

**Minutes of Meeting  
Grafton Planning Board  
April 14, 2014**

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A regular meeting of the Grafton Planning Board was held on April 14, 2014 in Conference Room A at the Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chairman David Robbins, Vice-Chair Michael Scully, Robert Hassinger, and Sargon Hanna. Absent were Clerk Edward Prisby and Associate Member Mathew Often. Staff present was Town Planner Joseph Laydon and Assistant Planner Ann Morgan.

Chairman Robbins called the meeting to order at 7:00 p.m. noting that Mr. Prisby had informed the Board he would be running very late this evening and that Mr. Often would not be present. Chairman Robbins also added that this was the first Planning Board meeting being held in the newly renovated Conference Room A.

**ACTION ITEM 1-A – REQUEST FOR PLANNING BOARD DETERMINATION AND APPROVAL FOR A MINOR MODIFICATION TO SPECIAL PERMIT (SP 2008-15) – METRO PCS MASSACHUSETTS LLC, (APPLICANT) – AT&T WIRELESS SERVICES (MONOPOLE OWNER) – CARLO & DIANE BRESCIA (PROPERTY OWNERS) – 20 INDIAN PATH – REPLACE/REMOVE METRO PCS EQUIPMENT**

Present for the meeting was Amber Debole of Tower Resource Management representing Metro PCS Massachusetts LLC. Ms. Debole informed the Board that Metro PCS is proposing to swap the three (3) existing antennas located on the existing monopole with three (3) newer models similar in size to the existing models, and also to add one line of fiber cable to the existing installation to accommodate the new antennas.

**MOTION** by Mr. Hanna, **SECOND** by Mr. Scully, to determine the request is a minor modification and to approve the modification as submitted. **MOTION** carried unanimously 4 to 0.

**ACTION ITEM 1-B – APPROVAL NOT REQUIRED PLAN – (ANR 2014-4) – PETER HOULDEN – 41 WESSON ROAD**

Mr. Laydon noted the applicant was not present and began to review the submitted ANR plan with the Board, noting that the plan satisfies all ANR requirements and recommends endorsement of the plan.

Mr. Houlden arrived at the meeting and discussed his intent for the ANR plan.

**MOTION** by Mr. Hanna, **SECOND** by Mr. Scully to endorse ANR 2014-4 and to authorize the Town Planner to sign the plan on behalf of the Planning Board.

**DISCUSSION:** Mr. Laydon informed the Board that prior to authorizing him to sign the ANR plans on their behalf they will need to provide notification to the Registry of Deeds by signing the Authorization Form suggested by Town Counsel.

**MOTION** by Mr. Hassinger to designate Joseph Laydon, Grafton Town Planner, to be able to sign ANR plans with the Planning Board's approval.

**DISCUSSION:** Mr. Laydon read G.L. c. 41, § 81P and informed the Board this authorization actually grants the authority to sign not only ANR plans, but also other documents on behalf of the Planning Board.

**AMENDED MOTION** by Mr. Hassinger, **SECOND** by Mr. Scully, to designate Joseph Laydon, Grafton Town Planner, to be able to sign ANR plans and other documents on behalf of the Planning Board. **MOTION** carried unanimously 4 to 0.

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The Planning Board signed the Authorization Form.

**MOTION** by Mr. Hanna, **SECOND** by Mr. Hassinger, to endorse ANR 2014-4 and to authorize the Town Planner to sign the plan on behalf of the Planning Board. **MOTION** carried unanimously 4 to 0.

**25 MILFORD ROAD – PLANNING BOARD CONSIDERATION OF REQUEST TO SUBMIT AN ARTICLE FOR ANNUAL TOWN MEETING FOR ACCEPTANCE OF EASEMENTS ASSOCIATED WITH OAKMONT FARMS**

Mr. Laydon informed the Board that he placed this item on the agenda at the request of Town Counsel to have the Board consider a request to submit an article for the annual Town Meeting Warrant to authorize the Board of Selectmen to accept revised easements for 25 Milford Road. Mr. Laydon added that the draft language of this article submitted by the 25 Milford Road's attorney. Mr. Laydon stated the purpose of this article related to the finalizing acceptance of the roadways in the "Oakmont Farms" Subdivision. Mr. Laydon noted that while he is trying to familiarize himself with the Subdivision details, he has raised the question of what is the impetus of submitting this article right now, and if the Board supports this hurried request at this time.

