



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

RECEIVED  
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2021 AUG 26 AM 11:18  
SHREWSBURY, MASS

Regular Meeting: Monday, August 30, 2021 6:30 PM  
Location: Selectmen's Room – Municipal Office Building – 100 Maple Avenue

**Agenda**

**1. Sign Bills**

- a. \$50.22 – WB Mason – for office supplies
- b. \$896.00 – Telegram & Gazette – for June 28, 2021 and July 26, 2021 legal notices

**2. Public Hearings**  
**6:30 PM**

*Continued from the July 26, 2021 Meeting*

27A Grace Ave, (*Residence B-2*) – Adam Khan

Special Permit – Section IV.B; to construct a deck on a pre-existing nonconforming dwelling

*Continued from the July 26, 2021 Meeting*

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

*Continued from the July 26, 2021 Meeting*

2 Janet Circle, (*Residence B-1*) – Michael Hopkins, 110 Lake Street, Shrewsbury MA  
Appeal of the decision of the Building Inspector – Section VII; due to traffic, parking, size of structure and a project not in keeping with the neighborhood

29 Broadway, (*Residence B-2*) – David Cassanelli, 420 Boston Tpke, Shrewsbury, MA  
Special Permit – Section VI-Table I; to construct an in-law apartment

9-11 Park St, (*Residence B-1*) – Stone Creek Development Corp., 552 Main St Unit 6, Shrewsbury, MA

Special Permit – Section IV.B; to construct an addition on a pre-existing nonconforming dwelling

8 Heatherwood Drive, (*Residence B-1*) – Fred and Jan Gonsalves

Special Permit – Section IV.B; to construct an addition on a pre-existing nonconforming dwelling

64-66 Elm Street, (*Residence B-2*) – Andrew Surabian & Joanne M. Surabian, 55 Elm St, Shrewsbury, MA

Special Permit – Section IV-B – to construct two additions on an existing nonconforming dwelling

29 Park St, (*Residence B-1*) – Martha Gannon  
Special Permit – Section IV.B; to construct an addition on a pre-existing nonconforming dwelling

17 Brookway Drive, (*Rural A*) – Anne Counihan  
Special Permit – Section IV.B; to construct an addition on a pre-existing nonconforming dwelling

### Public Hearings

7:00

246 S Quinsigamond Ave, (*Residence B-2*) – John Power, 40 Drexel St, Worcester, MA  
Special Permit & Variance – Section IV.B & Section VII-Table II; to remove and replace a preexisting nonconforming dwelling

35 Hartford Tpke, (*Limited Business*) – Robert Ljunggren, 166 Walnut St, Shrewsbury, MA  
Variance – Section VII-Table II – to demolish and reconstruct a new nonconforming single family dwelling

116 Boylston Circle, (*Residence A*) – SO Design Collective LLC, 19 Depot St, Uxbridge, MA  
Variance (2) – Section VII-Table II – to construct an addition with a nonconforming side yard setback and front yard setback

160 Gulf Street, (*Residence A*) – James Bishop  
Modification of a Variance – Section V.F; to allow for two single family dwellings on one lot for a temporary period of time

3 Commerce Road, (*Limited Industrial*) – SelectTrucks of America, LLC  
Special Permit – Section IV-Table I; to allow the sale of large trucks and equipment

151 Hartford Tpke, (*Commercial Business*) – Bees, LLC c/o PMI, 172 Shrewsbury St, Worcester, MA  
Special Permit – Section IV-B; to remove and replace mobile homes

7 Forest Ave, (*Limited Business*) – Michael Perdoni, 13 Forest Ave, Shrewsbury, MA  
Special Permit & Variance – Section VI; to allow for overnight storage, parking or garaging of commercial vehicles of more than 14,000 pounds gross vehicle weight

### 3. New Business

None