

Minutes of Meeting
Grafton Planning Board
August 3, 2015

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A regular meeting of the Grafton Planning Board was held on August 3, 2015 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, and Linda Hassinger. Staff present was Town Planner Joseph Laydon, Assistant Planner Ann Morgan and Office Manager Nicole Larson.

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

ITEM 1: PUBLIC INPUT

There was no public input at this time.

DISCUSSION ITEM 2A: PRESENTATION – SOLAR BYLAW RESEARCH – JOSEPH SCHOW, PLANNING DEPARTMENT INTERN

Mr. Schow, the Planning Department Intern presented a slide show on the Solar Bylaw research he has been collecting from the state as well as other comparable towns in Massachusetts. Mr. Hassinger notes that flexibility moving forward with this topic would be beneficial due to the diversity of needs the town of Grafton has. Mr. Scully recommended that there be some type of policy put in place that would provide guidance to the public. Mr. Robbins expressed his support for gathering information from the town on the idea of creating a large solar facility overlay zone. Mr. Hassinger pointed out that many of the large parcels of land left in the town are mainly in the residential areas of town. The board distinguished between roof-mounted solar and stand-alone solar structures and determined that the language should be generated for accessory use for solar which clarifies the different uses.

The Board instructed staff to draft language which would capture what was discussed.

DISCUSSION ITEM 2B: FALL ANNUAL TOWN MEETING ARTICLES

1. Water Supply Protection Overlay District: Due to the growth in Grafton over the course of the last 25 years, Mr. Laydon suggests that the water overlay districts be reviewed. Suggestions from Ray W. Talkington Ph. D., P.G., the principal hydrogeologist for Geosphere Environmental Management, Inc. indicate that certain areas in the district be removed along with expanding the district in to include other areas in order to protect the interest of our water quality.

The Board determined that this item will not be ready for the fall town meeting due to the need to request input from the public along once more information is gathered. The Board would like staff to draft language for what qualifies an area as part of the district and included changes discussed to the map, language pertaining to microbreweries and district boundaries. The Board would also like staff to address the definitions stated in the zoning bylaws and make suggestion to remove any definitions absent in the bylaw language.

2. 120, 122, 126, 130 and 134 Worcester Street Rezoning: After recently looking over a potential application for one of these locations, Mr. Laydon noticed that a zoning of

Commercial Business would better serve the area functionality than the current zoning of Office/Light Industrial. The Board requested that the staff list out the changes that would ensue with the proposed zoning change.

3. Municipal Uses Zoning Bylaws: After a short review of the Use Regulation Table Section 3.2.3.1 the Board agreed to keep the process for issuing municipal special permits as is.
4. Signs: The Board would like to use the concept of sight triangles. Staff was instructed to provide an update at the Planning Board Meeting on Monday, August 10, 2015 to elaborate on how these triangles are determined and create language to specify a proposal policy.

ITEM 3: ADJOURNMENT

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

The meeting was adjourned at 9:51 p.m.

Robert Hassinger, Clerk

EXHIBITS

Item 2A: Presentation: Solar Bylaw Research

- Memorandum from Joseph Schow, Planning Intern; Solar By-law Development Analysis, dated July 31, 2015; 8 pages.
- Presentation Handout; Solar bylaw Research Presentation, Joseph Schow, Planning Department Intern; 8 ½ x 11", color; no date; 34 pages.
- Model Zoning for the Regulation of Solar Energy for Solar Energy Systems, Department of Energy Resources, Massachusetts Executive Office of Energy and Environmental Affairs, December 2014; no date; 21 pages.

Item 2B: Fall Annual Town Meeting Articles

- Draft Revised Grafton Section 7 with DEP Elements in Yellow Highlight, Section 7 – Water supply Protection overlay District; 11 pages.
- Email from Ray Talkington, Geosphere Environmental Management, Inc.; RE: Town overly district map; received July 31, 2015, 7 pages.
- Map, Town of Grafton Groundwater Resources Inventory 2015, Water Supply Protection District, Trinity Ave, Zone II, Draft July 2015; prepared by Geosphere Environmental Management, Inc.; 11" x 17", color; dated May 5, 2015; 1 sheet.

- Map, Town of Grafton Test Well Exploration Locations, Surficial Geology / Zone II Map, 1952-2011; prepared by Geosphere Environmental Management, Inc.; 11" x 17", color; dated February 19, 2015; 1 sheet.
- Proposed Amendments to the Grafton Zoning By-Law, 2015 Annual Fall Town Meeting; ZBL Section 3.1.2 – Zoning Map, Rezone section of Worcester Street from OLI to CB; 8 ½ x 11", color; no date; 1 page.
- Proposed Amendments to the Grafton Zoning By-Law, 2015 Annual Fall Town Meeting; ZBL Section 3.2.3.1 – Use Regulation Table, Municipal Uses voted by Town Meeting; no date; 1 page.
- Proposed Amendments to the Grafton Zoning By-Law, 2015 Annual Fall Town Meeting; ZBL Section 4.4.2.5.9 – Sign Installation; no date; 1 page.
- Memorandum, Sign Bylaw Notes; no date; 7 pages.