Mr. Hassinger informed Mr. Laydon that this subdivision goes all the way back to at least 1987, was problematic and in litigation, with the developer walking away and refusing to work with the Town on completion and acceptance. Mr. Hassinger stated that once the subdivision is complete, then the Board will deal with them.

Chairman Robbins expressed concerns that given the current state of things and the lack of knowledge with the Board, it would not be prudent to move forward with this request at this time, adding that it would be better to wait for the October Town Meeting allowing all involved to be more aware of the entire situation.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Scully, to decline the opportunity to submit this request for an article to the Warrant for the May Town Meeting. **MOTION** carried unanimously 4 to 0.

**DISCUSSION ITEM 2-A – NEW SIGNAGE STOP'N'SHOP**

Mr. Laydon informed the Board that Town Staff in Planning and Building had received an email concerning the new signs, prompting the Zoning Enforcement Officer to send out enforcement letters to those establishments in violation of the Sign By-Law. Mr. Laydon noted the letters had only been sent to those businesses between Carroll Road and Snow Road at this time for “shark fin” and “sandwich board” signage and that more letters will follow to businesses further along Worcester Street.

### **DISCUSSION ITEM 2-B – ZBL REVISIONS**

Mr. Laydon suggested postponing this agenda item until the April 28, 2014 Planning Board meeting since this meeting was a packed agenda.

### **STAFF REPORT**

Mr. Laydon informed the Board that he had met with Town Counsel to review the issues associated with submitted solar projects. Mr. Laydon added that Town Counsel will supply a good model for the Board to work with; noting the current special permit process for Solar runs contradictory to Chapter 40A, Section 6 requesting the Board give consideration to a separate Solar By-Law and a Medical Marijuana By-Law.

Mr. Laydon remarked that he has been familiarizing himself with the various subdivisions in Town and trying to solve construction/drainage complaints, specifically a current issue with Cortland Manor regarding drainage problems.

### **PUBLIC HEARINGS**

#### **MODIFICATION OF DEFINITIVE PLAN APPROVAL – “DENDEE ACRES” SUBDIVISION – CHARLES KADY, JR., (APPLICANT/OWNER) – OFF ELMWOOD STREET**

Mr. Scully read the legal notice in the absence of Mr. Prisby, and Chairman Robbins opened the public hearing. Charles Kady, Jr. was present for the hearing.

Mr. Kady stated the remaining items to be completed for the subdivision were the road extension, granite curbing, raising the manhole covers, top coat on the roadway, two street lights, sidewalks, loaming & seeding, bounds, and roadway trees.

Chairman Robbins asked Mr. Kady if he was aware of the comments from the Town Engineer requesting the repair of the section of Elmwood Street where the sewer tie-in took place as a condition of approval. Mr. Kady stated he was not aware of the comments, but would add the request to his list of remaining items to be completed. Mr. Kady noted that there were 3 lots at the end of the subdivision that will not be completed at this time, but that he will complete the roadway prior to completion of the remaining lots.

**MOTION** by Mr. Hanna to close the public hearing and direct Staff to draft a decision taking into consideration all the information received and the findings and conditions discussed.

**DISCUSSION:** Mr. Scully pointed out there has not been a request for public comment.

Chairman Robbins apologized for the oversight and asked if there was any public comment. There was no public comment.

**MOTION** by Mr. Hanna, **SECOND** by Mr. Scully, to close the public hearing and direct Staff to draft a decision taking into consideration all the information received and the findings and conditions discussed. **MOTION** carried unanimously 4 to 0.

**MODIFICATION OF DEFINITIVE PLAN APPROVAL – “HIGHFIELDS OF GRAFTON” SUBDIVISION – MAGILL ASSOCIATES, INC. (APPLICANT/OWNER) – OFF PROVIDENCE ROAD, OLD UPTON ROAD AND KEITH HILL ROAD**

Mr. Scully read the legal notice in the absence of Mr. Prisby and Chairman Robbins opened the public hearing. Attorney Joseph Antonellis was present for Magill Associates, Inc.

