



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

January 6, 2020

LOCATION: Selectmen's Room – Municipal Office Building – 100 Maple Avenue

MEMBERS PRESENT: Ron Rosen, Chair
Peter Mulcahy – Member
Lisa Cossette - Member
Maribeth Lynch – Member
Matthew Armenti – Associate Member
Kevin Byrne – Associate Member

STAFF PRESENT: Christopher McGoldrick, Assistant Town Planner

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

Hearing 1:
17 Willet Drive – Biju Kannankutty
Variance – Section VII-Table II and or/ Special Permit

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

Mr. Richard Ricker presented a formal letter asking for this application to be withdrawn without prejudice.

Mr. Armenti moved to withdraw the application. Mr. Mulcahy seconded. The Motion was granted.

Hearing 2:
246 Boston Turnpike – Brenda Mannion
Variance – Section VI-Table I

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

The Appellant Brenda Mannion was present, along with Attorney Richard Ricker. Mr. Ricker explains Ms. Mannion would like to open a fitness studio. It would be used for personal fitness,

yoga classes, and small group training. She has been teaching classes for about six years and has been bouncing around from space to space. Mr. Ricker explains it would be beneficial to this area because the space is narrow and would be hard to rent out to other potential renters. There would be about twenty people max at one time and that would only be the case if group training would be going on. The hours would be Monday through Friday from 5:30 am to 7:00 pm, and on Saturday's it would be 5:30 am to 1:30 pm. The only alterations being made to the space would be interior, and has already been discussed with the Building department.

Questions were raised about what other businesses were in the plaza, how big the space and how many parking spots are available. The other businesses includes dominos, a nail salon, and a small Remax office. The space would be about 2,000 square feet, and there are 58 spaces provided and only 30 spaces are required for parking.

Andrew Murray from 21 Browning Road who is also the broker for the property believes this is a good use of the property.

Mr. Byrne moved to grant the Variance. Mr. Armenti seconded. The Motion was granted.

Hearing 3:
3 Walnut Drive – Margaret McLoughlin
Special Permit – Section IV-B

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

The Appellant Margaret McLoughlin was present along with Steve Glover from Midstate Kitchen and Bath. They are looking to construct a 10 x 10 deck attached to the home. The house is nonconforming and why they are looking for the Special Permit. The deck is within all require setbacks. They are also asking for the Certified Plot Plan be waived from being needed for this project due to cost.

Mr. Byrne moves to waive the requirement of the Certified Plot Plan. Mr. Armenti seconded. The motion was granted.

Mr. Byrne moved to grant the Special Permit. Mr. Armenti seconded. The Motion was granted.

The meeting was recessed to 7:25 PM for the arrival of Chairman Ronald Rosen for the last heaing. Mr. Mulcahy moved to recess the meeting. Mr. Armenti seconded. The motion was granted.

Hearing 4:
516 Boston Turnpike – Sean Morrison
Special Permit & Variance – Section VI-Table I

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

The Appellant Sean Morrison was present. A Mullen's letter was signed by Lisa Cossette and Kevin Byrne for passed hearings. Mr. Morrison started off by reiterating the fact the Russian School of Math is not considered a school.

Mr. McGoldrick says an informal email was sent by town council Steven Madaus regarding a separate matter. He stated that the Russian School of Mathematics was not considered a school in the terms of the separate matter, and Ms. Sheehan the Building Inspector also agrees that this would fall more in the category of a retail service establishment/tutoring service. Mr. Morrison thinks this is a for profit business that is not registered with the Board of Education in Mass and therefore it should not be considered a school.

The Board believes the by-law in town is to protect children from being subject to certain uses. The by-law is generic and just states school and it does not state whether it needs to be registered or not.

Ms. Cossette moved to deny the Special Permit and Variance. Ms. Lynch seconded. The Motion was denied.

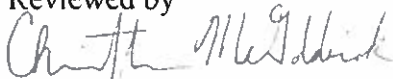
Ms. Lynch moved to adjourn the meeting. Mr. Mulcahy seconded. The meeting adjourned at 7:45 PM.

Respectfully submitted by



Kristen Rupolo, Administrative Assistant

Reviewed by



Christopher McGoldrick, Assistant Town Planner

