



# TOWN OF SHREWSBURY

Board of Selectmen Meeting  
Board of Selectmen's Meeting Room  
Richard D. Carney Municipal Office Building  
100 Maple Avenue  
Shrewsbury, Massachusetts 01545-5398

Tuesday, February 22, 2022 - 7:00 PM

## Minutes

**Present:** Mr. John Samia, Chair, Mr. John Lebeaux, Vice-Chair, Mr. Maurice DePalo, Clerk, Ms. Beth Casavant, Selectmen, Ms. Theresa Flynn, Selectmen

**Also Present:** Mr. Kevin Mizikar, Town Manager, Ms. Kristen Las, Assistant Town Manager, Ms. Taylor Galusha, Principal Department Assistant (Board of Selectman and Town Manager)

Mr. Samia called the meeting to order at 7:00 PM

### Preliminaries:

1. **Approve bills, payrolls and warrants**

On a motion by Mr. Lebeaux, seconded by Mr. DePalo, the Board unanimously voted to approve bills, payrolls, and warrants 2231, 2266, and 2268.

2. **Approve Minutes of February 1, 2022 and February 8, 2022**

On a motion by Mr. Lebeaux, seconded by Mr. DePalo, the Board unanimously voted to approve the minutes of February 1, 2022 and February 8, 2022 as written.

3. **Announcements/Reports**

No announcements

4. **Town Manager's Report**

Mr. Mizikar noted that the Town is pleased to announce that the Shrewsbury Fire Department secured a \$20,000 grant for turnout gear. He wanted to thank firefighter Mike Borowiec, Chief James Vuona, and Deputy Chief Seth Colby for securing these funds for the Town.

### Special Reports/Actions/Updates:

5. **COVID-19 Updates on Positive Case Counts, Vaccination Data and Town Operating Status**

Mr. Mizikar shared a COVID-19 update presentation, adding that Town Hall has been open to the public without the need for an appointment.

There were 40 cases in the last seven days. The Town continues to ask people to work to minimize the spread. There have been 7,178 positive cases in Town to date, an increase of 106 cases since last reported on February 8, 2022. There have been 80 COVID-19 deaths, an increase of 2 since last reported on February 8, 2022.

35,680 residents, or 91% of all eligible residents, have received at least one dose of a COVID-19 Vaccine. This is an increase of 119 residents since last reported on February 8, 2022. 31,416 residents, or 80% of all eligible residents, are fully vaccinated. This is an increase of 233 individuals since last reported on February 8, 2022.

18,173 residents, or 47% of all eligible residents, have received a COVID-19 Booster shot, an increase of 534 individuals since last reported on February 8, 2022.

All residents 5 and older who live, work, or study in Massachusetts are now eligible. Ages 5 to 17 can only get the Pfizer vaccine. Pfizer and Moderna booster COVID-19 vaccinations are available for all individuals 18+ who received a 2nd dose of the Pfizer or Moderna vaccine at least six months ago. Johnson & Johnson COVID-19 booster shots are available to all individuals 18+ who received a single dose of the J&J COVID-19 vaccine at least 2 months ago.

**Financial Business:**

**6. Fiscal Projection One Presentation of the Fiscal Year 2023 Budget**

Mr. Mizikar noted that there were no significant changes from his February 8, 2022 presentation, but wanted to let the Board and residents know that the Town has a digital budget book this year. It provides a more interactive experience while viewing the budget and allows for more transparency with the public as well. This modality will increase accessibility to the budget as well. The Budget Hearings this year will take place March 24, 2022 and March 26, 2022.

Mr. Mizikar also noted that this puts the Town in a good place to potentially receive the Distinguished Budget Award this year. He also thanked Alexandria Martinez, Assistant to Town Manager - Management Analyst, for making the digital budget book possible.

Mr. Mizikar addressed the roads in Town, noting that they are doing the best they can to maintain the roads through the winter with hot mix, but there will be more permanent fixes in the Spring.

**New Business:**

**7. Review and act on the Land Disposition Agreement with Civico Development for 1-7 Maple Avenue, the former Beal School**

Mr. Samia gave a history on the project thus far. He wanted to update residents and let the public know discussion are still ongoing and there will be no action taken tonight.

Mr. Mizikar noted they have made significant progress in the negotiations and are making good progress in moving in the direction that the Board had directed negotiations to move in; lower units, more parking, and more open space. They are still working on the final legal details of the document on both the Town and developer side and the deadlines the developer has to make through the process. He noted that they will be back at the meeting March 8, 2022 with a final document for the Board.

**8. Review and act to authorize the Town Manager to enter into an agreement with a consultant for consulting services for Diversity, Equity, and Inclusion**

Mr. Samia summarized the process after the Diversity, Equity, and Inclusion Task Force presented their final report to the Board back in October 2021. He summarized the search process thus far and the purpose of the consultants in this process. He noted the two consultants that responded, Tangible Development and VISIONS Inc.

