



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  
8 FEB '24 PM3:56

Laura Shifrin, Chair (2025)  
Carol Hoffses, Vice Chair (2026)

Robert Therrien, Member (2024)

Andrew Shepherd, Clerk (2028)  
Tony Lopez, Member (2024)  
Michael Virostko, Associate Member (2024)

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**PLANNING BOARD'S MEETING AGENDA**  
**Amended**

February 12, 2024, 6:30 PM Selectmen's Chambers

272 Main Street, Townsend MA, **AND** via TCAM Inc. hosted Zoom for convenience

Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting will not be suspended or terminated if technical problems interrupt the virtual broadcast, unless otherwise required to by law. Members of the public with an interest in a specific agenda item should make plans for in-person attendance.

Zoom link provided by: TCAM Inc.

<https://us02web.zoom.us/j/81632219544?pwd=cXlVSmImbXA3cElzaWIKblVvK1N4Zz09>

Meeting ID: **816 3221 9544**

Passcode: **032767**

**I. Preliminaries:**

- 1.1 Call the meeting to order and roll call\*.
- 1.2 Pledge of Allegiance.
- 1.3 Announce the meeting is being recorded and uploaded to Town of Townsend YouTube channel.
- 1.4 Chair's Additions or Deletions.
- 1.5 Review/Approve meeting minutes for 01/08/2024 & 01/22/2024.

**II. Appointments:**

- 2.1 (6:40p) ANR – 27 Bayberry Hill Road – Welch
- 2.2 (6:50) Energy Committee report – Ron Montgomery and Dr. Michael Brown.

**III. Work Session:**

- 3.1 review/discuss proposed changes to Regulations §175-45 Stormwater regulations.
- 3.2 review/discuss proposed changes to Regulations §§175-1-13.
- 3.3 review/discuss proposed changes to Scenic Roads bylaw Ch. 106 – remove fees from bylaw.



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- 3.4 review/discuss proposed changes to 145-86 Large scale ground mounted solar installations – remove fees from bylaw.
  - 3.5 review/discuss draft Planning Board fee schedule table.
  - 3.6 MBTA communities compliance mission – review/discuss draft new zoning proposal – Article IX (Special regulations) Section 145-54.2 – Multi-Family Overlay District (MFOD).

#### IV. Correspondence:

- 4.1 Planning Board Administrative updates and reports.
- 4.2 Announcements & Communications.

\*Votes may be taken at any time during the meeting. The listing of topics that the Chair reasonably anticipates will be discussed at the meeting is not intended as a guarantee of topics that will have been discussed. Not all topics listed may in fact be discussed, and other topics not listed may also be brought up for discussion to the extent permitted by law.