



TOWN OF SHREWSBURY

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

Planning Board Regular Meeting
Remote Participation via Google Meet
Thursday, March 16, 2023 – 7:00 PM

MINUTES

Present: Mr. Steven C. Boulay, Chairman, Mr. Joseph A. Thomas, Clerk, Timothy Jarry and Mr. Purna Rao

Also Present: Louise O'Neill, Assistant Town Planner, Christopher McGoldrick, Director of Planning and Economic Development, and Kevin Mizikar, Town Manager

Absent: Mr. Stephan Rodolakis

Chairman Boulay called the meeting to order at 7:00 PM and read the remote meeting guidelines.

Preliminaries:

1. **Review and Approve Minutes - None**
2. **Review and Sign Bills - None**
3. **Board Member Comments and Announcements - None**
4. **7:03 PM – 1 Greenbriar Drive – Over 55 Housing Development; Site Plan Approval and Special Permit; Cypress Avenue Development LLC; Continued Public Hearing; Location: 1 Greenbriar Drive; Decision Deadline: 90 days from close of hearing**

John Grenier, JM Grenier Associates, Steven Blum, and Larry Rosenberg appeared before the board. Mr. Grenier thanked the board for accommodating them with a special meeting. He said he reviewed the draft decision and had no issues with it. He then asked to be made aware of any larger issues before closing the hearing since there are only four board members present and all would need to vote in favor for special permit approval. The board agreed there were no major issues and their concerns had been satisfied.

Mr. Grenier then presented the updated site plan showing the unit count was reduced from 55 to 48 units. He said this was achieved by changing duplexes to individual units which also creates more separation between units. He said the clubhouse has also been removed and explained how it is not feasible to have a clubhouse in developments with less than 60 units since condo fees will be too high. He said the road, grading, and drainage infrastructure will remain the same. The board agreed the density is much better.

Joe Spellman, 5 Cypress Avenue, said he abuts the new entrance and has lived in the neighborhood for 40 years. He commented the pooling of water after rain over the fence and up the hill from his property is very concerning and wondered if it had been displacement from all the new development in the area. He said he is worried his back deck will be under water soon and asked if the trees behind his property were being clear cut or remain as is since some had been marked for saving.

Chairman Boulay explained how there was an agreement that no construction for the cul-de-sac would happen until site plan review of the development. Mr. Grenier said the pooling may be due to beaver activity in the area over the past year or so and the water on the development would be channelized east towards the wetlands using drainage and detention basins. He said the work for the cul-de-sac will all be south on the Spellman property and not in the rear of the property.

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John Creedon, 197 Gulf Street, Asked if this meeting was being recorded and why a special meeting was allowed. Chairman Boulay replied the meeting was being recorded and that this project has been going on for a year now and the board asked for a reduction in units so they decided to have a special meeting to review the new plan and work on the decision. Mr. Blum noted there was only a three member board at the last meeting so the special permit could not be voted on. Mr. Creedon asked why the plan still showed duplexes and Mr. Grenier said there is still a mix of duplexes and singles but the majority is now singles. Mr. Creedon asked why the meeting was being held remotely and why the link was not made public and Mr. McGoldrick replied the impetus for having a remote meeting was to create a quorum for the board and the applicant also needed to attend remotely. He said the original agenda had the phone number to join the meeting and then an updated agenda was posted to let residents join via link.

Gene Buddenhagen 201 Gulf Street, asked for his comment letter to be read into the minutes and Chairman Boulay said the requested condition regarding the 100 foot buffer zone at his property line has been added to the decision. Mr. Buddenhagen commented that any damage done from this development to the surrounding roads should be paid for by developer. Chairman Boulay said he had never heard that issue come up and said it would not be something in the decision but may be covered in the rules and regulations. Mr. McGoldrick said the town should be able to recuperate any damage under normal liability.

Rachael Missall, 23 Cypress Avenue, said having to request a link does not add accessibility and commented that Cypress Avenue is getting wetter and wetter as pooling has doubled in the area. She said every new house built adds to the pooling and you can't walk on the sidewalk in some areas which is concerning for this heavily travelled street. She asked what the town would do to remediate as nothing has been done yet. Chairman Boulay replied the runoff is required to be no worse post development than it is now and asked Mr. Grenier to explain how that would be achieved. Mr. Grenier said the water will be treated and captured in the detention basin and elevation difference is significantly lower so everything will flow to wetlands. He said the storm water gets reviewed by DPW and the town's consultant.

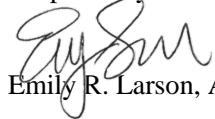
On a motion by Mr. Thomas, seconded by Mr. Jarry, the Board unanimously voted, 4-0, to close the public hearing for 1 Greenbriar Drive Site Plan Approval and Special Permit.

Chairman Boulay said no waivers were requested and there was some wording regarding the defined payment in lieu request being locked in at \$87,307 per unit with a grand total for the 48 units being \$698,456. He also noted the 100 foot buffer zone along the abutting property line of 201 Gulf Street and the inclusionary fee schedule.

On a motion by Mr. Jarry, seconded by Mr. Thomas, the Board unanimously voted, 4-0, to execute the decision for 1 Greenbriar Drive and 169R Gulf Street Site Plan Approval and Special Permits for senior housing and inclusionary housing fee in lieu.

At 7:42 PM, on a motion by Mr. Thomas, seconded by Mr. Jarry, the Board unanimously voted, 4-0, to conclude the evening's public hearings.

Respectfully Submitted,



Emily R. Larson, Administrative Assistant