



Office of  
**THE PLANNING BOARD**  
272 Main Street  
Townsend, Massachusetts 01469  
978-597-1700 X1722 [planning@townsendma.gov](mailto:planning@townsendma.gov)

Rec'd Townsend Town Clerk  
28 SEP '22 PM3:39

Laura Shifrin, Chair  
Carol Hoffses, Member

Robert Therrien, Clerk

Mike Virostko, Vice Chair  
Ian Ortiz Santiago, Member

**PLANNING BOARD MEETING AGENDA**  
October 3, 2022, at 6:30 PM

**SELECTMEN'S CHAMBERS, 272 MAIN STREET, TOWNSEND, MA.**  
And remotely via TCAM hosted ZOOM for convenience  
All are invited to attend  
Join Zoom Meeting

<https://us02web.zoom.us/j/89486566860?pwd=Q3pldHYrUU9QYVlmZjY1SnFKZUxrUT09>

Meeting ID: **894 8656 6860** Passcode: **097012**

**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.

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

- 2.1 **6:45pm public hearing** – 256 Main Street. Application for amendment to Site Plan Review Special Permit issued on July 18, 2022. The applicant Lorden Revocable Trust, Michael Lorden, Trustee is requesting an amendment to remove a

condition which states “the two first floor apartment units shall be age restricted affordable housing”.

- 2.2 **7:15pm public hearing** – 227 Mason Road. Map 13, block 21, Lot 2) Site Plan Review Special Permit. Applicant: Bryan Schulman proposed project: a change in use to operate a commercial kennel in residential district.
- 2.3 **7:45pm continuation of public hearing** – 22 Main Street. Site Plan Review Special Permit. OCD District. proposed project: a change in use to operate a veterinary clinic in the outlying Commercial District.

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

- 3.1 Discuss and review Planning Board fee schedules.
- 3.2 Planning Board regulations review.

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

- 4.1 Notice of remote MEPA consultation session - Public hearing on the ENF - Harbor Trace Water Treatment Plant.
- 4.2 Stormwater Permit project updates. Inspection Reports/other related correspondence.
- 4.3 Notices from Townsend/other Towns.
- 4.4 Safe Routes to School Program. - C. Hoffses.
- 4.5 Public hearing scheduled for proposed Zoning amendment to §145-54.1 Age-restricted development bylaw.
- 4.6 Request for Planning Board to endorse a Form J for Lot 2, Plan #71 of 2008. 4 Alyssa Drive.
- 4.7 Application for Endorsement of Plan Believed not to Require Approval received from Joseph Z. Shank. Address of property 77 Turner Road, Townsend, MA.

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

- 5.1 Next scheduled Planning Board meeting is scheduled for Monday, October 24, 2022.

Topic: Planning Board

Time: Oct 3, 2022 18:30 Eastern Time (US and Canada)

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