



Office of
THE PLANNING BOARD
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Jeffrey R. Peduzzi, Chairman Nicholas E. Thalheimer, Vice Chairman Lance J. McNally, Clerk
Christopher Nocella, Member Perry J. Tomasetti, Member Jerrilyn T. Bozicas, Associate Member

DRAFT

Planning Board Meeting Agenda
Monday, September 22, 2014 7:00 p.m.
Townsend Memorial Hall, Selectmen's Chambers
272 Main Street, Townsend, MA 01469

I. PRELIMINARIES:

- 1.1 Call the meeting to order
- 1.2 Roll call
- 1.3 Additions or Deletions to Agenda Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting –
- 1.4 Acceptance of Minutes of 08/18/14

II. APPOINTMENTS:

- 2.1 7:10 p.m. ANR Plan: 312 & 314 C. Morrissey, Townsend Hill Rd- Lot Revisions/Consolidation
- 2.2 7:30 p.m. Public Hearing Draft Amendments to Zoning Bylaws & Planning Rules & Regulations

Zoning Bylaws:

- Article II §145-5 Definitions: Right of Way; Stone Walls; Trees; Tree Cutting & Removal
- Article VI §145-24 C. (10) Stone Walls within Town Right of Way
- Article IX §145-42 C. (1) & (2) Site Plan Review-Stormwater Application & Requirements
- Article XVI §145-87. Wind Energy Systems A. (1) Applicability, B. Definitions and D. (2) (c) NEC Compliance

Planning Regulations:

- Article II §175-31 A. & B. Scenic Road Act, stone walls

III. WORKSESSION:

- 3.1 Draft Scenic Roads Act Application – to Include Stone Wall Removal Requirements
- 3.2 Planning Board Regulations §175-27 Fees – Draft Amendment to Add Fee: Road Acceptance
- 3.3 Solar Farm on Residential Land Discussion: Example of Tax Revenue Impact
- 3.4 Discuss Process & Timelines for Drafting a Medical Marijuana Bylaw
- 3.5 Vote: Re-Appoint Laura Shifrin as Planning Board's Rep to Capital Planning for 7/1/14-6/30/15
- 3.6 FYI: Tennessee Gas Pipeline Co. Notice: Start of the Pre-Filing Process
- 3.7 CPTC Fall Courses

IV. CORRESPONDENCE:

- 4.1 Zoning Enforcement Letter to Inquiry RE: Opening Business on 8 Jefts Street
- 4.2 Community Stormwater Solutions-Fri. 10/17/14 at 9 – 11 a.m.: Leominster Public Library
- 4.3 Notices from Townsend/Other Towns

V. ADJOURNMENT:

- 5.1

Next Regular Meeting Date: Monday October 6, 2014 at 7:00 p.m.