



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

Laura Shifrin, Chair
Carol Hoffses, Member

Robert Therrien, Clerk

Mike Virostko, Vice Chair
Ian Ortiz Santiago, Member

PLANNING BOARD MEETING AGENDA
November 7, 2022, at 7:00 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/83616979548?pwd=ajJrM3NvdXFzYzFSc2o0cHRyKzRDUT09>

Meeting ID: 836 1697 9548 Passcode: 784923

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 Planning Board meeting minutes October 24, 2022.

2 PUBLIC HEARINGS : votes may be taken.

- 2.1 **7:30 pm continuation of public hearing – Site Plan Review Special Permit**
Premises: 22 Main Street. (Assessor’s Map 41 Block 6 Lot 0)
Applicant: Sallie Thurber.
proposed project: a change in use to operate a veterinary clinic in the Outlying Commercial District.

3 WORKSESSION: votes may be taken.

- 3.1 Review/discuss proposed zoning bylaw amendments to Section 145-54.1 Age restricted development Revision 2. And Section 145-42 Site Plan review special permit.
- 3.2 Zoning Board of Appeals Mandatory referral – 75 Turner Road application for special permit for accessory apartment use.
- 3.3 Discussion - Hazard Mitigation Plan – municipal vulnerability preparedness plan implementation.
- 3.4 Discussion – 2022 Master Plan implementation.

4 CORRESPONDENCE: votes may be taken.

- 4.1 Memo from Board of Selectmen re: 2022 Special Town meeting.
- 4.2 Memo from Board of Selectmen’s office re: license renewals.
- 4.3 Stormwater Permit project updates. Inspection Reports/other related correspondence.
- 4.4 Notices from Townsend/other Towns.
- 4.5 Safe Routes to School Program. - C. Hoffses.
- 4.6 Invitation to a joint meeting with Townsend Housing Authority, Zoning Board of Appeals, Townsend Affordable Housing Trust scheduled for November 14, 2022, at 7:00pm.

5 ADJOURN: Votes may be taken.

- 5.1 Next scheduled Planning Board meeting is scheduled for **Wednesday, November 16, 2022, at 6:30pm.**