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PLANNING BOARD

2023 MAY -8 AM 11:33
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Minutes of Meeting
Grafton Planning Board
April 24, 2023

A regular meeting of the Grafton Planning Board was held on April 24, 2023 and conducted via in-person and remote participation, Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chair Justin Wood, Vice-Chair Robert Hassinger, Clerk David Robbins, Members Linda Hassinger and Prabhu Venkataraman and Associate Member Maura McCormack. Staff present was Town Planner Fiona Coughlan and Natalia Alward.

Chair Wood called the meeting to order at 7:00 p.m.

1. PUBLIC INPUT

None.

2. ACTION ITEMS

A. Determination of Minor Modification – "Stillwater Estates," 11 Wheeler Road, 2 and 4 Stillwater Lane (lot line modification), Right Realty Trust/Stanley & Lisa McGriff (applicant/owner).

Steve O'Connell, of Turning Point Engineering, represented the applicant and stated that he had made two changes to the plans, as per the planner's request and memo.

Board members stated that the plan should not be labeled as an ANR plan; the request before them is for a determination of minor modification.

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Robbins, to make the determination that the request before them is a minor modification. Roll Call Vote: Mr. Hassinger, aye; Mr. Robbins, aye; Mr. Venkataraman, aye; Mrs. Hassinger, aye and Mr. Wood, aye. **MOTION** carried unanimously, 5 to 0.

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Robbins, to approve the minor modification plan, with the changes noted during the discussion. Roll Call Vote: Mr. Hassinger, aye; Mr. Robbins, aye; Mr. Venkataraman, aye; Mrs. Hassinger, aye and Mr. Wood, aye. **MOTION** carried unanimously, 5 to 0.

B. Determination of Minor Modification; Cancun, 75 Worcester Street, N. Grafton, 75 Worcester Street, LLC/ Carlos Jimenez (applicant/owner), request for temp outdoor seating.

Carlos Jimenez was present on behalf of Cancun's.

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Robbins, to make the determination of minor modification and approve the request for temporary outdoor seating, under the same conditions and with the same parking and seating adjustments as last year. Roll Call Vote: Mr. Hassinger, aye; Mr. Robbins, aye; Mr. Venkataraman, aye; Mrs. Hassinger, aye and Mr. Wood, aye. **MOTION** carried unanimously, 5 to 0.

C. Determination of Minor Modification (SPA 2015-1.8); Reunion Tap & Table, 198 Worcester Street, N. Grafton, Sargon Hanna, (applicant/owner), request for temporary outdoor seating.

Sargon Hanna was present, representing Reunion Tap and Table.

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Robbins, to make the determination of minor modification and approve the request for temporary outdoor seating, under the same conditions and with the same parking and seating adjustments as last year. Roll Call Vote: Mr. Hassinger, aye; Mr. Robbins, aye; Mr. Venkataraman, aye; Mrs. Hassinger, aye and Mr. Wood, aye. **MOTION** carried unanimously, 5 to 0.

D. Approval Under Subdivision Control Not Required Plan (ANR 2023-08) – 2 Old Upton Road, Roger & Lori Trahan and Craig & Carol Dauphinais (applicants & owners).

Craig Dauphinais was present. Two buildable lots were created from the available frontage on Old Upton Road; lots are to be sold at some point.

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Robbins, to accept the plan as "approval not required under Subdivision Control Regulations" and to authorize the planner to endorse the plan. Roll Call Vote: Mr. Hassinger, aye; Mr. Robbins, aye; Mr. Venkataraman, aye; Mrs. Hassinger, aye and Mr. Wood, aye. **MOTION** carried unanimously, 5 to 0.

E. Vote to cancel the regularly scheduled Planning Board meeting of May 1, 2023.

There are no public hearings scheduled for May 1st and a special meeting is scheduled for Friday, May 5th, specifically for the zoning bylaw amendments public hearing.

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Robbins, to cancel the May 1, 2023 regular meeting and instead, hold a special meeting on Friday, May 5, 2023. Roll Call Vote: Mr. Hassinger, aye; Mr. Robbins, aye; Mr. Venkataraman, aye; Mrs. Hassinger, aye and Mr. Wood, aye. **MOTION** carried unanimously, 5 to 0.

3. GENERAL BUSINESS

A. Minutes of Previous Meetings; March 27, 2023 and April 10, 2023

Mr. Robbins stated that he had not attended an MBTA zoning session, as noted in the draft 3/27/23 minutes, but that he had attended various Citizen Planner Training Collaborative (CPTC) workshops, held at Holy Cross College, where the MBTA topic was a frequent topic of discussion.

Mr. Robbins noted that March was misspelled as Marcy in paragraph 4, on page 3, of the draft April 10, 2023 minutes.