Mr. DePalo noted that after listening to the two consultants he was most comfortable with moving forward with VISIONS Inc due to their depth of experience and their approach.

Ms. Flynn noted that both organizations are good at what they do, but noted that VISIONS Inc seemed to be the best fit based on challenging the Board in this work and effective work with the community

Mr. Lebeaux noted they had two excellent candidates, felt that VISIONS would work better with the Board and the Town's goals.

Ms. Casvant noted that the VISIONS plan and proposal fit with what they want for a consultant and the in person work is important to her.

Mr. Samia thanked both organizations for their time and noted that VISIONS excitement for the work was contagious and that he agreed with the other Board members.

On a motion by Mr. Lebeaux, seconded by Mr. DePalo, the Board unanimously voted to authorize the Town Manager to enter into an agreement with VISIONS Inc for consulting services for Diversity, Equity, and Inclusion.

**9. Review and act to set the date, time, and location for the Annual Town Meeting on May 21, 2022 at 8:30 AM at Oak Middle School**

Mr. Mizikar noted the date, time, and location meet the timeline requirements for setting Annual Town Meeting and that the Board would have the draft warrant at their first March meeting and then the final warrant at the second March meeting to approve.

On a motion by Mr. Lebeaux, seconded by Mr. DePalo, the Board unanimously voted to set the date, time, and location for the Annual Town Meeting on May 21, 2022 at 8:30 AM at Oak Middle School

**10. Review and act to sign the Housing Choice Designation Application**

Ms. Las summarized the agenda item noting that if a municipality meets the criteria for this program they get extra perks on state revolving fund loans and different grant programs. The Town did not meet the criteria in the past, but this year we do meet the criteria. Ms. Las noted that the Planning and Economic Development Department reviewed this criteria in the past as well.

The criteria relates to having at least a 5% [696 units in Shrewsbury based on 2010 Housing Census Data] increase OR 500 unit increase in new units over the previous 5 years (2017-2021) or at least a 3% [418 units in Shrewsbury based on 2010 Housing Census Data] OR 300 unit increase in new units over the previous 5 years and demonstrate seven of the fourteen Best Practices, two of which must be affordable: have at least one zoning district that allows multifamily by right, have Inclusionary Zoning, have zoning that allows mixed use Residential development, have zoning that allows for accessory dwelling units by right, designated local resources for housing such as established an Affordable Housing Trust, provide evidence of education and training for a majority of members on a land use board over the last 5 years, and have adopted local option property tax relief programs for income eligible seniors either as provided for by statute (MGL c. 59 section 5) or through a home rule petition; OR have adopted a Community Impact Fee for short term rentals (MGL c. 64G, section 3D) where your community has committed in writing to using a portion of such revenues for affordable housing.

On a motion by Mr. Lebeaux, seconded by Mr. DePalo, the Board unanimously voted to authorize the chair to sign the Housing Choice Designation Application.

**11. Review and act on the request for the May 2022 Annual Town Meeting Zoning Bylaw Amendment articles, dated February 3, 2022 from Mr. Bernard Cahill, Director of Planning and Economic Development**

Ms. Las noted that this a traditional item, the Planning and Economic Development Department along with the Planning Board did a review of the Zoning Bylaws, she added that they are still in the development of the article language, but there are five areas where they see a need for improvement in the Zoning Bylaws and the request addresses those concerns. The five areas are: introduce language to Section II - Definitions to authorize the Town Clerk to make non-substantive changes to the numbering and lettering of the zoning bylaw in order to make the

numbering conform to the format of the zoning without a vote of Town Meeting, amend Section IV.B to better reflect state statute and recent case law pertaining to non-conforming uses and structures, amend Section VII.F – Site Plan to require proposed slopes of a certain height and grade to be subject to Site Plan Approval by the Planning Board, amend screening requirements in the Limited Industrial zoning district between abutting lots with industrial uses, and amend Section VII.L – Common Driveways to modify common driveway dimensional and use requirements.

On a motion by Mr. Lebeaux, seconded by Mr. DePalo, the Board unanimously voted to approve the request for the May 2022 Annual Town Meeting Zoning Bylaw Amendment articles, dated February 3, 2022, from Mr. Bernard Cahill, Director of Planning and Economic Development.

**12. Review and act on the One Day All Alcohol License request of Joe Yousef, St. Mary’s Syriac Orthodox Church, for a birthday party from 7:00pm to 12:00am on March 5, 2022.**

On a motion by Mr. Lebeaux, seconded by Mr. DePalo, the Board unanimously voted to approve the One Day All Alcohol License request of Joe Yousef, St. Mary’s Syriac Orthodox Church, for a birthday party from 7:00pm to 12:00am on March 5, 2022.

