



Office of the Town Clerk

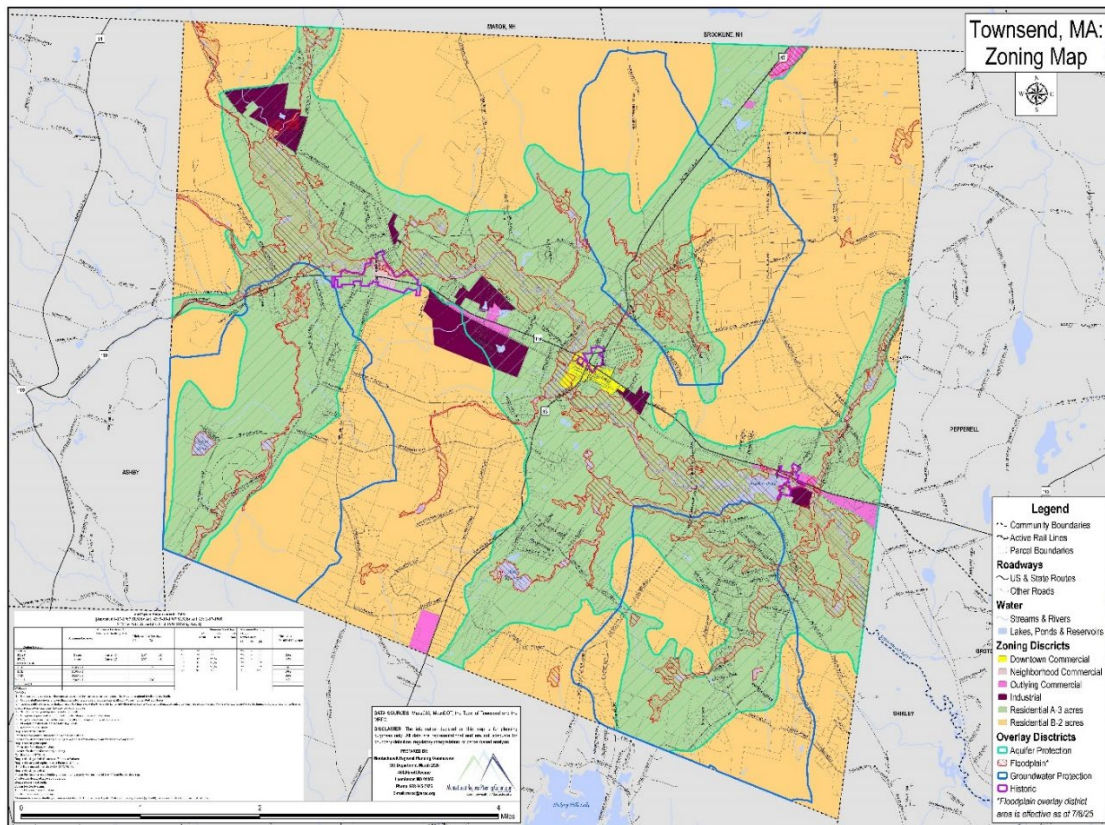
Town of Townsend
292 Main Street
Townsend, MA 01469
978 597 1704
hmayotte@townsendma.gov

Harrison Mayotte
Town Clerk

CERTIFICATE OF VOTE ARTICLE 5: Floodplain District Map ANNUAL TOWN MEETING TUESDAY, MAY 6th, 2025

I, Harrison C. Mayotte, Town Clerk of Townsend, Massachusetts, do hereby certify the following vote taken under Article 3 at the 2025 Annual Town Meeting of May 6th, 2025, held at Memorial Hall, 272 Main Street, Townsend, MA 01469, later continued to the North Middlesex Regional High School, 19 Main Street, Townsend, MA 01469. The meeting was called to order at 7:08 PM by Moderator John Barrett. There were 264 voters present which satisfied the quorum requirement of 75 voters.

ARTICLE 5. To see if the Town will vote to amend its Zoning Bylaw, being Chapter 145 of the Town Code, Article III, entitled “Establishment of Zoning Districts,” Section 145-7, entitled “Location of districts,” by deleting the sentence “The Floodplain District is shown on maps entitled ‘Middlesex County Flood Insurance Rate Maps,’ dated June 4, 2010” and substituting therefor the sentence “The Floodplain District is shown on the Middlesex County Flood Insurance Rate Map (FIRM) dated July 8, 2025 and, further, on the ‘Townsend, MA: Zoning Map’ with the note ‘Floodplain overlay district area is effective as of 7/8/25’”; and, additionally, by adding the latter map, depicted below, to the Zoning Bylaw as a numbered Attachment; or take any other action in relation thereto.



