

**Minutes of Meeting
Grafton Planning Board
October 6, 2014**

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A regular meeting of the Grafton Planning Board was held on October 6, 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, Clerk Sargon Hanna, Robert Hassinger, Linda Hassinger and Associate Member Andrew Clarke. Staff present was Town Planner Joseph Laydon, Assistant Planner Ann Morgan, and Planning Department Secretary Donna Kinchla.

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

PUBLIC INPUT – Chairman Robbins asked if anyone had public input and there was none.

ACTION ITEM 2-A – CONSIDER DECISION – SPECIAL PERMIT (SP2014-6) TREVOR HARDY, BLUEWAVE CAPITAL, LLC, (APPLICANT) – PATRICIA K. KNOWLTON, TRUSTEE – KNOWLTON FARMS NOMINEE TRUST, (OWNER) – 43 ESTABROOK AVENUE – SOLAR GENERATING FACILITY – SECOND PHASE

Mr. Laydon informed the Board that Condition C-12 in the decision addresses the Board's surety concerns regarding the solar facility, adding that Town Counsel has reviewed the Condition and found it acceptable.

MOTION by Mr. Hassinger, **SECOND** by Mr. Scully, to make favorable Findings for F-1 through F-31. **MOTION** carried unanimously 5 to 0.

MOTION by Mr. Hassinger, **SECOND** by Mr. Scully, to grant Waivers W-1 and W-2 as drafted. **MOTION** carried unanimously 5 to 0.

MOTION by Mr. Hassinger, **SECOND** by Mr. Scully, to grant Special Permit/Site Plan (SP 2014-6) with the findings and conditions as discussed and amended. **MOTION** carried unanimously 5 to 0.

ACTION ITEM 2-B – REVIEW & APPROVE PLANNING BOARD REPORTS FOR OCTOBER 2014 TOWN MEETING ZBL WARRANT

MOTION by Mr. Scully, **SECOND** by Ms. Hassinger, to approve the draft Planning Board reports regarding amendments ZBL 2014-1, ZBL 2014-2 and ZBL 2014-3 to Town Meeting as printed. **MOTION** carried unanimously 5 to 0.

Chairman Robbins noted that he had attended the Finance Committee Meeting last Thursday night and was asked if any of the proposed sign amendments invalidated any existing signs in Town. Chairman Robbins responded that it did not affect any existing signs, as there was no changes in policy.

DISCUSSION ITEM 3-A – SEAL COATING OF OAKMONT FARMS

Mr. Laydon informed the Board that the DPW was quickly running out of "Fall" season for this work to be done prior to the cold weather settling in. Mr. Laydon stated that Town Counsel has recommended the Planning Board consider authorizing the use of the Bond for crack sealing. DPW Superintendent Dave Crouse has also requested the Board authorize the use of these funds as soon as

possible, since the roadways in Oakmont Farms are still in good condition and the crack sealing will provide further protection over the winters.

MOTION by Mr. Hassinger, **SECOND** by Mr. Hanna, to approve the funding previous discussed from the Oakmont Farms surety for the purpose of DPW crack sealing of the roadways. **MOTION** carried unanimously 5 to 0.

DISCUSSION: Mr. Scully expressed concerns for approving a single page estimate without more cost detail. Mr. Laydon noted that he was not able to secure a copy of the actual estimating costs provided to the DPW Superintendent since he has been on vacation; and that he had called the company performing the work asking them to just email him a price quote for the meeting tonight.

MOTION by Mr. Hassinger, **SECOND** by Mr. Hanna, to approve the amount of \$12,900.00 from the Oakmont Farms surety being held for the DPW work of crack sealing the subdivision roadways. **MOTION** carried unanimously 5 to 0.

BILLS

The bills were circulated and signed.

MINUTES OF PREVIOUS MEETINGS

MOTION by Mr. Hassinger, **SECOND** by Mr. Scully, to approve the open session minutes of September 22, 2014 with the correction noted. **MOTION** carried unanimously 5 to 0.