Attorney Antonellis noted that John Magill’s daughter Elizabeth Shropshire and son Jay Magill, current proprietors of the subdivision, were also present. Attorney Antonellis informed the Board that they are ready to get started on the 57-lot loop road, about 58% complete for installing bounds, finishing the Water Booster Station and the Sewer Pump Station, and that he was still preparing the Conservation Restriction. Attorney Antonellis added that he will be before the Conservation Commission tomorrow night giving an update on the subdivision. Attorney Antonellis pointed out that the loop road was paved and the area was cleared and solid to begin building homes, noting that he will be ready to ask the Board for lot releases soon.

Chairman Robbins asked Attorney Antonellis if he was aware of the comments from the Conservation Commission stating the Order of Conditions had expired. Attorney Antonellis stated it appeared to be an oversight after a few meetings had been cancelled between them and that he would remedy that situation tomorrow night at his meeting with them.

Chairman Robbins asked if there was any public comment. There was no public comment.

**MOTION** by Mr. Hanna, **SECOND** by Mr. Scully, to close the public hearing and to direct Staff to draft a decision taking into consideration all the information received and the findings and conditions discussed. **MOTION** carried unanimously 4 to 0.

**CUMMINGS SCHOOL OF VETERINARY MEDICINE AT TUFTS UNIVERSITY – 200 WESTBORO ROAD - AMEND GRAFTON CAMPUS MASTER PLAN**

Chairman Robbins opened the public hearing. Present for the hearing were Jean Poteete, Senior Campus Planner; Attorney Robert Sudmeyer of Bowditch & Dewey; Joseph Chilton, Grafton Campus Facilities Director; and Erik Mas, Fuss & O’Neil, Inc.

Ms. Poteete reviewed the Cummings School profile, mission and goals of the Master Plan with the Planning Board. Erik Mas, Engineer for Fuss & O’Neil reviewed the updated 2006 Stormwater Master Plan which evaluated the existing and proposed Campus development associated with the 2014 Campus Master Plan, concluding with their recommendations. Ms.

Poteete noted Graves Engineering had provided satisfactory review comments to which Tufts had responded and provided to the Board.

Mr. Hanna asked if they were approving any proposed projects or just the Campus Master Plan. Ms. Poteete responded the approval was only for the Campus Master Plan.

**MOTION** by Mr. Hanna, **SECOND** by Mr. Scully, to close the public hearing and to direct Staff to draft a decision taking into consideration all the information received and the findings and conditions discussed. **MOTION** carried unanimously 4 to 0.

Mr. Laydon suggested the Board take up alternate Agenda items to delay opening the “Gristmill Village” Subdivision public hearing to allow time for Mr. Prisby to arrive.

### **STAFF REPORT (CONTINUED)**

Mr. Laydon resumed his discussion with the Board concerning the drainage issue in the “Cortland Manor” Subdivision.

Mr. Laydon noted he had received a text response from Mr. Prisby stating he would be delayed at least another hour or more.

Mr. Laydon continued his Staff Report and informed the Board he was working with Robert Berger on local Family Day Care Centers that have been operating from one to fourteen years but had never received Site Plan approval. Mr. Laydon noted the goal was to bring them all up to date, with a cohesive set of submission requirements to process into compliance.

### **BILLS**

The bills were circulated and signed.

Chairman Robbins received unanimous consent to move forward on the “Gristmill Village” Subdivision public hearing.

### **SPECIAL PERMIT (MRSP 2013-9) CASA BUILDERS & DEVELOPERS CORP. (APPLICANT) – MAINTANIS REALTY TRUST (MAP 97, LOT 22A) AND WILLIAM J. & MARY J. MAINTANIS & STEPHEN A. WILSON (MAP 98, LOT 2), (OWNERS)**

Present for the hearing were John Grenier of J. M. Grenier Associates and Julie Venincasa.

Mr. Grenier informed the Board that the Graves Engineering review comments stated all pertinent issues had been addressed, and suggesting that a couple of items concerning stormwater management and sewer lines could be taken care of in the Definitive phase

Mr. Laydon stated he had a few comments regarding the revised Traffic Impact Study dated April, 2014. Mr. Laydon pointed out that the available sight distance shown on the plans and in the report do not match and that a plan update should reflect this. Mr. Laydon stated that he disagreed with the Traffic Engineer’s use of the posted speed limit for approach speed which should have been design speed as used by AASHTO. Mr. Laydon also noted that he did not

agree with the report assessment that the fence at the corner of Gristmill Road and Pleasant Street permits proper visibility and recommended that a sight distance easement be obtained.

