

**Minutes of Meeting
Grafton Planning Board
March 11, 2013**

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A regular meeting of the Grafton Planning Board was held on March 11, 2013 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 Michael Scully, Robert Hassinger, and Sargon Hanna. Absent was Associate Member Edward Prisby. 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 – CONSIDER DECISION – SPECIAL PERMIT (SP 2012-13) GARY CUNNINGHAM / SUNSHINE SIGN COMPANY, INC. – MICHAEL AWDE / GRAFTON AUTO SERVICE – 101 WORCESTER STREET – ZBL SECTION 4.4.4.2 - SIGN RELIEF

Mr. Robbins stated it was important to point out and note in the Conditions that the new sign is an improvement and less than the previous non-conformance in both setback and height.

MOTION by Mr. Robbins, **SECOND** by Mr. Hassinger, to make favorable Findings for F-1 through F-42 as drafted in Draft #3. **MOTION** carried unanimously 5 to 0.

MOTION by Mr. Robbins, **SECOND** by Mr. Hassinger, to grant Special Permit (SP 2012-13) with the Findings and Conditions as discussed and amended. **MOTION** carried unanimously 5 to 0.

MINUTES OF PREVIOUS MEETINGS

MOTION by Mr. Hassinger, **SECOND** by Mr. Robbins, to approve the open session minutes of February 11, 2013 with the correction noted. **MOTION** carried unanimously 5 to 0.

MOTION by Mr. Hassinger, **SECOND** by Mr. Robbins, to approve the open session minutes of February 25, 2013 as drafted. **MOTION** carried unanimously 5 to 0.

STAFF REPORT

Mr. Bishop briefly discussed the Town Administrator's and the Finance Committee's concerns with budget constraints for the remainder of the fiscal year, allowing additional coverage for shortfalls for the FY 14 budget.

REPORTS FROM PLANNING BOARD REPRESENTATIVES ON TOWN COMMITTEES AND CMRPC

Mr. Hassinger briefly discussed the work of CMRPC with the WRTA staff in securing bus service into the area. Mr. Bishop noted there will be another public meeting for interested parties to voice their ideas and suggestions.

Mr. Bishop reminded the Board and the public that the Mill Villages Park memorial brick program deadline for ordering a personalized brick is this Friday, March 15. Mr. Bishop added the brick order is \$100.00 and that the cut-off date is needed to allow time for the order to be processed in preparation of the memorial event scheduled for Flag Day, June 14.

Mr. Scully reported that the CPC will now be funding recreation equipment for new parks as well as existing parks.

Mr. Robbins remarked that the library has signed with a contractor to move forward with the handicapped accessibility improvements which will most likely be completed over the summer months.

Chairman Qualey noted that Grafton will be celebrating Grafton History Day on May 18 with events on and around the Town Common, including the Town House's 150th anniversary, and a ball at Pleasant Valley.

Mr. Bishop also informed the Board that he had discussed with the Town Administrator the subject of the Planning Board taking the lead regarding the updating of the Comprehensive Plan. Mr. Bishop added that the Town Administrator had acknowledged budget constraints, but suggested a fair amount of the work may be able to be done in house to save on consultant expenses. The Board briefly discussed the needs/requirements for updating the Comprehensive Plan.

PUBLIC HEARINGS

SPECIAL PERMIT (SP 2013-1) ANNE RENZI, (APPLICANT/OWNER) – 137 WESTBORO ROAD – SMALL ANIMAL MASSAGE BUSINESS

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

Mr. Bishop pointed out that correspondence had been received from the Board of Health agent prior to the meeting stating that the premises is on a septic system, adding that the system may have to be upgraded if the house and business are both sharing the system.

Ms. Renzi informed the Board that her business would be in the building to the rear of the property and that she has tenants living in the house to the front of the property. Ms. Renzi stated the house had its own 2-spaces parking and the rear area was a gravel parking area accommodating 7 spaces as shown on the plan. Ms Renzi noted she anticipates only 1 to 2 clients crossing paths at the same time as the services are by appointment. Ms. Renzi stated that the rear building will be for the business only with no residents, that there will be a hot tub modified for animal use, and fencing installed for safety to animals present at the business.

Mr. Hassinger requested that a better plan be submitted to the file for the record to identify how the property is broken out with regard to parking, driveways, easements, the business building and the house.

Chairman Qualey informed the applicant she will be required to contact the Board of Health agent regarding their comments and provide the Board with a new updated plan for the record.

MOTION by Mr. Hassinger, **SECOND** by Mr. Hanna, to close the public hearing, leaving the record open for the submission of the materials requested. **MOTION** carried unanimously 5 to 0.

MOTION by Mr. Hassinger, **SECOND** by Mr. Hanna, to direct Staff to draft a decision taking into consideration all the information discussed. **MOTION** carried unanimously 5 to 0.

**MAJOR RESIDENTIAL SPECIAL PERMIT (MRSP 2013-2) “GRAFTON HILL”
SUBDIVISION – WESTERLY SIDE GRAFTON LLC (APPLICANT) – WESTERLY
SIDE GRAFTON LLC, ROCKY ROAD REALTY TRUST, ROBERT B. MCINNIS &
ABBY MCINNIS TRUST (OWNERS)**

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

Present for the hearing were Attorney Joseph Antonellis, representing the applicant; George Connors of Connorstone Engineering; and William Scully, Traffic Engineer.

