



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

Rec'd Townsend Town Clerk
4 MAY '23 AM 11:14

Laura Shifrin, Chair (2025)

Carol Hoffses, Member (2026)

Robert Therrien, Clerk (2024)

Andrew Shepherd, Member (2028)

vacancy, Member (2027)

PLANNING BOARD'S MEETING AGENDA (amended)

May 8, 2023, 6:30 PM Selectmen's Chambers

272 Main Street, Townsend MA also, 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.

Topic: Townsend Planning Board

Time: May 8, 2023, 18:30 Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82060320959?pwd=K1Q4cUxuU2JxUXRPdEc0Y3pWZkEwUT09>

Meeting ID: 820 6032 0959

Passcode: 155634

One tap mobile

+13052241968,,82060320959#,,, *155634# US

+13092053325,,82060320959#,,, *155634# US

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 Welcome Planning Board member elect, Andrew Shepherd.
- 1.5 Reorganization of the Planning Board.

II. APPOINTMENTS AND HEARINGS – VOTES MAY BE TAKEN:

2.1 (6:45) Montachusett Regional Planning Commission - mission of compliance with multifamily zoning districts statute under Section 3A of the Zoning Act (hereafter "MBTA Communities")

Representatives from Montachusett Regional Planning Commission will present the MBTA project scope, services, and timeline in support of Townsend's required compliance with



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M.G. L. Chapter 40A Section 3A multi-family zoning as-of-right in Massachusetts Bay Transportation Association (MBTA) communities. These services are provided through a District Local Technical Assistance grant.

III. BUSINESS: - VOTES MAY BE TAKEN:

- 3.1 2023 Annual Town meeting & Special Town meeting review.
- 3.2 ZBA referral request 22 Main Street application.
- 3.3 Report on MBTA legislation submitted by Robert Therrien, Planning Board member.
- 3.4 Discuss modifications to 145-54.1 Age-restricted development bylaw.
- 3.5 Recommendations for the Townsend Housing authority regarding proposed zoning bylaw modifications.

IV. CORRESPONDENCE: - VOTES MAY BE TAKEN

- 4.1 Review volunteer response forms received. Announce Planning Board vacancies.
- 4.2 from Board of Selectmen re: Reorganization of the Board of Selectmen.
- 4.3 from Conservation Commission re: Notice of public hearing - Townsend Wetlands regulations Ch. 150 proposed changes.
- 4.4 from MRPC: Public comment period Draft FY24 UPWP & Transportation Improvement Plan.
- 4.5 0 Bayberry Hill Road Parcel ID 17-2-0 removal from Ch 61 B.
- 4.6 Townsend MART shuttle update.
- 4.7 Notices from other towns.