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GRAFTON, MA.

**Minutes of Meeting  
Grafton Planning Board  
March 10, 2008**

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A regular meeting of the Grafton Planning Board was held on Monday, March 10, 2008 in Conference Room A at the Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Vice-Chairman, Robert Hassinger, Clerk Keith Regan, Donald Chouinard, Richard McCarthy and Associate Member Christophe G. Courchesne. Absent from the meeting was Chairman Peter Parsons. Staff present was Town Planner, Stephen Bishop and Assistant Planner Ann Morgan.

Vice-Chair Hassinger called the meeting to order at 7:00 p.m.

**MODIFICATION OF DEFINITIVE PLAN APPROVAL – “FERRY RIDGE ESTATES” SUBDIVISION – INDIVIDUAL LOT, L.L.C., (APPLICANT/OWNER) – REDESIGN APPROVED DRAINAGE SYSTEM**

Vice-Chair Hassinger announced that a letter requesting a continuance had been received from David Calarese, President of LRC Development Services, to allow additional time to address the questions raised by the Board at the last hearing.

Mr. Bishop informed the Board that correspondence from South Grafton Water District had stated that their consulting engineer, Mark Devine of Coler & Colantonio had reviewed the proposed storm water system from Peter Lavoie of Guerriere & Halnon, Inc. Mark Devine had indicated they could not allow the proposed drainage system since the swale is within the 400-foot radius in the Zone 1 of the South Grafton Water District's Ferry Street Well #2, adding that the DEP has strict regulations on storm water runoff around water supply sources.

Mr. Bishop noted that he had spoken today to Steve Lemoine of the South Grafton Water District regarding the question of whether the Water Commissioners realize that this is an existing condition and what their position might be if this point is brought to their attention. Mr. Bishop suggested that all involved attend a meeting on Wednesday night to address all of the issues.

Mr. Bishop also informed the Board that William Keaton of LRC Development will be submitting a check for deposit into the peer review account, which will allow review work to resume on the project.

**MOTION** by Mr. Regan, **SECOND** by Mr. Chouinard, to grant the applicant's written request to continue the public hearing to March 24, 2008 at 7:00 p.m. **MOTION** carried unanimously 4 to 0.

**SP 2008-2 TOWN OF GRAFTON – RIVERVIEW PARK ATHLETIC PARK – OFF 176 PROVIDENCE ROAD**

Mr. Regan read the legal notice and Vice Chair Hassinger opened the public hearing.

Mr. Chouinard stated he wished to alert the Planning Board that he is a member of the Recreation Fields Commission, but feels there is no personal gain or conflict of interest in him remaining on the Board for this permitting application on behalf of the Town.

Vice-Chair Hassinger also wished to note that he is appointing Associate Member Christophe Courchesne as a voting member for this Special Permit application.

Mr. Regan noted that he was a member of the Community Preservation Committee, from whom the Town was requesting a portion of their funding for the project. Mr. Regan stated he did not feel there was any conflict of interest.

Present at the hearing representing the Town of Grafton was Donald Rose of Coler & Colantonio Engineering.

Mr. Rose informed the Board he was submitting plans and data on behalf of the Town of Grafton for a multi-use athletic field, playground area, gravel parking and a gravel access road to the existing boat ramp. Mr. Rose added the site is approximately 6.44 acres located in Residential Multi-Family, Flood Plain Overlay, and Water Supply Protection Overlay Zoning Districts; and bordered by the Quinsigamond River on three sides and a residential community. Mr. Rose also stated they have received an Order of Conditions and a Mitigation Area Plan from the Conservation Commission; submitted a stormwater management and hydrological study which is being reviewed by Graves Engineering, and are requesting a waiver from Section 8.2 of the Grafton Zoning Bylaw requiring a Traffic Study for the project.

Mr. Regan asked how many parking spaces were shown on the layout plan and was told 44 spaces.

Mr. McCarthy asked about what type of field was planned and Mr. Rose stated the Committee had requested a large Soccer field, stating that the fields would not be used by the baseball leagues.

Mr. Courchesne questioned if Mr. Rose had received the comments from the Board of Health and stated he would like to hear more information regarding the well depicted on the plans and a sense of the South Grafton Water District comments regarding wells not being intended to be used for irrigation purposes.

Mr. Chouinard stated that South Grafton Water District had requested a well be put in for irrigation, a well had also been approved at the Airport Park, and there was no intention to use Town water for irrigation.

Mr. Courchesne pointed out that in the Grafton Water District's letter it is stated that they are being pressured by the DEP to discourage the use of wells for irrigation purposes.