Attorney Antonellis informed the Board that there were significant changes in the re-submission application package due to the reconfiguring of the wetlands boundaries. Attorney Antonellis stated the plans consisted of a 41-lot Conventional and a 40-lot Flexible, noting that the conventional plan does not usually present more lots than the flexible plan. Attorney Antonellis added that Mr. Connors will review the resubmission plan, answering any questions the Board may have and William Scully will give an overview of the traffic study performed, and also answering any questions the Board may have.

Mr. Connors stated the number of lots referred to was incorrect for the resubmission, and that the correct amounts were 43 buildable lots consisting of 27 single lots and 16 duplex units for the Conventional plan (59 dwelling units) and 46 single family lots for the Flexible plan. Mr. Connors reviewed the resubmitted application explaining that the “Grafton Hill” subdivision is a project with 4 separate parcels of land totaling about 64 acres, comprised of 39.7 acres as open space, 4.6 acres potentially for the Grafton Housing Trust, and 19.7 acres for the project; with frontage on both North Street and Worcester Street, and an entrance at Clearview Road. Mr. Connors added that the Conventional development consisting of 4,670 feet of roadway, would be constructed connecting North Street to Worcester Street, a short cul-de-sac, wetland crossings and a railroad crossing. Mr. Connors noted that the proposed project has been based on the most current ANRAD wetland delineation process through the Conservation Commission. Mr. Connors pointed out the Conventional plan would require a through roadway from Worcester Street to North Street, viewed as undesirable by abutters, a railroad crossing, more wetland disturbance and generally more roadway throughout the project. Mr. Connors explained that the Flexible plan would be a cluster-type development more confined with only one entrance consisting of a double barreled road to a large looped portion with a cul-de-sac, much less wetland disturbance, and no railroad crossings. Mr. Connors acknowledged suggestions and waiver considerations received in the Graves Engineering review comments and additionally Sewer Department comments regarding the proposed pump station to be handled by Frank Noel this week.

Attorney Antonellis introduced William Scully, Traffic Engineer, to discuss the Traffic Impact Study with the Board.

Michael Scully wished to note for the record he had no relation to William Scully.

William Scully submitted copies of a Traffic Assessment Update to the Board noting that due to some modifications to the proposed site design, the site traffic generation and the site drive operations have been re-examined. Mr. Scully added that the level of increases with the revised plan will not materially affect the estimated operating conditions at the site drive intersections examined in the original traffic study. Mr. Scully reaffirmed that although the cut-thru roadway would be determined a minor road, it is not a recommended option for this project.

Helen Stone of 34 Worcester Street stated it was not advisable for a cut through roadway from Worcester Street to North Street due to severe wetlands in the area and frequent traffic back-ups from the traffic light to the front of her home.

Melissa Durfee of 104 North Street expressed concerns that the traffic study was flawed, in that it did not take into consideration vehicles travelling down the newly paved North Street downgrade to Bicknell Road with increased speed. Ms. Durfee requested a 4-way stop sign be posted rather than a yield sign and for the traffic study to include data on travel on this roadway.

Scott Rossiter of 2 Stonewall Drive questioned whether the Flexible plan can ever be approved if the Conventional plan is not determined to be viable.

Mr. Hassinger explained that the intent is to have a fair comparison between the Conventional and Flexible plans, and the Board then has to base the Flexible proposal on the viability of the Conventional plan.

Mr. Rossiter requested the Board hold the developers feet to the fire as the Conventional plan appears very difficult to accomplish.

Mr. Robbins noted that the Conservation Commission has agreed with the wetland boundaries now established on the resubmitted presentation of the plans, but if the wetland crossing is not allowed that will change the entire Conventional plan layout.

Attorney Antonellis reminded the Board that Scott Goddard, Wetland Consultant, will be present at the next public hearing meeting to discuss the wetlands on the site and to answer any questions the Board or public may have. Attorney Antonellis added that the plans will be submitted to Graves Engineering for review and that Mr. Goddard states the plan is approvable under the State Wetlands Act, which will be discussed at the next meeting.

David Paist of 54 Worcester Street informed the Board that the developer has not acknowledged just how much water is present on the whole hill. Mr. Paist noted that he has lost an in ground pool to the water from the wetlands area and asked how residents will be able to protect their interests if these wetlands and the land around them is disturbed, adding that it can be extremely difficult to prove that the water table has changed over the years due to development. Mr. Paist also stated that the present traffic situation frequently prevents him from being able to turn into or out of his driveway.

David Wheat of 19 Virginia Circle expressed concerns about the storm water plan and how the water flow will be handled, since he already receives a lot of rainwater draining down the land onto his property. Mr. Wheat stated he felt the Town has done a poor job of protecting the residents in this area from the stormwater runoff and the traffic situation on Worcester Street, specifically with the winter weather traffic conditions of snow and ice on the hill.

