

**Minutes of Meeting  
Grafton Planning Board  
November 5, 2012**

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A regular meeting of the Grafton Planning Board was held on November 5, 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, Robert Hassinger, and Sargon Hanna. Absent from the meeting was Clerk Michael Scully. Staff present was Town Planner Stephen Bishop and Assistant Planner Ann Morgan.

Chairman Qualey called the meeting to order at 7:00 p.m. and welcomed Mr. Hanna to his first meeting as a permanent Planning Board member.

**ACTION ITEM 1-A – REQUEST FOR PLANNING BOARD CONSIDERATION TO WITHDRAW, WITHOUT PREJUDICE, SPECIAL PERMIT SP 2012-12 SUNSHINE SIGN COMPANY/GARY CUNNINGHAM – 101 WORCESTER STREET (GRAFTON AUTO SERVICE) – SIGN RELIEF**

Mr. Bishop informed the Board that this application had been stamped into the Planning Office and clocked in with the Town Clerk prior to the applicant being informed there was some confusion on the application request and the required information that needed to be submitted additionally. Mr. Bishop added that withdrawal of the application was more efficient than trying to resubmit information to correct the application package.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Robbins, to grant the applicant's written request to withdraw, without prejudice, Special Permit SP 2012-12. **MOTION** carried unanimously 4 to 0.

**ACTION ITEM 1-B – REQUEST FOR PLANNING BOARD CONSIDERATION FOR APPROVAL OF AN EXTENSION TO THE PAVING DEADLINE FOR PATRIOT WAY LOCATED IN THE SUBDIVISION KNOWN AS “NORTH GRAFTON PRESERVE” (A/K/A “BRIGHAM HILL ESTATES”) – SCOTT MICCILE, TOLL BROTHERS, INC., PETITIONER**

Mr. Bishop stated that it has been the past practice of developers to request an extension of the paving deadline in the event that the paving date extends beyond the deadline, noting that there is typically coordination and approval with Engineering, DPW and Graves Engineering.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Robbins, to grant the petitioner's written request to extend the time for paving the street binder course in the “North Grafton Preserve” Subdivision (a/k/a “Brigham Hill Estates”) beyond the November 15th cut-off date on a day to day basis subject to the joint approval of the Town Engineer, the Department of Public Works and Graves Engineering. **MOTION** carried unanimously 4 to 0.

**ACTION ITEM 1-C – REQUEST FOR PLANNING BOARD CONSIDERATION FOR BOND REDUCTION FOR “NORTH GRAFTON PRESERVE (A/K/A “BRIGHAM HILL ESTATES”) – TOLL BROTHERS, INC., PETITIONER**

Mr. Bishop informed the Board that since the amount of work remaining is less than 20% of the original bond amount, it is recommended that the performance bond requirement be set at \$707,076.00 in accordance with the Planning Board's requirements.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Robbins, to reduce the performance bond currently being held as security to \$707,076.00 based on correspondence from Graves Engineering, Inc. and the requirements of the Subdivision Rules & Regulations. **MOTION** carried unanimously 4 to 0.

**ACTION ITEM 1-D – REQUEST FOR PLANNING BOARD DETERMINATION & APPROVAL FOR MINOR MODIFICATION TO SPECIAL PERMIT SP 1997-12 OMNIPOINT COMMUNICATIONS, INC. – 116 WORCESTER STREET & SPECIAL PERMIT SP 2009-10 T-MOBILE NORTHEAST LLC – 244 WORCESTER STREET, CHRISTOPHER DWIGHT, TOWER RESOURCE MANAGEMENT, FOR T-MOBILE, PETITIONER**

Mr. Robbins recused himself due to a conflict of interest.

David Scarfo of Tower Resource Management stated T-Mobile was requesting the Board's approval for a minor modification to Special Permit SP 1997-12 at 116 Worcester Street to allow the swap of 3 existing antennas for newer models, the removal of existing amplifiers and addition of 1 line of cable.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Hanna, to determine the request to be a minor modification to Special Permit SP 1997-12. **MOTION** carried unanimously 3 to 0.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Hanna, to grant the petitioner's written request to make the modifications to the existing wireless facility located at 116 Worcester Street for Special Permit SP 1997-12. **MOTION** carried unanimously 3 to 0.

Mr. Scarfo added T-Mobile was also requesting the Board's approval for a minor modification to Special Permit SP 2009-10 at 244 Worcester Street to allow also swap 3 existing antennas for newer models, the removal of existing amplifiers and addition of 1 line of cable.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Hanna, to determine the request to be a minor modification to Special Permit SP 2009-10. **MOTION** carried unanimously 3 to 0.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Hanna, to grant the petitioner's written request to make the modifications to the existing wireless facility located at 244 Worcester Street for Special Permit SP 2009-10. **MOTION** carried unanimously 3 to 0.

