



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

October 14, 2021

**LOCATION:** Via remote participation

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

**STAFF PRESENT:** Rowen McAllister, Assistant Town Planner  
Bernard Cahill, Town Planner  
Andy Truman, Town Engineer

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

**Hearing 1:**

**526 Hartford Tpke, "The Pointe at Hills Farm" – Smart Growth Design, LLC  
Modification to a Comprehensive Permit – Chapter 40B. Section 20 to 23**

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

Fran Zarette from Smart Growth Design, LLC was present. After working on the project for the last 5-6 years they have come to a conclusion regarding any outstanding issues. The main one being off site infrastructure including off site water and sewer. They have come to an agreement for what would require for water/sewer and the language was submitted into the draft decision. The draft decision had minor tweaks that was also looked over by Town Council. Ms. McAllister confirms what Mr. Zarette says that they reviewed the decision with Town council and DPW staff, and they are all in agreement and comfortable with the draft decision in front of the Board now.

Mr. Truman says all issues have been resolved with sewer improvements, with the reduction in project there is no need for offsite water improvements. There are a few details that need to be finalized but the language in the decision is vague enough to work with offline and they are comfortable with recommending approval.

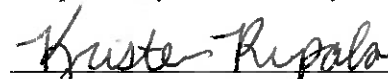
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Ms. Cossette moved to close the public hearing. Mr. Mulcahy seconded. The Motion was granted.


Ms. Cossette moved to grant the Modification to a Comprehensive permit with conditions listed in the decision. Mr. Mulcahy seconded. The Motion was granted.

Ms. Cossette moved to adjourn the meeting. Mr. Mulcahy seconded. The meeting adjourned at 6:15 PM.

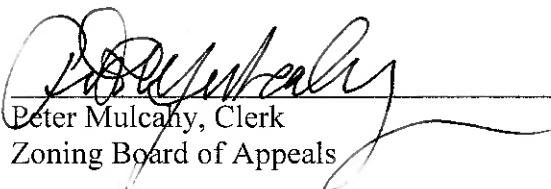
Respectfully submitted by

  
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Kristen Rupolo, Administrative Assistant

Reviewed by

  
\_\_\_\_\_  
Rowen McAllister, Assistant Town Planner

Approved by,

  
\_\_\_\_\_  
Peter Mulcahy, Clerk  
Zoning Board of Appeals