STAFF REPORT

Mr. Laydon remarked that the first annual Business Breakfast Brunch was a success, with many local businesses attending and the intention to support future topics of discussion.

Mr. Laydon informed the Board that the Worcester Street project is currently being reviewed and hopefully will be approved this fall.

The Board of Selectmen's office is coordinating funding requests for Main Street costs, with the hopes of being able to complete this for Town Meeting.

Mr. Laydon also noted Staff is working to review applications for the Planning Department Secretary position and is participating in the interviewing process for the Conservation Agent.

Mr. Scully stated that the EDC felt the business breakfast was highly successful, adding that Jeannie Hebert of the Blackstone Valley Chamber of Commerce and Rosemary Scrivens of the Massachusetts Office of Business Development had attended. Mr. Scully wished to note that local businesses had participated in helping to make it a success. In addition, several local businesses and organizations donated goods and/ or services: Dunkin' Donuts contributed coffee, bagels, muffins, & donuts; Perrault Nurseries donated chrysanthemum plants; Stop'n'Shop helped to offset the cost of miscellaneous supplies; and the Grafton Job Corps prepared all the food.

Chairman Robbins remarked that he had hoped to have something to report by October for the Open Space & Recreation Committee, but that there is nothing as yet.

Mr. Laydon commented that an unforeseen topic had come to his attention after the posting of the meeting agenda. Mr. Laydon announced that VHB had requested that a couple of Town Boards submit letters of support for the Worcester Street project, with a scope of road improvements from Carroll Road to Snow Road.

MOTION by Mr. Hassinger, **SECOND** by Mr. Scully, to direct Staff to draft a letter of approval on behalf of the Planning Board and recommending the Planning Board's strong support for the Worcester Street project. **MOTION** carried unanimously 5 to 0.

Chairman Robbins, along with the Planning Board, expressed their thanks and best wishes to Ms. Kinchla on her retirement October 10th and for her 14 years of service to the Planning Board.

PUBLIC MEETINGS

SUNEDISON, LLC (APPLICANT) – TUFTS UNIVERSITY/CUMMINGS SCHOOL OF VETERINARY MEDICINE / TRUSTEES OF TUFTS COLLEGE (OWNER) 2 MW EAST CAMPUS KNOLL SOLAR PV

Mr. Hanna read the legal notice and Chairman Robbins opened the public meeting. Present for the meeting were Jean Poteete, Sr. Campus Planner for Tufts University; Betsy Isenstein, of Tufts University; Andrew Weber of SunEdison, LLC; Kenneth Sullinger and Kevin Sullivan of Fuss & O'Neill.

Mr. Sullinger gave a brief overview of the project including a photo simulation view of the solar panels viewed from the roadways. Mr. Hanna asked what was directly across from the solar panels display on Willard Street and was told just more land. Mr. Hassinger stated he had two concerns: The consultant engineer review expressed concerns for clearances around fences; Whether the Fire Department comments of issues raised have been addressed and if so, whether confirmation of the response has been received for the record. Mr. Sullinger explained that these issues had been addressed in the pre-application meetings, but would follow up with the Fire Department for their response. Mr. Laydon suggested the applicant provide response documentation of these two issues for the record. Mr. Hassinger also questioned why the use did not fall under power generation which uses different requirements. Mr. Laydon noted that the applicant was using the correct mechanism as the Building Inspector had confirmed this was the process under the Campus Development Overlay and had also been discussed with Town Counsel. Chairman Robbins pointed out that two years ago Town Meeting had amended the By-Law for Section 9.4.D and 9.4.E with the specific intent for this power generation to be done under the Campus Development Overlay.

Chairman Robbins asked for public comments.

Mark Puccio of 10 Bridle Ridge Drive stated that this was a beautiful area of Grafton to drive through, and asked that the Board consider natural screening be required to protect this view from the not so pleasant view of the solar panels.

Mr. Laydon suggested the applicant submit a landscaping plan with additional screening to take the edge off the view of the panels for the next Planning Board meeting. Mr. Hassinger added that they should also submit response from the Fire Department regarding the two issues discussed including confirmation that the latest plans are acceptable with observations made by the peer review engineer.

