



TOWN OF SHREWSBURY

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

Planning Board Regular Meeting
Selectmen's Meeting Room - 100 Maple Avenue
Thursday, May 4, 2023 – 7:00 PM

MINUTES

Present: Mr. Stephan Rodolakis, Acting Chairman, Mr. Joseph Thomas (virtually), and Mr. Purna Rao
Also Present: Christopher McGoldrick, Director of Planning and Economic Development

Mr. Rodolakis announced he would be the acting Chairman and called the meeting to order at 7:00 PM.

Preliminaries:

1. **Review and Approve Minutes**

On a motion by Mr. Thomas, seconded by Mr. Rao, the Board voted, 3-0, to approve the minutes for November 3, 2022.

2. **Board Member Comments and Announcements - None**

3. **7:06 PM – Proposed Wellness Center; Site Plan Approval; Saint John's Preparatory School of Worcester; New Public Hearing; Location: 378 Main Street; Decision Deadline: 90 days from close of hearing**

On a motion by Mr. Thomas, seconded by Mr. Rao, the Board unanimously voted, 3-0, to continue the public hearing for 378 Main Street Site Plan Approval to Thursday, June 1st, 2023 at 7:00 PM.

4. **7:07 PM – Proposed Parking; Site Plan Approval; Ed Muntz; New Public Hearing; Location: 30 Floral Street; Decision Deadline: 90 days from close of hearing**

On a motion by Mr. Thomas, seconded by Mr. Rao, the Board unanimously voted, 3-0, to continue the public hearing for 30 Floral Street Site Plan Approval to Thursday, June 1st, 2023 at 7:00 PM

5. **7:08 PM – Proposed Parking; Site Plan Approval; Polito Development Corporation; New Public Hearing; Location: 240 Cherry Street; Decision Deadline: 90 days from close of hearing**

Mr. Rodolakis disclosed he has a conflict on this agenda item.

On a motion by Mr. Thomas, seconded by Mr. Rao, the Board unanimously voted, 3-0, to continue the public hearing for 240 Cherry Street Site Plan Approval to Thursday, June 1st, 2023 at 7:00 PM

6. **7:10 PM – Proposed Warehouse and Distribution Facility; Site Plan Approval; Shrewsbury Land Property Owner, LLC; Continued Public Hearing; Location: 440 Hartford Turnpike; Decision Deadline: 90 days from close of hearing**

Mr. Rodolakis disclosed he has a conflict on this agenda item.

On a motion by Mr. Thomas, seconded by Mr. Rao, the Board unanimously voted, 3-0, to continue the public hearing for 440 Hartford Turnpike Site Plan Approval to Thursday, June 1st, 2023 at 7:00 PM.

7. **7:11 PM – Zoning Warrant Articles Annual Town Meeting 2023; Continued Public Hearing**

- a. **Article # 51 – Section VI – Non-gasoline sales Footnote**
- b. **Article # 52 – Section II & VI – Adult Day Health Definition**

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- c. **Article # 53 – Section VII – Commercial Equipment Rental**
- d. **Article # 54 – Section VII – Battery Energy Storage Facilities**

Mr. McGoldrick went through the zoning warrant articles one by one.

On a motion by Mr. Rao, seconded by Mr. Thomas, the Board unanimously voted, 3-0, to recommend Article # 51 – Section VI – Non-gasoline sales Footnote to the upcoming May 15th Town Meeting.

On a motion by Mr. Rao, seconded by Mr. Thomas, the Board unanimously voted, 3-0, to recommend Article # 52 – Section II & VI – Adult Day Health Definition to the upcoming May 15th Town Meeting.

On a motion by Mr. Rao, seconded by Mr. Thomas, the Board unanimously voted, 3-0, to recommend Article # 53 – Section VII – Commercial Equipment Rental to the upcoming May 15th Town Meeting.

Mr. Rodolakis commented that Article # 54 should not include the rural zones and have increased setbacks to 50 feet when adjacent to a residential zone.

On a motion by Mr. Rao, seconded by Mr. Thomas, the Board unanimously voted, 3-0, to recommend Article # 54 – Section VII – Battery Energy Storage Facilities to the upcoming May 15th Town Meeting taking into account SELCO's modifications and the board's comments.

8. 7:28 PM – Proposed Two-Family Conversion; Special Permit; Tasha Hayden; Continued Public Hearing; Location: 7 Ira Avenue; Decision Deadline: 90 days from close of hearing

Steve Alvarez appeared before the board but since only three board members were present the meeting would need to continue.

On a motion by Mr. Rao, seconded by Mr. Thomas, the Board unanimously voted, 3-0, to continue the public hearing for 7 Ira Avenue Special Permit to Thursday, May 11th, 2023 at 7:00 PM in Conference Room A at Town Hall.

9. 7:33 PM – New Business

a. Act and vote to appoint Chair of the Board

This item was not acted on.

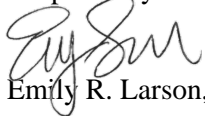
b. Discuss and Vote to send Letter of support regarding Climate Pollution Reduction Grant to the EPA on behalf of CMRPC

Mr. McGoldrick explained that the CMRPC is perusing a grant looking at climate action plan which would provide funding to communities and recommended providing this letter of support to the CMRPC and the EPA.

On a motion by Mr. Rao, seconded by Mr. Thomas, the Board unanimously voted, 3-0, to authorize Mr. McGoldrick to send a letter of support regarding the climate pollution reduction grant.

At 7:36 PM, on a motion by Mr. Rao, seconded by Mr. Thomas, the Board unanimously voted, 3-0, to conclude the evening's public hearings.

Respectfully Submitted,



Emily R. Larson, Administrative Assistant