



TOWN OF SHREWSBURY

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

Meeting Originally Posted: March 31, 2020
Revised: April 2, 2020

To: Planning Board
From: Steven Boulay, Chairman

RE: Next Meeting

The next meeting of the Planning Board will be **Thursday, April 2, 2020 at 7:00 PM** in the Selectmen's Meeting Room, 100 Maple Avenue, at which time and place the Board will consider the following agenda:

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 Planning Board will be conducted via remote participation** to the greatest extent possible. 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 **1-413-597-8248** and enter the following **PIN 693 335 716#**. Please mute your device until the Chair of the Planning Board addresses your agenda item or opens the meeting to public comment. 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.

1. **7:00 P.M. – Call to Order**
2. **Review and Approve Minutes**
3. **Review and Sign Bills**
4. **Board Member Comments**
5. **Meetings and Hearings:**

**New Retail and Office Buildings
Request for Diminimis Change
New Public Meeting**

RECEIVED
TOWN CLERK'S OFFICE
2020 APR -2 AM 9:09
SHREWSBURY, MASS

Location: 274 Walnut Street

**Common Driveway and Multi-Family Development
Site Plan Approval and Special Permit**

Whitney Street Homebuilders, LLC

Continued Public Hearing

Location: 257 Main Street

Decision Deadline: 90 days from close of hearing

Edgemere Crossing at Flint Pond

Site Plan Modification

Route 20 Nominee Trust & Demoulas Supermarkets, Inc.

New Public Hearing

Location: 180, 200, 228 Hartford Turnpike

Decision Deadline: 90 days from close of hearing

Proposed Zoning Bylaw Changes, Annual Town Meeting, May 18, 2020

New Public Hearing

- a. Article – Section II – Definitions; Section III.A – Establishment of Districts; Section III.B – District Intent, Section VI, Table I – Use Regulation Schedule related to the establishment of a Town Center Zoning District.
- b. Article – Section VII.B – Area, Frontages, Yard and Lot Coverage Requirements; Section VII.D – Off-Street Parking and Loading Areas; Section VII.E – Signs; Section VII.F – Site Plan related to the establishment of a Town Center Zoning District.
- c. Article – Section VII – Development of Sites and Location of Buildings and Structures related to the establishment of a Town Center Zoning District.
- d. Article – Zoning Map of the Town of Shrewsbury related to the establishment of a Town Center Zoning District.
- e. Article – Section VI, Table I – Use Regulation Schedule, marijuana cultivator and craft marijuana cultivator cooperative.

6. New Business

- a. Annual Town Meeting Request for Road Acceptance Recommendation
 - i. Point Road and Nelson Point Road

7. Old Business

8. Correspondence

- a. Letter from Maurice DePalo, Chairman, Board of Selectmen, to Attorney Richard Ricker, regarding request to place an article on the 2020 Annual Town Meeting warrant to amend the Zoning Map of the Town of Shrewsbury, dated March 27, 2020.

- b. Letter from Maurice DePalo, Chairman, Board of Selectmen, to Steven Boulay, Chairman, Planning Board, regarding a 2020 Annual Town Meeting warrant article to amend the Zoning Map of the Town of Shrewsbury, dated March 26, 2020.