

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 2136
Document Type	: DECN
Recorded Date	: January 06, 2022
Recorded Time	: 01:56:17 PM
Recorded Book and Page	: 66901 / 151
Number of Pages(including cover sheet)	: 6
Receipt Number	: 1412785
Recording Fee	: \$105.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Office of the
TOWN CLERK



TELEPHONE: (508) 841-8512
FAX: (508) 841-8414
stthomas@shrewsburyma.gov

TOWN OF SHREWSBURY
RICHARD D. CARNEY MUNICIPAL OFFICE BUILDING
100 MAPLE AVENUE
SHREWSBURY, MASSACHUSETTS 01545-5338

**CERTIFICATE OF NO APPEAL (No appeal period applies)
DETERMINATION REGARDING PROPOSED CHANGES TO DETAILS OF A
PROJECT
AUTHORIZED BY A COMPREHENSIVE PERMIT ISSUED**

for

526 HARTFORD TURNPIKE

Dated December 20, 2021

**Recorded with the Worcester District Registry of Deeds in Book 56492 Page 292,
and subsequently modified and recorded at the Worcester District Registry of Deeds
in Book 66505 Page 221**

PETITIONER: WINN DEVELOPMENT and SMART GROWTH
DESIGN, LLC

OWNER: HARTFORD REALTY TRUST OF SHREWSBURY
Roderick A. St. Pierre, Trustee

PROJECT NAME: The Pointe at Hills Farm, Shrewsbury, Massachusetts

ADDRESS: 526 Hartford Turnpike, Shrewsbury, MA 01545

ASSESSOR'S MAP & PARCEL: 015000/54
009000/48

DEED REFERENCES: Book 56492, Page 292
Book 8104, Page 312
Book 66505, Page 221

DECISION DATE: December 20, 2021

FILED WITH CLERK: December 21, 2021

This is to certify that the attached Findings and Decision for a request to change the Comprehensive Permit was filed with the Office of the Town Clerk on December 21, 2021. The requested change was deemed to be insubstantial and thus, no public hearing was held, no notice to abutters provided and no 20-day appeal period applies.

A true copy.
Attest:

Shawn M. Thomas
Town Clerk, Shrewsbury Massachusetts 01545

Office of the
ZONING BOARD OF APPEALS



TELEPHONE: (508) 841-8512

FAX: (508) 841-8414

zbastaff@shrewsburyma.gov

RECEIVED
TOWN CLERK'S OFFICE
DEC 21 PM 2:00
SHREWSBURY, MASS

TOWN OF SHREWSBURY
RICHARD D. CARNEY MUNICIPAL OFFICE BUILDING
100 MAPLE AVENUE
SHREWSBURY, MASSACHUSETTS 01545-5338

A TRUE COPY ATTEST:

Shawn M. Pines
TOWN CLERK

**DETERMINATION REGARDING PROPOSED CHANGES TO DETAILS OF A PROJECT
AUTHORIZED BY A COMPREHENSIVE PERMIT ISSUED**

for

526 HARTFORD TURNPIKE

The Pointe at Hills Farm, Shrewsbury, Massachusetts

Winn Development Company and Smart Growth Design LLC, Applicant

Hartford Realty Trust of Shrewsbury, Owner Book 8104, Page 312

At a posted Public Meeting held on December 20, 2021, the Shrewsbury Zoning Board of Appeals received and considered a request for a determination relative to changes proposed to the Project permitted by a Comprehensive Permit issued by the Zoning Board of Appeals on November 28, 2016 and recorded at the Worcester District Registry of Deeds (the "Registry") in Book 56492, Page 292, as modified by a subsequent decision of the Zoning Board of Appeals issued on October 14, 2021 and recorded at the Registry in Book 66505 Page 221 (collectively, the "Comprehensive Permit").

The request for a determination was received in the form of a letter from Attorney Peter Freeman of the Freeman Law Group LLC, dated December 1, 2021, on behalf of Smart Growth Design, LLC and Winn Development Company (together, the "Applicant"). The letter was provided as notice to the Zoning Board of Appeals, in accordance with the requirements of 760 CMR 56.06(11), of the Applicant's proposal to modify the details of the Project as follows (with references to the conditions of approval in the Comprehensive Permit):

1. Condition A.5 and B.1; to allow for an increase to the total number of units from ninety-two (92) units to ninety-three (93) units.
2. Condition B.1 and B.2; to allow for an increase in the percentage of affordable units from twenty five percent (25%), or twenty three (23) units, to twenty five and eight tenths percent (25.8%), or twenty four (24) units.
3. Condition A.5; to allow for a decrease in total bedroom count from one hundred and fifty eight (158) units to one hundred and forty nine (149) units.
4. Condition A.5; to allow for a change in unit type as follows:

Unit Type	Original Comprehensive Permit	Proposed Changes
Studio	0 units, 0%	3 units, 3%
1 Bedroom	41 units, 44.5%	44 units, 47%
2 Bedrooms	42 units, 45.5%	36 units, 39%
3 Bedrooms	9 units, 10%	10 units, 11%

