

**FORM L**  
**APPLICATION FOR SITE PLAN APPROVAL/SPECIAL PERMIT/MODIFICATION BY THE PLANNING BOARD**

Application made for:  Site Plan Approval by Planning Board (Section VII F)  
 Special Permit: Type Aquifer Protection Overlay District  
Section VI.C.4.b.4  
Modification: Section \_\_\_\_\_

File two (2) completed forms together with the original plan, ten (10) prints thereof and the filing fee with the Town Clerk.

June 13, 2022

To the Shrewsbury Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled " Site Development Plan for 195 Main Street " and dated June 13, 2022 for approval under the provisions of the Zoning Bylaw of the Town of Shrewsbury covering Site Plans.

Name of Applicant(s): Cornerstone Bank  
Address of Applicant(s): 230 Park Avenue Worcester, MA 01609  
Phone Number & Fax of Applicant(s): \_\_\_\_\_

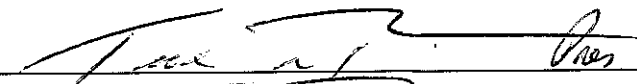
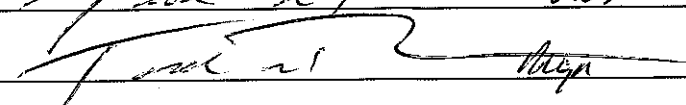
Name of Owner(s): Cornerstone Shrewsbury RE Holdings, LLC  
Address of Owner(s): 230 Park Avenue Worcester, MA 01609  
Phone Number & Fax of Owner(s): \_\_\_\_\_

Name of Engineer: J.M. Grenier Associates, Inc.  
Address of Engineer: 118 Turnpike Road Suite 200 Southborough, MA 01772  
Phone Number & Fax of Engineer: PH: (508) 845-2500

The owner's title to said land is by deed dated June 13, 2020 and recorded in the Worcester District Registry of Deeds Book 62386, Page 189 and is shown on Assessor's Tax Plate 20, Plot 46.

Location and Description of Property: 67,959 sq.ft. of land on the northerly side of Main Street to the west of Thestrand Drive

Purpose of Site Plan/Modification/Special Permit: Construction of a 6,525 sq.ft. bank/retail building

Signature of Applicant(s):   
Signature of Owner(s): 

**The Certificate of Ownership Form must be completed and submitted along with this application.**

**FORM M  
CERTIFICATE OF OWNERSHIP**

I, the undersigned Applicant, do hereby certify to the Town of Shrewsbury, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below.

**Section A:**

Title of Plan: Site Development Plan for 195 Main Street

Date of Plan: June 13, 2022

Assessor's Tax Plate: 20 Plot: 46

Prepared By: J.M. Grenier Associates, Inc.

**Section B:**

Name of Record Owner(s)\*: Cornerstone Shrewsbury RE Holdings, LLC

Address of Record Owner(s): 230 Park Avenue Worcester, MA 0609

Phone Number of Record Owner(s): \_\_\_\_\_

\* If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s) on a separate sheet.

\* If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation: \_\_\_\_\_

\* If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation: \_\_\_\_\_

Does the applicant(s) own or have contractual rights to develop the above-mentioned land? Yes

Executed as a sealed instrument this 7<sup>th</sup> day of June, 2022

[Signature]  
Signature of Applicant

Todd M. Tallman Pres  
Print name of Applicant

[Signature]  
Signature of Owner

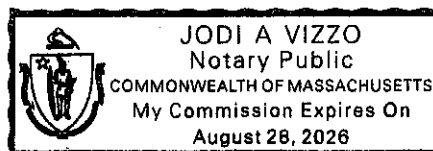
Todd M. Tallman, Pres  
Print name of Owner

**COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss

Todd M Tallman personally appeared before me and provided his/her identification through satisfactory evidence which were personal knowledge and acknowledged he/she signed the foregoing instrument voluntarily for its stated purpose on this 7<sup>th</sup> day of June, 2022.

