



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

Rec'd Townsend Town Clerk
27 MAR '24 PM2:13

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)

PLANNING BOARD'S MEETING AGENDA

Monday April 1, 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=cXlvSmImbXA3cElzaWIKbIVkK1N4Zz09>

Meeting ID: **858 2031 8990**

Passcode: **785250**

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 (6:30pm) Joint meeting with Bylaw Review Committee: Public Hearing re: Bylaw Review Committee Warrant Article Submission.

II. Public hearing

2.1 6:30pm In accordance with the provisions of MGL Chapter 40A, Sections 5 and 11, and Zoning Bylaw, Article XII, Section 145-69, the Planning Board will hold a public hearing on Mon., April 1, 2024, at 6:30 p.m., in the Selectmen's Chambers, Memorial Hall, 272 Main St., and via remote access to review proposed amendments to the Zoning Bylaws, and Planning Board Rules and Regulations, as follows:



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ZONING BYLAWS

Art. XVI §145-86. Renewable/Alternative Energy Section C, entitled General requirements for all large-scale ground-mounted solar power installations. Remove fees from bylaw.

Art. IV Special provisions

§ 145-52 Outdoor lighting bylaw repeal. To replace it with new outdoor lighting general bylaw.

§ 145-36 Accessory apartments in residential district. Corrective administrative edits

PLANNING BOARD RULES AND REGULATIONS:

Article II

§175-8 Definitions

§175-9 General provisions

§175-10 General requirements for applications

erosion and sedimentation control plan (the stormwater plan).

§175-11 Procedures for ANR applications

maintenance (O & M) plan.

§175-12 Preliminary subdivisions

§175-13 Definitive subdivisions

§175-31 hearings under the scenic roads act.

Appendix E Planning Board fee schedule

Article V Stormwater regulations

§175-38 Administration

§175-42 Fees

§175-44 Stormwater management,

§175-45 Operation and

III. ANR - 66 Bayberry Hill Rd – WK Realty Trust - Lot lines redrawn - 3 reconfigured Lots

IV. Adjourn:

4.1 Next meetings are scheduled for April 8th, and April 29th, 2024, at 6:30pm.

*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.

If any member of the public wishing to attend this meeting seeks special accommodations in accordance with the American with Disabilities Act or state law, please contact Beth Faxon at 978-597-1700 x1722, or at planning@townsendma.gov