Office of the
ZONING BOARD OF APPEALS



TELEPHONE: (508) 841-8512
FAX: (508) 841-8414
zbastaff@shrewsburyma.gov

TOWN OF SHREWSBURY
RICHARD D. CARNEY MUNICIPAL OFFICE BUILDING
100 MAPLE AVENUE
SHREWSBURY, MASSACHUSETTS 01545-5338

5. Condition A.3; to revise the approved plans to allow for a change to building footprints and to allow revisions to the outdoor courtyard area, as shown on site plan entitled, "Site Plans – Comprehensive Permit," on five (5) sheets, dated November 6, 2015 and revised on June 24, 2016, September 20, 2016, April 30, 2019, August 12, 2021, November 15, 2021 and December 1, 2021, prepared by Beals + Thomas, Inc., 144 Turnpike Road, Southborough, MA 01772 (the "Revised Plans"). The Revised Plans are on file with the office of the Town Clerk, the office of the Building Inspector, and with the Town's Department of Planning and Economic Development.
6. Condition A.6; to allow the increase of parking spaces from one hundred and fifty two (152) spaces to one hundred and sixty one (161) spaces, as shown on the Revised Plans.
7. Condition C.1.d; to replace the approved Architectural Plans entitled "Smart Growth Design, LLC – The Pointe at Hills Farm," on twelve (12) sheets, dated March 22, 2016, prepared by Cube 3 Studio with the Architectural Plans entitled, "The Pointe at Hills Farm," on twelve (12) sheets, dated December 1, 2021 prepared by Cube 3, 370 Merrimack St, Suite 337, Lawrence MA 01843, to allow the roof design to be altered from a pitched roof scheme to a flat design with varying roof parapet heights. The roof heights are modified as follows:

Roof Height and Type	Original Comprehensive Permit	Proposed Changes
B1	32' -8" Main Eave 38' -6 1/8" Roof Midpoint 44' -2 1/4" Pitched T.O Gable 50' -0" Allowed	35' -3 1/2" Flat Roof 37' -3 1/2" Low Parapet 38' 3 1/2" Mid Parapet 39' -3 1/2" High Parapet 40' -3 1/2" Entry Parapet 50' -0" Allowed
B2	32' -8" Main Eave 38' 6 1/8" Roof Midpoint 44' -2 1/4" Pitched T.O Gable 50' -0" Allowed	35' -3 1/2" Flat Roof 37' 3 1/2" Low Parapet 38' -3 1/2" Mid Parapet 39' -3 1/2" High Parapet 50' -0" Allowed

Office of the
ZONING BOARD OF APPEALS



TELEPHONE: (508) 841-8512
FAX: (508) 841-8414
zbastaff@shrewsburyma.gov

TOWN OF SHREWSBURY
RICHARD D. CARNEY MUNICIPAL OFFICE BUILDING
100 MAPLE AVENUE
SHREWSBURY, MASSACHUSETTS 01545-5338

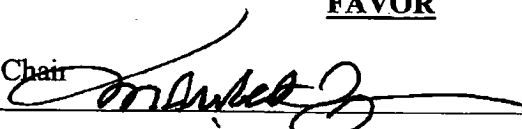
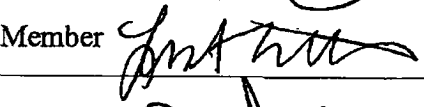
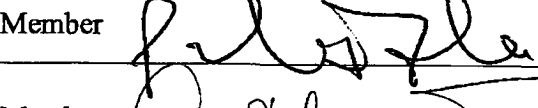
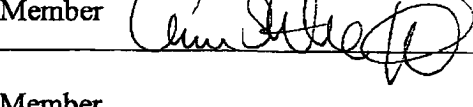
DATE: 12/20/2021

APPELLANT: WinnDevelopment

SUBJECT PROPERTY: 526 Hartford Turnpike, Shrewsbury MA

RECORD OF VOTE: Determination of Minor Modification

RECEIVED
TOWN CLERK'S OFFICE
2021 DEC 21 PM 1:59
SHREWSBURY, MASS

	<u>FAVOR</u>	<u>OPPOSED</u>
Chair 		
Member 		
Member 		
Member 		
Member		

Office of the
ZONING BOARD OF APPEALS



TELEPHONE: (508) 841-8512
FAX: (508) 841-8414
zbastaff@shrewsburyma.gov

TOWN OF SHREWSBURY
RICHARD D. CARNEY MUNICIPAL OFFICE BUILDING
100 MAPLE AVENUE
SHREWSBURY, MASSACHUSETTS 01545-5338

RECORD OF VOTE

After its review and deliberations, the Zoning Board of Appeals voted 4 to 0 to issue this determination, in accordance with the provisions of 760 CMR 56.05 (11), that the proposed modifications to the details of the Project authorized by the Comprehensive Permit, as listed in paragraphs 1 – 7, above, are insubstantial changes.

Maribeth Lynch, Chairman

Lisa Cossette, Vice Chair

Ann Refolo, Member

Patrick Fullen, Member

RECEIVED
TOWN CLERK'S OFFICE
2021 DEC 21 PM 2:00
SHREWSBURY, MASS