



Office of  
**THE PLANNING BOARD**  
 272 Main Street  
 Townsend, Massachusetts 01469  
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Rec'd Townsend Town Cler  
 9 FEB '23 PM2:48

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 (amended)**

**Monday, February 13, 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 link:**

<https://us02web.zoom.us/j/83125199948?pwd=dGxrZjlxZGNtUE4vTjRkeVFBYWtIZz09>

**Meeting ID: 831 2519 9948**

**Passcode: 590352**

### **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.**

**ANR – 112 West Meadow Road – creating 3 lots.**

**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 DLTA update.
- 3..6 §145-54.1 Age Restricted bylaw discussion.
- 3..7 2024 Unified Planning work program project solicitation.

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

- 4..1 Proposed bylaw modifications provided by the Housing Authority.
- 4..2 Stormwater Management Permit project updates. Inspection reports/other related correspondence.
- 4..3 Notices from Townsend/other Towns.
- 4..4 Update Safe Routes to School – Carol Hoffses
- 4..5 Citizen Planner Training Collaborative (CPTC) Annual Conference & trainings.
- 4..6 2023 MA Freight Plan flyer.
- 4..7 Transportation Open Forum flyer.
- 4..8 Draft Limited English Proficiency (LEP) Access Plan for the Metropolitan Planning Org. (MPO).
- 4..9 Brownfields Roundtable announcement.

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

- 5..1 Next scheduled Planning Board hybrid meetings are scheduled for February 27, 2023, March 13, 2023, and April 10, 2023.