

Office of the
PLANNING BOARD



TELEPHONE: (508) 841-8512
FAX: (508) 841-8414
bcahill@shrewsburyma.gov

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, March 5, 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

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 November 2019 and February 2020 meetings were presented for approval. Mr. Rodolakis said he would abstain since he was absent for one of the meetings. On a motion by Mr. Gordon, seconded by Mr. Thomas, the Board voted, 4-0, to approve the meeting minutes as presented by Chairman Boulay.

2. Review and Sign Bills

On a motion by Mr. Thomas, seconded by Mr. Rodolakis, the Board voted, 5-0, to approve the expenditures as read by Chairman Boulay, which included a 2020 APA Conference Registration for Purna Rao totaling \$75.00.

3. Board Member Comments and Announcements

There were no board member comments.

4. 7:01 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

James Venincasa, Whitney Street Homebuilders, and John Grenier, J M Grenier Associates, appeared before the board. Mr. Grenier gave a brief overview of the proposed project subdividing the lot located at 257 Main Street and adding a shared driveway. He then gave the following updates:

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- The applicant has met with the DPW regarding questions about the utilities. He said there could only be one service connection for each lot so they will only be able to build one continuous multifamily building in the rear lot.
- A traffic study was preformed and provided to the Board. He said there would be queuing during peak hours but there is also a light cycling every two minutes which will allow for traffic flow. He said the traffic engineer does not believe the conditions are hazardous.
- A zoning memo was distributed showing that the lot area, frontage, setbacks, lot coverage, and open space all meet the town requirements.
- They are now proposing four units in the multifamily building, which requires eight parking spaces where 25 spaces are being proposed.
- Traffic study was done with five units proposed so the impact will be even less.

Chairman Boulay said the Board was given a memo from engineering regarding the water service and asked Mr. Truman to summarize it. Mr. Truman said they met with the applicant to clarify that per the town water bylaws only one water service can be granted per lot. He explained that they would have a fire meter separate from the domestic meter, which would be placed at the street. He said the two other homes would have to have wells since the water service for the front lot was hooked up to the ANR lot currently being built. He then added that there can only be one sewer line per building.

Chairman Boulay pointed out that the Board has not yet had time to review the new information. The other board members agreed that they would need to review the plans before they would comment.

Lisa Pashu, 24 Ireta Road, asked when the traffic study done. Mr. Grenier replied that the report was received March 2 and the traffic counts were done a few weeks prior to that. Ms. Pashu then asked if school was is in session at the time of the traffic counts and the Board asked Mr. Grenier to find out the exact dates. Mr. Grenier said he would get the dates and said the study would have taken that into consideration if school was not in session.

Karen O'Neill, 6 Thestland Drive, said she was concerned about the traffic study because it only talks about pulling out into the Main Street from the common drive. She said there would also be queuing when cars are turning left into the driveway. She said she did her own unofficial traffic study when she was walking her dog earlier this evening and counted nine cars queued up behind a car waiting to turn left onto Thestland Drive all in less than two minutes. She also pointed out that cars can no longer go around a vehicle waiting to turn left since new sidewalks have been put in and the curb is in the way.

Lina Pashu, 24 Ireta Road, said she was concerned about the amount of parking spaces and safety entering and exiting the property since the parking does not account for guests.

On a motion by Mr. Rodolakis, seconded by Mr. Jarry, the Board unanimously voted, 5-0, to continue the public hearing for 257 Main Street Site Plan Approval and Special Permit to April 2, 2020 at 7:00 PM.

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**5. 7:28 PM – Montessori School; Administrative Site Plan Review; New Public Meeting;
Location: 34 Prospect Street**

John Grenier remained before the board on behalf of the Montessori School and explained that the school would be expanding. He said the proposed site is located at the intersection of Prospect Street and Spring Street where there is currently an existing church and presented the following project details:

- Building alterations will take place to house classrooms.
- Existing access from Spring Street and paved areas will be maintained.
- East side of site will remain as parking and one space will be removed on the north side to allow cars to queue for drop off.
- Students will be aged 15 months to 3 years for one group and 3 years to 6 years for the other group. Different entrance procedures will be used and drop offs will be staggered to prevent long queues.
- There will be four classrooms to start and then six total in the future.
- Parking requirements meet what they need for 6 classrooms.
- A memo from engineering states that they do not want any parking or queuing on Spring Street.

Mr. Grenier introduced Dave Johnson, Montessori Building Committee, Suzanne Nebalung, Montessori Director of Development, John Ducette, Montessori Building Committee, and Shiela Coakley, Montessori Board Chair to answer any question the Board might have.