Mr. Laydon informed the Board that Staff will prepare a draft decision documenting the receipt of the requested information and the Board will be able to consider this decision under Action Items for the next Planning Board meeting.

Mr. Sullivan remarked that he would like to clarify the view from Willard Street for the Board stating that they had addressed the visual aspect with fill of up to six feet which will obscure the solar panels and the fence. Mr. Laydon suggested adding trees the plan, and they should be distributed to blend in with the existing trees to provide a more natural screening buffer to Willard Street.

MOTION by Mr. Hanna, **SECOND** by Ms. Hassinger, to continue the public meeting to 7:00 p.m. on Monday, October 27, 2014. **MOTION** carried unanimously 5 to 0.

SUNEDISON, LLC (APPLICANT) – TUFTS UNIVERSITY/CUMMINS SCHOOL OF VETERINARY MEDICINE / TRUSTEES OF TUFTS COLLEGE (OWNER) – 1 MW GRAFTON SCIENCE PARK SOLAR PV

Mr. Hanna read the legal notice and Chairman Robbins opened the public meeting. Present for the meeting were Jean Poteete, Sr. Campus Planner for Tufts University; Betsy Isenstein, of Tufts University; Andrew Weber of SunEdison, LLC; Kenneth Sullinger and Kevin Sullivan of Fuss & O'Neill.

Mr. Sullivan gave a brief overlay of the solar array on a 3½ acre parcel in the Grafton Science Park. Mr. Hassinger pointed out that the locus was not clear to him and asked how the area was related to Grafton Science Park. Mr. Sullinger stated the parcel was part of the amended Master Plan map for the Science Park. Chairman Robbins noted that the amended Master Plan map was a reconfiguration of the buildings and showed both of the solar fields. Ms. Poteete added that the solar field area is tucked into the woods and does not take the land intended for buildings. Mr. Hassinger inquired about the Fire Department access. Mr. Sullinger explained that a fire within a solar array would be electrical in nature and not handled in the same manner as a traditional fire, so truck access is not required within the array itself. Mr. Laydon pointed out that Fire Department comments only require the access roadway be compliant and there is no Graves Engineering comment on this solar array regarding fire issues.

Ms. Poteete asked if the Board could consider the decision sooner than the October 27 meeting, as they were under a contractual time line with SunEdison. Mr. Weber of SunEdison informed the Board that there was a deadline approaching for the virtual net metering under two separate funding mechanisms. Mr. Laydon suggested the Board could post a meeting to consider this decision prior to Town Meeting. Chairman Robbins noted the Board has posted and acted on agenda items prior to Town Meeting in the past.

Chairman Robbins asked if there was any public input and there was none.

MOTION by Mr. Hanna, **SECOND** by Mr. Hassinger, to direct Staff to draft a decision taking into consideration all of the information received and the Findings and Conditions discussed and if Staff and the Chairman authorize if appropriate to schedule a meeting on October 20, 2014 prior to Town Meeting. **MOTION** carried unanimously 5 to 0.

PUBLIC HEARING: MAJOR RESIDENTIAL SPECIAL PERMIT (MRSP 2014-8) BULL MEADOW, LLC, GORDON LEWIS, MANAGER (APPLICANT/OWNER) – MAJOR

RESIDENTIAL DEVELOPMENT – 11 APPALOOSA DRIVE AND 81 & 109R ADAMS ROAD

Mr. Hanna read the legal notice and Chairman Robbins opened the public hearing. Present for the hearing was Patrick McCarty and Engineer Brian Marchetti of McCarth Engineering and applicant/owner Gordon Lewis.

