



Office of  
THE PLANNING BOARD

272 Main Street  
Townsend, Massachusetts 01469  
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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**

Planning Board Meeting Agenda  
Monday, November 17, 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 – Add:
- 1.4 Acceptance of Minutes of 10/28/14

**II. APPOINTMENTS:**

- 2.1 7:10 Peter DeCarolis – Trophy Ave. Village at Patriot Common Request for Release of Funds

**III. WORKSESSION:**

- 3.1 Response Comments from Ducharme & Dillis RE:
- 3.2 Draft Decision: BK & BK, LLC, Bart King, 366-368 Main St. Bus Depot Re-development, Site Plan Review/Special Permit
- 3.3 Authorize Payment of \$350.00 to Ducharme & Dillis for Peer Review Work on Village at Patriot Common
- 3.4 Authorize Payment of \$1,625.00 to Ducharme & Dillis for Peer Review Work on Draft Amendments to Bylaws, Planning Board Rules & Regs, & Stormwater Regulations
- 3.5 Authorize Payment of \$1,500.00 to Ducharme & Dillis for Peer Review Work on 366-368 Main St., BK & BK, LLC, Bus Depot
- 3.6 Draft Reports to Town Meeting:  
Article II §145-5 Definitions: Right of Way; Stone Walls; Trees; Tree Cutting & Removal  
Article VI §145-24 C. (10) Stone Walls, Driveways and Entrances  
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
- 3.7 ZBA Referral Notice RE: 19 Main St., No. Middlesex Regional School District: New High School
- 3.8 Schedule Meetings – Dec. 1<sup>st</sup>? (Board Discussed Tentative Date, if Needed)  
Suggest: Jan. 12<sup>th</sup> & 26<sup>th</sup>?  
Feb. 9<sup>th</sup> & 23<sup>rd</sup>?  
Mar. 23<sup>rd</sup>?

**IV. CORRESPONDENCE:**

- 4.1 Copy of Response to F. Bashaw Questions RE: Light & Noise Regulations
- 4.2 MRPC Siting of Renewable Energy Facilities in Montachusett & No. Middlesex Regions
- 4.3 ZBA Decision: BK & BK, LLC to Re-construct a Bus Depot
- 4.4 Northeast Energy Direct Project Update RE: Kinder Morgan/Tennessee Gas Pipeline
- 4.5 Special Town Meeting: 12/03/14 Warrant
- 4.6 Notices from Townsend/Other Towns

Planning Board Agenda  
November 17, 2014

V. **ADJOURNMENT:**  
**5.1**

**Next Regular Meeting Date: Monday December 1, +/-or 15, 2014 at 7:00 p.m.**