MOTION was made by Mr. Robbins, **SECOND** by Mr. Hassinger, to accept the minutes of March 27, 2023 and April 10, 2023, as presented, and with the changes noted during discussion. Roll Call Vote: Mr. Hassinger, aye; Mr. Robbins, aye; Mr. Venkataraman, aye; Mrs. Hassinger, aye and Mr. Wood, aye. **MOTION** carried unanimously, 5 to 0.

4. PUBLIC HEARINGS

A. Request for Special Permit (SP 2022-09/SPA) and Site Plan Approval, 58 Follette Street, Cellco Partnership d/b/a/ Verizon Wireless / Sutton LLC (applicant/owner). *Continued from March 27, 2023.*

The applicant's attorney, Michael Giaimo, of Robinson and Cole, was present and had submitted a written request for withdrawal without prejudice earlier, which stated that "the Board is down to four voting members and my client would like the opportunity to refile after the election so it can be heard and have its application decided by a full five-person board."

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Robbins, to approve the request for withdrawal without prejudice. Roll Call Vote: Mr. Hassinger, aye; Mr. Robbins, aye; Mr. Venkataraman, aye; Mrs. Hassinger, aye and Mr. Wood, aye. **MOTION** carried unanimously, 5 to 0.

B. Request for Special Permit (SP 2023-02/SPA) and Site Plan Approval, 62 Wesson Street, Willard House Clock Museum, Inc. (applicant/owner). *Public Hearing continued from March 27, 2023.*

The applicant had submitted a written request for a public hearing continuance to May 22, 2023, Applicant has requested a public hearing continuance to May 22, 2023, to allow time to complete the Stormwater Report and obtain peer review.

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Robbins, to approve the request for a public hearing continuance to May 22, 2023 at 7:30 p.m. Roll Call Vote: Mr. Hassinger, aye; Mr. Robbins, aye; Mr. Venkataraman, aye; Mrs. Hassinger, aye and Mr. Wood, aye. **MOTION** carried unanimously, 5 to 0.

C. Request for Special Permit (SP 2023-01/SPA) and Site Plan Approval, 18 and 22 Donahue Lane, 18 & 22 Donahue Lane, LLC (applicant/owner). *Continued from April 10, 2023. Requesting continuance to May 22, 2023.*

The applicant had submitted a written request for a public hearing continuance to May 22, 2023, stating that "additional time would be required to address many of the outstanding items from the previous meeting," in an email dated April 20, 2023.

MOTION was made by Mr. Robbins, **SECOND** by Mr. Hassinger, to approve the request for a public hearing continuance to May 22, 2023 at 7:30 p.m. Roll Call Vote: Mr. Hassinger, aye; Mr. Robbins, aye; Mr. Venkataraman, aye; Mrs. Hassinger, aye and Mr. Wood, aye. **MOTION** carried unanimously, 5 to 0.

D. Zoning Bylaw Amendments, Spring 2023 Town Meeting Warrant Articles on proposed amendments to the Grafton Zoning By-Laws.

Clerk David Robbins read the legal notice. There was no public in attendance.

The public hearing has been rescheduled and readvertised to a special meeting on May 5, 2023 at 7:00 p.m., due to the public notice not being posted on the Town's website.

MOTION was made by Mr. Hassinger, **SECOND** by Ms. Hassinger, to close this hearing and hold the public hearing for the zoning bylaw amendments on May 5, 2023 at 7:00 p.m., as rescheduled. Roll Call Vote: Mr. Hassinger, aye; Mr. Robbins, aye; Mr. Venkataraman, aye; Mrs. Hassinger, aye and Mr. Wood, aye. **MOTION** carried unanimously, 5 to 0.

3. GENERAL BUSINESS (Continued)

B. Staff Report

Ms. Coughlan stated that she has been predominantly working on the hearings currently before the Board and providing technical assistance. Staff has been working to catch up with the administrative workload. The department is seeking help on a temporary basis. She also said that recruiting for the Master Plan Group is ongoing and the Master Plan survey is still underway. Having five members on the Master Plan Group is good, but having nine members would be ideal. Ms. Coughlan also stated that the department is working with the Economic Development Coordinator and the Recreation Department on the Mill Street Park Project.

4. ADJOURNMENT

MOTION was made by Mr. Hassinger, **SECOND** by Ms. Hassinger to close this meeting. Roll Call Vote: Mr. Hassinger, aye; Mr. Robbins, aye; Mr. Venkataraman, aye; Mrs. Hassinger, aye and Mr. Wood, aye. **MOTION** carried unanimously 5 to 0. The meeting was adjourned at 8:05 p.m.

These minutes were approved by the Planning Board on: May 5, 2023