



Office of
THE PLANNING BOARD
 272 Main Street
 Townsend, Massachusetts 01469
 978-597-1700 X1722 planning@townsendma.gov

Rec'd Townsend Town Clerk
 8 DEC '22 PM 1:50

Laura Shifrin, Chair
 Carol Hoffses, Member

Robert Therrien, Clerk

Mike Virostko, Vice Chair
 Ian Ortiz Santiago, Member

PLANNING BOARD MEETING AGENDA (amended)
 December 12, 2022, 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/87270734131?pwd=cStyZXVSNDNCc0xCV0JKR2RtaJJEQT09>

Meeting ID: 872 7073 4131 Passcode: 390208

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 07 NOV 2022, and 16 NOV 2022.
- 1.6 Review Volunteer response forms received for Planning Board vacancy.

2 PUBLIC HEARINGS & APPOINTMENTS: votes may be taken.

6:45pm public hearings

- **continuation of public hearing - 227 Mason Road.** (Map 13, block 21, Lot 2). **Site Plan Review Special Permit.** **Applicant:** Bryan Schulman
proposed project: a change in use to operate a commercial kennel in residential district.
- **continuation of public hearing – 22 Main Street.** (Map 41 Block 6, Lot 0). **Site Plan Review Special Permit.** **Applicant:** Sallie Thurber
proposed project: a change in use to operate a veterinary clinic in the outlying Commercial District.

- **7:30 pm. Stormwater management permit #SM2020-02 application for extension and modification - 3 Wheeler road. Applicant: Gary Shepard**
- **8:00 pm. ANR Plan - 106 Barker Hill road.**

3 WORKSESSION: votes may be taken.

- 3.1 Finalize Planning Board report for STM 2022 zoning bylaw amendment Section 145-42 Site plan review special permit. - R. Therrien.
- 3.2 Finalize Planning Board presentation to 2022 Special Town meeting. - R. Therrien.
- 3.3 Planning Board regulations review.
- 3.4 Campbell Farm OSPD request for compliance certificates requested by: Townsend Hill Realty Trust.

4 CORRESPONDENCE: votes may be taken.

- 4.1 Building Commissioner request for information – Approval of 37 Burgess Road as a buildable lot.
- 4.2 New Stormwater management application received 5 Turnpike Road.
- 4.3 New Stormwater management application received 25 Harbor Trace Road.
- 4.4 Letter from Department of Housing & Community Development to Town Administrator re: Determination of Interim Compliance under MGL c. 40A Section 3A.
- 4.5 Stormwater Management Permit project updates. Inspection reports/other related correspondence.
- 4.6 Notices from Townsend/other Towns.
- 4.7 Safe Routes to School Program. - C. Hoffses.

5 ADJOURN: Votes may be taken.

- 5.1 Next scheduled Planning Board meetings are scheduled for January 9, 2023, and January 23, 2023, February 13, 2023, and February 27, 2022.