



Office of  
**THE PLANNING BOARD**  
272 Main Street  
Townsend, Massachusetts 01469  
978-597-1722 [bfaxon@townsend.ma.us](mailto:bfaxon@townsend.ma.us)

Lance J. McNally, Chairman  
Veronica Kell, Clerk

Charles Sexton-Diranian, Member

Laura Shifrin, Vice Chair  
Jerrilyn T. Bozicas, Member

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**Planning Board Meeting Agenda**  
Monday, June 24, 2019, at 6:30 PM  
Townsend Memorial Hall, Selectmen's Chambers  
272 Main Street, Townsend, MA 01469

**1 PRELIMINARIES:**

- 1.1 Call the meeting to order.
- 1.2 Additions or Deletions to Agenda not reasonably anticipated by the Chair 48 Hours in advance of the meeting.
- 1.3 Approval of minutes 6/10/19.

**2 HEARINGS AND APPOINTMENTS:**

- 2.1 **6:30 p.m. Public hearing: Scenic Roads Act. Removal of trees and stone wall.**  
**Applicant:** Matthew D. & Kellie L. Fournier  
**Location:** Lot #3 Pierce Road (142 Pierce Road ANR) (Map #31 Lot #21)  
**Project:** The applicants are requesting to remove two trees and a section of Stone wall along Pierce road as necessary to create a driveway opening.
- 2.2 **7:00 p.m. Kevin Smith: senior housing bylaw discussion.**
- 2.3 **7:30 p.m. Continued public hearing site plan review special permit and Stormwater management permit.**  
**Applicant:** WK Realty Trust  
**Location:** 27 Scales Lane  
**Project:** The applicant is requesting a Site Plan Review Special Permit and Stormwater management permit for construction of a building, parking area, access road and Stormwater management system at the property located at **27 Scales Lane**. (Assessor's Map 18, Lot 65, Block 0).

**3 WORKSESSION:**

- 3.1 §145-36 Accessory Apartment bylaw update.
- 3.2 § 145-89 Recreational Marijuana establishment's bylaw and regulations update.
- 3.3 Master Plan Update.
- 3.4 Project identification and nomination update: Montachusett region Comprehensive Economic Development Strategy document. (MRCEDS).
- 3.5 Bylaw amendments update. §145-26 A 10 a. Residential districts accessory use.
- 3.6 Municipal Vulnerability Preparedness program update.

**4 CORRESPONDENCE:**

- 4.1 Notices from Townsend/Other towns.

**5 ADJOURNMENT AND NEXT MEETING:** Next meeting July 15, 2019.

*The listing of topics that the Chair reasonably anticipates will be discussed at the meeting is not intended as a guarantee of topics that will have been discussed. Not all topics listed may in fact be discussed, and other topics not listed may also be brought up for discussion to the extent permitted by law.*