



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

Ree'd Townsend Town Clerk
9 AUG '23 PM3:46

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

August 14, 2023, 6:30 PM Selectmen's Chambers

272 Main Street, Townsend MA, AND via 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.

TCAM - is inviting you to a scheduled Zoom meeting.

Topic: Townsend Planning Board

Time: Aug 14, 2023, 18:30 Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83541516274?pwd=V0pjSzVZR0U0WkY3RjUwOG1sR3gxdz09>

Meeting ID: 835 4151 6274

Passcode: 809948

One tap mobile

+13092053325,,83541516274#,,, *809948# US

+13126266799,,83541516274#,,, *809948# US (Chicago)

I. PRELIMINARIES – VOTES MAY BE TAKEN:

- 1.1 Call the meeting to order and roll call.
- 1.2 Pledge of Allegiance.
- 1.3 Chairman's Additions or Deletions.
- 1.4 Approval of minutes July 24, 2023.
- 1.5 Administrative report.

II. APPOINTMENTS & BUSINESS: - VOTES MAY BE TAKEN:



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2.1 (6:45 pm) continuation of public hearing – Age restricted development special permit.

Property: (94 tentatively) Fitchburg Road Map 16, Block 39 Lot 2. RA & RB districts.

Applicant: Howard Scott Baker

Project: construction of 3 attached dwelling units, associated utilities, driveways, and outdoor recreation areas for an age-restricted development located at 96 Fitchburg Residential A& B zoning districts.

2.2 (7:15 pm) Jonathan Vos, MRPC –MBTA communities zoning update.

III. WORK SESSION: - VOTES MAY BE TAKEN:

**3.1 Planning Board regulations and bylaw review. Planning Board regulation §175-13
Definitive subdivisions.**

IV. CORRESPONDENCE: -

- 4.1 Bylaw review committee.
- 4.2 Notices from Townsend/other Towns
- 4.3 Exploring river access workshop on the Nashua and Nissitissit Rivers Sept. 6-8, 2023.
- 4.4 MBTA Monthly Learning Sessions Citizen Housing and Planning Association. Each month we will focus on a different topic relevant to MBTA Communities pursuing compliance with the new Multifamily Zoning Requirements (3A).

V. ADJOURNMENT - VOTES MAY BE TAKEN

- 5.1 Next Planning Board meetings scheduled for Aug 28 & Sept 11, 2023.