



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

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 26, 2016

RECEIVED TOWN CLERK
GRAFTON, MA
2016 SEP 22 AM 10 26

7:00 p.m. Regular Meeting

1. Public Input

2. Action Items

- A. Approval Not Required - 106 and 110 Old Westboro Road, Town of Grafton (Applicant / Owner)

3. Discussion Items

- A. Site Eligibility Application – 23 Prentice Place

4. General Business

- A. Bills
- B. Staff Report
- C. Open Session Meeting Minutes - September 12, 2016
- D. Open Session Meeting Minutes – September 26, 2016
- E. Correspondence

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

6. Public Hearings

- A. **(7:30 P.M.) ZBL 2016-10** - Proposed Amendment Section 1.5.5 of the Grafton Zoning By-Law to see if the Town will vote to amend the Zoning By-Laws by inserting new subsection 1.5.5.k.
- B. **(7:30 P.M.) ZBL 2016-11** - Proposed Amendment to Section 9.4 entitled Campus Development Overlay District (CDOD) Permitted Uses of the Grafton Zoning By-Law to see if the Town will vote to amend the Zoning By-Laws by inserting new language to the end of the existing Subsection 9.4.B
- C. **(7:30 P.M.) ZBL 2016-12** - Proposed Amendment to Section 3.2.3.1 Use Regulation Table – Public and Semi-Public Use category 10. Municipal uses voted by Town

Grafton Planning Board
Meeting Agenda
September 26, 2016

Meeting to allow a change from approved by Special Permit to approved by Site Plan Review.

- D. **(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 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 8/29/16)
 - E. **(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. (Cont. from 9/12/16). **Applicant has requested a continuance to October 24, 2016.**
 - F. **(7:30 P.M.) Special Permit (SP 2016-13) & Site Plan Approval – Request for Two Family Dwelling – Theodore Leszczynski (Applicant/Owner) – 13 Snow Road.** A Public Hearing to consider an application for a Special Permit and Site Plan approval to construct a two family dwelling on property shown as Grafton Assessor’s Map 46, Lot 31.
 - G. **(7:30 P.M.) Request for Modification of Special Permit (SP 1996-6.3) & Site Plan Approval – Extend Period to Construct – Mark Troiano d/b/a Troiano Realty, LLC. (Applicant/Owner) – 109 Creeper Hill Road.** A Public Hearing to consider an application to modify the Special Permit Decision and Site Plan Approval to extend the period to construct a building addition on property shown as Grafton Assessor’s Map 17, Lot 2.
- 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**