



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

Regular Meeting: Monday, May 24, 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 [1-219-281-4640] and enter the following pin: [pin 566 575 819#]. 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. \$140.00 – Worcester Telegram & Gazette – for March 29, 2021 legal notices
- b. \$322.00 – Worcester Telegram & Gazette – for April 26, 2021 legal notices
- c. \$27.94 – WB Mason – for office supplies

2. Public Hearings
6:30 PM

196 Grafton Street, (*Residence A*) – Steven Wallace

On remand from the Massachusetts Land Court on whether the property located at 196 Grafton Street, in the Residence A District, may be used as a two-family dwelling as pre-existing nonconforming use in accordance with G.L. c. 40A, § 6 and the Shrewsbury Zoning Bylaw, Section IV.A. After the public hearing, the Board will render a written decision which either amends, adopts, or supersedes the Board's prior decision.

Continued from the April 26, 2021 Meeting

526 Hartford Turnpike, "The Pointe at Hill Farms", (*Limited Industrial, Route 20 Overlay*) - Smart Growth Design, LLC.

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SHREWSBURY, MASS.

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

20 Centech Blvd, (*Rural B*) – Shrewsbury Fire Department
Special Permit – Section VII-Table I; to replace an existing 60 foot radio tower with a 150 foot radio tower

54 Tanager Drive, (*Residence B-1*) – Stephanie Ganas
Special Permit – Section IV-B; to construct a deck on an existing nonconforming dwelling

37 Paton Road, (*Residence B-1*) – Gretta Ogden and Daniel Ogden
Special Permit – Section IV-B & Section VII-Table II; to construct and addition and deck to an existing nonconforming dwelling

15 Eastwood Road, (*Residence B-1*) – Brian Thibodeau and Victoria Thibodeau
Special Permit – Section IV-B; to construct a second story addition to an existing nonconforming dwelling

11 Ferncroft Road, (*Residence B-1*) – Patrick Titta
Special Permit – Section IV-B; to construct an addition to an existing nonconforming dwelling

19 Bruce Ave, (*Residence B-1*) – Angram S. Parelkar and Anshuli A. Patil
Special Permit – Section IV-B; to construct a sunroom to an existing nonconforming dwelling

250 Boston Tpke, (*Limited Business District*) – Sunshine Sign CO, Inc., 121 Westborough Road, Grafton, MA
Special Permit – Section IV-B; to add signage to an existing nonconforming ground sign

44 Sias Ave, (*Residence B-2*) – Brady-Built, Inc., 160 Southbridge St, Auburn, MA
Special Permit – Section IV-B; to construct a sunroom on an existing nonconforming house

348 S. Quinsigamond Ave, (*Residence B-2*) – Danielle Valpey
Special Permit – Section IV-B; to demolish and construct a nonconforming single family dwelling

26 Edgemere Blvd, (*Residence B-2*) – Sean T. Lawlor and Sarah K. Lawlor
Special Permit & Variance – Section IV-B and Section VII-Table II; to construct an attached mudroom and garage to an existing nonconforming dwelling and to create a new nonconforming side yard setback

27 Edgewater Ave, (*Residence B-1*) – Gabriel Luna, 35 Harrington Ave, Unit 5406, Shrewsbury, MA

Special Permit & Variance – Section IV-B and Section VII-B; to change lot lines to construct a nonconforming rear lot and new single family dwelling

3. New Business

None