



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  
13 OCT '21 PM 1:50

Lance J. McNally, Chairman  
Carol Hoffses, Member

Michael Virostko, Clerk

Laura Shifrin, Vice Chair  
Julie Byars, Member

## Planning Board Meeting Agenda

**Monday October 18, 2021, at 6:30 PM**

### VIRTUAL MEETING ONLY

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

**PUBLIC ACCESS ZOOM MEETING LINK: Join Zoom Meeting**

<https://us02web.zoom.us/j/88250359810?pwd=aXVIU1F2Qk1DUmZhVHhscmtJZGZ5Zz09>

**Meeting ID: 882 5035 9810      Passcode: 385753**

**All are invited to Attend - Materials and documents are available in electronic  
format upon request by emailing [bfaxon@townsendma.gov](mailto: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 September 13, 2021, September 27, 2021.

**2 PUBLIC HEARINGS & APPOINTMENTS: votes may be taken.**

- 2.1 **6:45 pm. Continue public hearing – invoke the rule of necessity - 5 Turnpike Road – Site Plan Review special permit** – proposed 58 50 new parking spaces and re-pavement of 117 existing parking spaces. Map 50 Block 57 Lot 0. RA3 Zoning District.

**Applicant:** Michael Parretti, Trustee Country Estates Condominium Trust.

† 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.

- 2.2 **7:15 pm.** ANR – 160, 180, 198 North End Road – Reconfigure 3 Lots to create 2 new lots and 3 new parcels. Parcel A to remedy a non-conforming lot Parcel B,C parcel swap to remedy setback issue.

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

- 3.1 Master Plan Committee Update: Townsend Master Plan 2021 Final DRAFT Version 1. District Technical Local Assistance Grant status update.
- 3.2 §145-26 Residential District Bylaw DRAFT Amendment – Section 145-26 A (10) (a) Raising or keeping of fowl in residential districts. Building Commissioners proposed wording.
- 3.3 Safe Routes to School (S.R.T.S) update. Carol Hoffses.
- 3.4 Townsend Municipal Vulnerability Preparedness & Hazard Mitigation Plan implementation. – Core Team Members and Staff
- 3.5 Townsend Walkability & Bike-ability Study & Unified Planning Work program update. Staff.
- 3.6 Planning Board, Stormwater Authority – review of Stormwater Regulations and discuss designation of Stormwater Agent(s) for Stormwater Management permits.
- 3.7 Montachusett Joint Transportation Commission (MJTC) and Montachusett Regional Planning Commission (MRPC) updates. L. Shifrin and B. Faxon.
- 3.8 Public hearings for Special Town Meeting – discussion.

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

- 4.1 Interview – candidate for Planning Board Associate Member - Robert Therrien
- 4.2 Final Report - Townsend rt 119 Canal St. West Elm St. Intersection Analysis September 2021. Montachusett Regional Planning Commission (MRPC)
- 4.3 Unitil Gas Emergency Preparedness and Response invitation.
- 4.4 Memo to Planning Board from Board of Selectmen re: Special Town Meeting December 14, 2021.
- 4.5 Campbell Farm OSPD - Work Completed notice provided by Dana Roberts, to the Planning Board dated 10-04-2021. 10-13-2021 Site Inspection staff report Campbell Farm.
- 4.6 Mask Policy from Ross Perry to: All Town Employees and All visitors to municipal buildings. dated 10/13/2021.
- 4.7 Notices from Townsend/other Towns.

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

- 5.1 Next Planning Board meeting scheduled for November 8, 2021 @ 6:30 pm.  
**Materials are available electronically upon request via email to:**  
[bfaxon@townsendma.gov](mailto:bfaxon@townsendma.gov)

TCAM Inc. is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/88250359810?pwd=aXVIU1F2Qk1DUhVHsdmtJZGZ5Zz09>

