



Office of  
**THE PLANNING BOARD**  
 272 Main Street  
 Townsend, Massachusetts 01469  
 978-597-1722 [Planning@townsendma.gov](mailto:Planning@townsendma.gov)

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 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 MEETNIG LAW, G.L. c. 30A, § 20†

PUBLIC ACCESS ZOOM MEETING LINK: [Join Zoom Meeting](#)

<https://us02web.zoom.us/j/88952982886?pwd=UndYdjk1UFp6WGZFUU45NCtRMFFNdz09>

Meeting ID: **889 5298 2886**

Passcode: **490225**

All are invited to Attend - Materials and documents are available in electronic  
 format upon request by emailing [bfacon@townsendma.gov](mailto:bfacon@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 Final Townsend Master Plan 2021.  
 3.5 Montachusett Regional Transportation Commission update – Unified Planning Work Program (UPWP) project request. Walkability report and Canal St./rt 119, intersection analysis. - Beth Faxon  
 3.6 Montachusett Regional Planning Commission update – Laurie Shifrin  
 3.7 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.  
 3.8 Safe Routes to School (S.R.T.S) update. - Carol Hoffses.  
 3.9 Townsend Municipal Vulnerability Preparedness & Hazard Mitigation Plan implementation. – Core Team Members and Staff  
 3.10 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](mailto:bfaxon@townsendma.gov)

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

Join Zoom Meeting

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