TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
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PLANNING BOARD

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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, July 25, 2016

7:00 p.m. Regular Meeting

1. **Public Input**

2. **Action Items**

   A. Request for Bond Reduction & Lot Release – "Brookmeadow Village" Subdivision

   B. Draft Decision: 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

   C. Draft Decision: Modification of a Special Permit (SP 2015-13.1) – CEC Solar, LLC. (Applicant) / Robert & Karen Kell (Owner) – 207 Providence Road

   D. Draft Decision: 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

3. **General Business**

   A. Bills

   B. Staff Report

   C. Correspondence

   D. Meeting Minutes from Planning Board Meeting on March 23, 2015

   E. Meeting Minutes from Planning Board Meeting on July 11, 2016

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

5. **Public Hearings**

   A. **(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 for a Special Permit and Site

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

Plan approval to construct a public recreational facility (known as "Super Park") on property shown as Grafton Assessor's Map 74, Lots 89 & 90. (Cont. from 6/27/16).

B. **(7:30 P.M.) Scenic Road Permit (SRP 2016-1) - Tree Removal and Stonewall Relocation - 113 Adams Lane – Guaranteed Builders & Developers, Inc. (Applicant) / Kathlyn Laflamme (Owner).** A Public Hearing to consider the application for a Scenic Road Permit for the removal of 25 feet of the exiting stone wall for driveway access on a new lot and one 18" Oak tree on property shown as Grafton Assessor's Map 32, Lot 05.

C. **(7:30 P.M.) Special Permit (SP 2016-9) & Site Plan Approval – Accessory Apartment – Matthew Homan (Applicant/Owner) – 26 Magnolia Lane.** A Public Hearing to consider an application for a Special Permit and Site Plan Approval for an accessory apartment on property shown as Grafton Assessor's Map 30, Lot 26.

D. **(7:30 P.M.) Request for Definitive Plan Approval – "Bull Meadow" Subdivision – Off Appaloosa and Bridle Ridge Drive – Bull Meadow, LLC. (Owner/ Applicant).** A Public Hearing to consider the application for a Definitive Plan Approval for a fifteen (15) lot Conventional Subdivision on property shown as Grafton Assessor's Map 32, Lot 5A and Map 31, Lot 100.

E. **(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 6/27/16).

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**