Mr. Grenier stated he did not have an issue with any of these statements. Mr. Hassinger expressed concerns that the Traffic Study picture on page 10 of the study was not accurate and that you could not see the sight distance through the fence as stated.

Mr. Laydon also noted that he had spoken with the DPW Superintendent and the Police Chief about the intersection and they had stated that it can be problematic, but not any more than other parts of Town, adding they had no strong opinion for special consideration and agreed the fence can be removed.

Mr. Hassinger remarked that the applicant is proposing fairly significant waivers that he does not see as a balance in requests for sight distances and a Community Impact statement that does not state what happens to the open space. Mr. Grenier replied that the open space will be taken by the Town, that there is a slight disconnect to adjacent open space in the upper right corner with a potential for connection, and believes the subdivision will be low impact to the Town. Mr. Grenier asked Mr. Hassinger what he would propose to his client to do with this property over what has been proposed and stated that he believes they have tried to work with the Planning Board to accommodate a low impact appropriate use of the property.

Chairman Robbins stated there appeared to be a few major points the Board is dealing with regarding this subdivision; one being the distance between intersections with the applicant unable to meet the 600 foot intersection rule; two being the length of the dead end road at 599 feet not being within the 500 foot limit as allowed in the Subdivision Rules & Regulations, but may be inclined to allow 599 feet under certain circumstances; three being the use or value of the open space, which is only an issue with the Flexible plan and not the Conventional plan; fourth being the fence and associated easement for the sight line improvement. Mr. Hassinger questioned if the applicant satisfies enough of the options with the Flexible plan to gain a lot. Chairman Robbins suggested the Board make their recommendation for plan preference.

Chairman Robbins asked if there was any public comment.

Beverly Berube of 9 Barbara Jean Street stated that on the subdivision plan in the area behind her house were the words “wood buffer” within the open space. Mr. Grenier noted that there were designated areas on the site to manage stormwater drainage and runoff to the proposed detention basins in the lower area. Ms. Berube asked if they would be clearing trees between the properties and the basin, stating that it was important to her since her house was right there. Mr. Grenier added that he was not sure as the plan has not been fully engineered yet. Chairman Robbins noted that this would be part of the Definitive plan process. Mr. Hassinger remarked that he did not think stormwater drainage was within the limits for open space use.

Kevin Wajer of 94 Pleasant Street asked if there was another development in Town with 11 homes on one access road. Mr. Wajer was told there were several in Town.

James Walsh of 149 Pleasant Street expressed concerns about the safety of the development and asked the Board to keep public safety in mind when dealing with this project.

The Board discussed the time constraints associated with the application, noting that there were currently only 4 members eligible to vote. Chairman Robbins noted the Board would need to close the public hearing on April 28<sup>th</sup> and to consider the decision on May 19<sup>th</sup> before the election changes to the Board. Mr. Scully added that Mr. Hassinger's point about the validity of the detention basin being within the open space would be key to his vote for a plan. Chairman Robbins read the section of the By-Law that stated the detention basin was permitted subject to Planning Board discretion.

**MOTION** by Mr. Hanna to recommend the Flexible plan.

There was no second to the motion.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Scully, to recommend the Conventional plan. **MOTION** carried 3 to 1 by roll call vote: Scully-aye, Hassinger-aye, Robbins-aye, Hanna-nay.

Mr. Grenier requested the public hearing be continued to the next Planning Board meeting.

**MOTION** by Mr. Scully, **SECOND** by Mr. Hanna, to grant the applicant's written request to continue the public hearing to April 28, 2014 at 7:30 p.m. **MOTION** carried unanimously 4 to 0.

#### **MINUTES OF PREVIOUS MEETINGS**

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Scully, to approve the open session minutes of April 14, 2014 at 7:30 p.m. **MOTION** carried unanimously 4 to 0.

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

Mr. Hanna, Planning Board representative to the Community Preservation Committee, stated that both articles supported by the Community Preservation Committee passed at the April 7<sup>th</sup> Special Town Meeting.