Mr. McCarty submitted two 11 x 17" color plans of the proposed 18-lot Conventional & 21-lot Flexible developments. Mr. Marchetti reviewed the two projects stating they are comprised of 3 parcels off of Appaloosa Drive, Adams Road and a MA DOT parcel behind 31-39 Bridle Ridge Drive and that they would be connecting through a 50-foot easement that has already been established off of Bridle Ridge Drive. Mr. McCarty also submitted and reviewed their response to the Graves Engineering review comments and their response to Mr. Laydon's Appaloosa Drive review comments. Mr. Hassinger asked what the distance was, as the crow flies, to public sewer and water. Mr. McCarty did not have that information and was informed that information is required along with a request for a waiver if it is not applicable to the project. Mr. Hassinger also pointed out that the roadway is too narrow and dangerous at 22-feet especially with granite curbing and parking along the sides of the road. Mr. McCarty stated he would be amenable to widening the roadway to the width used in a similar size subdivision. Chairman Robbins remarked that he did not observe any access from the road to the open space in the Flexible Plan. Mr. McCarty stated that they plan to have an easement to the property from a point decided by the Planning Board. Mr. Hanna asked if perk tests have been conducted. Mr. McCarty responded that for the parcels owned by Mr. Lewis since 2004, test pits had been performed at that time in which he was confident were still accurate, and that they will perform test pits again for the Definitive Subdivision submission.

Brian Marino of 12 Morgan Drive expressed many concerns along with his neighbors for the approval of this subdivision. Mr. Marino informed the Board that in the twelve years since his Toll Brothers subdivision was built there have been a lot of different scenarios of work having to be corrected and redone such as many septic systems; problems with National Grid of transformers being blown out and a lack of power to the homes. Mr. Marino noted that the offering of open space with the subdivision was a huge selling point for a closed community. Mr. Marino pointed out that the neighborhood has lived through 12 years of development with lots of children present causing concerns of safety; and most importantly is the probability of wildlife being pushed out of its habitats. Mr. Marino added that the neighborhood has many concerns for the two additional roadways coming in and request the Board's consideration to require another way for the developer to access the project.

Karen Jordan of 3 Morgan Drive expressed concerns for the habitat of birds that will be disturbed with the infringement on the trees in the subdivision area and the loss of the scenic views along Old Westboro Road.

David Deacon of 33 Bridle Ridge Drive informed the Board that there are three detention ponds directly abutting the back of his property, which will drain directly into the proposed subdivision site, adding that the buffer zone being proposed will not hold the water flow back. Mr. Deacon noted that procedure requirements regarding the availability of the surplus MA DOT property were not followed nor made known, adding that he would like to see the Purchase & Sale agreement as proof of the validity of this purchase. Mr. Deacon asked that the Board consider denying this application and requested the Board also review the community impact studies from the 2001 Master Plan with regard to his subdivision and the proposed subdivision.

Hasan Daher, a young boy of 9 Appaloosa Drive stated he felt the Board was doing the wrong thing to approve an application for 28 new homes to be built next to his subdivision, adding that it will be dangerous for all the children to play basketball and parents will not let them run throughout the subdivision. Mr. Daher also pointed out that all of the kids in the neighborhood do not want this to be built, that it will upset the ecosystem of the deer and other animals and asked the Board if they would like someone destroying their neighborhood.

Mark Puccio of 10 Bridle Ridge Drive asked all members of the audience opposed to the proposed development to please stand up; the entire audience stood up. Mr. Puccio noted there were countless negative impacts; property issues and wells/sediment issues to be considered and stated that he begged the Board to deny the application.

Lawrence Army, Jr. of 83 Adams Road informed the Board that when he moved into his home there was a trickling stream and a small pond adjacent on his property which has now become a constant running stream and a much larger pond due to increased runoff causing most of his lot to be under water. Mr. Army remarked that with more development it will surely become worse; there will be issues with well groundwater; and that all of these problems need to be looked at and addressed.

Markus Linkin of 28 Bridle Ridge Drive stated that in reading the Community Impact Report the word “child” is missing, adding that there are 120 children currently in their subdivision, playing within the streets, which will be forced to disappear with construction of a new development. Mr. Linkin asked Mr. McCarty to think about the amount of truck trips that will be required within their subdivision to complete this proposed development.