Ms. Durfee asked about a lot with 50 feet of frontage being used as a buildable lot and was told it was actually access to open space.

Mr. Hassinger expressed concerns about the easement from the railroad, stating he has not seen any actual language, specifically regarding roadways over the tracks or allowing utilities under the tracks. Mr. Hassinger also recalled that during the first public hearing for this project submission he had requested information regarding the distances from the proposed access intersections to the nearby roadway intersections, but had seen no figures on these requested distances. Mr. Hassinger also noted he would like to look more carefully at the methodology of how the determinations were made and to justify the numbers of a minor road and the slopes with regard to the Conventional Plan. Mr. Hassinger requested these items be submitted for the next hearing.

The Board agreed that the viability of the wetlands crossing was the major issue to determine.

Attorney Antonellis requested the Board entertain a continuance of the public hearing.

MOTION by Mr. Robbins, **SECOND** by Mr. Scully, to grant the applicant's written request to continue the public hearing to March 25, 2013 at 7:30 p.m. **MOTION** carried unanimously 5 to 0.

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

The meeting was adjourned at 9:12 p.m.

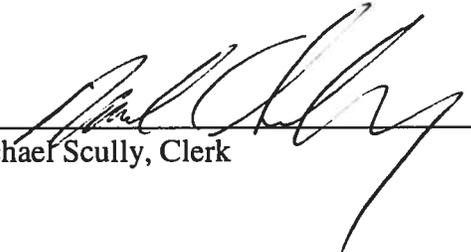
EXHIBITS

- **Action Item 1A: Consider Decision – Special Permit (SP 2012-13) – Gary Cunningham / Sunshine Sign Co., Inc. – Michael Awde / Grafton Auto Service - 101 Worcester Street – Sign Relief**
 - Draft Decision, Grafton Planning Board, Special Permit (SP 2012-13) and Site Plan Approval, draft dated March 6, 2013, 10 pages.
- **Minutes of Previous Meeting**
 - Grafton Planning Board, February 11, 2013, 9 pages.
 - Grafton Planning Board, February 25, 2013, 5 pages.

- **Public Hearing 9A – Special Permit (SP 2013-1) Anne Renzi (Applicant / Owner), 137 Westboro Road, small animal massage business**
 - Application for Special Permit dated and received February 4, 2013, 1 page.
 - Application for Site Plan Approval dated and received February 4, 2013, 1 page.
 - Correspondence from the Applicant/Owner, Proposed use 137 Westboro Road, dated and received February 4, 2013, 1 page.
 - Correspondence from the Applicant / Owner, Request for Waivers Special Permit Application, received February 4, 2013, 1 page.
 - Certificate, Bancroft School of Massage Therapy, dated December 1, 2012, received February 4, 2013, 1 page.
 - Map from Town of Grafton GIS, color , 8 ½ x 11”, 137 Westboro Road, received February 4, 2013, 1 page.
 - Floor Plan, 137 Westboro Road, 8 ½ x 11”, color, received February 4, 2013, 1 page.
 - Site Plan of Land on Westboro Road Prepared for John Packard; prepared by Moore Survey & Mapping Corp, 11 x 17”, black & white, dated September 28, 1988; received February 4, 2013, 1 page.
 - Correspondence from the Board of Health, dated and received March 11, 2013, 1 page.

- **Public Hearing 9B: Major Residential Special Permit (MSRP 2013-2) “Grafton Hill” – Westerly Side Grafton LLC (Applicant) – Westerly Side Grafton LLC, Rocky Road Realty Trust, Robert B. McInnis & Abby McInnis Trust (Owners)**
 - Application for Flexible Development Special Permit / Application for Approval of a Preliminary Plan for Grafton Hill at North Street, prepared by Connorstone Engineering, Inc., dated January 31, 2013; received February 7, 2013; 45 pages, bound.
 - Plan Set, 11”x 17”, black & white, Flexible Preliminary Plan, Grafton Hill, Grafton, MA; prepared by Connorstone Engineering, dated April 23, 2012, revised through January 17, 2013; received February 7, 2013; 10 sheets including the following:
 - Sheet Index – 1 sheet
 - Topo / Utility Plan – 6 sheets
 - Road Profile – 3 sheets
 - Plan Set, 11”x 17”, black & white, Conventional Preliminary Plan, Grafton Hill, Grafton, MA; prepared by Connorstone Engineering, dated April 23, 2012, revised through January 17, 2013; received February 7, 2013; 10 sheets including the following:
 - Sheet Index – 1 sheet
 - Topo / Utility Plan – 6 sheets
 - Road Profile – 5 sheets
 - Correspondence from Graves Engineering, Grafton Hill Preliminary Plan and Special Permit Review, dated February 28, 2013, received March 4, 2013; 8 pages.
 - Memorandum from Town of Grafton Wastewater Treatment Facility, Westerly Side Grafton LLC, dated and received March 7, 2013; 1 page.

- Correspondence from William J. Scully, Proposed Grafton Hills Development Traffic Assessment Update; submitted and received during the March 11, 2013 public hearing; 9 pages.



Michael Scully, Clerk

