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**Minutes of Special Meeting
Grafton Planning Board
February 25, 2009**

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A special meeting of the Grafton Planning Board was held on Monday, February 25, 2009 in Conference Room A at the Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chairman Christophe Courchesne, Vice-Chairman, Keith Regan, Robert Hassinger, Richard McCarthy and Associate Member Bruce W. Spinney III. Staff present was Town Planner, Stephen Bishop and Assistant Planner Ann Morgan.

Vice-Chair Regan called the meeting to order at 7:02 p.m. due to the scheduled late arrival of Chairman Courchesne at 7:30 p.m.

MOTION by Mr. McCarthy, **SECOND** by Mr. Hassinger, to enter into **Executive Session** to discuss pending litigation for Verizon Wireless SP 2008-18 and with the intention of returning to open session to continue with the remainder of the agenda. **MOTION** carried 4 to 0 by roll call vote: Hassinger-aye; Regan-aye, McCarthy-aye; Spinney-aye.

The Board entered Executive Session at 7:03 p.m.

EXECUTIVE SESSION

The Board returned to open session at 7:31 p.m.

Vice-Chair Regan received unanimous consent to take Action Item 1-B out of order while waiting for the delayed arrival of Chairman Courchesne, whose vote is required for the Action Item 1-A decision for SP 2008-13 Exclusive Properties.

ACTION ITEM - 1-B - CONSIDER DECISION - SP 2008-18 VERIZON WIRELESS - 160R UPTON STREET

Present for the decision were Attorney James Valeriani and Recording secretary Marianne Kusa-Ryll, in attendance at the request of Attorney Valeriani.

MOTION by Mr. McCarthy, **SECOND** by Mr. Hassinger, to make favorable findings for F-1 through F-54. **MOTION** carried unanimously 4 to 0 by roll call vote: Hassinger-aye; Regan-aye; McCarthy-aye; Spinney-aye.

Mr. Courchesne entered the meeting at 7:35 p.m. and recused himself due to a conflict of interest.

MOTION by Mr. McCarthy, **SECOND** by Mr. Spinney, to grant Waivers W-1 through W-4, as listed. **MOTION** carried unanimously 4 to 0 by roll call vote: Hassinger-aye; Regan-aye; McCarthy-aye; Spinney-aye.

MOTION by Mr. McCarthy, **SECOND** by Mr. Spinney, to grant Special Permit SP 2008-18 with the Findings and Conditions as discussed and amended. **MOTION** carried unanimously 4 to 0 by roll call vote: Hassinger-aye; Regan-aye; McCarthy-aye; Spinney-aye.

Mr. Courchesne joined the Planning Board.

Chairman Courchesne received unanimous consent to return to Action Item 1-A.

ACTION ITEM 1-A – CONSIDER DECISION – SP2008-13 – EXCLUSIVE PROPERTIES – 309 PROVIDENCE ROAD

Chairman Courchesne noted there was no Finding/Condition related to Affordable Housing. Chairman Courchesne stated there was discussion at the public hearing about possible consideration for Affordable Housing, which later was addressed with the applicant offering \$3,000.00 to be donated to the Affordable Housing Trust. Chairman Courchesne also wished to note there should be a Finding stating that the Board voted to accept the \$3,000.00 with a condition the donation is received prior to the issuance of a building permit.

Chairman Courchesne added there was some confusion in Finding 20 with regard to the unit ownership and trash responsibility.

Chairman Courchesne requested the added Finding/Condition for the donation to Affordable Housing Trust, correcting Finding 20 from the language “each individual unit owner” to “the owner”, and some typographical errors.

MOTION by Mr. Regan, **SECOND** by Mr. Hassinger, to make favorable Findings for F-1 through F-38, including the added Finding. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Regan, **SECOND** by Mr. Hassinger, to grant the waiver request regarding the Traffic Study.

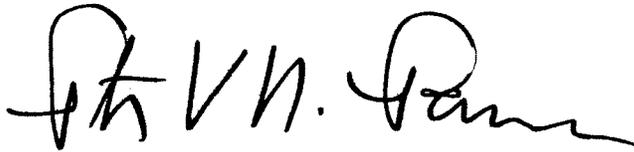
DISCUSSION: Mr. Regan suggested the Board should state the reasons for the waiver request as submitted by the applicant.

AMENDED MOTION by Mr. Regan, **SECOND** by Mr. Hassinger to grant the waiver request for the Traffic Study, stating they concurred with the information provided in the request that the project would have a minimal traffic impact based on the number of units proposed and its location. **MOTION** carried 3 to 1 by roll call vote: Hassinger-aye; Courchesne-aye; Regan-aye; McCarthy-no.

MOTION by Mr. Regan, **SECOND** by Mr. Hassinger, to grant Special Permit (SP 2008-13)/Site Plan with the Findings and Conditions as discussed and amended. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Hassinger, **SECOND** by Mr. Regan, to adjourn the meeting. **MOTION** carried unanimously 5 to 0.

The meeting was adjourned at 7:55 p.m.

A handwritten signature in black ink, appearing to read "Peter Parsons", written over a horizontal line.

Peter Parsons, Clerk

