



Office of
THE PLANNING BOARD
272 Main Street
Townsend, Massachusetts 01469
978-597-1700 X1722 planning@townsendma.gov

Rec'd Townsend Town Cler
9 FEB '23 PM 2:48

Laura Shifrin, Chair (2025)

Mike Virostko, Vice Chair (2026)

Carol Hoffses, Member (2023)

Robert Therrien, Clerk (2024)

Ian Ortiz Santiago, Member (2023)

PLANNING BOARD MEETING AGENDA (amended)

Monday, February 13, 2023, 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 link:

<https://us02web.zoom.us/j/83125199948?pwd=dGxrZjlxZGNtUE4vTjRkeVFBYWtIZz09>

Meeting ID: 831 2519 9948

Passcode: 590352

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 Approval of minutes 09 JAN 2023.
- 1..6 Review Volunteer response forms received for Planning Board vacancy.

2 PUBLIC HEARINGS & APPOINTMENTS: votes may be taken.

2..1 6:45pm:

*** continue public hearing – 22 Main Street site plan review special permit application.** Applicant, Sallie Thurber. Proposal is for alterations to structure, driveway configuration, and addition of parking spaces at 22 Main St. (Map 41, Block 6, Lot 0), Zoned OCD, to operate a veterinary hospital.

***continue public hearing – 25 Harbor Trace stormwater management permit application.** Applicant, Townsend Water Department. an application received from Townsend Water Department, requesting a stormwater

management permit for construction of a 10,500 Sq. Ft. water treatment plant, and water main improvements located at 25 Harbor Trace Rd.

2..2 7:15pm:

public hearing – 5 Turnpike Road. On application received from Country Estates Condominium Trust, Anestis Pavlidis, Trustee, requesting a site plan review special permit and a stormwater management permit for repaving an existing parking area and modifications to create 26 parking spaces at 5 Turnpike Rd (Assessor's Map 50, Block 57 Lot 0).

2..3 8:00pm:

ANR – 96 Fitchburg Road – creating one lot and two parcels.

ANR – 112 West Meadow Road – creating 3 lots.

3 MEETING BUSINESS: votes may be taken.

- 3..1 Appoint a Planning Board member as a representative to the Capital Planning Committee
- 3..2 Stormwater management permit #2022-01 – Campbell Farm subdivision. request for Certificate of Completion.
- 3..3 ZBA Mandatory Referral – 5 Ryan Road accessory Apartment.
- 3..4 Planning Board regulations review.
- 3..5 DLTA update.
- 3..6 §145-54.1 Age Restricted bylaw discussion.
- 3..7 2024 Unified Planning work program project solicitation.

4 CORRESPONDENCE: votes may be taken.

- 4..1 Proposed bylaw modifications provided by the Housing Authority.
- 4..2 Stormwater Management Permit project updates. Inspection reports/other related correspondence.
- 4..3 Notices from Townsend/other Towns.
- 4..4 Update Safe Routes to School – Carol Hoffses
- 4..5 Citizen Planner Training Collaborative (CPTC) Annual Conference & trainings.
- 4..6 2023 MA Freight Plan flyer.
- 4..7 Transportation Open Forum flyer.
- 4..8 Draft Limited English Proficiency (LEP) Access Plan for the Metropolitan Planning Org. (MPO).
- 4..9 Brownfields Roundtable announcement.

5 ADJOURN: Votes may be taken.

- 5..1 Next scheduled Planning Board hybrid meetings are scheduled for February 27, 2023, March 13, 2023, and April 10, 2023.