MOTION UNDER ARTICLE 5: I move that the Town vote to amend its Zoning Bylaw, being Chapter 145 of the Town Code, Article III, entitled “Establishment of Zoning Districts,” Section 145-7, entitled “Location of districts,” by deleting the sentence “The Floodplain District is shown on maps entitled ‘Middlesex County Flood Insurance Rate Maps,’ dated June 4, 2010” and substituting therefor the sentence “The Floodplain District is shown on the Middlesex County Flood Insurance Rate Map (FIRM) dated July 8, 2025 and, further, on the ‘Townsend, MA: Zoning Map’ with the note ‘Floodplain overlay district area is effective as of 7/8/25’”; and, additionally, by adding the latter map, depicted in the Warrant, to the Zoning Bylaw as a numbered Attachment.

By: Laura Shifrin

Second: Voter on the Floor of Town Meeting

VOTE: Passed unanimously.

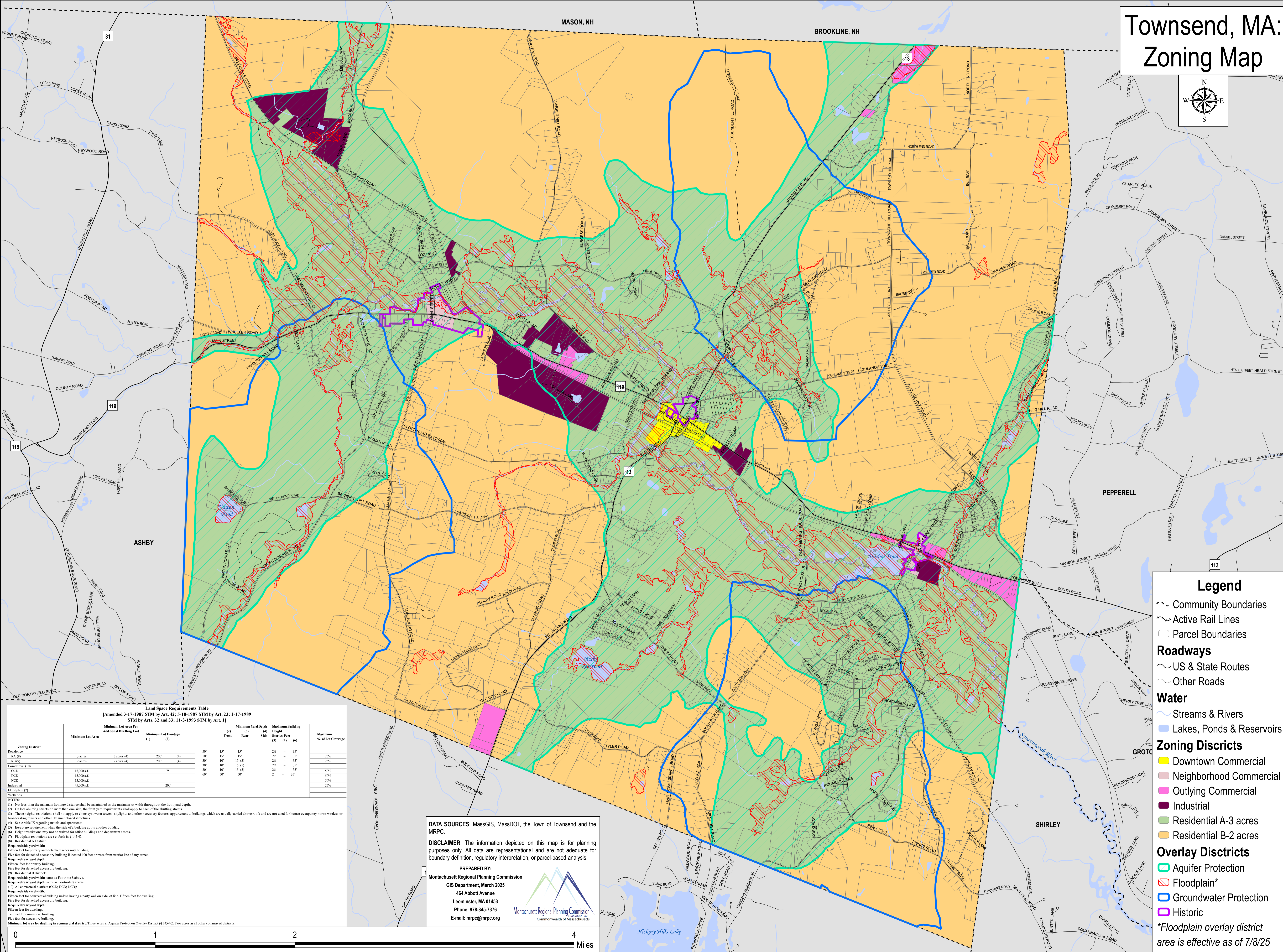
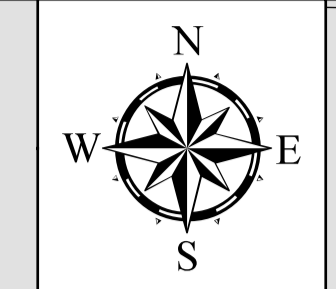
Motion was made and seconded on the floor to adjourn and dissolve the Annual Town Meeting at 10:05 pm on June 23rd, 2025.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be "Karin C. [unclear]", written over a horizontal line.

