



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

Rec'd Townsend Town Clerk
5 JUN '24 AM 11:23

Laura Shifrin, Chair (2025)

Andrew Shepherd, Clerk (2028)

Carol Hoffses, Vice Chair (2026)

Robert Therrien, Member (2027)

Vacancy, Member (2024)

Michael Virostko, Associate Member (2024)

PLANNING BOARD'S MEETING AGENDA

June 10, 2024, 6:30 PM Selectmen's Chambers

272 Main Street, Townsend MA, **AND** via TCAM Inc. hosted 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=cXlvSmlmbXA3cElzaWIKblVkk1N4Zz09>

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.
- 1.5 Review/Approve meeting minutes for 5/6/24 & 5/20/24.
- 1.6 Administrative report.

II. Hearings & Appointments:

- 2.1 **(6:40 PM) Introduction**; Charles Sexton-Diranian, candidate for Planning Board Associate Member vacancy.

- 2.2 **(6:45PM) Continuation of public hearing** – 108 & 110 West Meadow Road –
Applicant: Phillip Colameta



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Application: major stormwater management permit. The Applicant is proposing site work with land disturbance of 150,448 sq. ft of material, 2,000 cubic yards of fill, & some site work on slopes >15%.

Property locus – 108 West Meadow Road & 110 West Meadow Road.

2.3 **(7:15) Appointment** - Joseph Boyle, Principal Planner, MRPC – District Local Technical Assistance CY 24 DLTA

- MBTA Communities Zoning Act compliance – 1. Draft Townend MBTA multifamily overlay district bylaw rev 06-04-2024. 2. Memorandum re: Zoning Site Plan review.
- Housing - Accessory Apartment zoning bylaw language review - status update.

III. Work Session:

- 3.1 Planning Board Rules and Regulations review Sec. 175-14 Plans for definitive subdivisions. Sec. 175-15 Required submissions for definitive subdivisions. Sec. 175-27 Special Permit Granting Authority – Employment of outside consultants.
- 3.2 Master Plan implementation.

IV. Correspondence:

- 4.1 Volunteer response Form – Lance J. McNally, candidate for Planning Board member.
- 4.2 Announcements & Communications received from Townsend & other Towns.

V. Education:

- 5.1 Citizen Planner Training Collaborative online courses – via Zoom June 6th, 18th, & 20th. [CPTC – Citizen Planner Training Collaborative \(masseptc.org\)](http://CPTC-CitizenPlannerTrainingCollaborative(masseptc.org))

VI. Adjourn:

- 6.1 Next meetings: June 18th – meeting jointly with Selectboard, June 24th, 2024 & July 8, 2024.

*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.