



**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER, RECEIVED TOWN CLERK  
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GRAFTON, MA  
FEB 5 PM 3 10  
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**PLANNING BOARD**

**NOTICE / AGENDA**  
**REGULAR MEETING & PUBLIC HEARINGS**  
**GRAFTON PLANNING BOARD**  
Conference Room F – Grafton Municipal Center  
30 Providence Road, Grafton, MA 01519  
Tuesday, February 09, 2016

**7:00 p.m. Regular Meeting**

**1. Public Input**

**2. Action Items**

- A. Draft Decision: Special Permit (SP 2015-15) – Construction of an Elevated Deck in a Flood Plain - Randy Gagne (Applicant/Owner) – 5 Hitchings Road.
- B. Draft Decision: Modification of a Definitive Subdivision Plan Application – “Grafton Hill” Subdivision – 12 Clearview Street – Westerly Side Grafton LLC.
- C. Annual Report Approval
- D. Approval Not Required (ANR 2016-1) – 103 Worcester Street – Tina Theroux

**3. Review And Deliberation**

- A. Draft Decision: Major Residential Special Permit (MRSP 2014-10) – “Village at Institute Road” Subdivision – D. & F. Afonso Builders (Applicant/Owner)

**4. Discussion Items**

- A. Report for Planning Board representative for the Library Planning & Building Committee
- B. Workshop Items
  - i. Kennel By-Law Discussion – Donna Girouard, Town Clerk
  - ii. Fisherville Smart Growth Overlay District – Gene Bernat
  - iii. Amendments to Use Table; Brew Pub, Microbrewery, Contractor Yard, Large Family Child Care Home, Artist Live/Work/Gallery
  - iv. Other proposed By-Laws
- C. Borrego Solar – Special Permit (SP 2014-9) - 79 Old Upton Road – Stonewall addition to Site Plan

Grafton Planning Board  
Meeting Agenda  
February 09, 2016

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**5. General Business**

- A. Bills
- B. Staff Report
- C. Minutes of Previous Meetings
  - 1. Open Session Minutes of February 12, 2015
  - 2. Open Session Minutes of January 11, 2016
  - 3. Open Session Minutes of January 26, 2016
- D. Correspondence

**6. Reports From Planning Board Representatives On Town Committees And CMRPC**

**7. Public Hearings**

- A. **(7:30 p.m.) Special Permit (SP 2016-1) – Patricia Gallo (Applicant/Owner) – Cheryl Drive – Accessory Apartment.** A public hearing to consider the application for a Special Permit and Site Plan Approval request for an Accessory Apartment at the property located in a Residential (R20) zoning district and the Water Supply Protection Overlay District.
- B. **(7:30 p.m.) Site Plan Approval (SPA 2016-1) – Acropolis Design Consultants – 13 Centennial Drive – Autism Behavioral Services, A Learning Center.** A public hearing to consider the application for Site Plan Approval for Autism Behavioral Services, a professional office/ day care use. Said property is located in the Office Light Industrial District and the Campus Development Overlay District. The Applicant is Acropolis Design Consultants representing the owner, 13 Centennial Drive LLC.

**8. Any Other Items Which May Lawfully Come Before The Board**

**9. Vote To Extend Duration Of Meeting Beyond 10:00 P.M. (If Necessary)**

**10. Executive Session: Borrego Solar – Special Permit (SP 2014-9) – 79 Old Upton Rd. – Update on Litigation**

**11. Adjournment**