

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

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A regular meeting of the Grafton Planning Board was held on Monday, November 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 Stephen Qualey, Heath Christensen and Associate Member James Walsh III. Member David Robbins joined the meeting at 8:13 p.m. 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 2010-10 FREDERIC E. & MARGOT D. CHURCHILL – 8 GEORGE HILL ROAD

Mr. Bishop reviewed the ANR with the Board and stated the plan meets frontage and lot requirements.

MOTION by Mr. Hassinger, **SECOND** by Mr. Christensen, to endorse ANR 2010-10 and authorize the Planner to sign the plan on behalf of the Planning Board. **MOTION** carried unanimously 4 to 0.

ACTION ITEM 1-B – APPROVAL NOT REQUIRED PLAN – ANR 2010-11 MARK SAN FRATELLO – 13 COACH HOUSE ROAD

Mr. Bishop informed the Board the plan consisted of two neighbors exchanging land to accommodate fencing for a pool and that it met all of the ANR requirements.

MOTION by Mr. Hassinger, **SECOND** by Mr. Qualey, to endorse ANR 2010-11 and authorize the Planner to sign the plan on behalf of the Planning Board. **MOTION** carried unanimously 4 to 0.

ACTION ITEM 1-C – APPROVAL NOT REQUIRED PLAN – ANR 2010-12 BROOKMEADOW VILLAGE LLC – TAFT MILL ROAD

Mr. Bishop left the meeting at Mr. Frederic Churchill's request to sign his ANR plan mylar.

Normand Gamache of Guerriere & Halnon, Inc., representing Brookmeadow Village LLC, informed the Board that his client was condensing an undesirable four lot area into three more acceptable lots.

Chairman Spinney received unanimous consent to table their motion until Mr. Bishop returned to the meeting and continue on with the next agenda item.

ACTION ITEM 1-D – APPROVE 2011 PLANNING BOARD MEETING SCHEDULE

MOTION by Mr. Christensen, **SECOND** by Mr. Qualey, to approve the 2011 Planning Board Meeting schedule as drafted. **MOTION** carried unanimously 4 to 0.

DISCUSSION ITEMS – 2-A – COMPREHENSIVE PLAN

Mr. Hassinger suggested discussion on the Board of Selectmen's recent remarks on possible changes/reductions with regard to the special permit application costs and possible expedited process through the Planning Board.

Mr. Bishop returned to the Planning Board meeting.

Chairman Spinney received unanimous consent to motion on the tabled ANR 2010-12 for Brookmeadow Village LLC.

MOTION by Mr. Hassinger, **SECOND** by Mr. Qualey, to endorse ANR 2010-12 and to authorize the Planner to sign the plan on behalf of the Planning Board. **MOTION** carried unanimously 4 to 0.

Chairman Spinney received unanimous consent to return to the discussion on the Comprehensive Plan.

The Board discussed how they could explore and identify burdens associated with the special permit application costs and process, specifically needing to look at individual cases to eliminate the "one size fits all" designation.

Mr. Walsh noted that as a member of the newly formed Agricultural Commission, they are looking to distinguish the personal versus commercial status and the right to farm issue.

Mr. Bishop also suggested there will be a need for zoning language and to develop an area map for the Mill Village District, which would be perfect for a Planning Board workshop.

MINUTES OF PREVIOUS MEETINGS

MOTION by Mr. Qualey, **SECOND** by Mr. Christensen, to approve the open session minutes of October 4, 2010 as drafted. **MOTION** carried unanimously 4 to 0.

SP 2010-7 JUSTIN COMPTON – 13 WHEELER ROAD, NORTH GRAFTON – LIVESTOCK (CHICKENS) ON LESS THAN FIVE ACRES

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

Present for the hearing was applicant/owner Justin Compton, who informed the Board that he was a Professor of Wildlife Sciences at Mount Ida College and was building this chicken coop as a hobby. Mr. Compton stated he would be raising 4 to 6 hens only within a friendly housing coop confined by ground secured chicken wire.

Mr. Hassinger suggested the decision be consistent similar decisions for this type of special permit application and to give the Board a heads-up if the decision is drafted differently.

Mr. Compton noted that the forum for the special permit application is necessary, but the expense is not.

