



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

February 7, 2020

Moe DePalo, Chair
Shrewsbury Board of Selectmen
100 Maple Avenue
Shrewsbury, MA 01545

Via: Hand Delivery

Re: Request for May 2020 Annual Town Meeting Articles
Zoning Bylaw Amendment

RECEIVED
TOWN OF SHREWSBURY
20 FEB -7 PM 3:50
TOWN MANAGER'S OFFICE

Dear Mr. DePalo and Members of the Board:

At the Planning Board's regularly scheduled meeting on Thursday, February 6, 2020, the Board voted unanimously to request that the following articles be placed on the May 2020 Annual Town Meeting Warrant. All of these articles are related to the creation of a Town Center Zoning District. The Board anticipates that the public hearings for these proposed articles will be held on April 2, 2020, and May 7, 2020. I plan to present a summary of these articles to your Board on February 11, 2020.

Article

To see if the Town will vote to amend Section II – Definitions; Section III.A – Establishment of Districts; Section III.B – District Intent, Section VI, Table I – Use Regulation Schedule, of the Zoning By-Law of the Town of Shrewsbury by doing the following or taking any action in relation thereto:

The language for this section is still currently under development. The purpose of this language, once developed, will be to add definitions for new uses that will be allowed in the Town Center District, and to add the Town Center District to the list of existing zoning districts and to provide the intent for the district. The language will also insert new uses pertaining to the Town Center District into the use schedule table establish the type of regulation for said uses. This will be necessary for determining which uses will be allowed by-right, by special permit, or will be prohibited in the new Town Center District and across all existing districts.

Article

To see if the Town will vote to amend Section VII.B – Area, Frontages, Yard and Lot Coverage Requirements; Section VII.D – Off-Street Parking and Loading Areas; Section VII.E – Signs; Section VII.F – Site Plan; Development of Sites and Location of Buildings and Structures of the Zoning By-Law of the Town of Shrewsbury by doing the following or taking any action in relation thereto:

The language for this section is still currently under development. The aim of this language, once developed, will be to insert development in the Town Center District into the context of existing zoning bylaw regulations in order to establish review procedures for parking, signage, site plan review and approval in said new district.

Article

To see if the Town will vote to amend Section VII – Development of Sites and Location of Buildings and Structures of the Zoning By-Law of the Town of Shrewsbury by doing the following or taking any action in relation thereto:

The language for this section is still currently under development. The aim of this language, once developed, will be to create and insert a Town Center District sub-section of the zoning bylaw that will establish special permit granting criteria, dimensional regulations, design standards and guidelines, and parking requirements in the Town Center District.

Article

To see if the Town will vote to amend the Zoning Map of the Town of Shrewsbury by doing the following or taking any action in relation thereto:

The language for this section is still currently under development. The aim of this language, once developed, will be to modify the existing Limited Business boundaries in order to create a more cohesive and coherent zoning boundary for the Town Center District.

If you have any other questions or concerns please contact me.

Sincerely,



Bernard Cahill
Town Planner

Copy to: Kristen Las, AICP, Assistant Town Manager/Economic Development Coordinator
Shrewsbury Planning Board