

**Minutes of Meeting  
Grafton Planning Board  
July 23, 2012**

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A regular meeting of the Grafton Planning Board was held on July 23, 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.

**ACTION ITEM 1-A – APPROVAL NOT REQUIRED PLAN – ANR 2012-6 THOMAS W. PIERIE, JR. – 9 GEORGE HILL ROAD**

Mr. Bishop reviewed the ANR plan with the Board, stating it was a straight-forward swap of land between 2 people and recommended approval of the plan.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Scully, to endorse ANR 2012-6 and to authorize the Town Planner to sign the plan on behalf of the Planning Board. **MOTION** carried unanimously 4 to 0 with Mr. Walsh not seated at the Board.

Chairman Qualey received unanimous consent to take DISCUSSION ITEM 2-A out of order.

**DISCUSSION ITEM 2-A – TUFTS UNIVERSITY CUMMINGS SCHOOL OF VETERINARY MEDICINE – PROPOSED WARRANT ARTICLES**

Present for the discussion were Jean Poteete, Senior Campus Planner for Tufts University Cummings School and Attorney Robert Sudmeyer.

Ms. Poteete informed the Board that Tufts University was interested in expanding the allowed uses in the Campus Development Overlay District to include certain renewable/alternative energy uses. Ms. Poteete noted that Attorney Sudmeyer had drafted the submitted Zoning By-Law amendments to be considered.

Mr. Bishop remarked that the list of uses submitted were detailed and is an important consideration that the renewable/alternative uses are consistent with DOER and the requirements for a Green Community status.

Ms. Poteete added that they had limited the uses to R & D rather than a full array and that they encompass the entire campus and Science Park. Mr. Bishop noted that in checking off of the requirements of a Green Community, the proposed amendments satisfy multiple objectives, positions the Town to attract new industries which is consistent to the original intent of the Science Park and to pursue Green Community technologies.

Chairman Qualey received unanimous consent for the Board to submit and schedule a public hearing on the proposed amendments for the October Town Meeting.

Chairman Qualey received unanimous consent to return to the meeting agenda.

**ACTION ITEM 1-B – CONSIDER DECISION – SP 2012-8 CONGREGATIONAL CHURCH OF GRAFTON, UCC – 30 GRAFTON COMMON**

Chairman Qualey recused himself and Vice-Chair Robbins chaired the public hearing.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Hanna, to make favorable Findings for F-1 through F-39, as drafted. **MOTION** carried unanimously 4 to 0.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Hanna, to grant Waivers W-1 through W-9, as drafted. **MOTION** carried unanimously 4 to 0.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Hanna, to grant Special Permit (SP 2012-8) with the Findings and Conditions as discussed and amended. **MOTION** carried unanimously 4 to 0.

Chairman Qualey returned to the Board.

**ACTION ITEM 1-C CONSIDER DECISION – SP 2012-9 NICHOLAS LEOLEIS – 22 BROOKMEADOW LANE – ACCESSORY APARTMENT**

The Board noted various corrections and renumbering problems with Finding 29.

**MOTION** by Mr. Robbins, **SECOND** by Mr. Scully, to make favorable Findings for F-1 through F-29. **MOTION** carried unanimously 5 to 0.

**MOTION** by Mr. Robbins, **SECOND** by Mr. Hassinger, to grant Waivers W-1 through W-4 as drafted. **MOTION** carried unanimously 5 to 0.

**MOTION** by Mr. Robbins, **SECOND** by Mr. Hanna, to grant Special Permit (SP 2012-9) with the Findings and Conditions as discussed and amended. **MOTION** carried unanimously 5 to 0.

**ACTION ITEM 1-D – CONSIDER DECISION – SP 2012-4 NORTHBRIDGE SOLAR, LLC – 92 & 100 MILFORD ROAD & REAR LAND IN NORTHBRIDGE – ACCESS TO SOLAR FARM**

**MOTION** by Mr. Walsh, **SECOND** by Mr. Robbins, to make favorable Findings for F-1 through F-31.

**DISCUSSION:** Mr. Hassinger asked if the revised plan was dated and had been accounted for in the Findings as being submitted. Ms. Morgan noted there was no date on the revised plan submitted, but that it did have a date stamp as received at the Planning Department and was also addressed in Finding #18.

**MOTION** carried unanimously 5 to 0.

Mr. Hassinger requested that the wording of Condition #3 be changed to an amount and a form acceptable to the Planning Board.