Chairman Boulay asked how many students they expected and Ms. Nebalung replied that there could be 20 kids in the 3-6 classroom and 9 children in the toddler classroom totaling 58 children in all.

Mr. Gordon asked when they would like to start construction and Ms. Nebalung replied that they would like to expand the classrooms over the summer. Ms. Nebalung also reiterated that the drop off and pick up would be staggered saying that there could be after school and before school expanded hours to meet parent's needs.

Mr. Thomas commented that the parking lot is very big and there should be no issues with cars spilling onto Spring Street if the parking is configured properly.

Mr. Cahill asked the Board to send him any additional comments or recommendations.

Chairman Boulay said he would take the new business agenda items out of order so Mr. Cahill could set up his presentation.

6. 7:38 PM - New Business

a. Discuss and vote on Bond Release for 378 Main Street

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Mr. Rodolakis and Mr. Jarry recused themselves from this agenda item. On a motion by Mr. Thomas, seconded by Mr. Gordon, the Board unanimously voted, 3-0, to release the bond as read.

7. 7:40 PM – Town Center Zoning; New Public Hearing

Mr. Cahill said he would be rolling out the draft articles for the new town center district being proposed which will be posted on the town website by end of day tomorrow. He said the first public hearing would take place April 2. He then gave a brief overview of the work that has been done noting the following:

- The idea to revitalize the town center started in the 2016 Master Plan and the Department of Planning and Economic Development was given the task to see it through.
- A town center study was done in 2019, which included a visioning study.
- A town center parking study was completed in 2018.
- Project overview was presented to the Board of Selectmen.
- Two public forums were held in 2019, which were very well attended.
- Meetings were held with the town center stakeholders.

Mr. Cahill said four articles would be brought to town meeting regarding the proposed town center zoning district and went over each of them in detail.

Amending the use table and adding new definitions

Mr. Cahill presented a comparison between the limited business uses and the proposed town center uses noting the following changes:

- A definition for accessory dwelling unit was added to the table and is now listed as an accepted use for the TC district.
- Boarding houses will not be allowed in the TC district.
- Retirement communities and senior housing will be allowed by special permit in the TC district.
- New definitions for mixed-use developments were added to the table and would be allowed by special permit in the TC district (vertical mixed use with eight or fewer units would be allowed by right).
- Day camps and overnight camps will be allowed by special permit in the TC district to allow for a possible community center to have a summer camp.
- Community center was added to the definition table and will be an accepted use in the TC district.
- Standalone banking machines were removed from accepted uses because it is too car centric.
- The use of auditoriums, skating rinks, and clubs will be allowed in the TC district along with bed and breakfasts, and boutique hotels.
- Nano breweries will be allowed by right and micro breweries by special permit.
- A number of other uses were cleaned up and reworded.

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Town Center District – New Subsection “U”

Mr. Cahill went over the following sections in detail:

- Purpose/intent of the TC zoning district
- Additional criteria for special permits
- Dimensional requirements
- Design standards and guidelines
- Parking standards highlighting that the applicant would provide a parking plan instead of the town setting specific parking requirements.

Including “TC District” throughout the Zoning Bylaw

Mr. Cahill explained that this article is to incorporate the new district into the rest of the zoning bylaw to make sure it is matching all of the standards. Mr. Rodolakis pointed out that some of the wording on site plan approval requirements was not clear and Mr. Cahill said he would review the section in question.

Town Center District Zoning Boundaries

Mr. Cahill presented a map of the zoning boundaries and said that the new lines would follow lot lines instead of cutting through lots like those that do now in the limited business district.

Mr. Cahill said he would strategize with Chairman Boulay on how to approach this for the coming public hearings. He said the presentation to Town Meeting would be more general. Mr. Rodolakis commented that it should be kept general and said that things will end up being tweaked when developers emerge.

Article – Use Regulation Schedule, marijuana cultivator and craft marijuana cultivator cooperative.

Mr. Cahill added that they have also been asked to consider expanding the marijuana cultivation into the limited industrial district.

At 8:47 PM, on a motion by Mr. Gordon, seconded by Mr. Rodolakis, the Board voted, 5-0, to conclude the night’s public hearing.

Respectfully Submitted,

DocuSigned by:

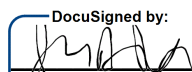
 _____ dated 8/7/2020
 Emily Larson, Administrative Assistant

Reviewed by,

DocuSigned by:

 _____ dated 8/7/2020
 Bernard Cahill, Town Planner

Approved by,

DocuSigned by:

 _____ dated 8/7/2020
 Joseph A. Thomas, Jr., Clerk
 Shrewsbury Planning Board