



**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext. 1120 • FAX (508) 839-4602  
[www.grafton-ma.gov](http://www.grafton-ma.gov)

**PLANNING BOARD**

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

RECEIVED TOWN CLERK  
GRAFTON, MA  
2016 APR 7 PM 3 47

**7:00 p.m. Regular Meeting**

**1. Public Input**

**2. Action Items**

- A. Request for Approval Not Required (ANR 2016-3): 22 Brookmeadow Lane – Nicholas & Heather Leoleis
- B. Request for Approval Not Required (ANR 2016-4): Manor Hill Drive (a.k.a. Lot 52 – “Highfields of Grafton” Subdivision) – Magill Associates, Inc.
- C. Request for Approval Not Required (ANR 2016-5): Magill Drive (a.k.a. Lots 111 & 114 – “Highfields of Grafton” Subdivision) – Magill Associates, Inc.

**3. General Business**

- A. Bills
- B. Staff Report
- C. Correspondence

**4. Reports From Planning Board Representatives On Town Committees And CMRPC**

**5. Public Hearings**

- A. **(7:30 P.M.) Zoning Amendments ZBL 2016-2 thru 2016-8: Proposed Amendment to the Grafton Zoning By-Law.** A Public Hearing on the following proposed Annual Town Meeting Articles to amend the Zoning By-Law:
  - **ZBL 2016-2:** Zoning Map Revision - Water Supply Protection Overlay District - Trinity Well Expansion
  - **ZBL 2016-3:** 40R District / Fisherville Site – Revisions to Section 10
  - **ZBL 2016-4:** Village Mixed Use - Revisions to Section 12
  - **ZBL 2016-5:** Frontage – Yard Requirements – Revisions to Definition
  - **ZBL 2016-6:** Contractor’s Yard, Artist Live/Work/Gallery, Large Family Day Care – Use Table Additions

*The Board reserves the right to take agenda items out of order.*

Grafton Planning Board  
Meeting Agenda  
April 11, 2016

---

- **ZBL 2016-7:** Other Eating and Drinking Establishments – Use Table Revisions
  - **ZBL 2016-8:** Brewery, Microbrewery, Nanobrewery, Brew Pub – Definitions and Use Table Additions / Revisions
- B. (7:30 P.M.) Special Permit (SP 2016-3) & Site Plan Approval and consideration of Draft Decision – “Super Park” Recreational Facilities - Town of Grafton (Applicant/Owner) – 4-6 Upton Street.** A continued Public Hearing to consider an application to construct a public recreational facility (known as “Super Park”) on property located at 4-6 Upton Street, and shown as Grafton Assessor’s Map 74, Lots 89 & 90. Said project will include recreational play structures, seating, fencing, parking and access road. Said property is partially located in a Neighborhood Business District (NB) zoning district and partially located in in a Low Density Residential (R40) zoning district. The Applicant/Owner is the Town of Grafton. A drafted decision for this application will be discussed by the Board. (Cont. from 3/28/16)
- C. (7:30 P.M.) Special Permit (SP 2016-5) & Site Plan Approval – Trinity Ave Pump Station – Grafton Water District (Applicant/Owner) – 25R Trinity Ave.** A Public Hearing to consider the application for Special Permit & Site Plan Approval for the construction of a proposed pump station with associated utilities and site work for the Grafton Water District on property located at **25R Trinity Avenue** as shown on Grafton Assessors Map 98, Lot 121. The property is located in the Medium Density Residential (R20) District. The Applicant is Matthew Pearson, System Manager representing the Owner, Grafton Water District.
- D. (7:30 P.M.) Site Plan Approval (SPA 2016-2) – Theroux Dental – Marc & Tina Theroux (Applicant) / Helen Bulger (Owner) – 103 Worcester Street.** A continued Public Hearing to consider the application for Site Plan Approval for an office of medical and dental practitioners/professional office in excess of 5,000 sq. ft., at 103 Worcester Street, shown as Grafton Assessor’s Map 46, Lot 19. Said property is located in the Commercial Business and Residence 20 zones. The applicants are Marc & Tina Theroux. The property owner is Helen Bulger. (Cont. from 3/28/16)
- 6. Any Other Items Which May Lawfully Come Before The Board**
- 7. Vote To Extend Duration Of Meeting Beyond 10:00 P.M. (If Necessary)**
- 8. Adjournment**