



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

Regular Meeting: Monday, April 26, 2021 6:30 PM  
Location: Remote Participation

RECEIVED  
TOWN CLERK'S OFFICE  
2021 APR 22 AM 9:26  
SHREWSBURY, MASS

**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](http://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 [1-978-286-0409] and enter the following pin: [pin 508 620 746#]. Please mute your device until the Chair of the Zoning Board addresses your agenda item or opens the meeting to public comment.

1. **Reorganization of the Board**
2. **Review and approve Minutes**
  - a. February 24, 2020
  - b. December 21, 2020
3. **Public Hearings**  
6:30 PM

3 Egret Circle, (*Rural B, Cluster Development*) – Bhavani Ganapathy  
Special Permit – Section VI-Table I; to operate yoga workshops in the basement

16 Norcross Point, (*Residence B-2*) – Scott Barrows  
Special Permit & Variances – Section IV-B & Section VII-Table II; to demolish an existing nonconforming dwelling and construct a new single family dwelling with an attached deck creating a new nonconforming setback

378 Maple Avenue, (*Commercial Business*) – Shrewsbury Maple LLC  
Modification to a Variance – Section VII.E(4)(b) and VII.E(5)(d); to amend the text of the previously approved sign

526 Hartford Turnpike, "The Pointe at Hill Farms", (*Limited Industrial, Route 20 Overlay*) - Smart Growth Design, LLC.  
Modification to a Comprehensive Permit granted November 28, 2016, pursuant to the provisions of Chapter 40B, Sections 20 to 23, of the Massachusetts General Laws; to allow for a reduction in the density of units

**4. New Business**

334 Grafton Street - Paul Gaudette  
Request to waive requirement to submit an application for proposed modification to a previously approved plan