



TOWN OF SHREWSBURY

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

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SHREWSBURY, MASS

June 1, 2020

To: Planning Board
From: Steven Boulay, Chairman

RE: Next Meeting

The next meeting of the Planning Board will be **Thursday, June 4, 2020 at 7:00 PM** at which time and place the Board will consider the following 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/>.

To listen and participate in the public comment portion of this meeting, dial 470-268-2247 and enter the following PIN: 405 993 054#. Please mute your device until the Chair of the Planning Board addresses your agenda item or opens the meeting to public comment.

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.

AGENDA

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:

Request for Wyman Farms
Continuance Site Plan Modification
Wyman Farms, LLC
Continued Public Hearing
Location: 935 Main Street
Decision Deadline: 90 days from close of hearing

Request for Continuance **New Two-Family Dwelling
Site Plan Approval and Special Permits**
Waterview Realty Trust
Continued Public Hearing
Location: 51-53 Bay View Drive
Decision Deadline: 90 days from close of hearing

**Day Camp Facility
Site Plan Approval**
Little Creek Realty Trust
Continued Public Hearing
Location: 314 Grafton Street
Decision Deadline: 90 days from close of hearing

Proposed Zoning Bylaw Changes, Annual Town Meeting 2020
Continued Public Hearing

- a. Article 31 – 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 32 – 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 33 – Section VII – Development of Sites and Location of Buildings and Structures related to the establishment of a Town Center Zoning District.
- d. Article 34 – Zoning Map of the Town of Shrewsbury related to the establishment of a Town Center Zoning District.
- e. Article 36 – Town of Shrewsbury Zoning Map – Commercial Business District.
- f. Article 35 – Section VI, Table I – Use Regulation Schedule, marijuana cultivator and craft marijuana cultivator cooperative.

6. New Business

- a. Discuss and vote on partial bond release for Oak Meadow Farm subdivision
- b. Discuss and vote to release technical review fees for:
 - i. 235 Hartford Turnpike Site Plan Approval
 - ii. 321 Maple Avenue Site Plan Approval
 - iii. 321 Maple Avenue Test Pit Witnessing
 - iv. 378 Maple Avenue Site Plan Modification

7. Old Business

- a. Deliberate and vote on decision for 257 Main Street
- b. Annual Town Meeting Request for Road Acceptance Recommendation
 - i. Point Road and Nelson Point Road

8. Correspondence