



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
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PLANNING BOARD

NOTICE / AGENDA
REGULAR MEETING & PUBLIC HEARINGS
GRAFTON PLANNING BOARD
Conference Room A – Grafton Municipal Center
30 Providence Road, Grafton, MA 01519
Monday, January 11, 2016

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RECEIVED TOWN OFFICE
GRAFTON, MA
#

8:30 p.m. Regular Meeting

1. Public Input

2. Public Hearings – Previously posted for 7:30 p.m.

- A. **(8:30 p.m.) Application for a Special Permit (SP 2015-15) – Randy Gagne (Applicant/Owner) – 5 Hitchings Road** – request for the construction of an elevated deck in a flood plain for the property located at 5 Hitchings Road, shown as Grafton Assessor’s Map 55, Lot 008. Said property is located in a Residential (R20) zoning district within a Flood Plain.
- B. **(8:30 p.m.) Special Use Permit and Request for Site Plan Review Waiver (SP 2015-14) – 22 Donahue Lane – Macura Excavation (Application) / Albert Mantelli (Owner)** – A public hearing to consider the application for Special Permit (SP 2015-14) and Site Plan Approval, then discuss the draft decision at the property located at 22 Donahue Lane, shown as Grafton Assessor’s Map 26, Lot 2.A. Said property is located in an Office Light Industrial (OLI) zoning district. (Continued from 12/14/15)
- C. **(8:30 p.m.) Modification of a Definitive Subdivision Plan Application – “Grafton Hill” Subdivision – 12 Clearview Street – Westerly Side Grafton LLC (Applicant/Owner)** - A public hearing to consider an application for modification of a previously endorsed and recorded definitive subdivision containing 23 lots for the property located in a Residential (R40) zoning district. (Continued from 12/14/15)

3. Action Items

- A. Medical Marijuana – consideration of draft zoning amendment
- B. Approval Not Required (ANR) 2016-1: 23 Keith Hill Road – Terrance & Shannon Cahill
- C. Draft Decision: Special Permit (SP 2014-7.1) – Addition of Companion Horse – 15 Blanchard Rd. – Leslie & Ron Anderson (Owner/Applicants)
- D. Draft Decision: Special Permit and Site Plan Approval for Solar Facility (2015-13) – 207 Providence Road – CEC Solar #1056 LLC (Applicant) / Robert and Karen Kell (Owner)

Grafton Planning Board
Meeting Agenda
January 11, 2016

4. General Business

A. Bills

B. Staff Report

C. Minutes of Previous Meetings

1. Open session minutes of September 21, 2015

2. Open session minutes of December 14, 2015

D. Correspondence

E. Reports From Planning Board Representatives On Town Committees And CMRPC

5. Any Other Items Which May Lawfully Come Before The Board

6. Vote To Extend Duration Of Meeting Beyond 10:00 P.M. (If Necessary)

7. Adjournment