

**Minutes of Meeting  
Grafton Planning Board  
June 11, 2012**

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A regular meeting of the Grafton Planning Board was held on June 11, 2012 in Conference Room A at the Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chairman Stephen Qualey, Vice-Chair David Robbins, Clerk James Walsh III, Robert Hassinger, Michael Scully and Associate Member Sargon Hanna. Staff present was Town Planner, Stephen Bishop and Assistant Planner Ann Morgan.

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

There were no **ACTION ITEMS** on the agenda.

**DISCUSSION ITEM 2-A – SIGN BY-LAW**

Chairman Qualey informed the Board they should have received draft copies of the revised Sign By-Law completed by the Sign By-Law Committee. Chairman Qualey suggested the members take the copies home to read through to prepare for discussion at a future Planning Board meeting or workshop. Mr. Robbins commented that with regard to the memo request from the Board of Selectmen for the Planning Board to be present at their meeting tomorrow night for discussion of the revised Sign By-Law, that he would be unable to attend, but would like to follow up on their discussion with his input to do whatever it takes to wrap up the Sign By-Law revision for the October Town Meeting. Mr. Hassinger added that the Board has had past discussions on the sign by-law and that the Board needs to take charge of the situation with meetings bringing in Staff and others who can help make the language work for the by-law. The Board agreed that the sign by-law currently does not allow for the newer sign technologies and that this question should be brought to Town Meeting in October to allow the townspeople a chance to vote on what they want to see for signage in their town. Mr. Robbins noted that comparing the revision with the current by-law to see if it can be made into a workable/manageable language, then moving to wrap it up, specifically the CEVMS part, will give an intuitive sense of what is needed to clear up a final draft revision. Mr. Walsh stated his only concern was that there was enough public outreach with regard to the language.

**STAFF REPORT**

Mr. Bishop asked the Board to inform the office of any scheduled summer vacations in order to schedule the agendas for the meetings.

Mr. Bishop also gave the Board copies of the official programs for the Mill Villages Ribbon Cutting Ceremony scheduled for Thursday, June 14 at 5 p.m., noting there a distinguished list of speakers from the EPA, DEP, State & Local representatives and guests from the local level.

**SPECIAL PERMIT SP 2012-4 NORTHBRIDGE SOLAR, LLC (APPLICANT) – HILLTOP PROPERTIES, LLC, (OWNER) – 92 & 100 MILFORD ROAD (ACCESS ROAD) & BACKLAND LOCATED IN TOWN OF NORTHBRIDGE – SOLAR FARM (Con't from 5/21/12)**

Chairman Qualey opened the public hearing. Present for the hearing were Attorney Joseph Antonellis representing Northbridge Solar, LLC, Engineer Stephen O'Connell of Andrews Survey & Engineering, and David Fenton of DG Clean Power/Northbridge Solar, LLC.

Attorney Antonellis apologized to the Board for the requested supplemental information not being in their mailboxes on Friday, prior to the meeting. Attorney Antonellis explained that it takes longer for information to be vetted through Con Edison, and that they are prepared to discuss the outstanding issues from the last hearing with the Board tonight. Attorney Antonellis informed the Board that the applicant would accept a condition requiring surety, which will be crafted as a dual Town agreement, to be agreed upon by both Towns, and to be reviewed by Town Counsels for acceptance.

Mr. O'Connell submitted and reviewed the proposed screening plan with the Board, pointing out Sections AA & BB as the major screening for the solar project consisting of hedge rows of 6 to 8 foot evergreen trees. Mr. Hassinger suggested the screening plan be revised to reflect the evergreen hedge along the Milford Road property edge. Mr. Scully noted that the AA section should look more like the BB section to accomplish what the Board has requested for screening.

Mr. O'Connell also submitted paperwork regarding Equipment Specifications for the project, including requested gate/security information. Mr. Hassinger suggested the decision reflect that the gate security meets the satisfaction of the Police and Fire Departments.

Mr. O'Connell noted also that the dust generated from the gravel roadway will be minimal with only one maintenance vehicle travelling on the road once a month. Mr. Walsh asked about the statement at the last hearing about special gravel being used for the roadway which creates a minimal amount of dust. Mr. O'Connell stated they would be using a special type of gravel that reduces the amount of dust generated.

Mr. Hassinger suggested that prior to closing the hearing, the Board request a mechanism to guarantee satisfactory screening for the project, since there is no current revised plan to approve. Mr. Bishop stated that the record can be left open and a condition will be added to the decision to ensure the final screening plan submitted is acceptable to the Board.

Mr. Scully also requested language to guarantee the surety for the project including yearly inflationary language to ensure enough funds for eventual removal. Attorney Antonellis noted he had not dealt with an inflationary surety as yet, but will craft language, working with Town Counsel that will be suitable for the Planning Board request. Mr. Hassinger added concerns for satisfying both Towns if they are not in agreement on an issue should be incorporated into the language also.

**MOTION** by Mr. Walsh, **SECOND** by Mr. Hassinger, to close the public hearing, leaving the record open for submission of a final revised screening/buffering plan acceptable to the Planning Board. **MOTION** carried unanimously 5 to 0.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Scully, to direct Staff to draft a decision, taking into consideration all of the information received and the findings and conditions discussed. **MOTION** carried unanimously 5 to 0.

**SPECIAL PERMIT SP 2012-5 GREGORY MEEKER (APPLICANT) – MICHAEL FERACO, (OWNER) – CONSTRUCTION OF DECK WITHIN THE FLOODPLAIN – 32 BERNARD ROAD**

Mr. Walsh read the legal notice and Chairman Qualey opened the public hearing. Gregory Meeker of GMC Construction was present at the meeting.

