



**PLANNING BOARD**

**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
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**NOTICE / AGENDA**  
**REGULAR MEETING & PUBLIC HEARINGS**  
**GRAFTON PLANNING BOARD**  
Conference Room A – Grafton Municipal Center  
30 Providence Road, Grafton, MA 01519  
Monday, May 16, 2016

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

- 1. Public Input**
- 2. Presentation:** Innovation Land Use Techniques – CMRPC and Mass Audubon: Analysis of Grafton Land Use Regulation and By-Laws
- 3. Action Items**
  - A. Draft Decision: Special Permit (SP 2016-6) & Site Plan Approval – Accessory Apartment – Peter Halbrooks (Applicant/Owner) – 18 Taft Mill Rd.
  - B. “Gristmill Village” Subdivision: Endorsement of Definitive Subdivision Plans
- 4. General Business**
  - A. Bills
  - B. Staff Report
  - C. Correspondence
  - D. Meeting Minutes of Previous Planning Board Meetings:
    1. Open Session Minutes from March 14, 2016
    2. Open Session Minutes from March 28, 2016
    3. Open Session Minutes from April 11, 2016
- 5. Reports From Planning Board Representatives On Town Committees And CMRPC**
- 6. Public Meeting**
- 7. Project Plan Review (PPR 2016-1) – Equine Sports Medicine Center – Tufts University / Cummings School of Veterinary Medicine (Applicant) / Trustees of Tufts College (Owner) – 200 Westboro Road: A Public Meeting to consider the application for Project Plan Review for the construction of a 14,400 square foot Equine**

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

Grafton Planning Board  
Meeting Agenda  
May 16, 2016

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Sports Medicine Center, located adjacent to the Hospital for Large Animals, shown as Grafton Assessor's Map 21, Lot 1A. (Cont. from 4/25/16)

**8. Public Hearings**

- A. **(7:30 P.M.) Special Permit (SP 2016-7) & Site Plan Approval – Accessory Apartment – Georgia & George Haralambous (Applicant/Owner) – 8 Powerline Drive.** A public hearing to consider the application for a Special Permit and Site Plan Approval for an accessory apartment at property shown as Assessor's Map 98, Lot 96.
- B. **(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 shown as Assessors Map 98, Lot 121. (Cont. from 4/11/16)
- C. **(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 shown as Assessor's Map 74, Lots 89 & 90. (Cont. from 4/11/16)
- 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., on property shown as Assessor's Map 46, Lot 19. (Cont. from 4/11/16)

**9. Any Other Items Which May Lawfully Come Before The Board**

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

**11. Adjournment**