main Street site plan review special permit application. Applicant, Sallie Thurber. Proposal is for alterations to structure, driveway configuration, and addition of parking spaces at 22 Main St. (Map 41, Block 6, Lot 0), Zoned OCD, to operate a veterinary hospital.

\*continue public hearing – 25 Harbor Trace stormwater management permit application. Applicant, Townsend Water Department. an application received from Townsend Water Department, requesting a stormwater

management permit for construction of a 10,500 Sq. Ft. water treatment plant, and water main improvements located at 25 Harbor Trace Rd.

**2..2 7:15pm:**

**public hearing – 5 Turnpike Road.** On application received from Country Estates Condominium Trust, Anestis Pavlidis, Trustee, requesting a site plan review special permit and a stormwater management permit for repaving an existing parking area and modifications to create 26 parking spaces at 5 Turnpike Rd (Assessor's Map 50, Block 57 Lot 0).

**2..3 8:00pm:**

**ANR – 96 Fitchburg Road – creating one lot and two parcels.**

**3 MEETING BUSINESS: votes may be taken.**

- 3..1 Appoint a Planning Board member as a representative to the Capital Planning Committee
- 3..2 Stormwater management permit #2022-01 – Campbell Farm subdivision. request for Certificate of Completion.
- 3..3 ZBA Mandatory Referral – 5 Ryan Road accessory Apartment.
- 3..4 Planning Board regulations review.
- 3..5 Discuss DLTA opportunities and timeline.
- 3..6 \$145-54.1 Age Restricted bylaw discussion.
- 3..7 Special Town meeting preparation. Planning Board warrant article, presentation, Planning Board report – Robert Therrien.

**4 CORRESPONDENCE: votes may be taken.**

- 4..1 Stormwater Management Permit project updates. Inspection reports/other related correspondence.
- 4..2 Notices from Townsend/other Towns.
- 4..3 Update Safe Routes to School – Carol Hoffses
- 4..4 New application received by the Planning Board - site plan review special permit 80 Main Street, rail trail parking lot.
- 4..5 Citizen Planner Training workshop – zoning with overlay districts. – Carol Hoffses.

**5 ADJOURN: Votes may be taken.**

- 5..1 Next scheduled Planning Board hybrid meetings are scheduled for February 13, 2023, February 27, 2023, and March 13, 2023.
- 5..2 Special Town meeting Tuesday January 24, 2023 @ 7:00pm. Great Hall. In person only.