



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

**AMENDED
NOTICE / AGENDA
REGULAR MEETING & PUBLIC HEARINGS
GRAFTON PLANNING BOARD
Conference Room A – Grafton Municipal Center
30 Providence Road, Grafton, MA 01519
Monday, October 26, 2015**

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RECEIVED TOWN CLERK
GRAFTON, MA

Handwritten initials

7:00 p.m. Regular Meeting

1. PUBLIC INPUT

2. ACTION ITEMS

- A. Draft Decision: SP 2015-11 – Homefield Credit Union – 86 Worcester Street – Sign Relief
- B. Release of Final Security – “Brigham Hill” Subdivision
- C. Release of Final Security – “Oakmont Farms” Subdivision
- D. Lot Release: “Highfields of Grafton” Subdivision – Portion of Magill Drive, Fox Point Trail

3. DISCUSSION ITEMS

- A. Letter from Matt Pearson, Grafton Water District – Follette Solar Site

4. Staff Report

5. Bills

6. Minutes of Previous Meetings

- A. Open Session Minutes of September 28, 2015
- B. Open Session Minutes of October 15, 2015

7. Correspondence

- A. Letter from Tashjan Simsarian, LLP – Request to Gift Property Parcel owned by Abu Construction, Inc. – “Glenwood Estates II” – Old Westborough Road
- B. Site Visit Report from Graves Engineering Inc. – Troiano Trucking – Creeper Hill Road
- C. Environmental Notification Form Submitted by Joshua Holden of National Grid – Separation Project: X-24W/E-157 DCT
- D. Letter of Intent to Proceed from Brian K. Bowen of Winokur, Serkey & Rosenberg, PC – Borrego Solar – 79 Old Upton Road

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

9. Ongoing Items

10. PUBLIC HEARINGS

- A. (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. (Continued from 9/14/15)
- 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 9/14/2015)
- C. (7:30 p.m.) **Modification of a Definitive Plan (SP 2005-2.3) – “Brookmeadow Village” Subdivision – Brookmeadow Village, LLC (Applicant/Owner) – off Brookmeadow Lane** – A public hearing on an application for Approval of a Modified Definitive Plan to extend the construction period to October 25, 2017 on property located off Brookmeadow Lane, as shown on Grafton Assessors Map 124, Lot 42 & 49, Map 125, Lot 1 & 2, Map 131, Lot 7C. The property is located in a Residential (R40) zone.
- D. (7:30 p.m.) **Reopening of Hearing for 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)** – Reopening of a public hearing 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. (reopened from 8/24/15)

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