



TOWN OF SHREWSBURY
Richard D. Carney Municipal Office Building
100 Maple Avenue
Shrewsbury, Massachusetts 01545-5338

Regular Meeting: Monday, January 25, 2021 6:30 PM
Location: Remote Participation

Agenda

Important Notice: Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Shrewsbury Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the town's website, at www.shrewsburyma.gov/coronavirus. For this meeting, members of the public who wish to listen or watch the meeting may do so by visiting <https://www.shrewsburymediaconnection.org/>. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the town's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

To participate in the public comment portion of this meeting, dial [1-234-564-6949] and enter the following pin: [pin 868 479 772#]. Please mute your device until the Chair of the Zoning Board addresses your agenda item or opens the meeting to public comment.

1. Sign Bills

- a. \$392.00 – Worcester Telegram & Gazette- for December 21, 2020 legal notices

2. Review and approve Minutes

- a. April 29, 2019
- b. June 24, 2019
- c. July 26, 2019
- d. October 28, 2019
- e. January 27, 2020

3. Public Hearings

6:30 PM

65-67 Lear Street, (*Rural B*) – Tony Nguyen and Sarah Vo
Special Permit – Section IV-B; to remove a portion of the nonconforming single family dwelling and construct an addition
Variance – Section VII-Table II; to construct an addition on a single family dwelling creating a new nonconforming front yard setback

21 Oak Street, (*Residence B-2*) – Karen McManus

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Variance – Section VII-Table II; to construct a detached garage 27.7’ from the front property line

Special Permit – Section IV.B; to add an addition to a nonconforming single family dwelling

9 Chartwell Circle, (*Rural A*) – Chad Borci, 30 Adams St, Worcester, MA

Special Permit – Section VI-Table I; to construct an in-law apartment

89 Colonial Drive, (*Residence A*) – One Six Three, LLC, 154 Newton St, Weston, MA

Variance – Section VII-Table II; for frontage for a single family dwelling

28 Topsfield Circle, (*Residence A*) – Patricia Melideo

Variance – Section VII-C; to construct a shed closer than 10 feet from the property line

230 Cherry Street, (*Limited Industrial*) – Christopher Lund, 235 Cherry St, Shrewsbury, MA

Appeal of the decision of the Building Inspector – Section IX.B.1; the appellant appeals the following alleged determinations of the Building Inspector (i) that site plan approval by the Planning Board is not required for the property; (ii) that the use on the property has not expanded to the detriment of the neighborhood; (iii) that the use of the property for service/repairs is allowed as of right; (iv) that the use of the property for sales of construction equipment does not require a special permit; and (v) the use of the property for the sale of automobiles is allowed as of right, all as further described in the Form of appeal with office of the Town Clerk on December 30, 2020.

4. New Business

Meeting Date change for December 2021 Meeting

Change meeting date from December 27, 2021 to December 20, 2021

5. Correspondence

None.