

**Minutes of Meeting
Grafton Planning Board
March 8, 2010**

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A regular meeting of the Grafton Planning Board was held on Monday, March 8, 2010 in Conference Room A at the Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chairman Bruce W. Spinney III, Vice-Chairman Robert Hassinger, Clerk Peter Parsons, Heath Christensen, Stephen Qualey and Associate Member Sadie Miller. Staff present was Town Planner Stephen Bishop and Assistant Planner Ann Morgan.

Chairman Spinney called the meeting to order at 7:00 p.m.

**ACTION ITEM 1-A – APPROVAL NOT REQUIRED PLAN – ANR 2010-2
TOWN OF GRAFTON – STOWE ROAD & UPTON STREET**

Grafton Town Assessor Jennifer O'Neil and Acting Town Engineer Brian Szczurko were present at the meeting to discuss the ANR with the Board.

Ms. O'Neil gave the Board a brief history of the lot line discrepancy between the Town's Great Meadow land and the North Grafton Fish, Game & Bird Club land, stating the ANR plan is the result of a negotiated plan designating Parcel A to the Town and Lot 1 to the Fish & Game Club. Mr. Hassinger asked if the plan requires Town Meeting action and was told by Ms. O'Neil that Town Counsel has stated that there is no Town Meeting action required.

MOTION by Mr. Hassinger, **SECOND** by Mr. Parsons, to endorse ANR 2010-2 and to authorize the Town Planner to sign the ANR plan on behalf of the Planning Board. **MOTION** carried unanimously 5 to 0.

**ACTION ITEM 2-A – APPROVAL NOT REQUIRED PLAN – ANR 2010-3
DEBRA P. KUCHINSKI – 76 NORTH MAIN STREET**

Mr. Bishop reviewed the ANR plan with the Board and recommended the Board endorse the plan.

MOTION by Mr. Hassinger, **SECOND** by Mr. Parsons, to endorse ANR 2010-3 and to authorize the Town Planner to sign the ANR plan on behalf of the Planning Board. **MOTION** carried unanimously 5 to 0.

ACTION ITEM 1-C - RELEASE OF LOT / 122 FITZPATRICK ROAD

Mr. Bishop informed the Board this item was an administrative act for a previously approved subdivision on Fitzpatrick Road. After researching the information, Mr. Bishop

concluded that Lot 91A had been joined to Lot 95R back in 1994 and since Lot 95R was already released by the Town, no action was taken separately on Lot 91A.

MOTION by Mr. Hassinger, **SECOND** by Mr. Christensen, to release any Covenant that the Town may be holding and to sign the Covenant Release document provided. **MOTION** carried unanimously 5 to 0.

ACTION ITEM 1-D – CONSIDER DECISION – SPECIAL PERMIT SP 2009-11 – “HILLTOP PLAZA” – 116 MILFORD ROAD

Chairman Spinney received unanimous consent to table the decision until after the public hearing, due to time constraints.

MINUTES OF PREVIOUS MEETINGS

MOTION by Mr. Qualey, **SECOND** by Mr. Parsons, to approve the open session minutes of February 22, 2010 as drafted. **MOTION** carried unanimously 5 to 0.

STAFF REPORT

Mr. Bishop thanked Chairman Spinney and Mr. Hassinger for attending the Finance Committee FY-11 Budget meeting.

Mr. Bishop also noted the Fisherville & Farnumsville Streetscape Committee will be before the Community Preservation Committee tomorrow night with hopes for a positive response for a request for funding in the amount of \$375,000.00, which added to the \$200,000.00 remaining funds from the Fisherville Site Grant, will be enough to begin work on the park.

The Board discussed briefly the Budget status of the funds restored for the Assistant Planner's position. Mr. Bishop thanked the Board for their endorsement to the Board of Selectmen and the Finance Committee. Chairman Spinney wished to note that the Town Administrator, had stated that he did not devalue the position, but was following budget constraints.

SPECIAL PERMIT SP 2010-2 CLEAR WIRELESS LLC, (APPLICANT) – CARLO & DIANE BRESCIA, (OWNER) – 20 INDIAN PATH – WIRELESS COMMUNICATIONS FACILITY CO-LOCATION

Mr. Parsons read the legal notice and Chairman Spinney opened the public hearing.

Present for the hearing was Peter Fales, agent representing Clear Wireless LLC.

Mr. Fales reviewed the application with the Board, stating the intention to alter and add three microwave antenna dishes to the existing Sprint array and one E911 GPS/GSM

antenna. Mr. Fales added that the ground equipment needs would be within the already existing equipment area.

Mr. Parsons asked about structural information with regard to the antennae. Mr. Fales submitted structural information and analysis to the Board. Chairman Spinney asked about additional tower needs and Mr. Fales noted they would be negotiating co-location possibly in the Wyman Gordon area. Mr. Hassinger expressed concerns with the size of the additional antennae. Mr. Fales stated they would be agreeable to a condition limiting the size to 26 inches.

MOTION by Mr. Hassinger, **SECOND** by Mr. Parsons, to close the public hearing. **MOTION** carried unanimously 5 to 0.

MOTION by Mr. Hassinger, **SECOND** by Mr. Parsons, to direct Staff to draft a decision, taking into consideration all the information received and the findings and conditions discussed, specifically the plan to be modified with the representation made here on the size of the dish. **MOTION** carried unanimously 5 to 0.

**CONSIDER DECISION – SPECIAL PERMIT SP 2009-11 – “HILLTOP PLAZA”
– 116 MILFORD ROAD**

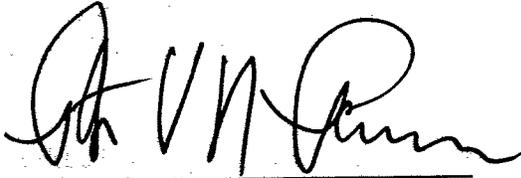
Mr. Hassinger asked if there was anything not in the decision that the abutters had wanted to be addressed in the Findings and Conditions. Ms. Morgan noted that Finding 14 deals with the issues raised by the abutters. Mr. Qualey raised questions about a statement regarding all infrastructures for the entire site being completed right away, and the second building being started only as needed. Mr. Addeo informed the Board that he will not be phasing the project, but will complete all the infrastructure work for the project first, then build one building and when proven to work, will build the second building. The Board discussed traffic impacts from drive-up window business and screening & buffering. Mr. Bishop noted that the mitigating factors for this project are the set back and buffer from Milford Road. Mr. Bishop recommended the Board add additional language in the Conditions that the applicant maintain all landscaping as shown on the plan.

MOTION by Mr. Hassinger, **SECOND** by Mr. Parsons, to make favorable Findings through F39 as drafted with the adjustments discussed. **MOTION** carried unanimously by roll call vote: Parsons-aye; Hassinger-aye; Spinney-aye; Christensen-aye; Qualey-aye.

MOTION by Mr. Hassinger, **SECOND** by Mr. Parsons, to grant Special Permit SP 2009-11 as drafted with the Findings and Conditions as discussed and amended. **MOTION** carried unanimously by roll call vote: Parsons-aye; Hassinger-aye; Spinney-aye; Christensen-aye; Qualey-aye.

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

The meeting was adjourned at 8:24 p. m.

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

Peter Parsons, Clerk