



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, October 03, 2016

RECEIVED TOWN CLERK
GRAFTON, MA
2016 SEP 29 PM 1 36

7:00 p.m. Regular Meeting

1. Public Input

2. Action Items

- A. Draft Planning Board Reports for ZBL 2016-10, ZBL 2016-11, ZBL 2016-12 (public hearings held on September 26, 2016).
- B. Draft Decision: Special Permit (SP 2016-13) & Site Plan Approval – construction of a two family house in an R-20 Medium Residential zoning district – 13 Snow Road – Theodore Leszozyski (Applicant / Owner).
- C. Draft Decision: Special Permit (SP 1996-6.3) & Site Plan Approval – Modification #3 – extend period to construct / expand existing footprint of a recycling transfer station in an Office / Light Industrial zoning district – 109 Creeper Hill Road – Troiano Realty LLC (Applicant / Owner)

3. General Business

- A. Bills
- B. Staff Report
- C. Draft Meeting Minutes from Planning Board Meeting on September 26, 2016
- D. Correspondence

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

5. Public Hearings

- A. **(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 8/29/16)

Grafton Planning Board
Meeting Agenda
October 3, 2016

B. (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. (Cont. from 9/12/16)

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