



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

Rec'd Townsend Town Clerk
 10 FEB '22 AM 10:25

Lance J. McNally, Chairman
 Carol Hoffses, Member

Michael Virostko, Clerk

Laura Shifrin, Vice Chair
 Julie Byars, Member
 Ian Ortiz Santiago, Assoc. Member

PLANNING BOARD MEETING AMENDED AGENDA

Monday February 14, 2022, at 6:30 PM

VIRTUAL MEETING ONLY

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

PUBLIC ACCESS ZOOM MEETING LINK: Join Zoom Meeting

<https://us02web.zoom.us/j/88952982886?pwd=UndYdk1UFp6WGZFVU45NCtRMFFNdz09>

Meeting ID: 889 5298 2886

Passcode: 490225

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 January 24, 2022.

2 **APPOINTMENTS AND HEARINGS:** votes may be taken.

- 2.1 6:45 pm. **Public hearing** – Townsend Hill Realty Trust – request for a modification and/or waiver to a condition contained in the Planning Board "Decision" application for approval of Definitive plan "Campbell Farm" 187 & 199 North End Road dated Dec. 9, 2019. Identified as VI. B. 4. which states, "the

† 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.

applicant shall provide proof of recording of a conservation restriction on Parcel C prior to receiving occupancy permits".

- 2.2 7:30 pm. **Bill Cadogan**, Chairman Townsend Zoning Board of Appeals.
 - Discussion of Townsend Zoning Bylaw amendment to business allowed in the residential district RA and RB by special permit.

3 **WORKSESSION: votes may be taken.**

- 3.1 Review proposed zoning Bylaw amendments for placement on the ATM Warrant deadline March 1, 2022.
- 3.2 Schedule public hearings for proposed zoning Bylaw amendments.
- 3.3 Townsend Housing Production Plan vote to approve.
- 3.4 ZBA (Zoning Board of Appeals) Mandatory referral - 478 Main Street – application for special permit kennel
- 3.5 ZBA (Zoning Board of Appeals) mandatory referral – 241-247 Main Street - The applicants are proposing to convert a building into mixed-use by adding 4 two-bedroom apartments and two one-bedroom apartments to the 2nd and 3rd floor of the preexisting nonconforming commercial structure.
- 3.6 Final approval process for the Townsend Master Plan 2021.
- 3.7 Montachusett Regional Transportation Commission update – Unified Planning Work Program (UPWP) project request. Walkability report and Canal St./rt 119 intersection analysis. - Beth Faxon
- 3.8 Montachusett Regional Planning Commission update – Laurie Shifrin
- 3.9 Review town counsel comments re: §145-26 Residential District Bylaw DRAFT Amendment – §145-26 A (10) (a) Raising or keeping of fowl in residential districts.
- 3.10 Safe Routes to School (S.R.T.S) update. - Carol Hoffses.
- 3.11 Townsend Municipal Vulnerability Preparedness & Hazard Mitigation Plan implementation. – Core Team Members and Staff
- 3.12 Annual Town Election Monday April 25, 2022

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

- 4.1 Notices from Townsend/other Towns.
- 4.2 From Glenn Eaton, MRPC (MONTACHUSETT REGIONAL PLANNING COMMISSION) To: Townsend Planning Board RE: Call for proposals District Local Technical Assistance (DLTA). Round #1 deadline March 1, 2022. Round #2 deadline April 5, 2022.
- 4.3 Memo: To Planning Board From: Zoning Board of Appeals RE: 2022 ATM Warrant article amendment to Townsend Zoning Bylaw 145-26 B (9). Residential A and B Districts Special permit uses.

5 ADJOURN: votes may be taken.

5.1 Next Planning Board meetings scheduled for February 28, 2022.

Materials are available electronically upon request via email to:
bfaxon@townsendma.gov

TCAM - Hartley is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

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