Daniela Sharma of 18 Bridle Ridge Drive informed the Board that she had just moved into this subdivision from New Jersey in the last 2-3 months and now feels as if the rug has been pulled from under her feet. Ms. Sharma remarked that she is worried about the developer’s construction practices forcing the wildlife from their habitats and not only causing an increase in deer, but also West Nile Virus from all the runoff that will be generated. Ms. Sharma told the Board she felt she had been “hoodwinked.”

Mr. Hassinger asked if a Traffic Study had been submitted and Mr. Laydon replied no, but that the special permit requires submission of one. Mr. Hassinger questioned if a Traffic Study should have been submitted as part of their application package.

Brad Young of 19 Morgan Drive asked the Board to consider voting in the best interest of the Town, pointing out the wear and tear on the roadways with all of the construction vehicles. Mr. Young added that the homes in the proposed development are much smaller in comparison to the homes in his subdivision and they will also be cutting into the horse trail that was required by the Town. Mr. Young complained that the plans do not show the portable basketball hoops throughout the neighborhood.

Kevin Farley of 93 Adams Road stated that he moved into his home 31 years ago and that since that time 90-plus homes have been added by Toll Brothers and another 73 homes added by Peter Hingorani to the other side of his property. Mr. Farley expressed concerns that all of these additions are affecting his ability of get water, already forcing him get his 485-foot well hydro-fracked.

Chairman Robbins asked the audience if anyone wished to add any points that had not already been made.

James Jordan of 3 Morgan Drive asked the Board to consider requiring granite curbing and sidewalks rather than the asphalt that is being proposed which will further detract from our subdivision. Mr. Jordan also pointed out that there was a water quality issue regarding contamination with the Stoneybrook neighborhood due to the proximity to and possible leeching from the junkyard area that should be looked into. Mr. Jordan reminded the Board that there will be a significant increase in the white noise from the Mass Pike with the removal of the wooded areas.

Mr. Hassinger asked how close the subdivision was to the Mass Pike and was told about 250 feet from the back lots. Mr. Hassinger informed the applicant that any sound mitigation would be his responsibility as the State Highway representative had made it clear that they would not be adding any more sound barriers when this last subdivision was being built.

Nam Le of 39 Bridle Ridge Drive complained that the horse trail will be removed and that the area between his home and #37 Bridle Ridge Drive was not wide enough to accommodate the roadway proposed, adding that two young boys run and play across the area.

Chairman Robbins thanked the audience for their input and comments.

The Board discussed the issue of traffic impacts and the need for a traffic study. Mr. Mr. McCarty noted that they intended to submit a study during the definitive plan phase. Mr. Laydon reviewed section 8.2.1 of the Zoning By-law which outlines the threshold for submission of a study. One threshold is the number of lots in a proposed subdivision. The number of lots in proposed conventional plan is below that threshold. The other threshold is if the Board deems it necessary. After further discussion the Board determined that the traffic study would be needed at this time.

MOTION by Mr. Scully, **SECOND** by Mrs. Hassinger, to require a traffic study be submitted for the project. **MOTION** carried 4 to 1 by roll call vote: Scully-AYE; R. Hassinger-AYE; Robbins-AYE; Hanna-NAY; L. Hassinger-AYE.

Mr. Hassinger requested Mr. Laydon ensure that the developer is maintaining uniformity in the treatment of the roadway. Mr. McCarty informed the Board that he misspoke previously in the plan overview details, noting that they are proposing granite curbs and sidewalks.

Mr. McCarty stated that, typically, a traffic study is required at the definitive stage and that they hadn't planned to submit one during this phase of permitting. Mr. Hassinger noted that the traffic study will provide information necessary to determine the number of lots allowed in the conventional plan thus impacting the number of lots in the flexible plan. The Board reviewed the process by which the developer determines which plan to pursue.

MOTION by Mr. Hanna, **SECOND** by Mr. Hassinger, to grant the applicant's written request to continue the public hearing to November 10, 2014 at 7:30 p.m. **MOTION** carried unanimously 5 to 0.

