



Townsend Planning Commission Agenda

November 21, 2019

Meeting @7:00pm

- I. Call to Order
- II. Opening Ceremonies
 - a. Roll Call
Troy Geiger, James Reyes, Sheryl Rojas
 - b. Pledge of Allegiance
 - c. Visitor Acknowledgement
Trisha, Mayor MacDonald
 - d. Announcements
- III. Review of Minutes for approval- Moved until next meeting
 - a. 9/15/19 minutes
 - b. 10/09/19 minutes
- IV. Continued review of Comprehensive Plan
Discussion of maps- all data available on FirstMap
 - Environmental Features map**
 - 1. Wetlands is indicated as white and needs to be corrected
 - 2. Wellheads need to be corrected- TVI off Edgar
 - 3. Neighborhood correction: Townsend Village to Townsend Village I
 - 4. Remove Pine feature on map
 - 5. Why excellent recharge on old map, new map just groundwater recharge
 - 6. Old map indicates 100 flood plains
 - 7. Old map is contoured new map is not
 - 8. Change color of town borders than roadways
 - 9. Delete residential community outside of town boundary
 - 10. Carter Farms was annexed Jan. 24, 2018
 - 11. Delete all residential communities from the map
 - Aerial View map**
No change
 - Historic Locations**
 - 1. Missing historical marker in front of Town Hall- Main & Ginn
 - 2. Confirm Town Hall is indicated as a historic place
 - 3. Carlton Hall can review the national register historical places for accuracy
 - 4. Zoom in on historical locations map so clearer to see on the map

Existing Land Use

1. TVII lots are all built and should not reflect vacant
2. Commercial lots off TVII on Hwy71 entrance. Church is being built on commercial and Shoppes of Townsend is commercial
3. We may want to zone an institutional area, discuss later
4. Townsend Acres will be removed from all maps since the plan has sunsetted.
5. Current church is zoned as exempt residential; Troy will look into further as why. Possibly Town Manager can look into.
6. Carter Farms- we do have a plot plan and need to place layout onto map
7. 2001 Sewer Agreement- annexations need to be approved by the county and site plans must adhere to the UDC provisions. Belief that agreement was lost or not aware if the county reviewed. County would need to provide documentation that they can provide the sewer. Carter Farms is being questioned if the county has approved to support the sewer usage. Extremely important that this agreement is worked out. Mayor states that agreement was good for 25 years. Trisha states there is a 5-year renewal.

Future Land Use & Annexation Areas

1. Blue areas- institutional/Community
2. Zone B- areas that we have an interest in these areas. Annexation areas are the yellow hash areas. Trisha can call previous individual to ask why zone B is so large. Advises not to mark large areas for annexation because county handles the sewer. We need to know our capacity before we can mark what we want to annex. If Middletown and Townsend both mark the same areas for annexation, both towns would have to come to an agreement to settle the annexation disputes. Anything more than 50 units must go through a Plus site plan review. We need to have an MOU (Memorandum of Understanding) so that everything goes to Plus for review. Trisha can help draft an MOU so that everything goes through a Plus review. Coordination goes through county, surrounding municipalities and state review. Major land use changes in these areas should be coordinated with our town. We should specify what are the concerns in the “areas of concern” on our maps- explain why. Old map has zone A as partially deed restricted- don’t know what/why. Trisha will look into reasoning. Old plan had areas of concern A-B-C on the map.

Strategies for State Policies & Spending

Out of play areas- you won’t annex in and make them residential. Annexing across the railroad tracks can be done. Strategy Level 1-2-3-4 is now being used by the state. Primary growth in Levels 1-2, future annexation would be looked at in Level 3. Out of areas can be sold but remains in ag. There are 10year and permanent timeframes to sell ag rights.

Future Land Use

This map is within the existing town boundaries. Indicate on this map a mixed-use area along Main Street. Zoning should be done within 18 months to match

changes on the map. Example provided of a zoning as residential conditional use which allows an office use in a residential zone.

Transportation Map

1. Bike route will be removed because there is no separate bike lane.
2. No sidewalks Taylor/Cannery Lane.
3. Subdivision sidewalks are all completed. TVII is all built out to Gray Street
4. Public State Parcel will be changed to Parcel Boundaries.

Trisha recommended we look at the rest of the sidewalks to make sure they are correct.

Trisha will share the changes with Nicole, ask about the sewer agreement, and Carter Farms. Mayor shared a hard copy of the site plan with Trisha.

V. Citizen Comments & Participation

VI. Adjournment