



**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext 120 • FAX (508)-839-4602  
www.town.grafton.ma.us

## **PLANNING BOARD**

**Planning Board Report: RZN-2010-1**  
**Petition to Amend the Grafton Zoning Map for Property Located at 109 Creeper Hill Road from Office & Light Industry (OLI) to Industrial (I)**  
**May 10, 2010 Town Meeting**

At their meeting on March 22, 2010 (and continued to the meeting of April 12, 2010) the Grafton Planning Board conducted a public hearing to consider a petition by the owner of property located at 109 Creeper Hill Road (Assessors' Map 17, Lot 2) to change the existing zoning designation from Office & Light Industry (OLI) to Industrial (I). Board members present were Chairman Bruce Spinney III, Vice Chairman Robert Hassinger, Members Heath Christensen and Stephen Qualey, and Associate Member Sadie Miller. Those individuals wishing to speak to the proposed zoning change were heard.

The article was reviewed by Town Counsel for compliance with state laws as well as to form and was found satisfactory.

The Planning Board asked the petitioner, Troiano Realty, LLC, owner of the parcel, to provide testimony as to why the rezoning to Industrial (I) was requested and whether contemplated future operations could be accommodated under the existing zoning of Office & Light Industry (OLI). The petitioner stated that the current zoning could potentially allow expansion of their existing operations but could not offer specific information to justify a rezoning of the parcel. In addition, the Planning Board raised concerns regarding whether the request would represent "spot zoning", as the rezoning would benefit just one property owner. The Planning Board suggested, and the petitioner agreed, that the hearing be continued to the April 12, 2010 meeting to allow for additional fact finding.

The representative from Troiano Realty, LLC did not appear at the April 12, 2010 meeting and the hearing was closed.

Based on the fact that that no compelling testimony was presented to justify the rezoning as well as the concerns regarding spot zoning, the Planning Board voted unanimously **NOT TO RECOMMEND** acceptance of this article.