



Office of
THE PLANNING BOARD
272 Main Street
Townsend, Massachusetts 01469
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Rec'd Townsend Town Clerk
5 JAN '23 PM1:16

Laura Shifrin, Chair
Carol Hoffses, Member

Robert Therrien, Clerk

Mike Virostko, Vice Chair
Ian Ortiz Santiago, Member

PLANNING BOARD MEETING AGENDA
January 9, 2023, 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/83800995697?pwd=aExWUHRCUzREeEdJbkMrMkpGN0ttUT09>

Meeting ID: 838 0099 5697 Passcode: 621881

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 Approval of minutes 12 DEC 2022.
- 1.6 Review Volunteer response forms received for Planning Board vacancy.

2 PUBLIC HEARINGS & APPOINTMENTS: votes may be taken.

- 2.1 **7:00pm** ANR application – Bayberry Hill Road – 3 Lots.
- 2.2 **7:30pm** public hearing – 25 Harbor Trace stormwater management permit application. Applicant, Townsend Water Department. an application received from Townsend Water Department, requesting a stormwater management permit for construction of a 10,500 Sq. Ft. water treatment plant, and water main improvements located at 25 Harbor Trace Rd. (Assessor's Maps 33, Block 79 Lot 18 and Map 33, Block 79 Lot 0) zoned RA3 and in the Aquifer Protection Overlay District. The Applicant is proposing 91,500 sq. ft of land disturbance with approx. 5,500 cubic yards of fill. The land disturbance proposed is above the threshold requiring a major stormwater management permit.

3 MEETING BUSINESS: votes may be taken.

- 3.1 227 Mason Road site plan review special permit application draft decision review.
- 3.2 Stormwater management permit #2022-02 – 3 Wheeler Road
- 3.3 Stormwater management permit #2022-01 – Campbell Farm subdivision
- 3.4 2022 Planning Board Annual report.
- 3.5 FY 24 Planning Board budget worksheet.
- 3.6 Planning Board regulations review.
- 3.7 Discuss DLTAs opportunities and timeline.

4 CORRESPONDENCE: votes may be taken.

- 4.1 Stormwater Management Permit project updates. Inspection reports/other related correspondence.
- 4.2 Notices from Townsend/other Towns.
- 4.3 Update Safe Routes to School – Carol Hoffses
- 4.4 MJTC (Montachusett Joint Transportation Commission) meeting January 11, 2023

5 ADJOURN: Votes may be taken.

- 5.1 Next scheduled Planning Board meetings are scheduled for January 23, 2023, February 13, 2023, February 27, 2023 and March 13, 2023.