



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, August 3, 2023 – 7:00 PM

MINUTES

Present: Mr. Maurice DePalo, Chairman, Mr. Stephan Rodolakis, Vice Chair, Ms. Julie Holstrom, Clerk, Mr. Purna Rao, and Mr. Dino Eliadi

Also Present: Christopher McGoldrick, Director of Planning and Economic Development

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

1. **Review and Approve Minutes**

Mr. Rodolakis commented that he had disclosed a conflict and filed with the clerk regarding the warrant articles agenda item at the May 4, 2023 meeting.

On a motion by Mr. Rao, seconded by Mr. Rodolakis, the Board voted, 2-0, to approve the minutes for May 4, 2023 and May 11, 2023. Mr. DePalo, Ms. Holstrom, and Mr. Eliadi abstained.

2. **Review and Sign Bills** - None

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

4. **7:03 PM – Proposed Parking; Site Plan Approval; Polito Development Corporation; Continued Public Hearing; Location: 240 Cherry Street; Decision Deadline: 90 days from close of hearing**

Mr. Rodolakis recused himself from this agenda item. Keven Quinn, Quinn Engineering, and Ken Polito, Polito Development, appeared before the board.

Mr. Quinn explained the new survey submitted includes the entire property and presented that the foot candles on the photometric plan have been adjusted for dark sky compliance.

Mr. McGoldrick said a draft decision was distributed for Board's review and said a condition that the photometric plan be in the final plan set was added. He said all outstanding issues have been addressed.

Chris Lund, 235 Cherry Street, said the photometric plan he saw was a blurry scanned version and requested a copy of the original PDF to be able to read notes and plan. He said he got a copy of the existing site plan but the proposed site plan should be for the whole site and parking details and calculations should have been provided as well.

Mr. McGoldrick explained that due to the scale of the project, the engineered shows where site work is being done but the conditions will require everything be incorporated into the final plan set. He said the parking calculations were addressed in a previous plan set on the cover sheet and there is no change in use proposed for this project. He said there are currently 36 spaces provided with 28 required and with this proposal the parking will be brought up to 96 total spaces on site.

Mr. Lund asked if the parking spaces are defined and Mr. McGoldrick replied that that was not a requirement. Mr. Lund then explained that the parking is not being used as it is shown and said they are parking in the middle of the lot. There was then some discussion of the middle parking in the existing lot and whether it should be striped. Mr. McGoldrick said if the intension is to park in the drive aisle, it should be reviewed by the board which could be a diminimis request for just the middle aisle. Mr. DePalo suggested approving the current plan tonight and this parking can be treated it as an amendment at a later time.

On a motion by Ms. Holstrom, seconded by Mr. Eliadi the Board unanimously voted, 4-0, to close the public hearing for 240 Cherry Street Site Plan Approval.

On a motion by Ms. Holstrom, seconded by Mr. Eliadi, the Board unanimously voted, 4-0, to approve and authorized the clerk to execute the decision for 240 Cherry Street Site Plan Approval.

5. 7:29 PM – New Business

a. Discuss and Vote on Bond Release for 378 Maple Avenue (MarketPlace Shrewsbury)

On a motion by Mr. Rodolakis, seconded by Ms. Holstrom, the Board unanimously voted, 5-0, to release the bond for 378 Maple Avenue in its entirety.

b. Discuss and Vote on updated bond amount for Falcon Farms Subdivision

Mr. McGoldrick explained the applicant has requested a bond release based on work done. He said the binder has been put down on the road. He said the project was bonded for vertical granite and they would need to come back to the board for a modification to replace that with sloped granite.

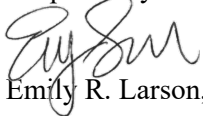
On a motion by Mr. Rodolakis, seconded by Ms. Holstrom, the Board unanimously voted, 5-0, to reduce bond amount.

c. Discuss and Vote on delegates to CMRPC for FY2024

On a motion by Mr. DePalo, seconded by Mr. Rodolakis, the Board unanimously voted, 5-0, to appoint Mr. Rao and Mr. Eliadi as delegates to the CMRPC for FY2024

At 7:37 PM, on a motion by Mr. DePalo, seconded by Mr. Rodolakis, the Board unanimously voted, 5-0, to conclude the evening's public hearings.

Respectfully Submitted,



Emily R. Larson, Administrative Assistant