Mr. Scully, Planning Board representative to the Economic Development Committee, stated that they had held a joint meeting with the Board of Selectmen, of which only Brook Padgett attended, and Town Planner Joseph Laydon. Mr. Scully added they had project discussions and other facets of working together proactively in seeking new business and other opportunities for the Town. Mr. Scully noted that the EDC is considering making the joint meeting a quarterly event.

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

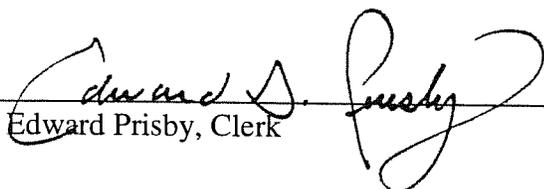
The meeting was adjourned at 9:45 p.m.

## **EXHIBITS**

- **Action Item 1A: Request for Determination and Approval for a Minor Modification to a Special Permit (SP 2008-15)**, to replace / remove Metro PCS equipment at 20 Indian Path, North Grafton; Metro PCS Massachusetts LLC (Applicant), AT&T Wireless Services (monopole owner), Carol & Diane Brescia (property owners), Amber Debole, Town Resource Management (petitioner).
  - Correspondence from T-Mobile, Town Resource Management; Request for Minor Modification Request Replace/Remove Metro PCS Equipment at 20 Indian Path, North Grafton, MA (Metro PCS Site #WOR0037); dated March 19, 2014, received March 28, 2014; 1 page.
  - Plan set, black & white, 11" x 17"; Site Name: AT&T: Grafton, 20 Indian Path, North Grafton, MA 01536, Worcester County, Site Number WO R0037 (4WLM037A); prepared by Advanced Engineering Group; dated March 14, 2014, received March 25, 2014; six sheets as follows:
    - o T-1: Title Sheet
    - o GN-1: General Notes
    - o A-1: Compound & Equipment Plan
    - o A-2: Elevation & Antenna Plan
    - o A-3: Details
    - o G-1: Grounding, One-Line Diagram & Details
  - Decision, Grafton Planning Board; Wireless Communications Facility, Special Permit (SP 2008-15) and Site Plan Approval, Co-Locate six (6) antennae on an existing Monopole Tower, 20 Indian Path, Grafton, MA; received by the Grafton Town Clerk on November 13, 2008; 9 pages.
- **Action Item 1C: 25 Milford Road – Planning Board Consideration of Request to Submit an Article for Annual Town Meeting for Acceptance of Easement and Associated with Oakmont Farms.**
  - Memorandum from the Town Planner to the Planning Board, Attachment 2, draft language, page 5 of 5, dated April 11, 2015.
  - Correspondence from Lawson & Weitzman, LLP, 25 Milford Road, Grafton MA; dated and received April 11, 2014; 4 pages.
- **Item 3: Staff Report**
  - Memorandum from the Town Planner to the Planning Board, dated April 11, 2015; 5 pages.
  - Correspondence from the Office of the Building Department, Grafton; dated April 11, 2014; 2 pages; sent via certified mail; 6 individual letters sent to the following:
    - o Edens & Avent, c/o Country Plaza LLC; 21 Custom House Street, Boston, MA; re: 100 Worcester Street, Grafton, MA - Temporary Signs Located at Stop & Shop.

