



Office of  
**THE PLANNING BOARD**

272 Main Street  
Townsend, Massachusetts 01469  
978-597-1722 [Planning@townsendma.gov](mailto:Planning@townsendma.gov)

Rec'd Townsend Town Clerk  
7 JAN '21 AM 11:33

Lance J. McNally, Chairman  
Carol Hoffses, Member

Charles Sexton-Diranian, Clerk

Laura Shifrin, Vice Chair  
Jerrilyn T. Bozicas, Member

**Planning Board Meeting Agenda (amended)**

Monday, January 11, 2021, at 6:30 PM

VIRTUAL MEETING

VIA: ZOOM PER 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/82209514734?pwd=dyt4aE9kWnl1RzB6d1ZRd2VueFpMUT09>

**Meeting ID:** 822 0951 4734      **Passcode:** 346760

**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 12-21-2020.

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

**2.1 6:45 PM – public hearing – site plan review special permit. \***

**Applicant:** Squannacook Greenways, Inc.

**Location:** MBTA property Depot St. Map #51 Block #136 Lot#1

**Project:** proposed construction of 12 parking spaces to provide parking for access to the Squannacook Rail Trail on MBTA lot

**2.2 7:15 PM – public hearing – site plan review special permit.**

**Applicant:** Kevin Smith

**Location:** 152 North End Road. Map #51 Block #10 Lot#0 RB District

**Project:** construction and operation of a farm stand building and parking area.

**2.3 8: 00 P.M. - public hearing – Age Restricted Development Zoning Amendment Bylaw proposal.**

† Per the Governor's Order, and during the State of Emergency now-in-effect or until sooner rescinded, public bodies are relieved from the requirement that they conduct their meetings in a public place that is open and physically accessible to the public; provided, however, that all public bodies shall ensure public access to deliberations through adequate, alternative means, which include (but are not limited to) telephone, internet or satellite enabled audio or video conferencing or other technology that enables the public to clearly follow the proceedings of the public body while they are occurring. The Order also allows remote participation by all members of a public body; and waives the requirements that a quorum and the chair be physically present at the meeting location.

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

- 3.1 Townsend Master plan committee update.
- 3.2 Draft Scenic Roads Bylaw proposal.
- 3.3 DLTA MRPC grant work Townsend’s draft age restricted housing development zoning bylaw.
- 3.4 DLTA MRPC grant work Townend Chapter 43D feasibility.
- 3.5 Safe routes to school update. – Charles Sexton-Diranian
- 3.6 Unified Planning Work Program (UPWP) Grant – Townsend Walkability Study.
- 3.7 Policy discussion posting of Board business advertisements and announcements – Charles Sexton Diranian

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

- 4.1 Notices from Townsend/other towns.

**5 SCHEDULE AND ADJOURN: votes may be taken.**

- 5.1 Next Planning Board meeting scheduled on January 25, 2021.

\* Item denoted with an asterisk were included, in whole or in part, on the Board’s December 7, 2020 meeting agenda. Due to difficulties with remote access, some members of the public may have been unable to gain access to and/or participate in that meeting. Accordingly, these items are included on the agenda above and will be discussed again at the January 11, 2021 meeting.

**Materials are available digitally upon request by emailing [bfaxon@townsendma.gov](mailto:bfaxon@townsendma.gov)**

Jerry Racette is inviting you to a scheduled Zoom meeting.

Topic: TOWNSEND PLANNING BOARD  
Time: Jan 11, 2021 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://us02web.zoom.us/j/82209514734?pwd=dyt4aE9kWnl1RzB6d1ZRd2VueFpMUT09>

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One tap mobile  
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+13126266799,,82209514734#,,,,,0#,,346760# US (Chicago)

Dial by your location  
+1 301 715 8592 US (Washington D.C)  
+1 312 626 6799 US (Chicago)  
+1 929 205 6099 US (New York)  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
+1 669 900 6833 US (San Jose)

Meeting ID: 822 0951 4734  
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Find your local number: <https://us02web.zoom.us/j/82209514734?pwd=dyt4aE9kWnl1RzB6d1ZRd2VueFpMUT09>