



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

Rec'd Townsend Town Cler
13 JUL '22 PM 2:12

Laura Shifrin, Chair
Carol Hoffses, Member

Robert Therrien, Clerk

Mike Virostko, Vice Chair
Ian Ortiz Santiago, Member

PLANNING BOARD MEETING AGENDA

July 18, 2022, at 6:30 PM

SELECTMEN'S CHAMBERS, 272 MAIN STREET, TOWNSEND, MA.

And Via ZOOM for convenience

All are invited to attend

TCAM is inviting you to a scheduled Zoom meeting:

Topic: Planning Board

Time: Jul 18, 2022 6:30pm Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84392391171?pwd=SWIXTEhZSC9LeIBwQW5TMXFLUWptQT09>

Meeting ID: 843 9239 1171 Passcode: 309625

One tap mobile

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Meeting ID: 843 9239 1171 Passcode: 309625 Find your local number:

<https://us02web.zoom.us/j/kdvO5D3iEA>

1 PRELIMINARIES: votes may be taken.

- 1.1 Call the meeting to order and roll call.
- 1.2 Recital of The Pledge of Allegiance of the United States.
- 1.3 Announce meeting is being recorded.
- 1.4 Chairman's Additions/Deletions to Agenda unforeseen prior to 48 hours of this meeting.
- 1.5 Review Volunteer response forms received for Planning Board vacancy.
- 1.6 Approval of minutes 5-23-2022 & 6-13-2022 & 6-27-2022.

2 Public hearing and Appointments: votes may be taken.

- 2.1 **6:45pm.** Public hearing – Scenic Roads Act - 24 Old City Road.
Applicant: Walter and Cheryl DeLeo.
Project: to remove two sections of a stone wall totaling 25 feet at 24 Old City Road.
- 2.2 **7:00pm.** Public hearing – 256 Main St. – Site Plan Review Special Permit.
Applicant: Lorden Revocable Trust, Michael Lorden Trustee.
Project: convert a preexisting nonconforming commercial building to multifamily residential use by constructing 4 one-bedroom apartments at 256 Main Street.

3 WORKSESSION: votes may be taken.

- 3.1 Work on Townsend Master Plan Update.
- 3.2 Discussion §145-54.1 Age-restricted development bylaw. Town counsel guidance – L. Shifrin.
- 3.3 Safe Routes to School Program.
- 3.4 Stormwater Permit Inspection Reports/other related correspondence.
- 3.5 Stormwater regulations discussion.
- 3.6 Montachusett Regional Planning Commission (MRPC) & Montachusett Joint Transportation Committee (MJTC) meeting updates. – L. Shifrin and B. Faxon.
- 3.7 MVP-HMP Plan status. – M. Crowley.
- 3.8 Discuss and review of Planning Board fees and regulations for Fall Town meeting.

4 CORRESPONDENCE: votes may be taken.

- 4.1 Eric Slagle, Town Administrator – providing information about M.G.L. Chapter 40R - Smart Growth Zoning Overlay Districts.
- 4.2 Notices from Townsend/other Towns.
- 4.3 Discuss and vote for Planning Board representative to the Montachusett Joint Transportation Committee (MJTC).
- 4.4 Open meeting law meeting MMA update: the House passing of a bill regarding remote participation which authorizes remote participation until March 31, 2023.

5 ADJOURN: Votes may be taken.

- 5.1 Next scheduled Planning Board meeting is scheduled for August 8, 2022.

A reminder that meetings hosted by TCAM will be recorded, posted to the Town of Townsend YouTube channel, and will be rebroadcast on Townsend's Comcast channel 9.

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