



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

Rec'd Townsend Town Cler
 13 JUL '22 PM2:12

Laura Shifrin, Chair
 Carol Hoffses, Member

Robert Therrien, Clerk

Mike Virostko, Vice Chair
 Ian Ortiz Santiago, Member

PLANNING BOARD MEETING AGENDA

July 18, 2022, at 6:30 PM

SELECTMEN'S CHAMBERS, 272 MAIN STREET, TOWNSEND, MA.

And Via ZOOM for convenience

All are invited to attend

TCAM is inviting you to a scheduled Zoom meeting:

Topic: Planning Board

Time: Jul 18, 2022 6:30pm Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84392391171?pwd=SWIXTEhZSC9LeIBwQW5TMXFLUWptQT09>

Meeting ID: 843 9239 1171 Passcode: 309625

One tap mobile

+13017158592,,84392391171#,,,,*309625# US (Washington DC)

+13126266799,,84392391171#,,,,*309625# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago) +1 929 205 6099 US (New York) +1 253 215 8782 US (Tacoma)+1 346 248 7799 US (Houston)+1 669 900 6833 US (San Jose)

Meeting ID: 843 9239 1171 Passcode: 309625 Find your local number:

<https://us02web.zoom.us/j/kdvO5D3iEA>

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 minutes 5-23-2022 & 6-13-2022 & 6-27-2022.

2 Public hearing and Appointments: votes may be taken.

- 2.1 **6:45pm.** Public hearing – Scenic Roads Act - 24 Old City Road.
Applicant: Walter and Cheryl DeLeo.
Project: to remove two sections of a stone wall totaling 25 feet at 24 Old City Road.
- 2.2 **7:00pm.** Public hearing – 256 Main St. – Site Plan Review Special Permit.
Applicant: Lorden Revocable Trust, Michael Lorden Trustee.
Project: convert a preexisting nonconforming commercial building to multifamily residential use by constructing 4 one-bedroom apartments at 256 Main Street.

3 WORKSESSION: votes may be taken.

- 3.1 Work on Townsend Master Plan Update.
- 3.2 Discussion §145-54.1 Age-restricted development bylaw. Town counsel guidance – L. Shifrin.
- 3.3 Safe Routes to School Program.
- 3.4 Stormwater Permit Inspection Reports/other related correspondence.
- 3.5 Stormwater regulations discussion.
- 3.6 Montachusett Regional Planning Commission (MRPC) & Montachusett Joint Transportation Committee (MJTC) meeting updates. – L. Shifrin and B. Faxon.
- 3.7 MVP-HMP Plan status. – M. Crowley.
- 3.8 Discuss and review of Planning Board fees and regulations for Fall Town meeting.

4 CORRESPONDENCE: votes may be taken.

- 4.1 Eric Slagle, Town Administrator – providing information about M.G.L. Chapter 40R - Smart Growth Zoning Overlay Districts.
- 4.2 Notices from Townsend/other Towns.
- 4.3 Discuss and vote for Planning Board representative to the Montachusett Joint Transportation Committee (MJTC).
- 4.4 Open meeting law meeting MMA update: the House passing of a bill regarding remote participation which authorizes remote participation until March 31, 2023.

5 ADJOURN: Votes may be taken.

- 5.1 Next scheduled Planning Board meeting is scheduled for August 8, 2022.

A reminder that meetings hosted by TCAM will be recorded, posted to the Town of Townsend YouTube channel, and will be rebroadcast on Townsend's Comcast channel 9.

By participating in any meeting hosted by TCAM (Townsend Community Access Media) you are giving your tacit permission for your image/likeness and voice/audio to be recorded and replayed/broadcast and posted online by TCAM (Townsend Community Access Media).