

## PLANNING BOARD

Melvin P. Gordon, Chairman

Jonathan B. Wright, Vice Chairman

Jill R. Myers, Clerk

Stephan M. Rodolakis

Kevin F. Capalbo

The Planning Board meets on the first Thursday evening of each month at 7:00 PM, in the Richard D. Carney Municipal Office Building. The Board held twelve regular meetings and one special meeting during 2003.

The Town of Shrewsbury is a member of the Central Massachusetts Regional Planning Commission (CMRPC) and was represented by Jill R. Myers, Kathleen Keohane, and John F. Knipe, Jr., Superintendent of the Highway Department.

As Chairman, Melvin P. Gordon is a member of the Shrewsbury Zoning Board of Appeals, and as Vice Chairman Jonathan B. Wright is an alternate member.

Mel Gordon and Jill Myers are members of the Master Plan Implementation Group which has worked on initial review of recent zoning proposals. The Implementation Group has been assisted by Community Opportunities Group, Inc., a consultant hired with funding from an Executive Order 418 grant. During the past year the Implementation Group worked on draft

proposals for the Edgemere and Fairlawn areas of town and anticipates bringing proposals to neighborhood meetings in the spring of 2004 then to town meeting in the fall.

The March 2003 Special Town Meeting approved the following amendments to the Shrewsbury Zoning Bylaw:

- Added definitions to Section II for *Gasoline Service Stations with Related Uses*; *Warehousing and Distribution*; *Salesroom for Automobiles and MotorCycles*; and *Salesroom for Agricultural and Construction Equipment, Recreation Vehicles, Motor Homes, Trucks and Boats*.
- Amended Section VI and VII regarding the Commercial Business and Limited Industrial districts.
- Rezoned various parcels of land from Limited Industrial to Commercial Business and from Limited Industrial, Commercial Business, & Rural B to Office Research.
- Amended Table II in Section VII regarding Residence “A” district to include additional requirements for uses other than single family homes.

Public Hearings held by the Board in 2003 are as follows:

<u>Hearing Date</u>	<u>Subdivision Control Law</u>	<u>Location</u>
January 9, 2003	Summit Ridge Estates, Definitive Subdivision (Approved: August 7, 2003)	Gulf Street
January 9, 2003	Wetherburn Heights, Definitive Subdivision (Continued to January 8, 2004)	Walnut Street
February 6, 2003	Flagg Road, Preliminary Plan for an Existing Private Undeveloped Road (Approved: April 10, 2003)	Off Hartford Turnpike

February 6, 2003	Sara (Howe) Road, Definitive Plan for an Existing Private Undeveloped Road (Approved: December 4, 2003)	Prospect Street
April 10, 2003	Silver Gate Farm, Definitive Subdivision (Approved: June 12, 2003)	Elm Street
April 10, 2003	Wood Street, Preliminary Plan for an Existing Private Undeveloped Road (Approved: May 1, 2003)	Harrington Avenue

Hearing Date

Special Permits

Location

January 9, 2003	Minna Terrace, Senior Housing (Continued to January 8, 2004)	Walnut Street
January 9, 2003	Cutler Brown Realty Trust, Common Driveway (Withdrawn)	Argila Lane
March 6, 2003	Senior Housing, Old Mill Realty Trust (Withdrawn)	Old Mill Road
May 1, 2003	Ashford Crossing, Residential Development (Approved: September 4, 2003)	South Street
September 4, 2003	Common Driveway for 85 & 87 Spring Street (Continued to January 8, 2004)	Spring Street
November 6, 2003	Common Driveway for Lot 3A & 4 Holt Street (Withdrawn)	Holt Street

Hearing Date

Site Plan Approval

Location

January 9, 2003	S & N Realty Trust, Gasoline Station and Retail (Withdrawn)	Boston Turnpike
March 6, 2003	Liberty Assembly of God, Parking Lot Expansion (Modification) (Approved: April 10, 2003)	Hartford Turnpike
April 10, 2003	Performance Cycles, Site Plan Modification (Approved: May 1, 2003)	Boston Turnpike

May 1, 2003	Ashford Crossing, Clubhouse (Approved: September 4, 2003)	South Street
May 1, 2003	Five Pillar Center (Denied: June 12, 2003)	South Street
June 12, 2003	Office Building, Grafton Street (Approved: July 10, 2003)	Grafton Street
August 7, 2003	Five Pillar Center, Revised Submittal (Approved: November 6, 2003)	South Street
August 7, 2003	Dunkin' Donuts (Approved: October 2, 2003)	Maple Avenue
November 6, 2003	Boston Hill Access Driveway, Modification (Approved: December 4, 2003)	Hartford Turnpike
November 6, 2003	Shell & Great American (Continued to March 4, 2004)	Hartford Turnpike
December 4, 2003	Office Building, 181 West Main Street (Continued to January 8, 2004)	West Main Street

Hearing Date

Other

February 27, 2003	Zoning Amendments for the March 2003 Special Town Meeting.
August 7, 2003	Informal Discussion regarding Stonybrook Farm Open Space.
August 7, 2003	Informal Discussion regarding Shell and Great American Tire and Auto Service.

APPROVED SUBDIVISIONS NOT COMPLETED

<u>Subdivision Name (Developer)</u>	<u>Total Lots</u>	<u>Lots Built Upon</u>	<u>Lots Remaining</u>
Arbor Village (JF Corcoran Co.)	31	30	1
Boston Hill Estates (R. Record & Sons, Inc.)	13	11	2
Center Heights (Edmund Paquette)	4	0	4
Colonial Farms II (Polito Development)	58	55	3
Colonial Farms III (Polito Development)	16	6	10
Country Meadows II (RZV Realty)	5	4	1
Dorothea Estates (Toll Brothers)	21	13	8

Federal Estates (Kayla Development)	15	12	3
Foss Estates (Edward Foss)	19	17	2
Fox Farm III (Carruth Capital)	46	44	2
Hawkridge Road (Joseph DiPilato)	4	3	1
Hickory Hill Estates (Sylvan Realty)	32	0	32
Park Grove Farm	15	2	13
Prospect Hill (Toll Brothers)	159	150	9
Rawson Hill Estates III (Sylvan Homes)	42	19	23
Sara Road (Matthew Howard)	1	0	1
Saxon Woods 76 (Harrington Builders)	60	25	35
Saxon Woods 76-8 (Harrington Builders)	21	2	19
Saxon Woods 98 (Harrington Builders)	10	4	6
Silver Gate Farm (Tip Pond Corporation)	4	1	3
Southwoods (Brendon Homes)	43	40	3
Summit Ridge Estates (Summit Ridge Estates, Inc.)	55	0	55
Trillium Wood (Trillium Investment Corp.)	9	5	4
Wheelock Estates (CB Blair Development)	55	50	5
TOTAL:	738	493	245

#### Fees Collected in 2003

Form A's (approval-not-required plans)	\$ 11,800.00
Form B's (preliminary plans)	3,600.00
Form C's (definitive plans)	5,425.00
Site Plan Review, Special Permits, Modifications	12,248.00
Total	\$ 33,073.00