Notary Signature: [Signature]





**CERTIFIED ABUTTERS LIST**  
195 MAIN ST 100 FT

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

Parcel ID	Location	Grantee	Co. grantee's Name	Mailing Address	Mailing Address 2	City	State	Zip
20 001000	181 MAIN ST	181 WEST MAIN STREET REALTY LLC		ONE WEST BOYLSTON ST	SUITE LL05	WORCESTER	MA	01605
20 002003	184-186 MAIN ST	RAINVILLE JOSEPH		186 MAIN ST		SHREWSBURY	MA	01545
20 002004	188-190 MAIN ST	PACIFIC EAST REALTY LLC		PO BOX 4511		SHREWSBURY	MA	01545
20 002005	196 MAIN ST	CUI HONGYI	XU HONGBIN	9 PARTRIDGE HILL RD		SHREWSBURY	MA	01545
20 023073	7 DANA RD	CERRONE PAUL A	CERRONE MARY GRACE	7 DANA RD		SHREWSBURY	MA	01545-2193
20 023081	9 THESTLAND DR	SHREWSBURY TOWN OF		100 MAPLE AVE		SHREWSBURY	MA	01545
20 046000	195 MAIN ST	CORNERSTONE SHREWSBURY RE HOLDINGS LLC		230 PARK AVE		WORCESTER	MA	01609
20 046001	5 DANA RD	GREGORY MICHAEL T	GREGORY PATRICIA A	5 DANA RD		SHREWSBURY	MA	01545
20 047001	199 MAIN ST	ORRIZZI VINCENZA		199 MAIN ST		SHREWSBURY	MA	01545-2101

This is to certify that the owners listed above are as shown in the latest Assessors records.

*Ruth T. Anderson*  
RUTH T. ANDERSON, PRINCIPAL ASSESSOR

4-25-2022  
Date

June 13, 2022

Shrewsbury Planning Board  
100 Maple Avenue  
Shrewsbury, Massachusetts 01545

**RE: 195 Main Street Site Plan Application  
Aquifer Protection Overlay District Special Permit**

Dear Members of the Board:

The applicant proposes to demolish the existing structure at 195 Main Street which lies within Aquifer Protection Overlay District II and construct a 6,525 sq.ft. bank/retail building and parking lots with 48 parking spaces. A Special Permit is required for a non-residential use resulting in greater than 15% impervious area. The property currently contains an office building. Aquifer Protection Overlay District site design standards for this project are met as follows:

### **Earth Removal/Grading**

All land disturbing activity associated with this project will be performed following the granting of a building permit for the proposed building. Erosion control measures including silt fence and straw wattles are being utilized on this project to control potential erosion offsite.

### **Filling**

The applicant has not yet located any potential sources of fill material for this site. Once potential sources of fill are located, they will be reported to the Board and it will be verified that this fill is free from hazardous or other unacceptable materials.

### **Hazardous Materials Storage**

No hazardous materials will be stored onsite as part of this project.

### **Impervious Area**

The proposed development will result in 58.8% impervious coverage. The runoff for all impervious areas in excess of the 15% are required to be recharged. Of this 58.8% impervious coverage, 43.8% is required to be recharged. With the current design, this requirement by capturing and requiring and recharging the 43.8% impervious area is met by routing runoff from all building and pavement area to infiltration chambers. All runoff into the chambers is recharged through the 100-year storm event.

## **On-site Disposal of Non-sanitary or Process Wastewater**

The proposed use does not involve disposal of non-sanitary or process wastewater.

## **Stormwater Management**

The stormwater management system for this new development has been designed to meet Massachusetts Department of Environmental Protection (DEP) stormwater management standards and to insure peak runoff rates are not increased for all storm events up to and including the 100-year storm. For all paved areas, a minimum of 80% TSS total suspended solids (TSS) removal is provided including 44% pretreatment.

## **Underground Storage Tanks**

No underground storage tanks are proposed as part of this project.

## **Storage of Deicing Chemicals**

No deicing chemicals will be storage on site.

## **Storage of Commercial Fertilizers**

No fertilizers will be stored on site

## **Storage of Animal Manures**

No animal manures will be stored on site.

Should you have any questions or require any additional information please feel free to contact this office.

Respectfully,



John Grenier

J.M. Grenier Associates Inc.

cc: Cornerstone Bank  
Graves Engineering, Inc.