



Office of  
**THE PLANNING BOARD**  
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Rec'd Townsend Town Clerk  
 16 AUG '22 PM4:04

Laura Shifrin, Chair  
 Carol Hoffses, Member

Robert Therrien, Clerk

Mike Virostko, Vice Chair  
 Ian Ortiz Santiago, Member

## PLANNING BOARD MEETING AGENDA

August 22, 2022, at 6:30 PM

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

And remotely via TCAM hosted ZOOM for convenience

All are invited to attend

Join Zoom Meeting

<https://us02web.zoom.us/j/86071131624?pwd=c1BGNm5DVTBET3VFOXAvQTRBaUV6Zz09>

Meeting ID: 860 7113 1624 Passcode: 640613

One tap mobile Dial by your location

+1 312 626 6799 US (Chicago)

Passcode: 695061

Find your local number: <https://us02web.zoom.us/j/86071131624?pwd=c1BGNm5DVTBET3VFOXAvQTRBaUV6Zz09>

### 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.

2 **PUBLIC HEARINGS:** votes may be taken.

2.1 **6:45 P.M. Public hearing – 22 Main St. (Map 41, Block 6, Lot 0) for Site Plan Review Special Permit.**

**Applicant:** Sallie Thurber

**Project:** The applicant is proposing alterations to structure, driveway configuration, and addition of parking spaces at 22 Main St. (Map 41, Block 6, Lot 0), Zoned OCD, to operate a veterinary hospital.

3 **WORKSESSION:** votes may be taken.

- 3.1 Planning Board members sign the Townsend Master Plan.
- 3.2 Discuss of §145-54.1 Age-restricted development bylaw amendments drafted by Town counsel.
- 3.3 Discuss proposed edits and/or changes to BOS policy #1-2021 meeting decorum policy.
- 3.4 Discuss and review of Planning Board fees per request of Town Administrator.
- 3.5 Review Townsend, MA Part IV Regulations Chapter 175 Planning Board.

4 **CORRESPONDENCE:** votes may be taken.

- 4.1 report received from Beals & Thomas to the Planning Board re: Locke Brook Solar Array – 22 West Meadow Road Annual Landscape Monitoring.
- 4.2 Stormwater Permit Inspection Reports/other related correspondence.
- 4.3 Notices from Townsend/other Towns.
- 4.4 Safe Routes to School Program. - C. Hoffses.
- 4.5 Memo from Land Use Coordinator to Planning Board re: change of regulation in section 175-44 Stormwater management, erosion and sedimentation control plan (the stormwater plan).
- 4.6 Email from Land Use Coordinator re: update on MBTA multifamily housing requirements.

5 **ADJOURN:** Votes may be taken.

- 5.1 Next scheduled Planning Board meeting is scheduled for Monday, September 12, 2022.