John Wilson of 66 Brigham Hill Road, a local farmer and a member of the Agricultural Commission, expressed concerns for the \$350.00 plus in Town fees that Mr. Compton has had to spend in order to have 4 chickens and a coop on his property. Mr. Wilson also added that he will be making application soon for goats on his property and will be requesting a waiver of the fees since he and his wife are on disability with limited income.

Rebecca Wilson of 66 Brigham Hill Road also informed the Board that as founder of the Agricultural Commission, she will be trying to bring about changes to the Zoning By-Laws with regard to having animals on your property by right. Ms. Wilson also added that just to be a 4-H member with a single bunny is an expensive endeavor for the average person.

MOTION by Mr. Hassinger, **SECOND** by Mr. Christensen, to close the public hearing. **MOTION** carried unanimously 4 to 0.

MOTION by Mr. Hassinger, **SECOND** by Mr. Christensen, to direct Staff to draft a decision, taking into consideration all of the information received and the findings and conditions discussed.

DISCUSSION: Mr. Hassinger asked if a cost waiver was possible in the decision and explained to the applicant that a specific waiver relating to the cost needs to be requested. Mr. Bishop noted that the application fees are deposited into the general fund and that there is no easy way to receive a refund from that Town account.

MOTION carried unanimously 4 to 0.

STAFF REPORT

Mr. Bishop informed the Board that the “Village at Institute Road” application will be on the agenda for their continued hearing at the next meeting on November 22, 2010, but there has been no status report or further information as yet.

Mr. Qualey informed the Board the he will be absent from the December 13th Planning Board meeting.

Mr. Bishop stated that has placed the “Abby Woods” Subdivision on the agenda for December 13 and the applicants will need to choose the direction in which they wish to proceed.

David Robbins entered the meeting at 8:13 p.m.

Mr. Bishop remarked that the “Cortland Manor” Subdivision continues to move forward and he is now waiting for As-Built plans to be completed.

Mr. Bishop updated the Board on the Mill Villages Park project, noting that an ad has been placed in the Central Register for November 17, a legal notice for Invitation to Bid in the Grafton

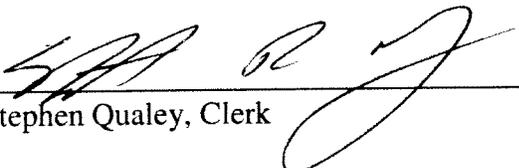
News for November 17 & 24, with a deadline of December 17th for bid packages. Mr. Bishop stated that there should be someone under contract by to start in the spring.

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

The meeting was adjourned at 8:30 p.m.

EXHIBITS

- Action Item 1D: Draft 2011 Planning Board Meeting Schedule, 1 page.
- Item 5A: Draft Meeting Minutes, Grafton Planning Board, October 4, 2010, 4 pages.
- Public Hearing A: SP 2010-7, Justin Compton, 13 Wheeler Road, North Grafton; raising and keeping of livestock (chickens) on less than 5 acres.
 - Application for Special Permit, 1 page, dated 10/4/10, received 10/5/10.
 - Application for Site Plan Approval, 1 page, dated 10/4/10, received 10/5/10
 - Correspondence from Justin Compton, Project Description, 1 page, received 10/5/10.
 - Description of Proposed Use, 1 page, dated 10/4/10, received 10/5/10
 - Site Plan Requirements and Requested Waivers from Section 1.3.3.3(d), 1 page, received 10/5/10.
 - Locus Map A, showing proposed project location, hydrology and priority habitat, 8 ½” x 11”, color map, 1 page, received 10/5/10.
 - Locus Map B, showing proposed project location, water, and proposed coop location, 8 ½” x 11”, color map, 1 page, received 10/5/10.
 - Topographic Map, 8 ½” x 11”, black & white map, 1 page, received 10/5/10.
 - Memorandum regarding Project Review Comments from the Board of Health, 1 page, received 10/6/10.
 - Memorandum regarding Project Review Comments from the Department of Public Works, 1 page, received 10/8/10.
 - Memorandum regarding Project Review Comments from the Police Department, 1 page, received 10/15/10.
 - Memorandum regarding Project Review Comments from the Conservation Commission, 1 page, received 11/1/10.



Stephen Qualey, Clerk