

**Minutes of Meeting
Grafton Planning Board
October 1, 2007**

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A regular meeting of the Grafton Planning Board was held on Monday, October 1, 2007 in Conference Room A at the Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chairman Peter Parsons, Vice-Chairman, Robert Hassinger, Clerk Keith Regan, Donald Chouinard and Associate Member Christophe G. Courchesne. Staff present was Town Planner, Stephen Bishop.

Chairman Parsons called the meeting to order at 7:04 p.m.

**MODIFICATION OF DEFINITIVE PLAN APPROVAL – “MAZZA FARMS”
SUBDIVISION – ABU CONSTRUCTION, INC.**

Mr. Regan read the legal notice and Chairman Parsons opened the public hearing at 7:05 p.m.

Present for the developer was Carl Hultgren of Quinn Engineering.

Mr. Bishop informed the Board that work was progressing at the subdivision, with the delay of construction partially due to acquiring low nitrogen septic system approvals.

Mr. Hultgren noted he had a punch list of items to be completed, including curbing, street trees, street lights, sidewalk and topcoat of the roadway. Mr. Hultgren stated the street light poles will be installed upon the Selectmen's approval.

The Board noted they were more concerned with when the street lights would be actually be turned on by the electric company, which has proved to be a problem with most of the subdivisions.

Mr. Hultgren also added that construction has been started on all the remaining lots except for one lot which is not owned by the developer and for which he has no control over.

MOTION by Mr. Chouinard, **SECOND** by Mr. Regan, to close the public hearing. **MOTION** carried unanimously.

MOTION by Mr. Hassinger, **SECOND** by Mr. Chouinard, to approve the applicant's written request to extend the construction deadline for "Mazza Farms" Subdivision for one year to October 1, 2008. **MOTION** carried unanimously.

Mr. Chouinard wished to note in the minutes his statement that National Grid will not have turned on the street lights in the subdivision at the expiration of the construction deadline (10/01/08).

Chairman Parsons received unanimous consent to take Action Item 2-A next in order.

ACTION ITEM 2-A – REQUEST FOR DETERMINATION OF DRIVEWAY GRADING REVISION – 377 PROVIDENCE ROAD –

Petitioner Normand Gamache of Guerierre & Halnon, Inc. requested the Board approve the revised driveway grading to the approved Site Plan for 377 Providence Road as a minor change/modification.

MOTION by Mr. Regan, **SECOND** by Mr. Hassinger, to grant the petitioner's written request as a minor modification. **MOTION** carried unanimously.

Mr. Hassinger requested the Motion be amended to reflect approval by the Board.

AMENDED MOTION by Mr. Hassinger, **SECOND** by Mr. Regan, to approve the revision as a minor modification and to grant the petitioner's written request to allow the change to the Site Plan, stating it was in conformance with the provisions of Condition #15 of the previously approved Special Permit SP 2006-4 for 377 Providence Road. **MOTION** carried unanimously.

Chairman Parsons received unanimous consent to take Action Item 2-B & C next in order.

ACTION ITEM 2-B & C- REQUEST FOR DETERMINATION – MODIFICATION OF OPEN SPACE PARCELS – BROOKMEADOW VILLAGE SUBDIVISION

APPROVAL NOT REQUIRED PLAN – ANR 2007-13 – BROOKMEADOW VILLAGE, LLC

Petitioner Normand Gamache explained to the Board his client would be reducing one approved Open Space parcel to create a new parcel which will contain the area proposed for the ornamental wall, vegetative landscaping and a small drainage easement. Mr. Gamache also explained a 40,000 square foot lot from Parcel A has been created around the Model home, with the remainder being merged with the designated Open Space D, resulting in a net increase of 51,703 square feet of Open Space created by the Brookmeadow Village project. Mr. Gamache requested the Board consider this change a minor modification to the Definitive subdivision plan and approve and sign the Approval Not Required Plan submitted.

Mr. Hassinger stated he thought there needed to be an explanation written down to show what is taking place with the parcels.

Chairman Parsons stated that the notes on the ANR plan should be sufficient for an explanation, with a reference to the request letter.

MOTION by Mr. Hassinger, **SECOND** by Mr. Regan, to make a determination that the change is a minor modification. **MOTION** carried unanimously.

MOTION by Mr. Hassinger, **SECOND** by Mr. Chouinard, to approve ANR 2007-13 and to authorize the Town Planner to sign the plan on behalf of the Planning Board. **MOTION** carried unanimously.

ACTION ITEM 2-D – REQUEST FOR DETERMINATION – MODIFY DEFINITIVE PLAN FOR LANDSCAPE ELEMENTS AT ENTRANCE TO BROOKMEADOW LANE AT BROOKMEADOW VILLAGE SUBDIVISION

MOTION by Mr. Regan, **SECOND** by Mr. Chouinard, to approve the petitioner's written request to modify the approved Definitive plan for landscape elements at the entrance to Brookmeadow Lane. **MOTION** carried unanimously.

Chairman Parsons received unanimous consent to take Action Item 2-E next in order.

ACTION ITEM 2-E – CONSIDER DECISION – SP 2007-9 GREGORY SCANLON/ANYTIME FITNESS – 100 WORCESTER STREET

MOTION by Mr. Regan, **SECOND** by Mr. Chouinard, to grant Special Permit (SP 2007-9) with the findings and conditions as discussed and amended. **MOTION** carried 4 to 0 by roll call vote: Chouinard-aye; Hassinger-aye; Parsons-aye, Regan-aye.

Chairman Parsons received unanimous consent to take Discussion Item 3-A next in order.

DISCUSSION ITEM 3-A – COMPREHENSIVE PLAN

Mr. Hassinger briefly discussed the topic of licenses, specifically for Charter cable renewal and the new practice of ascertainment, requiring ascertaining the Town's needs for entertainment systems.

Mr. Hassinger also noted there were some issues with the funding of the elder bus.

STAFF REPORT

Mr. Bishop asked the Board if there were any specific needs for a meeting prior to Town Meeting beyond the rezoning article.

The Board suggested posting a meeting 15 minutes prior to Town Meeting.

Chairman Parsons received unanimous consent to return to the discussion of the Comprehensive Plan.

Mr. Chouinard left the meeting at 8:30 p.m.

The Board had a lengthy discussion referring back to the Grafton Common Charette and the needs, issues and solutions discussed by the Center Subcommittee; specifically regarding taking back the historic buildings.

The Board also discussed thoughts about approaching the plan process and updating format in anticipation of the meeting with the Board of Selectmen on November 13, 2007 regarding the Comprehensive Plan.

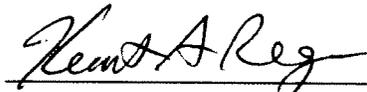
Mr. Bishop suggested something policy driven, considering where we are and what has changed or go back and do the plan over again. Mr. Bishop also suggested the Board consider what has changed, what the trends are and the roadway networks, specifically the declining revenue for road and bridge reconstruction.

The Board discussed recommending a separate group, with a finite objective and timeline, be assigned and supervised to do what is not feasible for the Planning Board's limited time schedule.

The Board agreed to place the Comprehensive Plan's further discussion on the next meeting agenda.

MOTION by Mr. Regan, **SECOND** by Mr. Hassinger, to adjourn the meeting.
MOTION carried unanimously.

The meeting was adjourned at 9:32 p.m.



Keith A. Regan, Clerk