



PLANNING BOARD

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
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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, August 24, 2015

7:00 p.m. Regular Meeting

1. PUBLIC INPUT

2. ACTION ITEMS

- A. Draft Decision: Special Permit (SP 2015-10) & Site Plan Approval – Accessory Use – home based aesthetics and nail spa – 7 Seaver Farm Lane – Roberta Mandella (Applicant)
- B. Draft Decision: Scenic Road Permit (SRP 2015-2) – Removal of four (4) trees – 42 George Hill Road – Stephanie Welik (Applicant)
- C. Determination of Completeness – “North Grafton Preserve” (a/k/a Brigham Hill Estates)” Subdivision– White Flower Lane, Patriot Way, Bay Colony Lane - Off Brigham Hill Road and Brielle Road
- D. Request for Minor Modification to SP 2009-10.1 – 244 Worcester Street – Cell Tower

3. Discussion Items

- A. Oakmont Farms – Completion and Acceptance of Road
- B. Zoning Amendment Workshop Scheduling

4. Staff Report

5. Bills

6. Minutes of Previous Meetings

- A. Open Session Minutes of August 3, 2015
- B. Open Session Minutes of August 10, 2015

7. Correspondence

8. Reports from Planning Board Representatives on Town Committees and CMRPC

9. Ongoing Items

10. PUBLIC HEARINGS

- A. (7:30 p.m.) Special Permit for Accessory Apartment (2015-12) – 53 Providence Road – Deborah Micket & Katrina Breen (Applicant/Owner) - A public hearing on an

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application for Special Permit and Site Plan Approval for construction of an In-Law Suite Accessory Apartment on property located in an Residential Multi Family (RMF) zone.

B. (7:30 p.m.) Major Residential Special Permit (MRSP 2014-10) – “Village at Institute Road” Subdivision – D. & F. Afonso Builders (Applicant/Owner) – A public hearing on an application for a Major Residential Special Permit and Preliminary Plan for a Residential Development (46-lot Conventional / 48-lot Flexible) on property located at 100 Westboro Road, as shown on Grafton Assessors Map 12, Lot 22. The property is located in both an Office / Light Industrial (OLI) and Residential 20 (R20) zone. (Continued from 7/27/2015)

C. (7:30 p.m.) Definitive Plan Approval (2015-5) – “Gristmill Village” Subdivision – Casa Builders and Developers Corp. (Applicant) / Maintanis Realty Trust; William J. & Mary J. Maintanis & Stephen A. Wilson (Owners) – A public hearing continuation of Application for a Definitive Plan Approval pursuant to the Town of Grafton Subdivision Rules and Regulations for a 10-lot conventional subdivision on property located west of Pleasant Street and north of Grist Mill Road, shown as Grafton Assessor’s Map 97, Lot 22A & Map 92, Lot 2. Said property is located in a Residential 40 R40 zoning district. (Continued from 8/10/2015)

11. Executive Session: 100 Milford Road – Pending Litigation

12. Any other items which may lawfully come before the Board

13. Vote to Extend Duration of Meeting beyond 10:00 p.m. (if necessary)

14. Adjournment