



**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](http://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, November 9, 2015**

2015 NOV 5 PM 3 58  
RECEIVED TOWN CLERK  
GRAFTON, MA  
*[Signature]*

**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. Administrative Modification of Follette Street Solar Project (SP 2012-6) – Grafton Water District
- C. Approve Dates for 2016 Planning Board Meeting Schedule

**3. REVIEW AND DELIBERATION**

- A. Special Permit and Site Plan Approval for Solar Facility (2015-13) – 207 Providence Road – CEC Solar #1056 LLC (Applicant) / Robert and Karen Kell (Owner)

**4. Staff Report**

- A. Proposed Landscape Plan Revisions – Hilltop Self Storage and Solar Facility (SP 2015-2 & 3) – 100 Milford Road
- B. Update on Tufts University – Knoll Site Solar Project – Review of Geotechnical Summary Letter from Graves Engineering, Inc.

**5. Bills**

**6. Minutes of Previous Meetings**

- A. Open Session Minutes of October 26, 2015

**7. Correspondence**

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

**9. Ongoing Items**

Grafton Planning Board  
Meeting Agenda  
November 9, 2015

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**10. PUBLIC HEARINGS**

- A. (7:30 p.m.) Modification of a Definitive Subdivision Plan Application – “Grafton Hill” Subdivision – 12 Clearview Street – Westerly Side Grafton LLC (Applicant/Owner)** - A public hearing to consider an application for modification of a previously endorsed and recorded definitive subdivision containing 23 lots at the property located in a Residential (R40) zoning district.
- 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 10/26/2015)

**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**