



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

Lance J. McNally, Chairman

Laura Shifrin, Vice Chair

Carol Hoffses, Associate Member

Charles Sexton-Diranian, Clerk

Jerrilyn T. Bozicas, Member

Planning Board Meeting Agenda

Monday, November 16, 2020, at 6:30 PM

VIRTUAL MEETING

VIA: ZOOM PER GOVERNOR'S ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETNIG LAW, G.L. c. 30A, § 20†

PUBLIC ACCESS ZOOM MEETING LINK: [Join Zoom Meeting](#)

<https://us02web.zoom.us/j/83441863581?pwd=SDERyY2RiQ0pSN2pNaUI4M0NmTDVtQT09>

Meeting ID: 834 4186 3581

Passcode: 912242

- 1 **PRELIMINARIES: votes may be taken.**
 - 1.1 Call the meeting to order and roll call.
 - 1.2 Chairman's additions or deletions.
 - 1.3 Approval of minutes 09-14-2020 and 09-28-2020
- 2 **APPOINTMENTS AND HEARINGS: votes may be taken.**
 - 2.1 ANR – Warren Road – Map #32 Block #2 Lot #0 - Applicant(s): Kenneth Tulley & Kevin Smith
 - 2.2 ANR -- 198 North End Road – Map 38 Block 14 Lot 0 - Applicant Kevin Smith
 - 2.3 **6:45 PM – public hearing – application for a stormwater management permit.**
Applicant: Ambros Corporation

Location: 3 Wheeler Road. Map #4 Block #9 Lot #1

Project: the application for a stormwater management permit is filed in conjunction with an application for an Earth Excavation special permit under review by the Zoning Board of Appeals. The applicant proposes to remove 109,000 cubic yards of material which is above the threshold requiring a Stormwater permit.
 - 2.4 **7:15 PM – public hearing – application for renewal of a cell tower site plan review special permit.**
Applicant: SBA Towers V, LLC.
Location: 12 Ball Road. Map#45 Block #2 Lot #0.

Project: application for renewal of a special permit for an existing cell tower located at 12 Ball Road.

† Per the Governor's Order, and during the State of Emergency now-in-effect or until sooner rescinded, public bodies are relieved from the requirement that they conduct their meetings in a public place that is open and physically accessible to the public; provided, however, that all public bodies shall ensure public access to deliberations through adequate, alternative means, which include (but are not limited to) telephone, internet or satellite enabled audio or video conferencing or other technology that enables the public to clearly follow the proceedings of the public body while they are occurring. The Order also allows remote participation by all members of a public body; and waives the requirements that a quorum and the chair be physically present at the meeting location.

2.5 8:00 PM – public hearing – site plan review special permit.

Applicant: Squannacook Greenways, Inc.

Location: 9 Center St. Map #51 Block #136 Lot#0 & Map# 51 Block #57 Lot #0

Project: proposed construction of 12 parking spaces to provide parking for access to the Squannacook Rail Trail at 9 Center Street.

3 WORKSESSION: votes may be taken.

3.1 Recommend the appointment of Carol Hoffses as a full member of the Planning Board for a term to expire 2023.

3.2 Townsend Master plan committee update.

3.3 Scenic Roads Regulations discussion – amendments to 145-24 C (10) in 2014

3.4 DLTA MRPC Townsend’s draft age restricted housing development zoning bylaw.

3.5 DLTA MRPC Townend Chapter 43D feasibility grant.

3.6 Safe routes to school update. – Charles Sexton-Diranian

3.7 Reappointment of master plan committee members. Kym Craven, Karen Clement, Bill Rideout, Andrea Wood, Don Hayes, Cynthia Donovan Schuster, Todd Melanson.

3.8 Mandatory referral – Zoning Board of Appeals – 50 Highland Street Appeal

4 CORRESPONDENCE: votes may be taken.

4.1 Notices from Townsend/other Towns.

4.2 Notification from EEA re: MVP FY21 Action Grant Application - Townsend Water Supply Assessment.

4.3 Notification from DOT re: Townsend shared spaces and streets grant application.

4.4 Small business assistance grant program announcement – local COVID19 relief funding

5 SCHEDULE AND ADJOURN: votes may be taken.

5.1 Next Planning Board meeting.

Materials are available digitally upon request by emailing bfaxon@townsendma.gov

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Topic: Townsend planning board meeting.

Time: Nov 16, 2020 06:30 PM Eastern Time (US and Canada)

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