



Office of
THE PLANNING BOARD
272 Main Street
Townsend, Massachusetts 01469
978-597-1722 Planning@townsendma.gov

Rec'd Townsend Town Clerk
4 NOV '21 AM 9:11

Lance J. McNally, Chairman
Carol Hoffses, Member

Michael Virostko, Clerk

Laura Shifrin, Vice Chair
Julie Byars, Member

Planning Board Meeting Agenda

Monday November 8, 2021, at 6:30 PM

VIRTUAL MEETING ONLY

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

PUBLIC ACCESS ZOOM MEETING LINK: Join Zoom Meeting

<https://us02web.zoom.us/j/87431609004?pwd=MUIWenhodVE2WkdGd2JyZlgzeDg0Zz09>

Meeting ID: 874 3160 9004 Passcode: 113265

All are invited to Attend - Materials and documents are available in electronic
format upon request by emailing bfaxon@townsendma.gov.

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

- 1.1 Call the meeting to order and roll call.
- 1.2 Chairman's additions or deletions.
- 1.3 Approval of minutes October 18, 2021.

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

- 2.1 **6:45 pm. Continue public hearing – invoke the rule of necessity - 5 Turnpike Road – Site Plan Review special permit** – proposed 58 50 new parking spaces and re-pavement of 117 existing parking spaces. Map 50 Block 57 Lot 0. RA3 Zoning District.

Applicant: Michael Parretti, Trustee Country Estates Condominium Trust.

† 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.

- 2.2 ANR – 160, 180, 198 North End Road – Reconfigure 3 Lots to create 2 new lots and 3 new parcels. Parcel A to remedy a non-conforming lot Parcel B,C parcel swap to remedy setback issue.

3 WORKSESSION: votes may be taken.

- 3.1 Master Plan Committee Update & District Technical Local Assistance Grant status update.
- 3.2 Review and discuss Townsend Master Plan 2021 Final DRAFT Version 5.
- 3.3 Review §145-26 Residential District Bylaw DRAFT Amendment – Section 145-26 A (10) (a) Raising or keeping of fowl in residential districts. – Carol Hoffses.
- 3.4 Safe Routes to School (S.R.T.S) update. Carol Hoffses.
- 3.5 Zoning Board of Appeals referrals: 8 Jefts Street & 233 Main St.
- 3.6 Townsend Municipal Vulnerability Preparedness & Hazard Mitigation Plan implementation. – Core Team Members and Staff

4 CORRESPONDENCE: votes may be taken.

- 4.1 Interview – candidate for Planning Board Associate Member – Ian Ortiz Santiago
- 4.2 Notices from Townsend/other Towns.
- 4.3 Final MRPC Intersection Study Canal, West Elm & rt 119. Board of Selectmen meeting tentatively scheduled for Dec. 6th, 2021 to discuss and review findings.
- 4.4 Final MRPC Townsend Walkability Report.
- 4.5 Townsend Board of Health public hearing notice 3 Wheeler Rd.
- 4.6 Email from G. Shepard re: request for electronic copy of petition of Shepard Farm please and thank you dated October 21, 2021.
- 4.7 Stormwater management permit updates.

5 ADJOURN: votes may be taken.

- 5.1 Next Planning Board meeting scheduled for November 22, 2021 @ 6:30 pm.

Materials are available electronically upon request via email to:

bfaxon@townsendma.gov

TCAM Inc. is inviting you to a scheduled Zoom meeting. [Join Zoom Meeting](https://us02web.zoom.us/j/87431609004?pwd=MUIWenhodVE2WkdGd2JyZlgzeDg0Zz09_Meeting+ID%3A87431609004_Passcode%3A113265)
[https://us02web.zoom.us/j/87431609004?pwd=MUIWenhodVE2WkdGd2JyZlgzeDg0Zz09_Meeting ID: 874 3160 9004_Passcode: 113265](https://us02web.zoom.us/j/87431609004?pwd=MUIWenhodVE2WkdGd2JyZlgzeDg0Zz09_Meeting+ID%3A87431609004_Passcode%3A113265) _One tap mobile
 +13017158592,,87431609004#,,,,*113265# US (Washington DC)
 +13126266799,,87431609004#,,,,*113265# US (Chicago) Dial by your location
 Meeting ID: 874 3160 9004 Passcode: 113265 Find your local number:
[https://us02web.zoom.us/j/87431609004?pwd=MUIWenhodVE2WkdGd2JyZlgzeDg0Zz09_Meeting ID: 874 3160 9004_Passcode: 113265](https://us02web.zoom.us/j/87431609004?pwd=MUIWenhodVE2WkdGd2JyZlgzeDg0Zz09_Meeting+ID%3A87431609004_Passcode%3A113265)