Mr. Robbins returned to the Planning Board.

**STAFF REPORT**

Mr. Bishop stated that the Board may wish to consider cancelling their meeting of November 26<sup>th</sup> due to the lack of agenda items or public hearings.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Hanna, to cancel the November 26<sup>th</sup> Planning Board meeting with the provision that a special meeting may be required for any pending items. **MOTION** carried unanimously 4 to 0.

**MINUTES OF PREVIOUS MEETINGS**

**MOTION** by Mr. Robbins, **SECOND** by Mr. Hanna, to approve the open session minutes of October 1, 2012 as drafted. **MOTION** carried unanimously 4 to 0.

Mr. Hassinger requested the Planning staff work with the Board of Selectmen's Office staff to establish a closing date for submission of applications for the Associate Member position, and to clarify the actual term of the position which differs from that of the Planning Board members.

Mr. Bishop updated the Board with regard to the Eco-machine at Mill Villages Park, noting that the Mass Environmental Trust application has been submitted to continue the work for an additional 3 years. Mr. Bishop added that he has had meetings with Clark University and Worcester Polytechnic Institute who are collaborating this technology into their curriculum, and also reached out to Holy Cross College with no response as yet.

Mr. Hassinger asked about the "brick program" associated with Mill Villages Park. Ms. Morgan stated that she had spoken to Chris McMullen at the Cable office to post the information. Ms. Morgan added that the program is a fundraiser for the Mill Villages Park sponsored by the Fisherville & Farnumsville Streetscape Committee, with applications located in the Planning Office, Town Clerk's office, Town Administrator's Office, the Libraries and also 3 links on the website. Ms. Morgan noted that the funds are deposited into the Streetscape Gift Account on record with the Town Accountant. Mr. Bishop remarked that the funds will help defer the cost of a small restroom facility and concession area around the back right portion of the park.

Chairman Qualey read a meeting notice received from CMRPC stating there will be a meeting at Union Station on Thursday, November 8, 2012 from 7:00 p.m. to 8:30 p.m.

**REQUEST FOR PLANNING BOARD CONSIDERATION TO APPROVE THE APPLICANT'S WRITTEN REQUEST TO CONTINUE THE PUBLIC HEARING FOR SPECIAL PERMIT (SP 2012-11) WESTERLY SIDE GRAFTON LLC ("GRAFTON Hill" SUBDIVISION) – 12 CLEARVIEW STREET, 52 WORCESTER STREET, & 48 WORCESTER STREET TO DECEMBER 10, 2012 AT 7:30 P.M.**

**MAJOR RESIDENTIAL SPECIAL PERMIT (MRSP 2012-11) "GRAFTON HILL" – WESTERLY SIDE GRAFTON LLC (APPLICANT) – WESTERLY SIDE GRAFTON LLC, ROCKY ROAD REALTY TRUST, ROBERT B. MCINNIS & ABBY MCINNIS TRUST (OWNERS)**

**MOTION** by Mr. Robbins, **SECOND** by Mr. Hanna, to grant the applicant's written request to continue the public hearing to December 10, 2012 at 7:30 p.m.

**DISCUSSION:** Mr. Hassinger pointed out that more and more public hearings are being dragged out endlessly with continuance requests, and stated he would like to see them either decide to commit to the hearing with the information they have submitted or to withdraw and

come back before the Board when they are ready to resubmit a complete application. Mr. Bishop stated that the applicant is scheduled to appear before the Conservation Commission on November 20<sup>th</sup>, but no information has been submitted as yet. Mr. Bishop also stated that he concurred with Mr. Hassinger's position, noting that the same position had been taken with the Institute Road application, but that it is reasonable to grant the applicant a continuance to December 10<sup>th</sup> and have this discussion again. Mr. Hassinger added that a decision should be made on their status at the December 10<sup>th</sup> meeting and also wished to note that Mr. Hanna's eligibility for the Definitive Plan application is questionable due to his status as a designated voting Associate Member for the special permit application. Mr. Bishop stated he would communicate the Planning Board's discussion to the applicant and after the Conservation Commission more should be known about the status of the project. Mr. Robbins and Mr. Hanna agreed that the applicant should be given every opportunity to meet the deadlines for the submission of project information.

**MOTION** carried 3 to 1 by roll call vote: Hassinger-nay; Qualey-aye; Robbins-aye; Hanna-aye.

**MOTION** by Mr. Robbins, **SECOND** by Mr. Hanna, to adjourn the meeting. **MOTION** carried unanimously 4 to 0.

The meeting was adjourned at 7:48 p.m.