Town Clerk

Townsend, MA: Zoning Map



Legend

- Community Boundaries
- Active Rail Lines
- Parcel Boundaries

Roadways

- US & State Routes
- Other Roads

Water

- Streams & Rivers
- Lakes, Ponds & Reservoirs

Zoning Districts

- Downtown Commercial
- Neighborhood Commercial
- Outlying Commercial
- Industrial
- Residential A-3 acres
- Residential B-2 acres

Overlay Districts

- Aquifer Protection
- Floodplain*
- Groundwater Protection
- Historic

*Floodplain overlay district area is effective as of 7/8/25

Land Space Requirements Table
[Amended 3-17-1987 STM by Art. 42; 5-18-1987 STM by Art. 23; 1-17-1989 STM by Arts. 32 and 33; 11-3-1993 STM by Art. 1]

Zoning District	Minimum Lot Area Per Additional Dwelling Unit		Minimum Lot Frontage		Minimum Yard Depth			Minimum Building Height		Maximum % of Lot Coverage
	(1)	(2)	(1)	(2)	(1)	(2)	(3)	(4)		
Residence	3 acres	3 acres (4)	200'	(4)	50'	15'	15'	2 1/2'	35'	25%
RA (9)	3 acres	3 acres (4)	200'	(4)	50'	15'	15'	2 1/2'	35'	25%
RB (9)	2 acres	2 acres (4)	200'	(4)	50'	10'	15'	2 1/2'	35'	25%
Commercial (10)										
CD (1)	15,000 s.f.		75'		30'	10'	15'	2 1/2'	35'	50%
DCD	15,000 s.f.				60'	10'	15'	2 1/2'	35'	50%
NC (1)	15,000 s.f.									50%
Industrial										
Floodplain (7)	45,000 s.f.		200'							25%

NOTES:

- No less than the minimum frontage distance shall be maintained as the minimum lot width throughout the front yard depth.
- On lots abutting streets on more than one side, the front yard requirements shall apply to each of the abutting streets.
- These height restrictions shall not apply to chimneys, water towers, skylights and other necessary features appurtenant to buildings which are usually carried above roofs and are not used for human occupancy nor to wireless or broadcasting towers and other like unenclosed structures.
- See Article IX regarding pools and apartments.
- Except no requirement when the side of a building abuts another building.
- Height restrictions may not be waived for office buildings and department stores.
- Floodplain restrictions are set forth in § 145-45.
- Residential A District.

Required side yard width:
Fifteen feet for primary and detached accessory building.
Five feet for detached accessory building if located 100 feet or more from exterior line of any street.

Required rear yard depth:
Five feet for primary building.
Five feet for detached accessory building.

Required side yard width:
Five feet for primary building.
Five feet for detached accessory building.

Required rear yard depth:
Five feet for dwelling.
Ten feet for commercial building.
Five feet for accessory building.

Minimum lot area for dwelling in commercial district: Three acres in Aquifer Protection Overlay District (§ 145-49). Two acres in all other commercial districts.

DATA SOURCES: MassGIS, MassDOT, the Town of Townsend and the MRPC.

DISCLAIMER: The information depicted on this map is for planning purposes only. All data are representational and are not adequate for boundary definition, regulatory interpretation, or parcel-based analysis.

PREPARED BY:
Montachusett Regional Planning Commission
GIS Department, March 2025
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