Mr. Meeker informed the Board that he was seeking a special permit to build a deck at 32 Bernard Road which is located in the flood zone. Mr. Meeker stated he would be digging 8 footings and installing tubes and pads and also removing a shed that has an existing footing, which will be filled in.

Mr. Meeker submitted to the Board information concerning the provision of compensatory flood storage.

Mr. Hassinger questioned the Conservation Commission comments regarding the use of the old NGVD 1929 data system being used rather than the NGVD 1983 data system. Mr. Bishop stated the major issue of the project has been addressed through Conservation.

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

**MOTION** by Mr. Robbins, **SECOND** by Mr. Scully, to direct Staff to draft a decision, taking into consideration all of the information received and the findings and conditions discussed. **MOTION** carried unanimously 5 to 0.

**CORRESPONDENCE**

Mr. Walsh stated that the next Agricultural Commission meeting will be tomorrow, Tuesday, June 12<sup>th</sup> at 7:00 p.m. in Conference Room B.

Mr. Robbins informed the Board that Kristin Wood, the second appointee to the CMRPC, does wish to remain as the second appointee to CMRPC for the Town of Grafton.

Mr. Hassinger reported that he will be meeting with the CMRPC's Transportation Planning Committee regarding the TIP meeting for Grafton, so let him know if there is a project you would like to get on the TIP.

**MINUTES OF PREVIOUS MEETINGS**

**MOTION** by Mr. Walsh, **SECOND** by Mr. Scully, to approve the open session meeting minutes of May 21, 2012. **MOTION** carried unanimously 5 to 0.

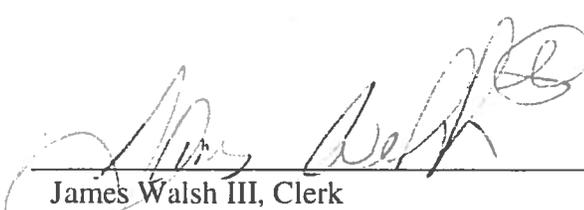
**MOTION** by Mr. Robbins, **SECOND** by Mr. Scully, to adjourn the meeting. **MOTION** carried unanimously 5 to 0.

The meeting was adjourned at 8:32 p.m.

## **EXHIBITS**

- **Discussion Item 2A: Sign By-Law**
  - Section 4.4 – Signs – Draft By-Law language developed by the Sign By-Law Committee, revised 1/18/2012, latest draft as of 6/5/2012, 19 pages.
- **Item 5: Draft Meeting Minutes**
  - Grafton Planning Board, May 21, 2012, 8 pages.
- **Item 6: Correspondence**
  - Memorandum from the Town Administrator, Planning Board Attendance at June 12, 2012 Board of Selectmen Meeting, dated and received June 7, 2012, 1 page.
- **Public Hearing 9A – SP 2012-4 Northbridge Solar, LLC (Applicant), Hilltop Properties LLC (Owner); Application for Special Permit / Site Plan Approval to allow for an access road through property located at 92 & 100 Milford Road, South Grafton.**
  - Project Review Memorandum, Assessor’s Office, received May 24, 2012, 1 page.
  - Project Review Memorandum, Conservation Commission, received June 4, 2012, 1 page.
  - Submitted at the public hearing on June 11, 2011 by the Applicant; Plan set, 11” x 17”, Solar Electric Generating Facility Off 116 Milford Road, Northbridge & Grafton, Mass., prepared by Andrews Survey & Engineering, Inc., two sheets:
    - C-5.1 – Alternative Access Site Plan, Sheet 1 of 1, dated June 8, 2012
    - C-6.1 – Cross-Section Views, Sheet 1 of 1, no date.
  - Submitted at the public hearing on June 11, 2011 by the Applicant; Report; Equipment Specifications for Solar Electric Generating Facility Off 116 Milford Road, Northbridge & Grafton, Massachusetts., prepared by Andrews Survey & Engineering, Inc., dated June 2012, 18 pages.
- **Public Hearing 9B – SP 2012-5 Gregory Meeker (Applicant), Michael Feraco (Owner), Application for Special Permit / Site Plan Approval to allow for the construction of an attached deck within the Floodplain District, property located at 32 Bernard Road, Grafton.**
  - Application for a Site Plan Approval, dated May 14, 2012, received May 15, 2012, 1 page.
  - Application for a Special Permit, dated May 14, 2012, received May 15, 2012, 1 page.
  - Correspondence from the Applicant, project description, dated May 25, 2012, received may 29, 2012, 1 page.
  - Photo image of site, 8 ½” x 11”, monochrome, received May 29, 2012, 1 page.
  - Deck Plan, 8 ½” x 11”, hand drawn, prepared by GMC Construction, received May 29, 2012, 1 page.

- Certified Plot Plan Located at 32 Bernard Road, Grafton Massachusetts, prepared by Land Planning, Inc., 8 ½” x 11”, dated march 8, 2012, received may 15, 2012, 1 page.
- First Floor Plan, 8 ½” x 11”, no reference to author, no date; received May 15, 2012, 1 page.
- Project Review Memorandum, Conservation Commission, received June 11, 2012, 3 pages.
- Beam Layout Level 1 and Stress Analysis, 32 Bernard Road, 8 ½” x 11”, no reference to author, no date; received June 8, 2012, 2 pages.
- Project Review Memorandum, Zoning Board of Appeals, received June 1, 2012, 5 pages.
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James Walsh III, Clerk

