



TOWN OF SHREWSBURY
Richard D. Carney Municipal Office Building
100 Maple Avenue
Shrewsbury, Massachusetts 01545-5398

September 27, 2021

LOCATION: Selectmen's Room – 100 Maple Avenue

MEMBERS PRESENT: Maribeth Lynch, Chair
Lisa Cossette – Vice Chair
Peter Mulcahy - Clerk
Anne Refolo – Member
Patrick Fullen – Member
Matthew Armenti – Associate Member

STAFF PRESENT: Rowen McAllister, Assistant Town Planner

Ms. Lynch opened the meeting at 6:30PM and reviewed the procedures.
The Board members held copies of each appellant's application.

Sign Bill:

Ms. Lynch announced the following bill:

- \$672.00 – Worcester Telegram & Gazette – for August 30, 2021 legal notices
- \$817.30 – 3 Commerce Road Technical Review Fees

Ms. Cossette moved to approve the bills. Mr. Mulcahy seconded. The Motion carried. The bills were unanimously approved and signed.

Hearing 1:

14A Old Faith Road – Alex Isele and Kim Negrin
Specific and material changes – MGL CH40A Section 16

Ms. Lynch read the legal notice into record. Other acting Board members included Ms. Cossette, Mr. Mulcahy, Ms. Refolo and Mr. Fullen.

The Appellants Alex Isele and Kim Negrin were present. Ms. McAllister explains this appeal was denied back on July 26, 2021, they have submitted a new appeal with a new plot plan as well. The new Northerly side setback is now 5.1 feet instead of the 1.2 feet originally requested. The Board must first find the appeal is substantially different from the appeal in July, and if they do they can proceed with voting on the Special Permit as usual. Another difference is since this was a denied appeal the Planning Board also needs to find that the changes are substantial and this decision will be conditional on that.

Ms. Negrin explains the Northerly side will not extend any further than the existing structure or wrap around as this was the main concern at the last meeting.

Ms. Cossette moved to close the public hearing. Mr. Mulcahy seconded. The Motion was granted.

Ms. Cossette made a motion to find the changes to the proposed plot plan for 14A Old Faith Road are substantial when compared to the previous appeal to this property. Mr. Mulcahy seconded. The Motion was granted.

Ms. Cossette moved to grant the Special Permit. Mr. Mulcahy seconded. The Motion was granted.

Hearing 2:

**526 Hartford Tpke, “The Pointe at Hills Farm” – Smart Growth Design, LLC
Modification to a Comprehensive Permit**

Ms. Lynch read the legal notice into record. Other acting Board members included Ms. Cossette, Mr. Mulcahy, Mr. Armenti and Mr. Fullen.

Fran Zarette from Smart Growth Design LLC was present. He states they are working on offsite infrastructure with the DPW, and had a few meetings with them to discuss off site water and sewer. They have come to an agreement and are preparing the language and draft decision drafted. They are looking to continue to the next hearing to be able to review the decision.

Ms. Cossette moved to continue the hearing to the October 14, 2021 meeting. Mr. Mulcahy seconded. The Motion was granted.

Hearing 3:

**85 Chestnut St – Nancy Bradley
Special Permit – Section IV.B**

Ms. Lynch read the legal notice into record. Other acting Board members included Ms. Cossette, Mr. Mulcahy, Ms. Refolo and Mr. Fullen.

The Appellant Nancy Bradley was present. She has been the owner of Dottie Jean Pet Resort. In 2018 she was working on securing a 5 year lease and at that time she had met with Patty Sheehan and documented this was going to be a daycare and overnight monitoring boarding facility and it was determined I needed a Special Permit. Just before the meeting she was informed a Special Permit was not needed and was told she was well within the zoning of what she wanted to do. She has now been running Dottie Day Care and Boarding facility for about 3 ½ years. There has only been one complaint and that has been resolved. She is now looking to purchase and expand the outside space. When she went to inquire about what would be needed she was then informed

by the Zoning enforcement office has decided that she is not zoned for what she has been doing for the last 3 ½ years.

Ms. Cossette is wondering how this even came about? The use is not an allowed in the Office Research Zoning district but explains we are here because it is an established nonconforming use. Ms. McAllister explains the Zoning enforcement officer who has determined that they have been in business long enough to be established.

In 2018 before she moved forward in investing in a \$23,000 fence and installing a brand new handicap ramp at the expense of almost \$30,000, she was told she was zoned to move forward with this. She was granted the permission in 2018 to open, and believes it is the perfect area for this type of business. Ms. Cossette asks her to explain what type of expanding she would like to do. Ms. Bradley says for the immediate future since she does not own the property as of yet, she would like to put a portable shed. She was told if she put the shed in the center of the property she would not need a Special Permit since it would be 50 feet on each side.

Ms. Refolo asks when the dogs are being boarded overnight are they being monitored and what is the size of the shed. Ms. Bradley says yes they monitor 24 hours a day, and believes the shed size is about 10x30 with windows on the side, and a loft ceiling.

Ms. Cossette moves to close the public hearing. Mr. Mulcahy seconded. The Motion was granted.

Ms. Cossette moved to grant the Special Permit. Mr. Mulcahy seconded. The Motion was granted.

Hearing 4:

**62 N Quinsigamond Ave – Raja Raghavan
Special Permit – Section IV.B**

Ms. Lynch read the legal notice into record. Other acting Board members included Ms. Cossette, Mr. Mulcahy, Ms. Refolo and Mr. Fullen.

The appellant was present. They are proposing an addition where there is an existing deck to add a bathroom and more space for their family.

The addition is not adding any more new nonconformities.

Ms. Cossette moved to close the public hearing. Mr. Mulcahy seconded. The Motion was granted.

Ms. Cossette moved to grant the Special Permit. Mr. Mulcahy seconded. The Motion was granted.

Hearing 5:
49 Holden Street – Justin Stockwell
Special Permit – Section IV.B

Ms. Lynch read the legal notice into record. Other acting Board members included Ms. Cossette, Mr. Mulcahy, Ms. Refolo and Mr. Fullen.

The appellant was present. They are proposing to add a deck and would not be expanding any of the nonconformities. They would be adding another egress along the house.

Mr. Mulcahy asks if the deck is going to be covered. Mr. Stockwell says no it will be a not be a covered deck.

Ms. Cossette moved to close the public hearing. Mr. Mulcahy seconded. The Motion was granted.

Ms. Cossette moved to grant the Special Permit. Mr. Mulcahy seconded. The Motion was granted.

New Business:
Update of Proposed Zoning Bylaw Changes

Ms. McAllister goes over four proposed zoning changes that will be going in front of the Board of Selectmen.

Ms. Cossette moved to adjourn the meeting. Mr. Mulcahy seconded. The meeting adjourned at 7:02 PM.

Respectfully submitted by



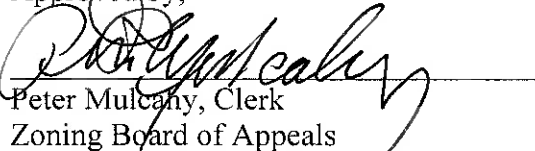
Kristen Rupolo, Administrative Assistant

Reviewed by



Rowen McAllister, Assistant Town Planner

Approved by,



Peter Mulcahy, Clerk
Zoning Board of Appeals