



TOWN OF SHREWSBURY

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

**Planning Board Regular Meeting
Board of Selectmen's Meeting Room
Thursday, February 6, 2020 – 7:00 PM**

MINUTES

Present: Mr. Steven C. Boulay, Chairman; Mr. Stephan Rodolakis, Vice-Chairman; Mr. Joseph A. Thomas, Clerk; Mr. Timothy M. Jarry; and Mr. Melvin P. Gordon

Absent: None

Also Present: Purna Rao, Alternate for Special Permit
Bernard Cahill, Town Planner

Chairman Boulay called the meeting to order at 7:00 PM.

Preliminaries:

1. Review and Approve Minutes

The meeting minutes from the October 2019 meeting were presented for approval. On a motion by Mr. Rodolakis, seconded by Mr. Thomas, the Board voted, 5-0, to approve the meeting minutes as presented by Chairman Boulay.

2. Review and Sign Bills

On a motion by Mr. Rodolakis, seconded by Mr. Gordon, the Board voted, 5-0, to approve the expenditures as read by Chairman Boulay, which included two invoices from Graves Engineering for consulting charges totaling \$2309.00 for projects at 257 Main Street and Edgemere Crossing.

3. Board Member Comments and Announcements

There were no board member comments.

4. 7:02 PM – Community Preservation Act Presentation; CPA Ballot Committee; New Public Hearing

Jason Molina along with Melanie McGee appeared before the board. Mr. Molina went into an overview of what the Community Preservation Act does and what it could do for the Town of Shrewsbury.

The Board asked if the new bylaw had been proposed yet and what the time commitment would be of the Board members. Mr. Molina explained there have been no bylaws proposed as of yet, and they would like Board members to meet at least a minimum of once a year.

Mr. Cahill asked what the next steps going forward would be. Mr. Molina states they are having a public meeting at the Shrewsbury Public Library on March 18, 2020 at 7:00 PM. After that they will bring this in front of the Board of Selectmen to be approved to go on the State Ballot to be voted on.

As there were no other questions from the Board, the Public hearing was closed.

5. 7:38 PM – Common Driveway and Multi- Family Development; Site Plan Approval and Special Permit; Whitney Street Homebuilders, LLC; Continued Public Hearing; Location: 257 Main Street; Decision: 90 days from close of hearing

Mr. Cahill stated that 257 Main Street has requested a continuance to the March 5th meeting. On a motion by Mr. Rodolakis, seconded by Mr. Thomas, the Board unanimously voted, 5-0, to grant a continuance as requested by the applicant.

6. 7:39 PM - New Business

a. Discuss and vote on Bond Release for 167-175 Memorial Drive

On a motion by Mr. Rodolakis, seconded by Mr. Thomas, the Board unanimously voted, 5-0, to release the bond as read.

b. Discuss and vote on Bond Release for 235 Hartford Turnpike

On a motion by Mr. Rodolakis, seconded by Mr. Thomas, the Board unanimously voted, 5-0, to release the bond as read.

c. Request for Annual Town Meeting Zoning Articles

Mr. Cahill discussed the changes to the Bylaw with regards to the creation of the Town Center Zoning District.

On a motion by Mr. Rodolakis, second by Mr. Thomas, the Board unanimously voted, 5-0, to have these articles be placed on the May 2020 Annual Town Meeting Agenda.

d. Discuss and vote to release technical review fees for: 579 Lake Street, 167-175 Memorial Drive, 3 Elm Street Soil Testing, 315 Hartford Turnpike, 378 Maple Avenue, 258 & 274 Walnut Street Soil testing, 258 & 274 Walnut Street Site Plan, 697 Hartford Turnpike, and 204 Main Street.

On a motion by Mr. Gordon, seconded by Mr. Rodolakis, the Board unanimously votes, 5-0, to release the technical fees as read.

7. 7:48 PM – Old Business

a. DEIR Edgemere Crossing at Flint Pond

There were no board member comments.

8. Correspondence

- a. Letter from Sandra Wright, Town Clerk, to Steven Boulay, Chairman, dated January 31, 2020, regarding 180, 200, 228 Hartford Turnpike, Site Plan Approval, Letter of No Appeal.
- b. Letter from Sandra Wright, Town Clerk, to Steven Boulay, Chairman, dated January 31, 2020, regarding 180, 200, 228 Hartford Turnpike, Special Permit, Letter of No Appeal.
- c. Letter from Sandra Wright, Town Clerk, to Steven Boulay, Chairman, dated January 31, 2020, regarding 378 Maple Avenue, Site Plan Approval, Letter of No Appeal.

There were no board member comments.

At 7:49 PM, on a motion by Mr. Rodolakis, seconded by Mr. Thomas, the Board voted, 5-0, to conclude the night's public hearing.

Respectfully Submitted,

Reviewed by,

 dated 2/10/2020
Kristen Rupolo, Administrative Assistant

 dated 2/11/20
Bernard Cahill, Town Planner

Approved by,

 dated 3/3/20
**Joseph A Thomas, Jr., Clerk
Shrewsbury Planning Board**