Mr. Bishop added that he had spoken to Attorney Antonellis regarding the surety amount, informing him that the amount would have to reflect an affidavit from a professional Engineer.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Walsh, to grant Special Permit (SP 2012-4) with the Findings and Conditions as discussed and amended plus the additional requested changes for Condition #3. **MOTION** carried unanimously 5 to 0.

### **MINUTES OF PREVIOUS MEETINGS**

**MOTION** by Mr. Robbins, **SECOND** by Mr. Hassinger, to approve the open session minutes of July 9, 2012 as drafted. **MOTION** carried unanimously 5 to 0.

### **DISCUSSION ITEM 2-B – SIGN BY-LAW PROPOSAL – DAVID ROBBINS**

Mr. Robbins quickly reviewed the content of his sign by-law proposals submitted at the last Planning Board meeting, noting there were two things the Board needed to do...one, to plan out a schedule of what the Board want to do with this proposal, specifically public involvement and two, how the Board wants to proceed.

After some general discussion, the Board decided to go through the Discussion Questions listed in the proposal section for CEVMS. Mr. Robbins pointed out that this process will end up with two key things: one – which of these points needs to be addressed in the by-law amendment and two – the actual by-law language. Mr. Robbins added that this will determine what you would like the by-law to say before you actually craft the by-law.

The Board discussed transition time and what would be the best way to offer the Town the opportunity on what they wished to allow for transition time. The Board also discussed what to allow/regulate regarding pictures/icons versus text, what if anything needed to be prohibited; regulation of brightness; sign operation with regard to motion and illumination; and how should relief be dealt with if regulations cannot be complied with.

The Board also discussed the Temporary Signs, specifically the For-profit signs, which the Board noted clearly needed clarification and re-definition, especially under the broad categories of “Civic events” and Non-profit.

The Board decided unanimously that the two documents provided by Mr. Robbins should be split into two separate marked-up Zoning By-Law documents to let the public know exactly what is being proposed as amendments.

### **REPORTS FROM PLANNING BOARD REPRESENTATIVES ON TOWN COMMITTEES & CMRPC**

Mr. Hassinger reported that they were making progress on getting the cable tv service hooked up for the Mill Villages Park.

Mr. Scully stated that the Board of Selectmen had unanimously voted to move forward on the Super Park plans for 25 Worcester Street. Mr. Scully added that the Committee was currently

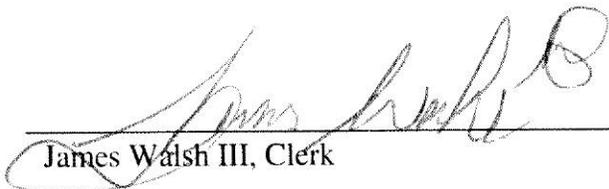
drafting language in preparation to make a request at Town Meeting for funding of the design architect and the project, which could possibly ready for next spring.

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

The meeting was adjourned at 10:00 p.m.

### **EXHIBITS**

- **Action Item 1B: Consider Decision – Special Permit (SP 2012-8) and Site Plan Approval, Congregational Church of Grafton, UCC, 30 Grafton Common – Sign Relief**
  - Draft Planning Board Decision, dated July 11, 2012, 10 pages.
- **Action Item 1C: Consider Decision – Special Permit (SP 2012-9) and Site Plan Approval, Nicholas Leoleis, 22 Brookmeadow Lane – Accessory Apartment**
  - Draft Planning Board Decision, dated July 10, 2012, 8 pages.
- **Action Item 1D: Consider Decision – Special Permit (SP 2012-4) and Site Plan Approval, Northbridge Solar, LLC, 92 & 100 Milford Road & rear land in Northbridge, Access to Solar Farm**
  - Draft Planning Board Decision, dated July 17, 2012, 9 pages.
- **Discussion Item 2A: Tufts University Cummings School of Veterinary Medicine – Proposed Warrant Article**
  - Correspondence, Tufts University, Meeting Request re: Proposed Warrant Articles, dated July 5, 2012, received July 6, 2012, 1 page.
  - Grafton Zoning By-Law Amendments, no date, received July 6, 2012, 3 pages including the following:
    - Section 2 – Definitions
    - Section 9.4 – Campus Development Overlay, Permitted Uses
- **Item 5: Minutes of Previous Meeting**
  - Grafton Planning Board, July 9, 2012, 7 pages.

  
James Walsh III, Clerk