ADJOURNMENT

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

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

Sargon Hanna, Clerk

EXHIBITS

- **Action Item 2A: Consider Decision – Special Permit (SP 2014-6) Trevor Hardy, BlueWave Capital, LLC, (Applicant) – Patricia K. Knowlton, Trustee – Knowlton Farms Nominee Trust, (Owner) – 43 Estabrook Avenue – Solar Generating Facility - Second Phase**
 - Draft Decision, Revised October 2, 2014, 10 pages.
- **Action Item 2B: Review & Approve Planning Board Reports for October 2014 Town Meeting ZBL warrant articles.**
 - Planning Board Report: ZBL-2014-1 Proposal to Amend ZBL Section 3.3.3.4: Lot Perimeter, Article 22, October 20, 2014 Town Meeting; 1 page.
 - Planning Board Report: ZBL-2014-2 Proposal to Amend ZBL Section 2.3: Sign Definition, Article 23, October 20, 2014 Town Meeting; 1 page.
 - Planning Board Report: ZBL-2014-3 Proposal to Amend ZBL Section 4.4: Signs, Article 42, October 20, 2014 Town Meeting; 1 page.
- **Item 4: Staff Report**
 - Cost Proposal; Oakmont Farms; prepared by Superior Sealcoat, Inc.; dated and received October 6, 2014; 1 page.
- **Item 6: Minutes of Previous Meetings**
 - Draft meeting minutes of September 22, 2014, 6 pages.
- **Public Meeting 10A: SunEdison, LLC (Applicant) - Tufts University/Cummings School of Veterinary Medicine / Trustees of Tufts College (Owner) Application for Project Plan Review, pursuant to Section 9.6.1.2 A and 9.6.1.2 B of the Grafton Zoning By-Law, for approval of the construction of a 2 MW East Campus Knoll Solar photovoltaic array at 200 Westboro Road**
 - Correspondence from SunEdison to Town Planner; dated July 16, 2014, received August 28, 2014; 7 pages.
 - Correspondence to Grafton Planning Board from SunEdison, Project Plan Approval – SunEdison, LLC, East Campus Knoll Photovoltaic Array, Tufts Cummings School of Veterinary Medicine; dated August 8, 2014, received August 28, 2014; 3 pages.
 - Operation and Maintenance Manual, SunEdison LLC; submitted August 28, 2014; 28 pages.
 - Plan Set, Tufts Knoll 2MW Solar PV, Knoll Site, 200 Westboro Road, North Grafton, MA 01536; 11” x 17”, black & white; prepared by Fuss and O’Neill; dated August 8, 2014, submitted August 28, 2014; includes the following:
 - G1-001 Title Page
 - G1-002 Key Sheet
 - CN-101 Existing Conditions Site Plan
 - CN-102 Existing Conditions Site Plan