**13. Review and act on the appointment of Chris DeLauder, 3 Ryan Road, to the Conservation Commission to fill a vacant seat with a term to expire on June 30, 2022, pursuant to M.G.L. Ch. 40, Section 8c**

On a motion by Mr. Lebeaux, seconded by Mr. DePalo, the Board unanimously voted to approve the appointment of Chris DeLauder, 3 Ryan Road, to the Conservation Commission to fill a vacant seat with a term to expire on June 30, 2022, pursuant to M.G.L. Ch. 40, Section 8c.

**14. Review and act on the letter from the Department of Housing and Community Development, re: Chapter 40B Comprehensive Permit – 409 South Street**

Ms. Las summarized the agenda item noting they entered into a joint application with Greystar Development for 409 South Street in January 2022. She wanted to discuss with the Board if they wanted to submit a simple letter for their support of the project and noting they are still working on the development agreement with Greystar.

She add that today the DHCD came and did a site walk of 409 South Street and that the they were grateful the Town sent representation to that site visit and the cooperation they have shown throughout the process.

On a motion by Mr. Lebeaux, seconded by Mr. DePalo, the Board unanimously voted to send a letter to the Department of Housing and Community Development, re: Chapter 40B Comprehensive Permit – 409 South Street

**15. Review and act on an Address Change Request for 186-220 Boston Turnpike to change to 188 Boston Turnpike, 196 Boston Turnpike with further assignment of suite numbers, and 200 Boston Turnpike from Attorney Richard Ricker on behalf of Rawan Realty LLC.**

The Board will review this request at a future meeting.

**16. Review and act on an Address Change Request for 360 Hartford Turnpike Building 1 - Units 1 and 2, 360 Hartford Turnpike Building 2, and 360 Hartford Turnpike Building 3 - Units 1 and 2, to change to 360 Hartford Turnpike Units 1 and 2, 362 Hartford Turnpike Units 1 and 2, and 364 Hartford Turnpike from Steven and Julie Venincasa.**

Mr. Samia summarized the request and noted it is related to BOS Policy 29, and the issue with the request is that it is inconsistent with the current policy because it is 3 address for one lot.

On a motion by Mr. Lebeaux, seconded by Mr. DePalo, the Board unanimously voted to deny the address change request for 360 Hartford Turnpike Building 1 - Units 1 and 2, 360 Hartford Turnpike Building 2, and 360 Hartford Turnpike Building 3 - Units 1 and 2, to change to 360 Hartford Turnpike Units 1 and 2, 362 Hartford Turnpike Units 1 and 2, and 364 Hartford Turnpike from Steven and Julie Venincasa.

**Correspondence: The Board of Selectmen will review and possibly act on the following:**

17. **Email, dated February 7, 2022, from Stephen Pohl, 24 Francis Ave, re: Beal School – So Noted**
18. **Email, dated February 8, 2022, from John Giarrusso, 8 Ryan Road, re: Worcester Board of Health votes to lift citywide mask mandate – So Noted**
19. **Email, dated February 9, 2022, from Jordan Rubin, 9 Bunker Hill Road, re: Indoor mask mandate – So Noted**
20. **Email, dated February 10, 2022, from Erin Ryan, 37 Deerfield Road, re: Mask Mandate – So Noted**
21. **Email, dated February 10, 2022, from Tom Damigella, Social Justice Chair of the Italian American Alliance, re: Keep Columbus Day and why? – So Noted**
22. **Email, dated February 15, 2022, from Sandy Burgers, President Shrewsbury Rotary Club, re: Letter from The President of The Shrewsbury Rotary Club – So Noted.** Ms. Casavant summarized the request, it is in reference to locating a community fridge at the Council on Aging. She noted that community members can donate food or if community members are food insecure they can get food from it. The request is coming to the Board because they want to locate it next to the Senior Center and they have a local carpenter to build the shed and the Rotary Club would be responsible for the upkeep. She noted that the COA is the best location because people would feel safe on the municipal campus any hour of the day, seniors would have easy access, it is on the bus route, it is a flat area, and it is easily accessible. They will be working with the Town Manager on this. Ms. Casavant noted making the community aware through this meeting and aiming to open the Community Fridge in May or June 2022.
23. **Email, dated February 15, 2022, from Christina Manos, 7 Shirley Road, re: Request for Proclamation – So Noted**
24. **Email, dated February 16, 2022, from Tom Damigella, Chairman of Italian American Alliance to Save Columbus day, of the Italian American Alliance, re: a suggestion regarding Columbus day. – So Noted**
25. **Email, dated February 16, 2022, from Matt Beaton, 41 Surrey Lane, re: Fwd: Masking the Children – So Noted**

**Adjourn:**

On a motion by Mr. Lebeaux, seconded by Mr. DePalo, the Board unanimously voted to adjourn at 7:49 PM.

Respectfully Submitted,



Taylor M. Galusha

**Referenced Materials:**

Minutes

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1. COVID-19 Update Presentation
2. Annual Town Meeting Action Dates
3. Zoning Article Request