



Office of  
**THE PLANNING BOARD**  
272 Main Street  
Townsend, Massachusetts 01469  
978-597-1700 X1722 [planning@townsendma.gov](mailto:planning@townsendma.gov)

Rec'd Townsend Town Clerk  
17 JAN '24 PM 1:45

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 (amended)**

January 22, 2024, 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.

Zoom link provided by: TCAM Inc.

<https://us02web.zoom.us/j/81632219544?pwd=cXlVSmImbXA3cElzaWlKblVhK1N4Zz09>

Meeting ID: **816 3221 9544**

Passcode: **032767**

#### **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 Chair's Additions or Deletions.

#### **II. Appointments:**

2.1 **6:45 pm - Ami Shah - 249-251 Main St.** – change of use project proposal and request for waiver from site plan review Section 145-42 D (1) Special provisions for drawing requirements.

2.2 **7:00 pm - Dr. Sallie Thurber - 22 Main St. Best Friends Veterinary Hospital.** Project modification presentation and site plan special permit status update.

#### **III. Business:**

- 3.1 Planning Board Administrative updates and reports.
- 3.2 Announcements & Communications.



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3.3 proposed changes to Planning Board regulations Section 175- 45 Stormwater regulations.

3.4 proposed changes to Planning Board regulations Section 175-13 Definitive subdivisions.

3.5 Townend MBTA communities Multifamily development overlay district bylaw review.

3.6 MRPC announcements District Local Technical Assistance Grants and Unified Planning Work Program.

\*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.