



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
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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, November 23, 2015**

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RECEIVED TOWN CLERK
GRAFTON, MA
JK

7:00 p.m. Regular Meeting

1. PUBLIC INPUT

2. ACTION ITEMS

- A. Draft Decision: Special Permit and Site Plan Approval for Solar Facility (2015-13) – 207 Providence Road – CEC Solar #1056 LLC (Applicant) / Robert and Karen Kell (Owner)
- B. Approval Not Required (ANR) 2015-8: 75 Carroll Road – Joseph Stines
- C. Draft Decision: SP 2015-11 – Homefield Credit Union – 86 Worcester Street – Sign Relief

4. Bills

5. Staff Report

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

10. PUBLIC HEARINGS

- A. (7:30 p.m.) **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. (Continue from 11/09/15)**

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- B. (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. (Continue from 11/09/15)
- C. (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**