



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1120 • FAX (508) 839-4602
www.grafton-ma.gov

16 AUG 5 PM 9 03
FOUNDED TOWN CLERK
GRAFTON, MA

PLANNING BOARD

*****REVISED 8/5/16*****

**NOTICE / AGENDA
REGULAR MEETING & PUBLIC HEARINGS
GRAFTON PLANNING BOARD
Conference Room A – Grafton Municipal Center
30 Providence Road, Grafton, MA 01519
Monday, August 8, 2016**

8:00 p.m. Regular Meeting

1. Public Input

2. Public Hearings

- A. (8:00 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 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 7/25/16).
- B. (8:00 P.M.) Special Permit (SP 2016-10) & Site Plan Approval – Proposed Wireless Communication Facility Application – U.S. Wireless, Inc and Vertical Bridge (Applicant) / Town of Grafton (Owner) – 104 Creeper Hill Road.** A Public Hearing to consider an application to construct a 175 foot monopole-style cell tower on property shown as Grafton Assessor’s Map 17, Lots 8A. (The Applicant has requested a continuance for 8/29/16).
- C. (8:00 P.M.) Modification of a Special Permit (SP 2014-9.1) & Site Plan Approval – Borrego Solar (Applicant) / Christy Pease (Owner) – 79 Old Upton Road.** The continuation of 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. (Cont. from 7/11/16).

3. Action Items

- A. Draft Decision:** Scenic Road Permit (SRP 2016-1) – Tree Removal and Stonewall Relocation – 113 Adams Lane – Guaranteed Builders & Developers, Inc. (Applicant) / Kathlyn Laflamme (Owner).

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

Grafton Planning Board
Meeting Agenda
August 8, 2016

- B. **Draft Decision:** Special Permit (SP 2016-9) & Site Plan Approval – Accessory Apartment – Matthew Homan (Applicant/Owner) – 26 Magnolia Lane.
- 4. **Discussion Items**
 - A. Medical Marijuana By-Laws: Discussion with Town Counsel, Ginny Sinkel-Kremer
 - B. Fisherville Terrace: Discussion of potential Major Residential Development – 119 Main Street – John Winslow.
- 5. **General Business**
 - A. Bills
 - B. Staff Report
 - C. Correspondence
 - D. Meeting Minutes from Planning Board Meeting on July 25, 2016
- 6. **Reports From Planning Board Representatives On Town Committees And CMRPC**
- 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**