Mr. Rose noted that the DEP was more against using the public water supply for irrigation purposes and that this would be a shallow well and drawing mainly from the abutting pond.

The Board discussed the gravel access roadway and stated they were concerned with parking on the roadway, possibly preventing emergency response vehicle access.

Mr. Chouinard stated there had been delays deliberately scheduled between game times to allow for traffic arriving and leaving the area and there were no sanitary facilities proposed for the park.

Attorney Patrick Toomey, representing Harvey Gertel of Esprit Realty and Riverview Apartments informed the Board there are problems on how this parcel can be developed when there is no frontage on the public way.

Vice-Chair Hassinger asked Attorney Toomey what he was basing this statement on. Attorney Toomey stated in Section 3.2.3.2 it states that 150 feet of frontage is required to develop a lot in a Multi-Family/Residential district, so without the frontage how can this project move forward. Vice-Chair Hassinger noted the only way to access the property is over the right-of-way (easement), which is why it was created.

Mr. Bishop stated there had been preliminary discussions with Town Counsel on this matter and he will discuss having this information submitted in writing.

Attorney Toomey requested the applicant provide this information to his client, stating there are issues with the use of the roadway since his client is the owner of this roadway and that no one had gotten back to him on the proposal of an access route and the development of the site.

Attorney Toomey added there were issues with the use of the access route by unauthorized persons; road maintenance issues, and a general problem of Mr. Gertel not being approached to address all of the issues associated with this project. Attorney Toomey also noted there were additional issues regarding the increase in boat trailers left parked in the area, the constant influx of traffic/people in the area, insufficient buffering and screening, lighting concerns, and traffic problems on entering and exiting Providence Road.

Mr. Rose stated he would work with abutters on their concerns and noted there were no representatives or input for the area at the Conservation Commission's public hearing.

Mr. Hassinger informed Mr. Rose that he had concerns of the plan being incomplete since it does not show all the abutting structures, which is a requirement of the plan submittal for special permits.

Mr. Chouinard stated that the athletic field would have peak use about 5:30 p.m. to 8:00 p.m. from May 1<sup>st</sup> to approximately the first week of November, and stating the park would not be open in the winter since the Town would not be plowing the access road.

Attorney Toomey expressed his client's concerns on lighting arrangements, parking spaces not designed to accommodate boat trailers, and the request for a waiver of the Traffic Study required for Special Permits.

Mr. Rose stated there were no plans for lighting at this time and the applicant will not be committing to a "no lights clause", since they may return at a later date to request a modification of the Special Permit to include lighting.

The Board informed Attorney Toomey that the Zoning By-law requires trees to be planted as buffering and screening for abutting properties.

Attorney Toomey requested on behalf of his client that the Board deny the applicant's request for a waiver of the required Traffic Study due to limited visibility where the roadway intersects with Providence Road, traffic approaching at a high rate of speed downhill from one direction, and another subdivision roadway entrance onto Providence Road directly opposite this roadway.

Vice-Chair Hassinger asked Attorney Toomey if any of these issues/concerns have been submitted in writing to the Planning Board.

Mr. Rose questioned why there needed to be 44 parking spaces and Mr. Bishop stated this issue needed to be addressed by the Zoning Enforcement Officer.

Karen Cox of 174 Providence Road expressed concerns of disturbance of the pristine area with noise and problems with public safety, due to the number of persons and traffic that will be congregating in the park area.

Mr. Regan noted that all of the other Town parks are within residential areas and there have been no complaints about problems with the fields. Mr. Regan reminded the abutters that there would only be Saturday and Sunday games; practice only after school and from November to May there would be no park activity leaving the area relatively quiet.

Vice-Chair Hassinger asked about screening and buffering plans. Mr. Chouinard stated there were funds in the budget for screening/buffering. Mr. Chouinard added that the Massachusetts Department of Fish & Wildlife had reviewed the plans and found no problems with the layout of the plan and had also offered to provide additional funding for the boat ramp.

Michael Todtendopf of 174 Providence Road expressed his concerns to the Board regarding loss of the present quiet, peaceful atmosphere with the constant noise of the

playing field and playground, the constant traffic in and out of the area, and unknown amount of boating/river traffic.

Elizabeth Wright, Grafton Recreation Coordinator and member of the Recreational Fields Committee informed the Board there had been several public meetings held and that none of the property owners or residents have been in attendance to express any concerns with the proposed project. Ms. Wright also noted that the Town is growing and is in need of recreational fields, the field and playground should be considered an asset for the Riverview Apartments and that both parties should try to work together to compromise in the success of the project.

Mr. Todtendopf also asked why the Town does not have a separate access road to the area.

