



## TOWN OF GRAFTON

GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
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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, September 14, 2015**

2015 SEP 10 PM 3 54  
RECEIVED TOWN CLERK  
GRAFTON, MA  
H

7:00 p.m. Regular Meeting

**1. PUBLIC INPUT**

**2. ACTION ITEMS**

- A. “Brigham Hill Estates” – Recommendation to Board of Selectmen; Public Notice
- B. Draft Decision: MRSP 2015 – 12: 53 Providence Road Accessory Apartment
- C. Draft Decision: SP 2015-9: 218 Worcester Street; Signage
- D. Request for Determination of Minor Modification: SP2009-10.2; 244 Worcester St.
- E. Lot Release Request - “Heritage Meadows” Subdivision: Lot 3 (11 Eseks Circle) & Lot 4 (17 Eseks Circle)

**3. Discussion Items**

- A. “Oakmont Farms” Subdivision; Town Meeting Acceptance Recommendation

**4. Staff Report**

**5. Bills**

**6. Minutes of Previous Meetings**

- A. Open Session Minutes of August 10, 2015
- B. Open Session Minutes of August 17, 2015
- C. Open Session Minutes of August 24, 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 (SP 2015-11) – Homefield Credit Union – Homefield Credit Union (Applicant/Owner) – 207 Providence Road – A public hearing on an application for a Special Permit for Signage on property located at 86 Worcester Street, as shown on Grafton Assessors Map 55, Lot 95. The property is located in both an Commercial Business (CB) zone.

Grafton Planning Board  
Meeting Agenda  
September 14, 2015

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- B. (7:30 p.m.) ZBL 2015-10 & 2015-11 – WSPOD Zoning Map Revision & Sign By-Law Revisions**
  - C. (7:30 p.m.) Special Permit and Site Plan Approval for Solar Facility (2015-13) – 207 Providence Road – CEC Solar #1056 LLC (Applicant) / Robert and Karen Kell (Owner) - A public hearing on an application for Special Permit and Site Plan Approval for construction of a solar electric generating facility on property located in an Residential Multi Family (RMF) / Residential (R40) zone.**
  - D. 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 8/24/2015)**
- 11. Any other items which may lawfully come before the Board**
  - 12. Vote to Extend Duration of Meeting beyond 10:00 p.m. (if necessary)**
  - 13. Adjournment**