



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
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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, April 25, 2016**

7:00 p.m. Regular Meeting

1. Public Input

2. Action Items

- A. Approval Not Required (ANR 2016-6): 102 Pleasant Street – Stephen Wilson (Owner) / Casa Builders & Developer's Corp. (Applicant). Said property is shown as Grafton Assessor's Map 98, Lot 2 and located in a Low Density Residential (R40) zoning district.
- B. Review of Planning Board Draft Reports for Town Meeting Articles

3. General Business

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

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

5. Public Meeting

- A. **Project Plan Review (PPR 2016-1) – Equine Sports Medicine Center – Tufts University / Cummings School of Veterinary Medicine (Applicant) / Trustees of Tufts College (Owner):** A Public Meeting to consider the application for Project Plan Review, pursuant to Section 9.6.1.2 of the Grafton Zoning By-Law, for the construction of a 14,400 square foot Equine Sports Medicine Center, located adjacent to the Hospital for Large Animals at 200 Westboro Road, North Grafton. Said property is shown as Grafton Assessor's Map 21, Lot 1A, and owned by the Trustees of Tufts College. The property is located in an Office/Light Industry (OLI) zoning district and the Campus Development Overlay District (CDOD).

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

6. Public Hearings

- A. **(7:30 P.M.) Major Residential Special Permit (MRSP 2016-4) – “The Ridings” Subdivision – Steven Venincasa of Casa Builders & Developer’s Corp. (Owner/Applicant).** A public hearing to consider the application for Major Residential Special Permit (MRSP 2016-4) and Preliminary Plan Approval for a single family residential development (39-lot Conventional / 39-lot Flexible) on property located at 88 Adams Road, as shown on Grafton Assessors Map 32, Lot 10. Said property is located in a Low Density Residential (R40) zoning district. (Continued from 3/28/16)
- B. **(7:30 P.M.) Special Permit (SP 2016-6) & Site Plan Approval – Accessory Apartment – Peter Halbrooks (Applicant/Owner) – 18 Taft Mill Rd.** A public hearing to consider the application for a Special Permit and Site Plan Approval request for an accessory apartment at property located at 18 Taft Mill Road, shown as Grafton Assessor’s Map 125, Lot 140. Said property is located in a Low Density Residential (R40) zoning district.
- C. **(7:30 P.M.) Zoning Amendment ZBL 2016-9: Proposed Amendment Section 3.3.3.4 to the Grafton Zoning By-Law.** A public hearing to consider the following amendment to the Grafton Zoning By-Law (ZBL), (new language in underlined):

Section 3.3.3.4

Not less than ten (10 feet from the property line around the perimeter of the property, or the minimum setback, whichever is less, must be stabilized with vegetation, landscaping, or plant materials excepting only cuts through the stabilized border for walkways and entrances and exits, or as permitted through the issuance of a special permit for a common driveway pursuant to Section 5.9, as permitted through the issuance of a flexible development special permit pursuant to Section 5.3, or as required to provide access to public facilities for water, sewer, stormwater or recreation purposes.

- 7. Any Other Items Which May Lawfully Come Before The Board**
- 8. Vote To Extend Duration Of Meeting Beyond 10:00 P.M. (If Necessary)**
- 9. Adjournment**