

**Minutes of Meeting
Grafton Planning Board
May 12, 2008**

RECEIVED-TOWN CLERK
GRAFTON, MA.
JUN 3 10 30 AM '08

A special meeting of the Grafton Planning Board was held on Monday, May 12, 2008 in the John Fitzgerald Kennedy Memorial Auditorium of the Grafton Memorial Senior High School, 24 Providence Road, Grafton, MA. This meeting was held concurrently with the Annual Town Meeting. Present for the meeting were Vice-Chairman, Robert Hassinger, Clerk Keith Regan, Richard McCarthy and 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 called the meeting to order at 6:40 p.m.

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

Mr. Bishop informed the Board that all of the necessary review material is in place with regard to the D.E.P., South Grafton Water District, the Town Engineer and Graves Engineering.

Mr. Courchesne suggested conditioning approval on a status report to the Planning Board on the construction progress before the end of the construction season.

Vice-Chair Hassinger noted reports should be received as the work progresses, preferably quarterly, allowing the Planning Board to monitor the construction work as it progresses and making sure all issues are addressed.

MOTION by Mr. Regan, **SECOND** by Mr. McCarthy, to close the public hearing. **MOTION** carried unanimously 3 to 0.

MOTION by Mr. Regan, **SECOND** by Mr. McCarthy, to make favorable Findings for F1 through F8. **MOTION** carried unanimously 3 to 0.

MOTION by Mr. Regan, **SECOND** by Mr. McCarthy, to grant the modification to the approved drainage plan with the modified condition of the submission of quarterly reports to the Planning Board and to extend the construction deadline for one year to April 1, 2009. **MOTION** carried unanimously 3 to 0.

**DETERMINATION OF COMPLIANCE WITH CONDITION #8 – SPECIAL
PERMIT (SP 2006-4), WGB PROPERTIES, LLC - 377 PROVIDENCE ROAD –
(PETITIONER)**

Attorney Joseph Antonellis was present on behalf of WGB Properties, requesting the Board's sign-off on their compliance to Condition #8 regarding documentation satisfactory to the Board that demonstrates access and use by the Town for the proposed recreational fields and parking, allowing WGB's application for an occupancy permit for the commercial building.

Mr. Bishop noted the Recreational Fields Committee had signed off that the requirements have been met and that the Building Inspector has agreed to give WGB Properties a Certificate of Occupancy for the bank once the Planning Board has made a Determination of Compliance.

MOTION by Mr. Regan, **SECOND** by Mr. McCarthy, to determine that WGB Properties, LLC is in compliance with Condition #8 of Special Permit (SP 2006-4). **MOTION** carried unanimously 4 to 0.

Vice-Chair Hassinger presented the Planning Board recommendation for Zoning warrant articles 46 and 47.

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

The meeting was adjourned at 11:34 p.m.



Keith A Regan, Clerk