- CP-101 Site Erosion & Sedimentation Control Plan
 - CP-102 Site Erosion & Sedimentation Control Plan
 - CS-101 Site Layout Plan
 - CS-102 Site Layout Plan
 - CG-101 Site Grading & Drainage Plan
 - CG 102 Site Grading & Drainage Plan
 - CU-101 Site Utility Plan
 - CU-102 Site Utility Plan
 - CR-101 Gravel Access Profile
 - CR-102 Gravel Access Profile
 - CD-501 Erosion & Sedimentation Control Details
 - CD-502 Construction Details
- Correspondence from Graves Engineering, Tufts University – Knoll Site and Science Park Solar Projects Project Plan, Hydrology and Stormwater Review; dated and received September 17, 2014; 4 pages.
 - Correspondence from the Grafton Fire Department, Sun Edison, LLC – East Campus Knoll Solar Photovoltaic Array Tufts University; dated September 23, 2014, received September 24, 2014; 1 page.
 - Correspondence from Fuss & O’Neill; Response to Comments from Graves Engineering, Tufts University – Knoll Site and Science Part Solar Projects Project Review, Hydrology and Stormwater Review, Fuss & O’Neill Reference No. 20120314. B31 & B21; dated October 2, 2014, received October 3, 2014; 7 pages.
 - Email Correspondence from Grave Engineering, Tufts Knoll& Science Park Peer Review Comments; received October 6, 2014, 2 pages.
 - Presentation: 2 MW East Campus Knoll Photovoltaic Array, 2014, Cummings School of Veterinary Medicine at Tufts University; prepared by SunEdison LLC; presented at the October 6, 2014 Public Meeting before the Planning Board; 8 slides.
 - Slides; Tufts University – Grafton Campus – Solar Energy Project; The Knoll Site; Project Visualizations; presented at the October 6, 2014 Public Meeting before the Planning Board; 4 slides; includes the following:
 - Figure 1a: View from the Project Access Road Looking West, Existing Condition
 - Figure 1b: View from Project Access Road Looking West, Proposed Condition
 - Figure 2a: View from Willard Road Looking Northeast, Existing Condition
 - Figure 2b: View from Willard Road Looking Northeast, Proposed Condition
- **Public Meeting 10B: SunEdison, LLC (Applicant) - Tufts University/Cummings School of Veterinary Medicine / Trustees of Tufts College (Owner) Application for Project Plan Review, pursuant to Section 9.6.1.2 A and 9.6.1.2 B of the Grafton Zoning By-Law, for approval of the construction of a 1 MW Grafton Science Park Solar photovoltaic array at 200 Westboro Road.**
 - Correspondence from SunEdison to Town Planner; dated July 16, 2014, received August 28, 2014; 7 pages.
 - Correspondence to Grafton Planning Board from SunEdison, Project Plan Approval – SunEdison, LLC, East Campus Knoll Photovoltaic Array, Tufts Cummings School of Veterinary Medicine; dated August 8, 2014, received August 28, 2014; 3 pages.
 - Operation and Maintenance Manual, SunEdison LLC; submitted August 28, 2014; 28 pages.

- Plan Set, Tufts 1MW Solar PV, Science Park, 200 Westboro Road, North Grafton, MA 01536; 11" x 17", black & white; prepared by Fuss and O'Neill; dated August 8, 2014, submitted August 28, 2014; includes the following:
 - G1-001 Title Page
 - G1-002 Key Sheet
 - CN-101 Existing Conditions Site Plan
 - CN-102 Existing Conditions Site Plan
 - CP-101 Site Preparation Plan
 - CP-102 Site Preparation Plan
 - CS-101 Site Layout Plan
 - CS-102 Site Layout Plan
 - CG-101 Site Grading, Drainage & Utility Plan
 - CG 102 Site Grading, Drainage & Utility Plan
 - CD-501 Erosion & Sedimentation Control Details
 - CD-502 Construction Details
 - CD-503 Construction Details
 - CD-504 Solar Racking Details
- Correspondence from Graves Engineering, Tufts University – Knoll Site and Science Park Solar Projects Project Plan, Hydrology and Stormwater Review; dated and received September 17, 2014; 4 pages.
- Correspondence from the Grafton Fire Department, Sun Edison, LLC – Grafton Science Park Solar Photovoltaic Array Tufts University; dated September 23, 2014, received September 24, 2014; 1 page.
- Correspondence from Fuss & O'Neill; Response to Comments from Graves Engineering, Tufts University – Knoll Site and Science Part Solar Projects Project Review, Hydrology and Stormwater Review, Fuss & O'Neill Reference No. 20120314. B31 & B21; dated October 2, 2014, received October 3, 2014; 7 pages.
- Email Correspondence from Grave Engineering, Tufts Knoll & Science Park Peer Review Comments; received October 6, 2014, 2 pages.
- Presentation: 1 MW Grafton Science Park Photovoltaic Array, 2014, Cummings School of Veterinary Medicine at Tufts University; prepared by SunEdison LLC; presented at the October 6, 2014 Public Meeting before the Planning Board; 9 slides.
- **Public Hearing 9A: Major Residential Special Permit (MRSP 2014-8) Bull Meadow, LLC, Gordon Lewis, Manager (Applicant/Owner)** – Application for Special Permit/Preliminary Plan Approval for a Major Residential Development (17-lot new & 1 existing Conventional Plan / 20-lot new & 1 existing Flexible Plan) with access off Appaloosa Drive and Bridle Ridge Drive, on property located at 11 Appaloosa Drive and 81 & 109R Adams Road.
 - Bound application materials, Preliminary Subdivision & Special Permit Application, Single Family Residential Development, Appaloosa Drive, Grafton, Massachusetts; prepared by McCarty Engineering, Inc., dated and submitted on August 27, 2014; including the following:
 - Cover Letter from McCarty Engineering, Preliminary Subdivision & Special Permit Application, Single Family Residential Development, Appaloosa Drive, Grafton, Massachusetts; dated August 27, 2014; 2 pages.
 - Certificates of Good Standing (3), signed by the Treasurer / Collector's Office on August 11, 2014; 3 pages.