- Grafton Suburban Credit Union, 86 Worcester Street, North Grafton; 86 Worcester Street, Grafton, MA - Temporary Signs.
- Grafton Realty Investment Partners, 68 Worcester Street, North Grafton, MA; 689 Worcester Street, Grafton MA – Temporary Signs.
- Norman Perrault, 2 Carroll road, North Grafton, MA; 2 Carroll Road, Grafton, MA – Temporary Signs, Shark fin signs that say “open”.
- Gosselin Realty, Inc., 79 Worcester Street, North Grafton, MA; 79 Worcester Street, Grafton, MA – Temporary Signs.
- ~~Edward Defeudis Trustee, Cranberry Bog Nominee Trust, 63 Cherry Street, Northboro, MA; 80 Worcester Street, Grafton, MA - Temporary Signs.~~
- Notes, Recommended Submission Requirements for Family Day Care, Site Plan Submission Requirements Per section 1.3.3.3; prepared by the Town Planner; not dated; 3 pages.
- Slide Presentation, Joint meeting of Board of Selectmen and Economic Development Committee; prepared by Town Planner; dated April 10, 2014; 10 pages, color.
- **Item 5: Minutes of Previous Meeting**
  - Draft open session minutes of March 24, 2014; 7 pages.
- **Public Hearing 9A: Modification of Definitive Plan Approval – “Dendee Acres” Subdivision – Charles Kady, Jr., (Applicant/Owner)**
  - Project Review Memorandum, Town Engineer; received March 4, 2014; 2 pages.
  - Application for Approval of a Modified Definitive Plan, dated and received March 3, 2014; 2 pages.
- **(7:30 p.m.) Modification of Definitive Plan Approval – “Highfields of Grafton” Subdivision – Magill Associates, Inc. (applicant/owner);** Application to modify the Definitive Plan Approval, specifically to extend the construction deadline for completion of the roads and associated infrastructure for a 159-lot subdivision on property located off Providence Road, Old Upton Road and Keith Hill Road, and previously shown as Grafton Assessor’s Map 83, Lot 18; Map 84, Lot 3; Map 91, Lots 3, 3A & 3C; Map 92, Lot 11; Map 108, Lot 4; Map 109, Lot 10. Said subdivision includes the roads known as Magill Drive, Silver Spruce Drive, Manor Hill Drive, and Fox Pointe Trail.
  - Project Review Memorandum, Conservation Commission; received March 21, 2014; 2 pages.
  - Application for Approval of a Modified Definitive Plan, dated March 14, 2014; received March 20, 2014; 4 pages.
- **(7:30 p.m.) Pursuant to Section 9.6.1.1 of the Grafton Zoning By-law,** request filed by the Cummings School of Veterinary Medicine at Tufts University to amend the previously approved Master Plan for the Tufts University Grafton Campus, located off Westboro Road.

- Correspondence from Graves Engineering, Tufts University; Cummings School of Veterinary Medicine, 2014 Amended Grafton Campus Master Plan Review; dated April 1, 2014, received April 3, 2014; 3 pages.
- Correspondence from Tufts University / Cummings School of Veterinary Medicine; Graves Engineering, Inc. (GEI) Review Letter, dated April 1, 2014, 2014 Amended Grafton Campus Master Plan; dated and received April 11, 2014; 3 pages.
- **(7:30 p.m.) Special Permit (MRSP 2013-9) Casa Builders & Developers Corp. (Applicant) – Maintanis Realty Trust (Map 97, Lot 22A) and William J & Mary J Maintanis & Stephen A. Wilson (Map 98, Lot 2), (Owners) – Application for a Major Residential Special Permit for a Residential Development (15-lot Conventional / 18-lot Flexible) on property located at 4 Gristmill Road & 102 Pleasant Street.**
  - Traffic Impact Study for Proposed Revised Gristmill Village major Residential Development, Flexible Development Plan, Grafton, Massachusetts; prepared by AK Associates; dated April 2014, received April 11, 2014; 38 pages.
  - Correspondence from Graves Engineering; Gristmill Village Preliminary Plan and MRDSP Review; dated and received April 10, 2014; 4 pages.
  - Environmental and Community Impact Analysis, “Gristmill Village”, Grafton, Massachusetts; prepared by J.M. Grenier Associates, Inc.; dated April 10, 2014; received April 11, 2014; 8 pages.
  - Plan set, 11” x 24”, black & white; “Gristmill Village” Major Residential Development, Flexible Development Plan; prepared by J.M. Grenier Associates, Inc., dated October 10, 2013, revised March 24, 2014; received April 11, 2014; 3 sheets as follows:
    - o Land Use Plan
    - o Layout and Materials Plan 1/2
    - o Layout and Materials Plan 2/2
  - Plan set, 11” x 17”, black & white; Gristmill Village, Major Residential Development, Conventional Development Plan; prepared by J.M. Grenier Associates, Inc., dated October 10, 2013, revised March 24, 2014; received April 11, 2014; 9 sheets as follows:
    - o Cover Sheet (1 sheet)
    - o Existing Conditions Survey Plan (2 sheets)
    - o Layout and Materials Plan (2 sheets)
    - o Grading and Drainage Plan (1 sheet)
    - o Utility Plan (1 sheet)
    - o Roadway Profile Plans (2 sheets)

  
Edward Prisby, Clerk