



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
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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, June 27, 2016**

RECEIVED TOWN CLERK
GRAFTON, MA
2016 JUN 23 PM 4 08

7:00 p.m. Regular Meeting

1. Public Input

2. Action Items

- A. Request for Determination of Completion – “Brookmeadow Village” Subdivision – Taft Mill Road & Brookmeadow Lane – Phase I.
- B. Draft Decision: Special Permit (SP 2016-5) & Site Plan Approval – Trinity Ave Pump Station – Grafton Water District (Applicant/Owner) – 25R Trinity Ave.
- C. Draft Decision: Site Plan Approval (SPA 2016-2) – Theroux Dental – Marc & Tina Theroux (Applicant) / Helen Bulger (Owner) – 103 Worcester Street.
- D. Request for Determination: Bounds – “Dendee Acres” Subdivision – Charles Kady.
- E. Request for Approval Not Required (ANR 2016-8): Institute Road – Commonwealth of Massachusetts; Division of Capital Asset Management and Maintenance (Owner). Said property is shown on Grafton Assessor’s Ma 21, Lot 01 and located in an Office/Light Industrial (OLI) zoning district.

3. General Business

- A. Bills
- B. Staff Report
- C. Correspondence
- D. Meeting Minutes from Planning Board Meeting on June 13, 2016

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

5. Public Hearings

- A. **(7:30 P.M.) Special Permit (SP 2016-8) & Site Plan Approval – Construction of a Building Addition – R.P. Masiello, Inc. (Applicant) / Equipment Care Center of Grafton (Owner) – 88 Westboro Road.** A Public Hearing to consider an application
*** The Board reserves the right to take agenda items out of order. ***

Grafton Planning Board
Meeting Agenda
June 27, 2016

for Special Permit and Site Plan Approval to construct a 6,375 square foot building addition, on property shown as Grafton Assessor's Map 12, Lot 12.

B. (7:30 P.M.) Special Permit (SP 2016-3) & Site Plan Approval – “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 Grafton Assessor's Map 74, Lots 89 & 90. (Cont. from 6/13/16).

C. (7:30 P.M.) Major Residential Special Permit (MRSP 2016-4) – “The Ridings” Subdivision – Steven Venincasa Casa Builders & Developer's Corp.

(Owner/Applicant) – 88 Adams Road. A continued Public Hearing to consider the application for a Special Permit and Site Plan Approval for Major Residential Special Permit (MRSP 2016-4) and Preliminary Plan for a Residential Development (39-lot Conventional / 39-lot Flexible) on property shown as Grafton Assessor's Map 32, Lot 10. (Continued from 6/13/16).

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