- Application for Approval of Preliminary Plan; dated August 21, 2014; 1 page.
- Application for Special Permit – Major Residential Development; dated August 21, 2014; 1 page.
- Project Description & Narrative; 2 pages.
- Environmental & Community Impact Analysis; 12 pages.
- List of Requested Waivers; 1 page.
- Abutter Notification Materials; Four (4) Abutter's Request Form; One (1) Certified Abutters list signed by the Assessor's Office; One (1) Abutters Map prepared by the Assessor's Office – 11" x 17", black & white.
- Copy of Notice to Town Clerk of Filing
- Plan Set: Preliminary Subdivision Plans, Bull Meadow, LLC, Appaloosa Drive, North Grafton, Massachusetts; 11 x 17", black & white; prepared by McCarty Engineering, Inc.; dated August 27, 2014; includes the following sheets:
 - Cover Sheet
 - Overall Subdivision Plan
 - Conceptual Subdivision Plan Sheet 1
 - Conceptual Subdivision Plan Sheet 2
 - Preliminary Subdivision Profile Sheet 1
 - Preliminary Subdivision Profile Sheet 2
- Plan Set: Preliminary Flexible Subdivision Plans, Bull Meadow, LLC, Appaloosa Drive, North Grafton, Massachusetts; 11 x 17", black & white; prepared by McCarty Engineering, Inc.; dated August 27, 2014; includes the following sheets:
 - Cover Sheet
 - Overall Flexible Subdivision Plan
 - Conceptual Flexible Subdivision Plan Sheet 1
 - Conceptual Flexible Subdivision Plan Sheet 2
 - Preliminary Flexible Subdivision Profile Sheet 1
 - Preliminary Flexible Subdivision Profile Sheet 2
- Correspondence from Graves Engineering, Appaloosa Drive Preliminary Plan and MRSP Review; dated September 23, 2014, received September 29, 2014; 3 pages.
- Memorandum from the Town Planner to the Planning Board, Comments on Bull Meadow LL's Preliminary Plan and MRDSP Application; dated October 3, 2014; 3 pages.
- Return memorandum, departmental project review comments, Police Department, received October 3, 2014; 2 pages.
- Email Correspondence from Michael & Susan Brown, 37 Bridle Ridge Drive; received October 6, 2014; 2 pages.
- Plan; Overall Subdivision Plan; 11" x 17", color; prepared by McCarty Engineering; dated October 27, 2014; received at the October 6, 2014 public hearing; 1 page.
- Plan; Overall Flexible Subdivision Plan; 11" x 17", color; prepared by McCarty Engineering; dated October 27, 2014; received at the October 6, 2014 public hearing; 1 page.
- Correspondence from McCarty Engineering, Inc.; Appaloosa Drive, Response to Peer Review Comments; dated October 6, 2014, received at the October 6, 2014 public hearing; 2 pages.

- Correspondence from McCarty Engineering, Inc.; Appaloosa Drive, Response to Town Planner Review; dated October 6, 2014, received at the October 6, 2014 public hearing; 2 pages.