



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
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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, August 29, 2016

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RECEIVED TOWN CLERK
GRAFTON, MA

7:00 p.m. Regular Meeting

1. Public Input

2. Action Items

- A. Request for Approval Not Required (ANR 2016-11) – 25 Trinity Ave – Grafton Water District (Applicant) / Scott B. Lamont & Margaret W. Haynes (Owner)
- B. Draft Decision: Modification of a Special Permit (SP 2014-9.1) & Site Plan Approval – Borrego Solar (Applicant) / Christy Pease (Owner) – 79 Old Upton Road.
- C. Request for Minor Modification to Landscape & Lighting Plan – Hilltop Self Storage – 100 Milford Road – Rocco Addeo (Applicant) / Hilltop Self Storage of Grafton LLC (Owner)
- D. Draft Zoning Bylaw Language: Consideration of language regarding special permit findings and Town Meeting approved uses.

3. General Business

- A. Bills
- B. Staff Report
- C. Correspondence
- D. Meeting Minutes from Planning Board Meeting on August 22, 2016

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

5. Public Hearings

- A. **(7:15 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. ****

Grafton Planning Board
Meeting Agenda
August 29, 2016

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 8/8/16).

- B. (7:30 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 continued 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. (Cont. from 8/8/16).
- C. (7:30 P.M.) Special Permit (SP 2016-11) & Site Plan Approval - Accessory Apartment - Layth Alkadady (Applicant/Owner) - 56 Fitzpatrick Road.** A Public Hearing to consider the application for a Special Permit and Site Plan Approval for an accessory apartment on property shown as Grafton Assessor’s Map 88, Lot 9.
- D. (7:30 P.M.) Modification of a Special Permit (SP 2015-13.2) & Site Plan Approval – Modify Special Permit Decision and Site Plan – CEC Solar #1056 LLC (Applicant) / Robert & Karen Kell (Owners) – 207 Providence Road.** A Public Hearing to consider modifying the Special Permit Decision and Site Plan for the construction of a solar facility on property shown as Grafton Assessor’s Map 99, Lot 10.
- E. (7:30 P.M.) Special Permit (SP 2016-12) & Site Plan Approval - Accessory Apartment - Richard & Leslie St. Jean - 5 Sibley Street.** 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 84, Lot 5A.
- F. (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 7/25/16).

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