Vice-Chair Hassinger stated this is the access that the Town has been provided for the property.

Harry Gertel, Riverview Apartments manager, informed the Board that no one had ever contacted them to attend and discuss the issues with the park project. Mr. Gertel also stated they were not against the field, but wanted the concerns addressed with regard to the comfort of the tenants within the apartments. Mr. Gertel also noted one of his main concerns was with regard to security and lighting liabilities on the access roadway along with plowing, police and maintenance of the roadway issues.'

Mr. McCarthy pointed out that there were no lighting issues being dealt with in this Special Permit request. Mr. McCarthy also expressed concerns that the residents seemed to be okay with snowmobiles and ATV's in the area, but not with soccer games.

Vice-Chair Hassinger informed the applicant that he needed to submit all of his concerns/issues in writing to the Planning Board for consideration and answers, specifically including uses of the field, times of year for use, hours of operation, etc.

Mr. Courchesne suggested that with regard to the waiver request for the traffic study, Mr. Rose submit a request to the Planning Office for a previously submitted traffic study for the area, which would enable a more detailed narrative be submitted for the existing traffic use.

Mr. Bishop noted Town Counsel is reviewing the property deed and will make their recommendations.

**MOTION** by Mr. McCarthy, **SECOND** by Mr. Regan, to accept the applicant's written request to continue the public hearing to March 24, 2008 at 7:00 p.m. **MOTION** carried unanimously.

**ACTION ITEM 2-A – CONSIDER DECISION – (SP2008-1)/SITE PLAN APPROVAL – BERNARD & LOIS REED – 24 OAK STREET**

Vice-Chair Hassinger received unanimous consent to reschedule the decision due to the lack of enough voting members.

Mr. Bishop noted he would contact Chairman Parsons about considering a Special meeting to accommodate the applicant.

Vice-Chair Hassinger received unanimous consent to take **DISCUSSION ITEM 3-A** out of order.

**DISCUSSION ITEM 3-A – ZONING AMENDMENTS / SCHEDULE PUBLIC HEARINGS**

Vice-Chair Hassinger received unanimous consent to schedule zoning amendment public hearings for April 7, 2008 at 7:00 p.m.

Vice-Chair Hassinger received unanimous consent to take **MINUTES OF PREVIOUS MEETINGS** out of order.

**MINUTES OF PREVIOUS MEETINGS**

**MOTION** by Mr. Regan, **SECOND** by Mr. Chouinard, to approve the open session minutes of February 25, 2008 as drafted. **MOTION** carried unanimously.

Vice-Chair Hassinger received unanimous consent to take **ACTION ITEM 2-C** out of order.

**ACTION ITEM 2-C – REQUEST APPROVAL FOR STATEMENT OF WORK – APPLIED GEOGRAPHICS**

Mr. Bishop informed the Board that Applied Geographics had been retained to complete the task of the conversion of the Town zoning map to a GIS based map. Mr. Bishop noted the funds were available within the FY08 budget and he needed the Board to authorize him to sign the “Scope of Work” on behalf of the Planning Board.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. McCarthy to authorize the Town Planner to sign the “Scope of Work” for Applied Geographics on behalf of the Board. **MOTION** carried unanimously 4 to 0.

Mr. McCarthy left the Planning Board meeting at 8:40 p.m.

**ACTION ITEM 2-B – CONSIDER DECISION – PROJECT PLAN REVIEW –  
TUFTS UNIVERSITY PHASE II-CAMPUS CENTER – BUILDING #16**

Mr. Courchesne recused himself to the audience due to a conflict of interest.

**MOTION** by Mr. Regan, **SECOND** by Mr. Chouinard, to find favorable Findings for F-1 to F-20. **MOTION** carried unanimously 3 to 0.

**MOTION** by Mr. Regan, **SECOND** by Mr. Chouinard, to grant the Project Plan Review Approval with the findings and conditions as discussed and amended. **MOTION** carried unanimously 3 to 0.

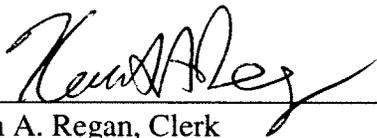
Mr. Chouinard informed the Board there was a new committee established to review the Open Space & Recreation Plan and a Planning Board member needed to be designated to the committee.

Mr. Regan suggested they make the appointment after their Reorganization in May.

Mr. Courchesne informed the Board that there would no longer be a Planning Board designee to the Affordable Housing Committee, since they were changing to a Trust and the members will be appointed by the Board of Selectmen.

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

The meeting was adjourned at 8:47 p.m.



Keith A. Regan, Clerk