## **EXHIBITS**

- **Action Item 1A: Request for Planning Board consideration to withdraw, without prejudice, Special Permit 2012-12 Sunshine Sign Company / Gary Cunningham - 101 Worcester Street (Grafton Auto Service) – Sign Relief**
  - Correspondence from Sunshine Sign Company, Inc., Grafton Auto Service Signage SP 2012-12, dated October 30, 2012, received October 31, 2012, 1 page.
- **Action Item 1B: Request for Planning Board consideration for approval of an extension to the paving deadline for Patriot Way located in the subdivision known as “North Grafton Preserve” (a/k/a “Brigham Hill Estates”) - Toll Brothers, Inc., petitioner**
  - Correspondence from Toll Brothers, Paving Deadline Patriot Way Brigham Hill Estates / North Grafton Preserve Subdivision, dated October 30, 2012, received October 31, 2012, 1 page.
- **Action Item 1C: Request for Planning Board consideration for Bond Reduction for “North Grafton Preserve” Subdivision (a/k/a “Brigham Hill Estates”) – Toll Brothers, Inc., petitioner**
  - Memorandum from the Town Planner, Recommended Bond Amount: North Grafton Preserve, dated November 1, 2012, 1 page.
  - Correspondence from Graves Engineering, Brigham Hill Estates Updated Engineer's Construction Cost Estimate, dated and received November 1, 2012, 5 pages.

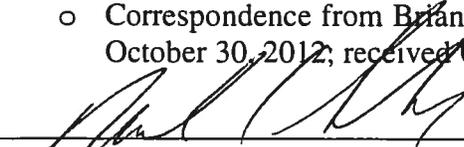
- **Action Item 1D: Request for Planning Board Determination & Approval for Minor Modification to SP 1997-12 Omnipoint Communications, Inc. – 116 Worcester St. & SP 2009-10 T-Mobile Management, for T-Mobile, petitioner**
  - Correspondence from T-Mobile, Request of Minor Modification Request Replace / Remove T-Mobile Equipment at 244 Worcester Street, Grafton, MA (T-Mobile Site #4WL1903B), dated September 21, 2012, received October 31, 2012, 1 page.
  - Correspondence from T-Mobile, Request of Minor Modification Request Replace / Remove T-Mobile Equipment at 116 Worcester Street, Grafton, MA (T-Mobile Site #4DE4268D), dated September 21, 2012, received October 31, 2012, 1 page.
  - Decision, Grafton Planning Board, Special Permit 1997-12 Omni Point Communications Wireless Communication Facility, 116 Worcester Street (Concrete Services), date stamped by the Town Clerk on November 25, 1997, 4 pages.
  - Decision, Grafton Planning Board, Special Permit 2009-10 & Site Plan Approval, Co-Located Eight (8) Antennas, One (1) E911 Global Positioning System Antenna, 244 Worcester Street, date stamped by the Town Clerk on December 15, 2009, 10 pages.
  - Product Specification Sheets from Ericsson, AIR 21, 1.3 M, B2A B4P, dated 2012, 4 pages.
  - Plan Set, 11" x 17", black & white; Site Name: WL903 / Wyman Gordon RT, 244 Worcester Street, Grafton MA, Worcester County, Site Number : 4WL1903B; prepared by Advanced Engineering Group, dated July 11, 2012, revised July 31, 2012; including the following:
    - T-1 Title Sheet
    - GN-1 General Notes
    - A-1 Roof Plan & Equipment Plan
    - A-2 Elevation & Antenna Plan
    - A-3 Details
    - G-1 Grounding, One-Line Diagram & Details
  - Plan Set, 11" x 17", black & white; Site Name: BO268 / Concrete Service, 116 Worcester Street, Grafton MA, Worcester County, 4DE4268D; prepared by Advanced Engineering Group, dated June 18, 2012, revised July 3, 2012; including the following:
    - T-1 Title Sheet
    - GN-1 General Notes
    - A-1 Roof Plan & Equipment Plan
    - A-2 Elevation & Antenna Plan
    - A-3 Details
    - G-1 Grounding, One-Line Diagram & Details
- **Item 5: Minutes of Previous Meeting**
  - Grafton Planning Board, October 1, 2012, 2 pages.

- **Item 6: Correspondence**

- Notice and Invitation, Central Massachusetts Regional Planning Commission Quarterly Meeting, received November 5, 2012, 1 page.

- **Public Hearing 9A: Major Residential Special Permit (MSRP 2012-11) “Grafton Hill” – Westerly Side Grafton LLC (Applicant) – Westerly Side Grafton LLC, Rocky Road Realty Trust, Robert B. McInnis & Abby McInnis Trust (Owners)**

- Correspondence from Brian M. McCann (Applicant), Public Hearing Continuance, dated October 30, 2012, received October 31, 2012, 1 page.



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Michael Scully, Clerk