TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
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PLANNING BOARD

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REVISED 7/8/16

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

7:00 p.m. Regular Meeting

1. **Public Input**

2. **Action Items**

   A. Signature of Worcester District Registry of Deeds (WDRD) forms.

   B. Request for Approval Not Required (ANR 2016-9) – 113 Adams Road – Guaranteed Builders & Developers, Inc. (Applicant) / Kathlyn Laflamme, of 112 Adams Road (Owner). Said property is shown on Grafton Assessor's Ma 32, Lot 05 and located in a Low Density Residential (R40) zoning district.

   C. Request for Determination: Bounds – "Dendee Acres" Subdivision – Charles Kady.

   D. Draft Decision: Site Plan Approval (SPA 2016-2) – Theroux Dental – Marc & Tina Theroux (Applicant) / Helen Bulger (Owner) – 103 Worcester Street.

3. **General Business**

   A. Bills

   B. Staff Report

   C. Correspondence

   D. Meeting Minutes from Planning Board Meeting on July 1, 2016.

   E. Meeting Minutes from Planning Board Meeting on June 21, 2016.

   F. Meeting Minutes from Planning Board Meeting on June 13, 2016.

   G. Meeting Minutes from Planning Board Meeting on June 27, 2016.

4. **Discussion Item**

   A. Elmrock Estates (formally Fieldstone Farms) – Comments from the Board to the Board of Selectmen – 21 Wheeler Road – Potential 40B Project.

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

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

6. **Public Hearings**

   A. **(7:30 P.M.) Modification of a Special Permit (SP 2014-9.1) & Site Plan Approval – Borrego Solar (Applicant) / Christy Pease – Owner) – 79 Old Upton Road.** A Public Hearing to consider an application to modify the Special Permit and Site Plan Approval of a Solar Facility, specifically to request to allow for landscape modifications as well as the addition of a stone wall and screening fence, on property located at 79 Old Upton Road, on property shown as Assessor's Map 85, Lot 3.

   B. **(7:30 P.M.) Modification of a Special Permit (SP 2015-6.1) & Site Plan Approval – Request for 1 year extension to construct – Fredric & Margot Churchill (Applicant/Owner) – 114 Merriam Road.** A Public Hearing to consider an application to modify the Special Permit and Site Plan Approval for construction of a Common Driveway on property shown as Grafton Assessor's Map 59, Lot 24.

   C. **(7:30 P.M.) Modification of a Special Permit (SP 2015-13.1) – CEC Solar, LLC. (Applicant) / Robert & Karen Kell (Owner) – 207 Providence Road.** A Public Hearing to consider an application to modify the Special Permit Decision and to extend period to construct a solar energy generating facility on the property located at 207 Providence Road, shown as Grafton Assessor's Map 99, portion of Lot 10.

   D. **(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 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. (Cont. from 6/27/16)

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**